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CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

To the Public Works and Gang Reduction Committee
Of the Honorable City Council
Of the City of Los Angeles

OCT 0 1 2013

Council File No. 13-1201
Council District: 6
Contact Person: Dale Williams
Phone: (213) 202-3491

Public Works and Gang Reduction Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated OCT 0 1 2013 for Council review and approval of:


VACATION DENIAL - VAC- E1401218 - Council File No. 13-1201 - Cabrito Road from Van Nuys Boulevard West to Approximately 245 feet Westerly Thereof.

RECOMMENDATIONS:

1. That the request for the vacation of Cabrito Road from Van Nuys Boulevard West to approximately 245 feet westerly thereof as shown colored blue on the attached Exhibit "A", be denied.
2. Adopt the City Engineer's report dated OCT 0 1 2013 with the conditions contained therein.
3. Fiscal Impact Statement:

The petitioner has paid a fee of \$14,980.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code may be required of the petitioner.

Attachment:


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DW/
H:\



Office of the City Engineer

Los Angeles, California

To the Public Works and Gang Reduction Committee

Of the Honorable Council

Of the City of Los Angeles

OCT 01 2013

Honorable Members:

C. D. No. 6

SUBJECT:

VACATION DENIAL - VAC- E1401218 - Council File No. 13-1201 - Cabrito Road from Van Nuys Boulevard West to Approximately 245 feet Westerly Thereof.

RECOMMENDATIONS:

- A. That the request for the vacation of Cabrito Road from Van Nuys Boulevard West to approximately 245 feet westerly thereof as shown colored blue on the attached Exhibit "A", be denied.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of \$14,980.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code will be required of the petitioner.

NOTIFICATION:

That notification of the time and place of the Public Works Committee and the City Council meetings to consider this request be sent to:

1. 5M Arminta LLC and Patricia Corp
c/o Marc A. Myers
14540 Arminta St.
Van Nuys CA 91402
2. 1647 Truman Street LLC
8127 San Fernando Rd
Sun Valley CA 91352

3. 14660 Arminta B D LLC
3626 Long Beach Bl
Long Beach CA 90807
4. Nestor R and Vilma Palma Tr
16326 Keeler Dr
Granada Hills CA 91344
5. Raffi Sarkissian
16932 Lassen St
Northridge CA 91343
6. Bernita M Rothlisberger Tr
16859 Septo St
North Hills CA 91343
7. Lance L and Jean Anderson Tr
5805 Ramirez Canyon Rd
Malibu CA 90265
8. Christopher J Spencer
5384 Kazuko Ct A
Moorpark CA 93021
9. Nahe Nahabedian, et. al.
14740 Arminta St
Van Nuys CA 91402
10. Jacklin T Mkrtychyan, et. al.
17210 Sunburst St
Northridge CA 91325
11. Gary Mills Tr
12752 Cumpston St
Valley Village CA 91607
12. Michael Melideo Tr
14620 Arminta St
Panorama City CA 91402

TRANSMITTAL:

Application dated November 9, 2012, from Marc A. Myers.

DISCUSSION:

Request: The petitioner, Marc A. Myers, representing 5M Arminta LLC and Patricia Corp, owners of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to provide parking for commercial buildings and auto sales.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Previous Council Action: The City Council on September 17, 2013, under Council File No. 13-1201 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the north are zoned M2-1 and [Q] M1-1-CDO and are developed with commercial buildings. The property to the south of the vacation area is zoned M1-1 and is developed with rail facilities and a drainage channel.

Description of Area to be Vacated: The area sought to be vacated is Cabrito Road from Van Nuys Boulevard West to approximately 245 feet westerly thereof. Cabrito Road is a substandard Local Street dedicated 40 feet wide and partially improved with approximately 20 foot wide asphalt pavement on the northerly portion of the right-of-way. The Los Angeles County Flood Control District maintains drainage facilities in the southerly portion of the right-of-way.

Adjoining Streets: Van Nuys Boulevard West is a Local Street dedicated 42 feet wide and to variable width, and improved with a variable width roadway, curb and gutter and 7-foot wide sidewalk. Arminta Street is a Local Street dedicated 60 feet wide and improved with a 36-foot wide roadway, curb and gutter and 12-foot wide sidewalks.

Surrounding Properties: The owners of lots adjoining the vacation area and along Cabrito Road between Willis Avenue and Van Nuys Boulevard West have been notified of the proposed vacation.

Objections to the vacation: There were no objections to the vacation submitted for this project from the surrounding property owners.

Effects of Vacation on Circulation and Access: The vacation of Cabrito Road from Van Nuys Boulevard West to approximately 245 feet westerly thereof would have a negative impact on circulation and access to the properties along Cabrito Road. Along the approximately 1900-foot length of Cabrito Road from Van Nuys Boulevard West to Willis Avenue, there are existing driveway gates from properties northerly of Cabrito Road into the roadway. Access to Van Nuys Boulevard West from Cabrito Road would be eliminated with the vacation, thereby creating a dead end street without secondary access. If all the property owners along Cabrito Road between Van Nuys Boulevard West and Willis Avenue are all in agreement to join in together to file an application to vacate

Cabrito Road, it may be feasible to vacate the street. However, to approve a “piece meal” vacation of the street at one end will have a negative impact on access and circulation.

Sewers and Storm Drains: There are no existing sewer facilities within the area proposed to be vacated. There are, however, existing storm drain facilities within this area, including a Los Angeles County Flood Control District channel located on the southerly portion of Cabrito Road.

Public Utilities: The Department of Water and Power and AT&T maintain facilities in the area proposed to be vacated.

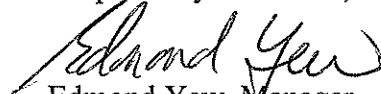
City Department of Transportation: The Department of Transportation stated in its communication dated January 28, 2013, that it “...does not support the requested vacation because it may result in adverse impacts to local access and circulation for other properties that front Cabrito Road. Also, while this road is currently underutilized, it has the potential to serve as an emergency access road to the train tracks in the future.”

City Fire Department: The Fire Department did not respond to the Bureau of Engineering’s referral letter dated December 7, 2012.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering’s referral letter dated December 7, 2012.

Conclusion: The vacation of Cabrito Road from Van Nuys Boulevard West to approximately 245 feet westerly thereof as shown colored blue on the attached Exhibit “A” should be denied because it would result in a negative impact on circulation and access to the properties along Cabrito Road. It is also needed for Los Angeles County Flood Control District facilities.

Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Report Prepared By:
Land Development Group

Dale Williams
Civil Engineer
(213)202-3491

EY/DW/
Q:\LANDDEV\STREET VACATIONS\E1401218\E1401218.doc

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL - (No copies or faxes)

DATE: 11-9-12

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: 14515, 14519 & 14515 W CABRITO ROAD (Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)

and is located between:

W CABRITO ROAD and N VAN NUYS BLVD (Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

• Attach a map if necessary.

(2) The vacation area lies within or is shown on:

(a) Engineering District: (check appropriately)

() Central () Harbor [X] Valley () West Los Angeles

(b) Council District No. 6

(c) District Map No. 189B149

(d) A CRA Redevelopment Area: [X] (YES) OR (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 9,800 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$30,000 fee deposit. This will also increase the processing time by approximately 6 months.

• If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$30,000 fee deposit.

• Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.

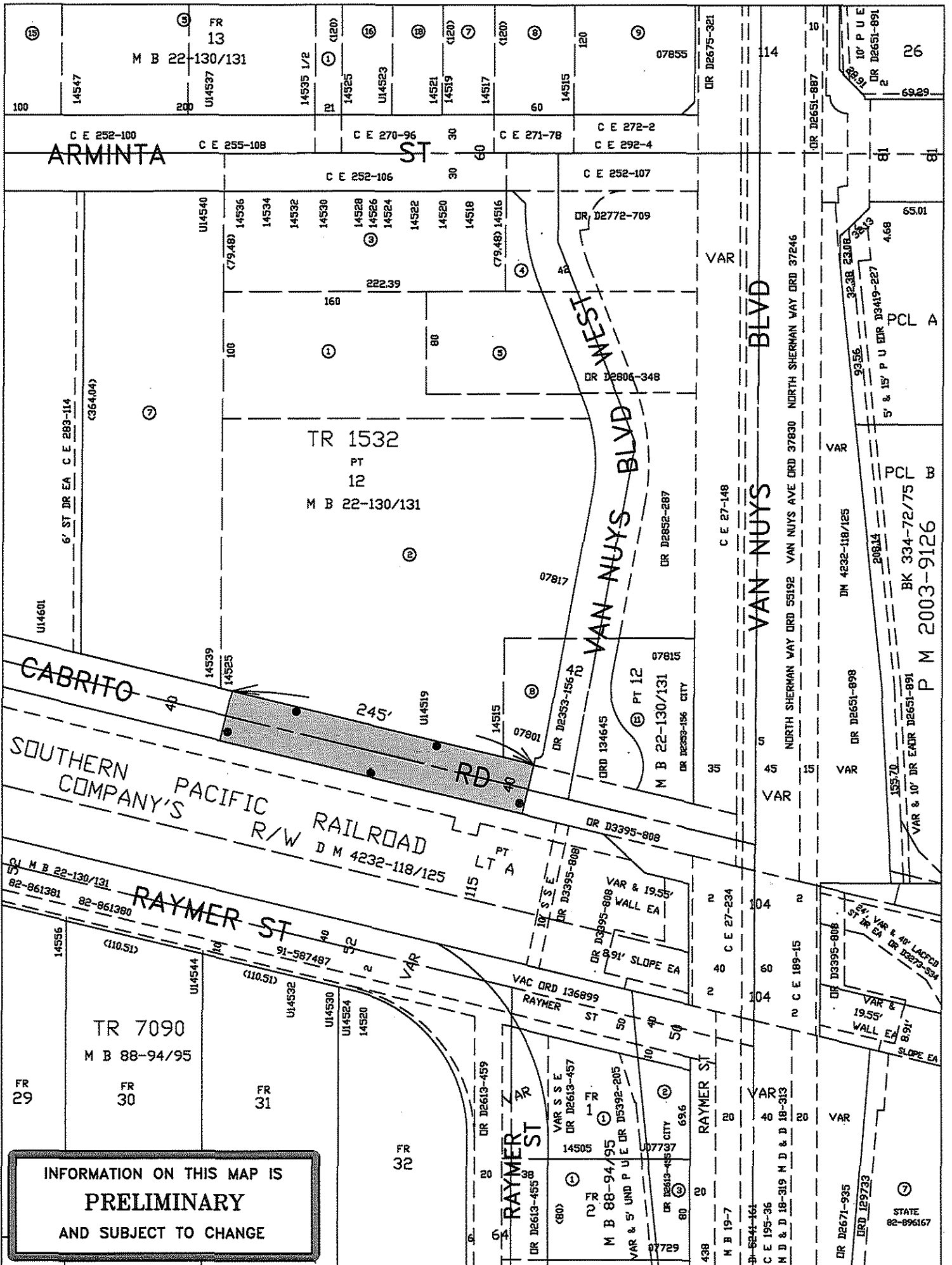
• If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.

(4) Purpose of vacation (future use of vacation area) is: PARKING FOR COMMERCIAL BUILDINGS AND AUTO SALES.

(5) Vacation is in conjunction with: (Check appropriately)

() Revocable Permit () Tract Map () Parcel Map () Zone Change [X] Other LAND USE PERMIT FOR AUTO SALES ADDITIONAL PARKING FOR COMMERCIAL BLDG.

RECEIVED LAND DEVELOPMENT GROUP 12 NOV -9 PM 12:45



TITLE: CABRITO ROAD FROM VAN NUYS BOULEVARD WEST TO APPROXIMATELY 245 FEET WESTERLY THEREOF

WORK ORDER NO. VAC- E1401218
 COUNCIL FILE NO. 13-1201
 COUNCIL DIST. 6 DIV. INDEX 793
 ENG. DIST. VALLEY T.G. 532-A3
 DISTRICT MAP 189B149



DEPT. OF PUBLIC WORKS
 BUREAU OF ENGINEERING
 CITY OF LOS ANGELES