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# CITY OF LOS ANGELES

CALIFORNIA



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**DEPARTMENT OF  
PUBLIC WORKS**

**BUREAU OF  
ENGINEERING**

**DEBORAH WEINTRAUB, AIA, LEED<sup>AP</sup>**  
INTERIM CITY ENGINEER

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

<http://eng.lacity.org>

**MAR 0 4 2014**

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

Council File No. 13-1697  
Council District: 4  
Contact Person: Dale Williams  
Phone: (213) 202-3491

Public Works and Gang Reduction Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated **MAR 0 4 2014** for Council review and approval of:

VACATION APPROVAL - VAC- E1401222 - Council File No. 13-1697 –Alley Southerly of Wilshire Boulevard from Orange Drive to its Easterly Terminus

**RECOMMENDATIONS:**

1. Adopt the findings of the City Engineer on the attached City Engineer report relative to initiating vacation proceedings. This vacation is exempt from the California Environmental Quality Act of 1970 pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
2. Adopt the City Engineer's report dated **MAR 0 4 2014** with the conditions contained therein.
3. Fiscal Impact Statement:


The petitioner has paid a fee of \$23,540.00 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.

4. That there is a public benefit to this vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the right-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.



5. There were no objections to the vacation submitted for this project.

Attachment:



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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

MAR 04 2014

Honorable Members:

C. D. No. 4

SUBJECT:

VACATION APPROVAL - VAC- E1401222 – Council File No. 13-1697 – Alley  
Southerly of Wilshire Boulevard from Orange Drive to its Easterly Terminus.

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RECOMMENDATIONS:

- A. That street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public rights-of-way indicated below and shown colored blue on the attached Exhibit "A":  

Alley Southerly of Wilshire Boulevard from Orange Drive to its Easterly Terminus.
- B. The City Council find that the vacation is exempt from the California Environmental Quality act of 1970, pursuant to Article III, class 5(3) of the City's Environmental Guidelines.
- C. That the City Council find that there is a public benefit to this street vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the street. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easements.
- D. That, in conformance with Section 556 of the City Charter, the Council make the findings that the vacation is in substantial conformance with the purposes, intent and provisions of the General Plan.
- E. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation areas are not needed for nonmotorized transportation facilities.

- F. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determine that the vacation areas are not necessary for present or prospective public use.
- H. That the Council adopt the City Engineer's report with the conditions contained therein.
- I. That the City Clerk schedule the vacation for public hearing at least 30 days after the Public Works and Gang Reduction Committee approval so the City Clerk and Bureau of Engineering can process the Public Notification pursuant to Section 8324 of the California Streets and Highways Code.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of \$23,540.00 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.

Maintenance of the public easement by City forces will be eliminated.

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. Korda Construction Corporation  
Attn: Aaron Korda  
2566 Overland Avenue, #700  
Los Angeles, CA 90064
- 2. 3279 Bernard, L.P.  
2566 Overland Avenue #700  
Los Angeles CA 90064
- 3. 5100 Wilshire, L.P.  
2566 Overland Avenue, #700  
Los Angeles, CA 90064

CONDITIONS:

The Conditions specified in this report are established as the requirements to be complied with by the petitioner for this vacation. Vacation proceedings in which the conditions

have not been completed within 2 years of the Council's action on the City Engineer's report shall be terminated, with no further Council action.

1. That any fee deficit under Work Order E1401222 be paid.
2. That a suitable map, approved by the Central District Engineering Office, delineating the limits (including bearing and distances) of the areas to be vacated be submitted to the Land Development Group of the Bureau of Engineering prior to the preparation of the Resolution to Vacate.
3. That a suitable legal description describing the areas being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to the Land Development Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
4. That a title report indicating the vestee of the underlying fee title interest in the areas to be vacated be submitted to the City Engineer.
5. That the following dedications be provided adjoining the petitioner property in a manner satisfactory to the City engineer:
  - a. Dedicate 2 feet as public street along the southerly side of Wilshire Boulevard to provide a standard 52-foot wide half right-of-way designated as Modified Major Highway-Class I.
  - b. Dedicate a 20-foot radius property line return at the intersection of Mansfield Avenue and Wilshire Boulevard.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a. Orange Drive:

Construct 5 feet additional pavement to widen the existing 15-foot wide half roadway to 20 feet wide with new concrete curb, gutter, and a new 10-foot wide concrete sidewalk along Lots 101 and 102.
  - b. Wilshire Boulevard:

Repair or replace any broken or off-grade concrete sidewalk, curb and gutter.
  - c. Mansfield Avenue:

Repair or replace any broken or off-grade concrete sidewalk, curb and gutter.

7. That arrangements be made with all utilities agencies maintaining facilities in the areas to be vacated including but not limited to the Department of Water and Power, Southern California Gas Company, AT&T and Time Warner Cable for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
8. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer located within the area to be vacated, unless easements are reserved from the vacation for its protection.
9. That satisfactory arrangements be made with the Los Angeles County Flood Control District and County of Los Angeles Department of Public Works to reserve an easement for flood control purposes within the vacation area.
10. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to the Bureau of Engineering to hold each parcel of land under the same ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of substandard or landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over said area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
11. That street lighting facilities be installed as required by the Bureau of Street Lighting.
12. That street trees be planted and tree wells to be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated January 22, 2013, from Korda Construction Corporation.

DISCUSSION:

Request: The petitioner, Korda Construction Corporation, representing 3279 Bernard, L.P. & 5100 Wilshire, L.P., the owners or proposed owners of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public alley area shown colored blue. They are requesting the vacation to consolidate the proposed vacation area with the adjoining properties for a multifamily residential project

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.

Resolution to Vacate: The Resolution to Vacate will be recorded upon compliance with the conditions established for this vacation.

Previous Council Action: The City Council on January 14, 2014, under Council File No. 13-1697 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the north and south are zoned C4-2D and are developed with commercial buildings and accessory parking. The property adjoining the area to be vacated to the east is zoned R3-1 and is developed with a commercial building.

Description of Area to be Vacated: The area sought to be vacated is the alley southerly of Wilshire Boulevard from Orange Drive to its easterly terminus. The alley is dedicated 20 feet wide, and is being used as a portion of an existing parking lot.

Adjoining Streets: Wilshire Boulevard is a Modified Major Highway Class II, dedicated 100 feet wide with a 70-foot wide roadway, curb and gutter, and 15-foot wide sidewalk on the southerly side. Mansfield Avenue is a fully improved local street dedicated 64 feet wide with a 21-foot wide roadway and 11-foot wide sidewalk on the westerly side. Orange Drive is a local street, dedicated 60 feet wide with a 20-foot wide roadway and 10-foot wide sidewalk on the easterly side. Adjoining Lots 101 and 102 of Tract 5690, Orange Drive has a 15-foot wide roadway.

Surrounding Properties: The petitioner owns all of the properties adjoining the vacation area.

Effects of Vacation on Circulation and Access: The vacation of the alley southerly of Wilshire Boulevard from Orange Drive to its easterly terminus would have no impact on circulation and access. The alley is currently used as a part of the driveway and parking lot for the adjoining lots. The alley provides access only to the adjoining properties which are all owned by the petitioner.

The alley is also not needed for the use of pedestrians, bicyclists or equestrians.

Objections to the vacation: There were no objections to the vacation submitted for this project..

Reversionary Interest: No determinations of the underlying fee interest of the vacation area have been made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provide for the dedications and improvements as outlined in the conditions of this report.

Sewers and Storm Drains: There are no existing storm drain facilities within the area proposed to be vacated. There are, however, existing sewer facilities within this area.

Public Utilities: The Department of Water and Power and Time Warner Cable maintain facilities in the area proposed to be vacated. AT&T and Southern California Gas Company did not respond to the Bureau of Engineering’s referral letter dated January 22, 2013.

Tract Map: Since the required dedications can be acquired by separate instruments and the necessary improvements can be constructed under separate permit processes, the requirement for the recordation of a new tract map could be waived. However, it will be necessary that the petitioner record an agreement satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under the same ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of substandard or landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over the area, a parcel map exemption is permitted or until released by authority of the City of Los Angeles.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering’s referral letter dated January 22, 2013.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering’s referral letter dated January 22, 2013.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering’s referral letter dated January 22, 2013.

Los Angeles County Flood Control District and County Department of Public Works: In a communication dated March 19, 2013, the County requested that an appropriate easement be reserved over the vacation area to accommodate a future storm drain project.

Conclusion: The vacation of the public alley area as shown colored blue on attached Exhibit “A” could be conditionally approved based upon the following:


1. It is unnecessary for present or prospective public use.
2. It is not needed for vehicular circulation or access.
3. It is not needed for non-motorized transportation purposes.

Report prepared by:

LAND DEVELOPMENT GROUP

Dale Williams  
Civil Engineer  
(213) 202-3491

Respectfully submitted,



Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering



EY/DW /  
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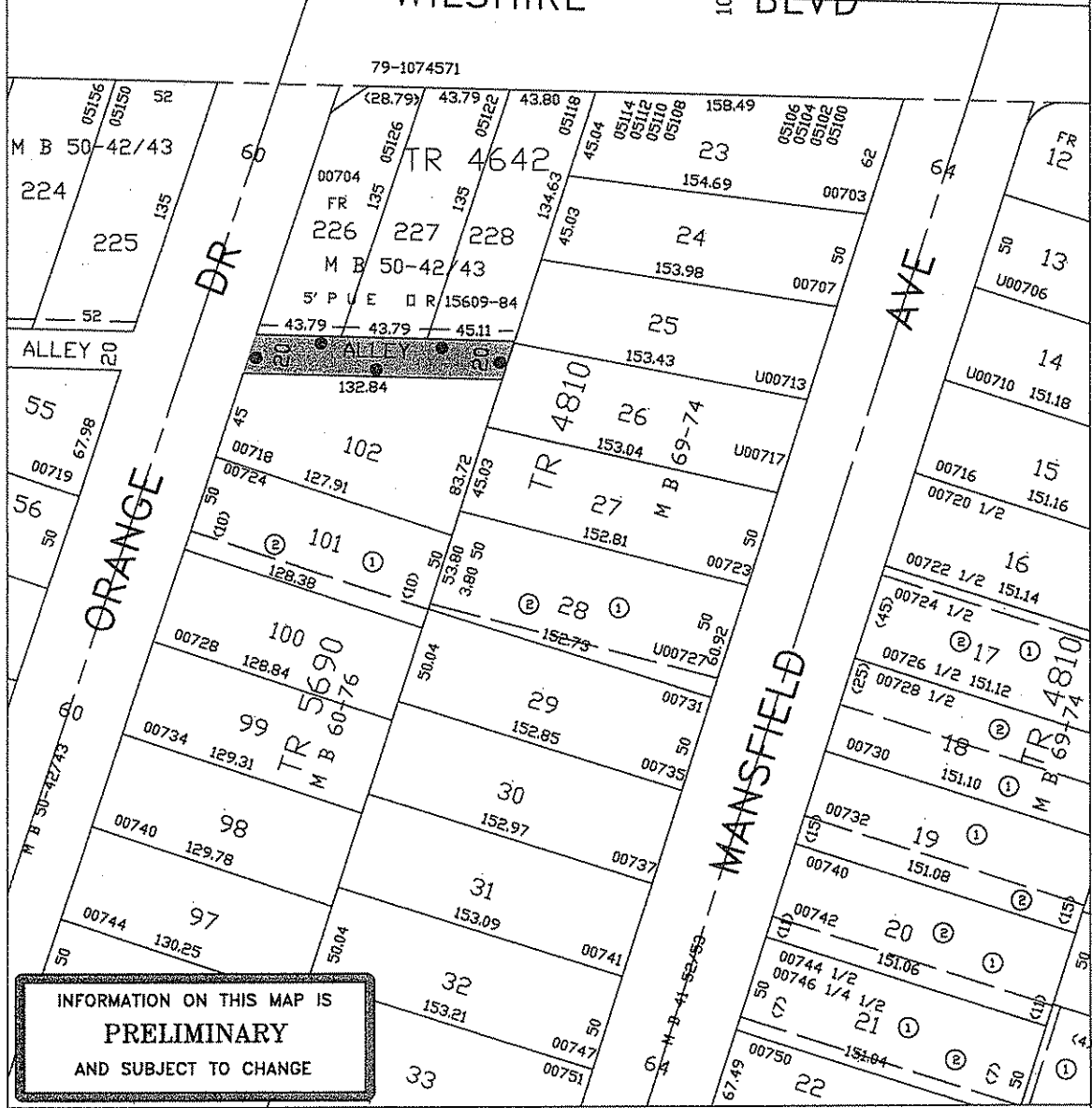
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INFORMATION ON THIS MAP IS  
**PRELIMINARY**  
AND SUBJECT TO CHANGE

**TITLE:** ALLEY SOUTHERLY OF WILSHIRE BOULEVARD FROM ORANGE DRIVE TO ITS EASTERLY TERMINUS

WORK ORDER NO. VAC- E1401222  
COUNCIL FILE NO. 13-1697  
COUNCIL DIST. 4 DIV. INDEX 1092  
ENG. DIST. CENTRAL T.G. 633-D3  
DISTRICT MAP 132B181



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

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL - (No copies or faxes)

DATE: 12-14-12

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: ALLEY (Street/Avenue/Boulevard/alley/walk:N/S/E/Wof) and is located between: ORANGE DR. and TO 166'E/O ORANGE DR. (Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

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

(a) Engineering District: (check appropriately) [X] Central ( ) Harbor ( ) Valley ( ) West Los Angeles

(b) Council District No. 4

(c) District Map No. 132-B-181

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

(3) Area (in sq. ft.) of the proposed vacation area is approx. 2650 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.

- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project.
Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process.
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: Vacation of Alley is To be added To Lots 226, 227 & 228 For A NEW Multifamily Residential project

(5) Vacation is in conjunction with: (Check appropriately) ( ) Revocable Permit ( ) Tract Map ( ) Parcel Map ( ) Zone Change [X] Other Future Residential project.

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