

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

JUL 16 2014

Honorable Members:

C. D. No. 6

SUBJECT:

VACATION APPROVAL - VAC- E1401244 - Council File No. 14-0578 – Telfair Avenue (Portion of Northeasterly Side) from approximately 320 Feet to 390 Feet Northwesterly of Tuxford Street.

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 right-of-way indicated below and shown colored blue on the attached Exhibit “A”:
A portion of of the northeasterly side of Telfair Avenue approximately 19.22 feet in width, from approximately 320 feet to 390 feet northwesterly of Tuxford Street.
- B. That the 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 finding 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 area is not necessary for non-motorized transportation facilities.

- F. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determine that the vacation area is not necessary for present or prospective public use.
- G. That the Council adopt the City Engineer's report with the conditions contained therein.
- H. 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 \$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.

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. Hayk Martirosian
1545 Verdugo Rd. #2
Glendale CA 91208
2. Anthony Servera Family Tr., May 19, 1988, Trustee
9168 Oneida Av
Sun Valley CA 91352

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 E1401244 be paid.

2. That a suitable map, approved by the Valley District Engineering office, delineating the limits, including bearings and distances, of the area to be vacated be submitted to the Land Development Group prior to the preparation of the Resolution to Vacate.
3. That a suitable legal description describing the area 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 area to be vacated be submitted to the City Engineer.
5. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:

Construct additional surfacing to provide an 18-foot wide half roadway, including asphalt pavement, integral concrete curb and gutter and 12-foot wide concrete sidewalk, with suitable transitions to join existing improvements.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the AT & T for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
7. 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 the 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.
8. 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 March 14, 2014, from Hayk Martirosian.

DISCUSSION:

Request: The petitioner, Hayk Martirosian, representing, Anthony Servera Family Trust, the owner 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 consolidate the vacation area with the adjoining property in conjunction with development.

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 May 13, 2014, under Council File No. 14-0578 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The property adjoining the area to be vacated is zoned [Q] MR1-1VL and is developed with a single family residence.

Description of Area to be Vacated: The area sought to be vacated is the northeasterly 19.22-foot wide portion of Telfair Avenue in excess of 60-foot width, adjoining Arb 8, Lot 5, Block 20 of Los Angeles Land and Water Co's Subdivision of a Part of Maclay Rancho, from approximately 320 feet to 390 feet northwesterly of Tuxford Street. The area to be vacated is landscaped and has no public improvements.

Adjoining Street: Telfair Avenue is a local street dedicated 79.22 feet wide. The existing roadway is 30 feet wide with curbs and centered within the southwesterly 60 feet of Telfair Avenue. There are variable width sidewalks along various portions of the block.

Effects of Vacation on Circulation and Access: The vacation of the portion of the northeasterly side of Telfair Avenue would have no adverse effect on circulation or access since it is in excess of the standard right-of-way width and is unimproved.

The portion of the street 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 determination of the underlying fee interest of the vacation area has been made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provide for the improvements as outlined in the conditions of this report. There are no dedications required.

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

Public Utilities: AT&T did not respond to the Bureau of Engineering's referral letter dated April 3, 2014.

Tract Map: Since there are no dedications required 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 the 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 April 3, 2014.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated April 3, 2014.

Department of City Planning:

The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated April 3, 2014.

Conclusion: The vacation of the public street 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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INFORMATION ON THIS MAP IS
PRELIMINARY
AND SUBJECT TO CHANGE

TITLE: TELFAIR AVENUE (PORTION OF NORTHEASTERLY SIDE) FROM APPROX. 320 FEET TO 390 FEET NORTHWESTERLY OF TUXFORD STREET.

WORK ORDER NO. VAC- E1401244
 COUNCIL FILE NO. 14-0578
 COUNCIL DIST. 6 DIV. INDEX 521
 ENG. DIST. VALLEY T.G. 532-H1
 DISTRICT MAP 192B169



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: 3/5/2014

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: 8588 Telfair AVE.
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:
Tuxford ST. and End of Telfair AVE.
(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 (Valley) () West Los Angeles

(b) Council District No. 6

(c) District Map No. 192B169

(d) A CRA Redevelopment Area: _____ OR
(YES) (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 1,345 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 \$32,100 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 \$32,100 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: to be added to new establishment

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

() Revocable Permit () Tract Map () Parcel Map () Zone Change

Other CPC 1986-448 filed,

LDG letter attached as EXHIBIT "B"

14 MAR 25 PM 1:07

RECEIVED
LAND DEVELOPMENT GROUP