

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 24 2014

Honorable Members:

C. D. No. 2

SUBJECT:

VACATION APPROVAL - VAC- E1401248- Council File No. 14-0823 Alley Westerly of Ventura Blvd. (Portion) from Willow Crest Ave. to approximately 50 feet Southerly Thereof

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":
- The northeasterly 20-foot wide portion of the alley westerly of Ventura Boulevard from Willow Crest Avenue to approximately 50 feet southerly thereof.
- 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. CLR Enterprise, INC.
420 S. San Pedro Street #225
Los Angeles, CA 90013
2. TBP Investments III, LLC
10628 Ventura Blvd.
Studio City, CA 91604
3. Brittany Reece Holdings, LLC.
2419 Doolittle Avenue
Arcadia, CA 91006
4. Andy Gitipityapon
3780 Willow Crest Avenue
Studio City, CA 91604
5. Homey Investment Cop.
10612 Ventura Bl.
Studio City CA 91604

6. Ventura One LLC
505 Anderson Way, Apt. D
San Gabriel CA 91776

7. Kai P. Fong Tr.
11369 Sunshine Terr.
Studio City CA 91604

8. Gevorg Kechedzian
3740 Willow Crest Avenue
Studio City, CA 91604

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 E1401248 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 dedications be provided adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a) Dedicate a 2-foot future street along Ventura Boulevard and a 20-foot radius future property line return at the intersection.
 - b) If necessary, dedicate right-of-way at the intersection to allow for the construction of a standard curb ramp.
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:

- a) Construct a standard 20-foot wide alley within the remaining 20-foot wide right-of-way in the alley westerly of Ventura Boulevard.
 - b) Construct a curb ramp at this corner of the intersection of Willowcrest Avenue and Ventura Boulevard.
 - c) That all drainage matters be addressed to the satisfaction of the City Engineer.
7. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the Department of Water and Power and 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.
 8. That consents to the vacation be secured from the owner of Lot 10 adjoining the area to be vacated.
 9. 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.
 10. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
 11. 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 April 30, 2014, from CLR Enterprise, Inc.

DISCUSSION:

Request: The petitioner, CLR Enterprise, Inc., representing the owner of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of the public alley shown colored blue. The purpose of the vacation request is to provide outdoor dining area.

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 June 25, 2014 under Council File No. 14-0823 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 northeast are both zoned C2-1L is developed with commercial businesses. The properties to the west and to the southwest are zoned R1-1 and are developed with single family dwellings.

Description of Area to be Vacated: The area sought to be vacated is the northeasterly 20-foot wide portion of the alley westerly of Ventura Boulevard from Willow Crest Avenue to approximately 50 feet southerly thereof. This portion of the alley is presently unimproved and being utilized as an outdoor dining area, while the remaining southwesterly 20-foot wide portion of the alley is also unimproved.

Adjoining Streets and Alleys: Ventura Boulevard is an improved major highway dedicated 100 feet wide with a paved roadway and with curbs, gutters and sidewalk on both sides. Willow Crest Avenue is an improved local street dedicated 30 feet wide. The alley southwesterly of Ventura Boulevard from Willow Crest Avenue to Lankershim Boulevard is a partially improved alley dedicated 20 feet and 40 feet wide. The northwesterly 50-foot portion of the alley is dedicated 40 feet wide and is not improved.

Surrounding Properties: The owners of lots adjoining the vacation area have been notified of the proposed vacation.

Effects of Vacation on Circulation and Access: The vacation of the northeasterly 20-foot wide portion of the alley westerly of Ventura Boulevard from Willow Crest Avenue to approximately 50 feet southerly thereof should not have any adverse effect on either circulation or access since this portion of the alley is considered excess of a standard 20-foot wide alley right-of-way.

The portion of 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 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 dedications and improvements as outlined in the conditions of this report.

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

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

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 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 stated in its communication dated June 6, 2014, that based on traffic considerations, the vacation is not opposed if all abutting property owners are in agreement with the proposed vacation.

City Fire Department: The Fire Department stated in a letter dated, June 23, 2014, that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated May 13, 2014

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:

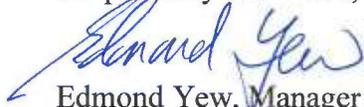
LAND DEVELOPMENT GROUP

Dale Williams
Civil Engineer
(213) 202-3491

EY/DW /

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Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL - (No copies or faxes)

DATE: April 30, 2014

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:
WILLOW CREST AVENUE and LANKERSHIM 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. 02
(c) District Map No. 162B 177
(d) A CRA Redevelopment Area: (YES) OR (X) (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 1000 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.

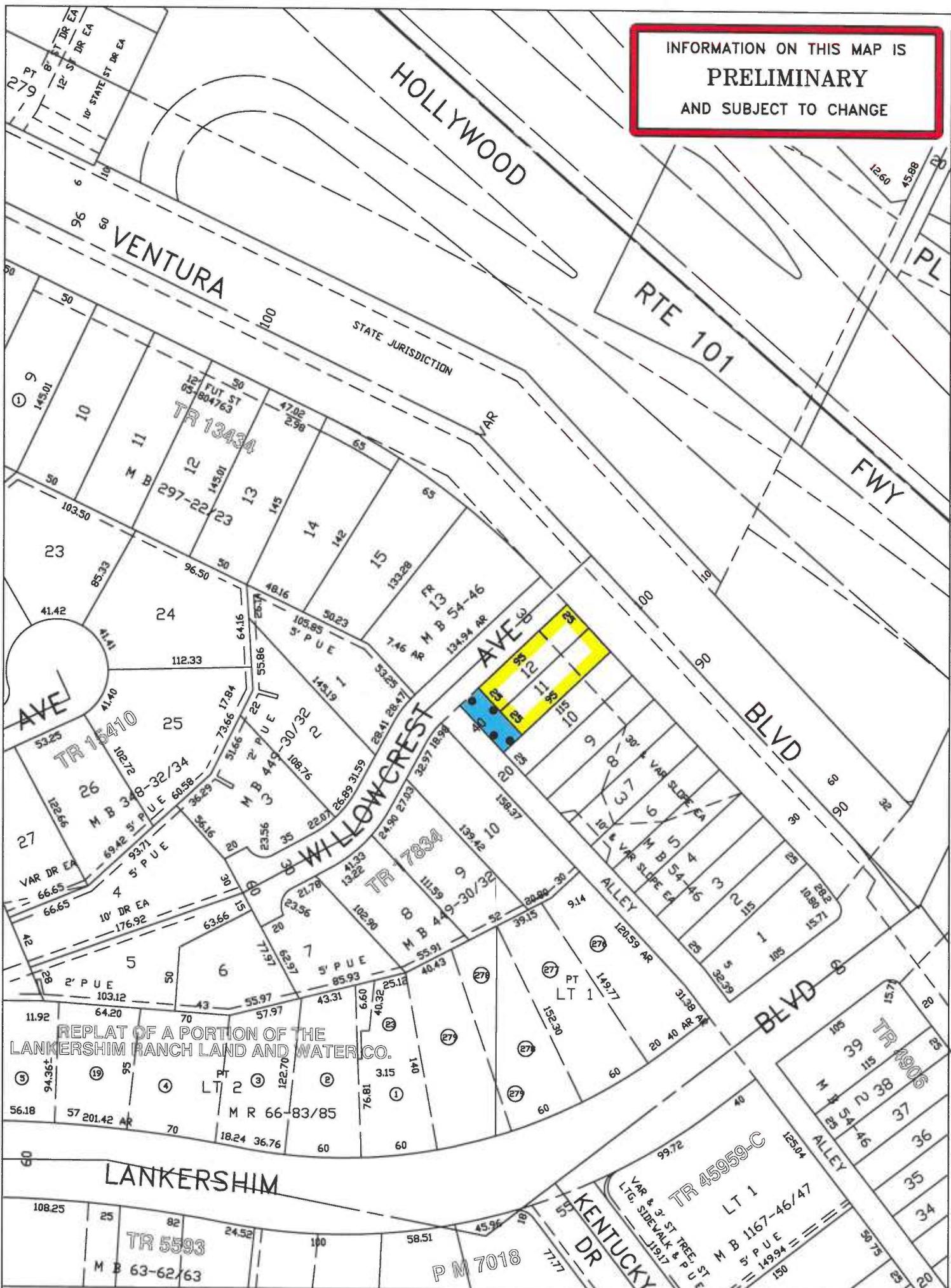
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required 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: PROVIDE OUTDOOR DINING AREA

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

- () Revocable Permit () Tract Map () Parcel Map () Zone Change
(X) Other VACE 14010994

INFORMATION ON THIS MAP IS
PRELIMINARY
 AND SUBJECT TO CHANGE



REPLAT OF A PORTION OF THE
 LANKERSHIM RANCH LAND AND WATER CO.

TITLE: ALLEY WESTERLY OF VENTURA BOULEVARD FROM WILLOWCREST AVENUE TO APPROXIMATELY 50' SOUTHERLY THEREOF.

WORK ORDER NO. VAC- E1401248
 COUNCIL FILE NO. 14-0823
 COUNCIL DIST. 2 DIV. INDEX 1067
 ENG. DIST. VALLEY T.G. 563-B6
 DISTRICT MAP 162 -B- 177



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

EXHIBIT A Legend: Vacation boundary as shown