

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 02 2014

Honorable Members:

C. D. No. 9

SUBJECT:

VACATION APPROVAL - VAC- E1401239 - Council File No. 14-0826 – Sidewalk Easements along Jefferson Boulevard, McClintock Avenue and 30th 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”:

Variable width sidewalk easements along the northerly side of Jefferson Boulevard, the easterly side of McClintock Avenue and the southerly side of 30th 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. Psomas
ATTN: Pam Ball
555 S Flower St., Ste 4300
Los Angeles CA 90071
2. University of Southern California
ATTN: Executive Director of Real Estate
3434 South Grand Avenue
Los Angeles CA 90089

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 E1401239 be paid.
2. That a suitable map, approved by the Central District Engineering office, delineating the limits, including bearings and distances, of the areas 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 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 improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Construct new curb and gutter and 14-foot wide sidewalk along Jefferson Boulevard, in accordance with the Jefferson Boulevard Streetscape Plan of the University of Southern California University Park Campus Specific Plan.
 - b. Provide a minimum 10-foot wide sidewalk along McClintock Avenue in accordance with the Urban Design Guidelines of the University of Southern California University Park Campus Specific Plan.
 - c. Provide a minimum 10-foot wide sidewalk along 30th Street in accordance with the Urban Design Guidelines of the University of Southern California University Park Campus Specific Plan.
 - d. Provide a minimum 10-foot wide sidewalk along Hoover Street in accordance with the Urban Design Guidelines of the University of Southern California University Park Campus Specific Plan.
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 street lighting facilities be installed as may be required by the Bureau of Street Lighting.
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 January 30, 2014, from Pam Ball.

DISCUSSION:

Request: The petitioner, Pam Ball of Psomas, representing the University of Southern California, the owner of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of the public sidewalk easement areas shown colored blue. The purpose of the vacation request is to remove the easements from the property to be developed for the new USC Village.

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. 14-0826 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the areas to be vacated are zoned USC-3 and are currently developed with commercial buildings.

Description of Areas to be Vacated: The areas sought to be vacated are variable width sidewalk easements along the northerly side of Jefferson Boulevard, the easterly side of McClintock Avenue and the southerly side of 30th Street. The easements are improved with a portion of the 10-foot wide meandering sidewalks along Jefferson Boulevard, McClintock Avenue and 30th Street.

Adjoining Streets: Jefferson Boulevard is a Major Highway Class II, dedicated 100 feet wide with a variable width half roadway, curb and gutter, and 10-foot wide sidewalk

partially located within the sidewalk easements. McClintock Avenue is a Secondary Highway dedicated 90 feet wide with a 70-foot wide roadway, curb and gutter, and a 10-foot wide sidewalk partially located within the sidewalk easements. 30th Street is a Secondary Highway dedicated 90 feet wide with a 70-foot wide roadway, curb and gutter and 10-foot wide sidewalk partially located within the sidewalk easements. Hoover Street is a Major Highway Class II, dedicated 100 feet wide with an 80-foot wide roadway, curb and gutter and 10-foot wide sidewalk.

Effects of Vacation on Circulation and Access: The vacation of the sidewalk easements along the northerly side of Jefferson Boulevard, the easterly side of McClintock Avenue and the southerly side of 30th Street should have no impact on pedestrian circulation since the minimum sidewalk widths on each street will be required to be replaced within the right-of-way as a condition of the vacation.

The sidewalk easements are also not needed for the use of 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 areas 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 areas proposed to be vacated.

Public Utilities: AT&T maintains facilities in the areas proposed to be vacated.

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.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated February 4, 2014.

City Fire Department: The Fire Department recommended in its memo dated April 15, 2014 that access for Fire Department apparatus and personnel to and into all structures shall be required. The Fire Department further stated that it has no objection to the vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated February 4, 2014.

Conclusion: The vacation of the public sidewalk easement areas as shown colored blue on attached Exhibit "A" could be conditionally approved based upon the following:

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

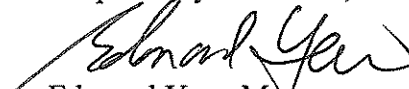
Report prepared by:

LAND DEVELOPMENT GROUP

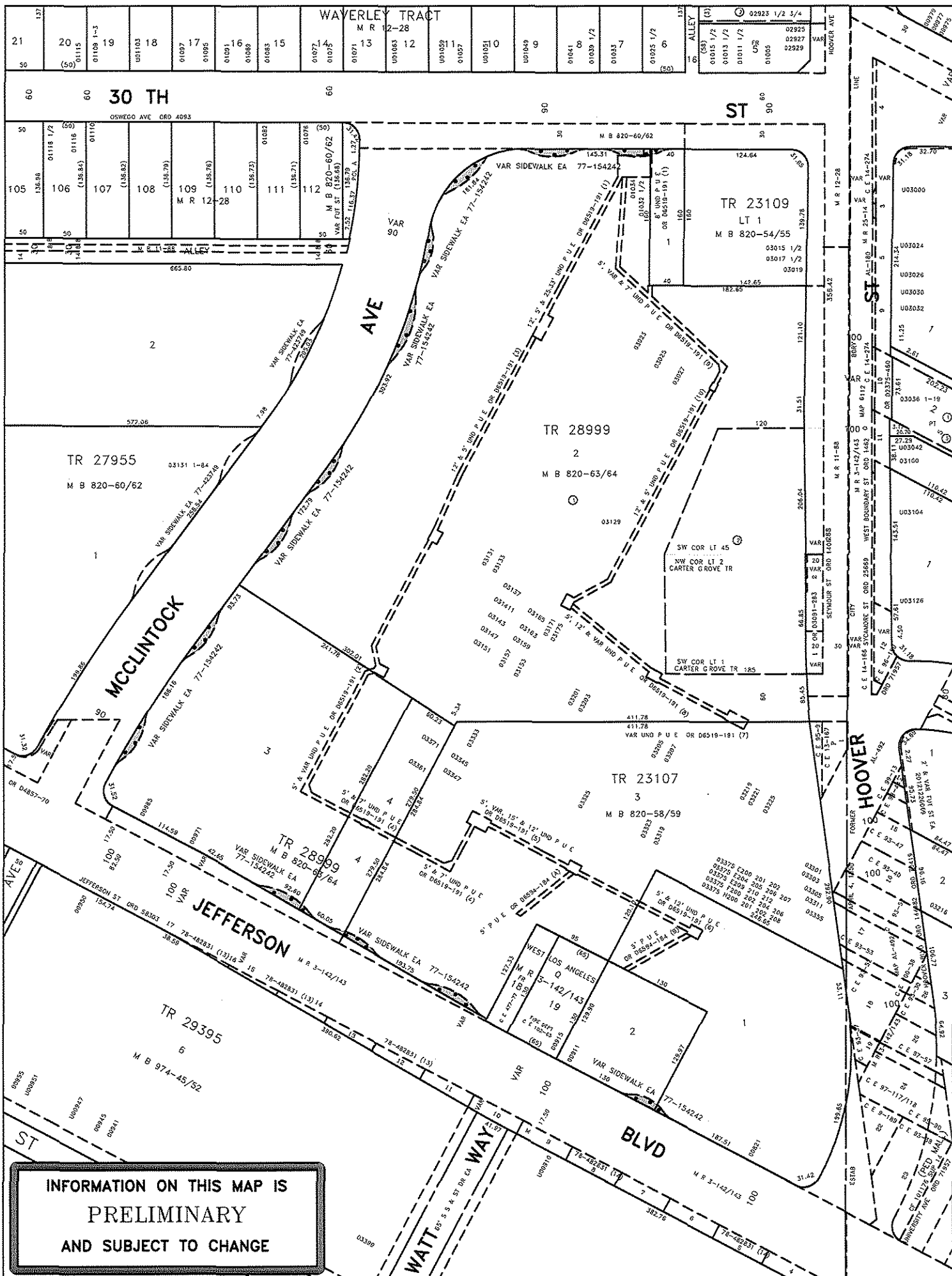
Dale Williams
Civil Engineer
(213) 202-3491

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Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering



**INFORMATION ON THIS MAP IS
 PRELIMINARY
 AND SUBJECT TO CHANGE**

TITLE: SIDEWALK EASEMENTS ALONG JEFFERSON BOULEVARD,
 McCLINTOCK AVENUE AND 30TH STREET

WORK ORDER NO. VAC- E1401239
 COUNCIL FILE NO. 14-0826
 COUNCIL DIST. 9 DIV. INDEX 157, 158
 ENG. DIST. CENTRAL T.G. 634-B7
 DISTRICT MAP 121.5 A 201



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: 1-30-2014

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: Sidewalk easements along Jefferson Blvd., McClintock
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between: and Portion of 30th Street
McClintock and Hoover Street
(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. 9

(c) District Map No. 120A and 118.5A201

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

(3) Area (in sq. ft.) of the proposed vacation area is approx. 5,475 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: The sidewalk easements lie within USC property being developed for the New USC Village.

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

Revocable Permit Tract Map Parcel Map Zone Change
 Other USC VILLAGE DEVELOPMENT

14 JAN 30 AM 9:05
LAND DEVELOPMENT GROUP