

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

AUG 19 2014

Honorable Members:

C. D. No. 11

SUBJECT:

VACATION APPROVAL - VAC- E1401234 - Council File No. 14-1090 Reseda Boulevard (Portion of Southeasterly Side) from Approximately 140 Feet Northeasterly of Sunset Boulevard.

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":
- Reseda Boulevard (portion of southeasterly side) from approximately 140 feet to 315 feet northeasterly of Sunset Boulevard.
- 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. Brent Gunderson
12017 Thermo Street
Los Angeles, CA 90066-1012
2. Harley J. Gunderson III Tr.
17780 Camino De Yatasto
Pacific Palisades, CA 90272
3. Christopher Harbert Tr.
328 S. Elm Street #2
Beverly Hills, CA 90212

4. Harvey and Barbara Schmidt Tr.
14201 West Sunset Boulevard
Pacific Palisades, CA 90272

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 E1401234 be paid.
2. That a suitable map, approved by the West Los Angeles 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 in a manner satisfactory to the City Engineer:
 - a) Dedicate or reserve 10 feet as hiking/equestrian trail easement along the northwesterly line of the vacation area.
 - b) Dedicate or reserve 5 feet as sewer easement along the northwesterly line of the vacation area.
6. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to Verizon 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 consents to the vacation be secured from the owners of lots adjoining the area to be vacated.

8. 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 one 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.
9. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.

TRANSMITTAL:

Application dated December 6, 2013, from Brent Gunderson.

DISCUSSION:

Request: The petitioner, Brent Gunderson, representing 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 proposed vacated area with the adjoining property to have additional yard 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 August 13, 2014, under Council File No. 14-1090 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned RE20-1 or RE40-1 and are developed with residences.

Adjoining Streets and Alleys: Ravoli Drive is a Local Street dedicated 34 feet wide, and improved with a 26 foot wide roadway, curb and gutter.

Description of Area to be Vacated: The area sought to be vacated is Reseda Boulevard (portion of southeasterly side) from approximately 140 feet to 315 feet northeasterly of Sunset Boulevard. Reseda Boulevard is dedicated 40 feet wide at this location and is unimproved.

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 Reseda Boulevard should have no adverse effect on circulation or access since the vacation area is a paper street which has been vacated at several locations in the neighboring areas. A hiking trail and equestrian easement is to be dedicated or reserved from the vacation.

The street is also not needed for the use of bicyclists.

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 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: Verizon did not respond to the Bureau of Engineering's referral letter dated December 20, 2013.

Tract Map: Since there are no improvements required and the dedication can be acquired by separate instruments, 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 December 20 2013.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated December 20 2013.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated December 20 2013.

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

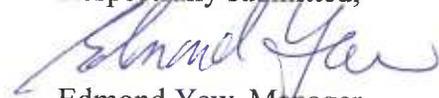
1. It is unnecessary for present or prospective public use.
2. It is not needed for vehicular circulation or access.
3. It is not needed for non-motorized transportation purposes.

Report prepared by:

LAND DEVELOPMENT GROUP

Dale Williams
Civil Engineer
(213) 202-3491

Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

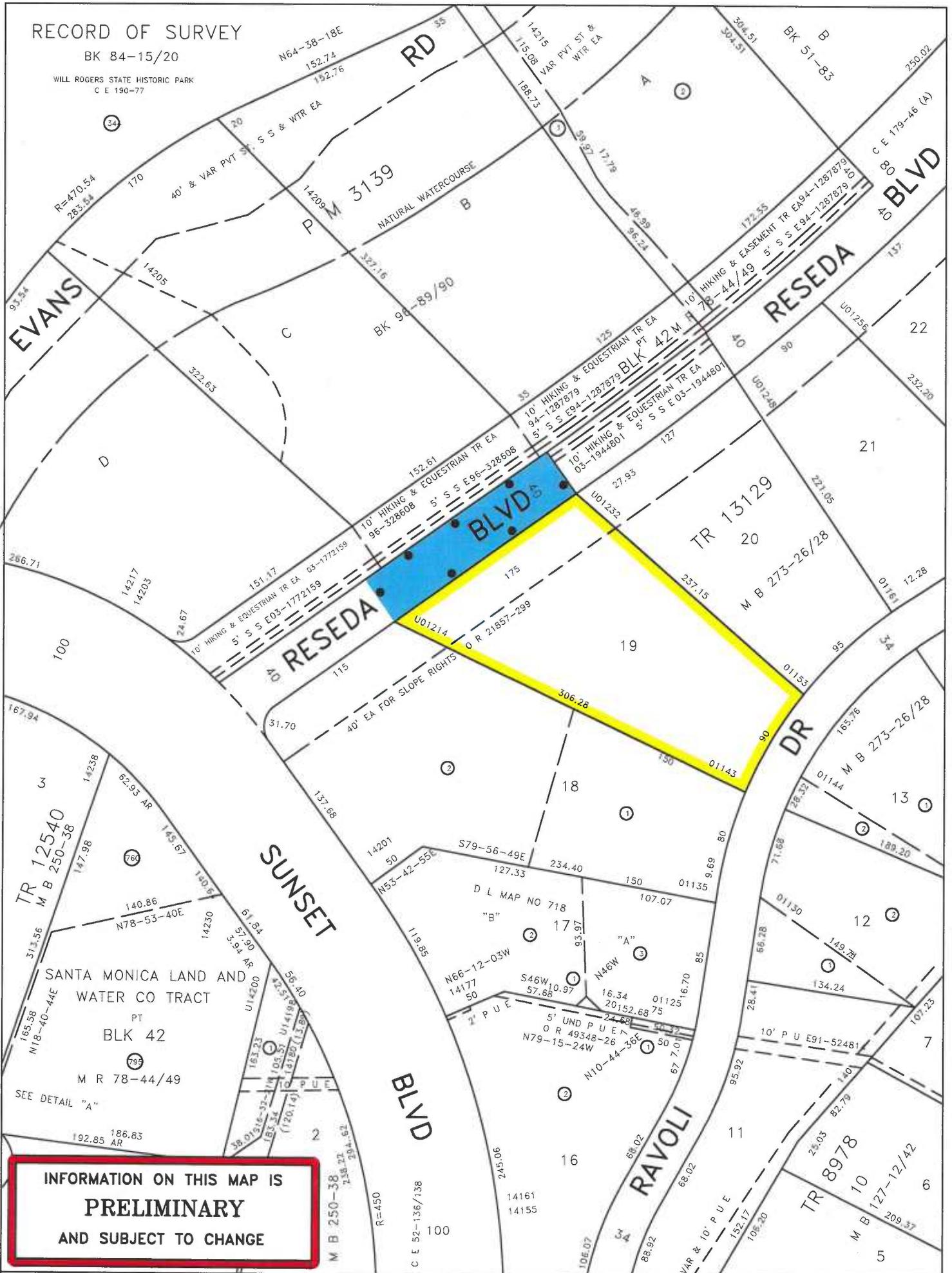
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RECORD OF SURVEY

BK 84-15/20

WILL ROGERS STATE HISTORIC PARK
C E 190-77



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

TITLE: RESEDA BLVD. (PORTION OF SOUTHEASTERLY SIDE) FROM APPROX. 140 FEET TO 315 FEET NORTHEASTERLY OF SUNSET BLVD.

WORK ORDER NO. VAC- E1401234
 COUNCIL FILE NO. 14-1090
 COUNCIL DIST. 11 DIV. INDEX 1147
 ENG. DIST. WESTLA T.G. 631-C4
 DISTRICT MAP 129B133



**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: 12.04.13

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: RESEDA BLVD
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)

and is located between:

N.E. OF SUNSET BLVD and ADJ LOT 19
(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. 11

(c) District Map No. 129B133

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

(3) Area (in sq. ft.) of the proposed vacation area is approx. 6,900 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: ADDITIONAL YARD AREA.

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

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

RECEIVED
LAND DEVELOPMENT GROUP
13 DEC -6 PM 2:50