

**MOTION**

The property owner of 1552 W. Rockwood Street is constructing a public charter high school campus on the property that was approved by the City Planning Commission under Case No. CPC-2013-739-CUP-ZAA-F-SPR, as the new, permanent home for a high school which has been operating out of leased facilities on the campus of Belmont Senior High School, located across Beverly Boulevard from the Rockwood site. The new school campus site is bordered on the north by Rockwood Street and on the south by a 20-foot alley parallel to Rockwood Street, and also includes a lot (Lot 16 of Block L, "Glassell's Subdivision of Lot 7 etc. Block 39 Hancock's Survey No. 1") that extends from the alley south to Beverly Boulevard, which will be used as a school parking lot.

An unimproved "paper street" 6-foot wide easement for a walkway extends from Rockwood Street to the alley and then south to Beverly Blvd., traversing a portion of the new school site. This 6-foot strip of land was acquired by the City on October 20, 1887 for the sum of \$1.00 from the Los Angeles Improvement Company as a dedication "to the public as a passage way for footmen." For the past 127 years, this strip of land has not been used or improved as a public walkway. On January 14, 2015, in Council File 14-1322, the City Council approved the vacation of the northern portion of this easement area, between the alley and Rockwood Street, to allow school improvements to be built over the area based on findings that: (1) there was a public benefit to vacating the walkway to relieve the City of its ongoing obligation and liability for the easement, (2) the walkway was not necessary for non-motorized transportation facilities, and (3) the walkway is not necessary for present or prospective public use.

The Bureau of Engineering has asked for an additional two feet of dedication from Lot 16 along the southerly portion of the 6-foot easement and the construction of a 5-foot wide half-public walkway unless the easement is vacated. The vacation of the southern portion of the easement, between the alley and Beverly Blvd., was not requested by the school because it lies outside the boundaries of the new school site and the owner of the school site does not own the underlying fee interest in this easement.

If a concrete walkway were to be constructed, it would be 5 feet wide and extend approximately 120 feet from Beverly Blvd., up an elevation of approximately 10 feet, to the alley to the north. The walkway would be fenced off and not incorporated into the school grounds. The additional dedication and improvement of this strip is not warranted because of the impracticality, cost, and lack of benefit regarding such an improvement. The school will not have access to Beverly Blvd. The steepness of the slope of this strip would effectively prevent any walkway from conforming to disabled access requirements, except at prohibitive cost. In terms of this strip functioning as a walkway, it would be located mid-block along Beverly Blvd., a Major Highway – Class II, between Belmont Avenue and Glendale Blvd., and could encourage persons to make a mid-block crossing of Beverly Blvd., instead of at the signalized intersections on Beverly at Loma Drive/Belmont Avenue and Lucas Avenue/Glendale Blvd.

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The requirement for dedication and improvement of a mid-block, 5-foot public walkway leading to an alley is not warranted and would not serve the public benefit and should be eliminated at this time.

**I THEREFORE MOVE** that the City Council instruct the Bureau of Engineering to waive the requirement for a 2-foot dedication and improvement of the walkway easement along Lot 16 of Block L, "Glassell's Subdivision of Lot 7 etc. Block 39 Hancock's Survey No. 1," associated with the construction of the new high school at 1552 W Rockwood Street (CPC-2013-739-CUP-ZAA-F-SPR) and walk vacation (CF 14-1322, VAC E1401235) at this time and determine that the additional dedication and improvement is not necessary to meet mobility needs for the next twenty years.

**I FURTHER MOVE** that the Bureau of Engineering be authorized to make any technical corrections or clarifications to the above instructions in order to effectuate the intent of this Motion.

PRESENTED BY: \_\_\_\_\_



MITCH O'FARRELL

Councilmember, 13<sup>th</sup> District

SECONDED BY: \_\_\_\_\_

