

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

May 19, 2015

Honorable Members:

C. D. No. 14

SUBJECT:

VACATION APPROVAL - VAC- E1401171 - Council File No. 15-0209 - Colorado Boulevard (Portion of Northeasterly Side) adjoining Lots 5 & 6, Tract No. 2280, Southeasterly of College View Avenue.

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":
- Colorado Boulevard (a portion of the northeasterly side), variable width from approximately 26 feet to 15 feet adjoining Lots 5 & 6, Tract No. 2280, southeasterly of College View Avenue.
- 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 findings 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 nonmotorized 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 based on the Rule 16 Motion adopted by City Council on February 27, 2015, 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 \$22,857.44 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:

Kurken Alyanakian
2455 Colorado Blvd., Suite 400
Los Angeles CA 90041

LA Colorado LP
2455 Colorado Blvd., Suite 400
Los Angeles CA 90041

Wissam Barakat
PO Box 1067
La Canada Flintridge CA 91202

International Church of the Foursquare Gospel
1910 W Sunset Bl., Ste 200
Los Angeles CA 90026

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 two 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 No. E1401171 be paid.
2. That a suitable map, approved by the Central 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:

Repair and/or replace all broken/off-grade/missing concrete curb, gutter and sidewalk along Colorado Boulevard.
6. That arrangements be made with the Department of Water and Power 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 satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.
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 each parcel of land under one ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of 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.
10. 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 27, 2015, from Kurken Alyanakian.

DISCUSSION:

Request: The petitioner, Kurken Alyanakian, 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 lots to be developed.

This vacation 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 December 14, 2011, under Council File No. 11-2040 adopted a Rule 16 Motion initiating street vacation proceedings. The City Council on April 13, 2012 conditionally adopted the City Engineer's report dated February 8, 2012. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On January 27, 2015, the petitioner submitted a new application. The Council on February 27, 2015 under Council File No. 15-0209, adopted a new Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area proposed to be vacated are zoned [Q] C4-2D and area presently developed with commercial buildings.

Description of Area to be Vacated: The area sought to be vacated is the right-of-way adjoining Lots 5 and 6 of Tract 2280 in excess of the 60-foot wide half right-of-way necessary for this area. The width of the proposed vacation varies from 26 feet at the northwesterly end to 15 feet at the southeasterly end.

Adjoining Streets : Colorado Boulevard is a Scenic Major Highway (Class II) dedicated with a variable width from 120 feet to 155 feet, and improved with a 47-foot wide half roadway and a 13-foot wide sidewalk/parkway on the northerly side. The excess street

right-of-way northwesterly of this area was previously vacated under Council File No. 90-1086.

Effects of Vacation on Circulation and Access: The proposed vacation will have no adverse effects on circulation and access since the area is excess right of way and is unimproved.

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.

Sewers and Storm Drains: There are existing sewer facilities within the area proposed to be vacated.

Public Utilities: The Department of Water and Power maintains facilities in the area 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. However, it will be necessary that the petitioner record an agreement satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under one ownership and its adjoining portion of the area to be vacated, as one parcel to preclude the creation of 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 March 6, 2015 that the vacation would not have adverse effects on traffic access and circulation, and that the vacation would provide for a right-of-way that is consistent with adjacent parcels. DOT offers no objections to the requested street vacation.

City Fire Department: The Fire Department stated in its communication dated February 11, 2015 that it has no objection to the street vacation.

Department of City Planning: The City Planning Department did not respond to the Bureau of Engineering's referral letter dated January 30, 2015.

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 nonmotorized transportation purposes.

Report prepared by:

Respectfully submitted,



LAND DEVELOPMENT GROUP

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