

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

June 19, 2015

Honorable Members:

C. D. No. 1

SUBJECT:

VACATION APPROVAL - VAC- E1401264 - Council File No. 15-0221 – Alley  
Northeasterly of Adams Boulevard between Scarff Street and St. James Place

---

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 “ B:  
  
The alley northeasterly of Adams Boulevard between Scarff Street and St. James Place.
- B. That the vacation of the area shown colored orange on Exhibit “B”, be denied.
- C. 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.
- D. 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.
- E. 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.
- F. 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.

- G. 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.
- H. That the Council adopt the City Engineer's report with the conditions contained therein.
- I. 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 March 3rd, 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 \$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. St. James Park RHF Housing, Inc.  
911 N. Studebaker Road  
Long Beach CA 90815
2. Ronald Cargill – Cargill Planning  
1481 Paradise Island Lane  
Banning CA 92220

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 E1401264 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 dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a) Dedicate, as necessary, a variable width as public street along the northeasterly side of Adams Boulevard to complete a 52-foot wide half right-of-way per Major Highway Class II standards, together with 15-foot by 15-foot corner cuts at the corners with Scarff Street and with St. James Place.
  - b) Dedicate 3 feet as public street along the southeasterly side of Scarff Street to complete a 32-foot wide half right-of-way per Collector Street standards, except where the existing buildings are to remain.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a) Widen the existing 30-foot wide half roadway to 40 feet with the construction of additional pavement, integral curb and gutter, 12-foot wide sidewalk, and access ramps on the northeasterly side of Adams Boulevard.
  - b) Widen the existing 16-foot wide half roadway to 22 feet with the construction of additional pavement, integral curb and gutter, and 5-foot wide and variable width sidewalk within the parkway along the southeasterly side of Scarff Street.
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, AT &T, and the Southern California Gas Company 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 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.
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 each adjoining parcel of land, and its adjoining portion of the area to be vacated under the same ownership, 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 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 January 28, 2015, from St. James Park RHF Housing, Inc.

DISCUSSION:

Request: The petitioner, Laverne Joseph, on behalf of St. James Park RHF Housing, Inc., owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public alley area shown colored blue and orange. The purpose of the vacation request is to consolidate the alley and abutting properties into one unified building site.

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 March 3, 2015, under Council File No. 15-0221 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to northeast and southwest are zoned RD1.5-1-O-HPOZ and are developed with residential buildings.

Description of Area to be Vacated: The area sought to be vacated is alley northeasterly of Adams Boulevard between Scarff Street and St. James Place. The alley is dedicated to variable width and is improved with asphalt pavement and longitudinal gutter.

Adjoining Streets: Adams Boulevard is a Major Highway Class II dedicated to variable width and improved with a 30-foot wide half roadway, curb and gutter, and 6-foot wide sidewalk within a 22-foot wide parkway area. Scarff Street is a Collector Street dedicated 61 feet wide and improved with a 16-foot wide half roadway, curb and gutter, and 5-foot wide sidewalk within a 14-foot wide parkway area. St. James Park is a Local street dedicated 70 feet wide with a 10-foot median, and improved with a 20-foot wide half roadway, curb and gutter, and 10-foot wide parkway/sidewalk area. St. James Place is a Local Street dedicated 70 feet wide with a 10-foot median, and improved with a 20-foot wide half roadway, curb and gutter, and 10-foot wide parkway/sidewalk area.

Effects of Vacation on Circulation and Access: The vacation of the alley northeasterly of Adams Boulevard between Scarff Street and St. James Place should not have an adverse impact on circulation or access. All properties adjoining the alley are under the same ownership and take access from the adjoining streets.

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 determinations 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 storm drain facilities within the area proposed to be vacated. There are, however, existing sewer facilities within this area.

Public Utilities: The Department of Water and Power, Southern California Gas Company 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 each 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 April 3, 2015 that it does not oppose the vacation provided that all abutting property owners are in agreement with the proposed vacation and that provisions are made for lot consolidation, driveway and access approval by DOT, and any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

City Fire Department: The Fire Department stated in its memo dated February 20, 2015, that 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, 2015.

Conclusion: The vacation of the public alley area as shown colored blue on attached Exhibit "B" 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.

The area shown colored orange should not be vacated because it is needed for public street purposes.

Report prepared by:

Respectfully submitted,

LAND DEVELOPMENT GROUP

Dale Williams  
Civil Engineer  
(213) 202-3491



Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

EY/ DW /  
Q:\LANDDEV\STREET VACATIONS\E1401200-  
E1401299\E1401264\E1401264Report.doc