

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

August 14, 2015

Honorable Members:

C. D. No. 4

SUBJECT:

VACATION APPROVAL - VAC- E1401274 - Council File No. 15-0724 - Olympic Boulevard at 10th Street (Sidewalk Easement)

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":

The two-foot wide and variable width sidewalk easement on Lot 1 of Tract 60144-C adjoining Olympic Boulevard at 10th Street.

- 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 June 17, 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. Archeon Group
ATTN: Christopher Pak
3530 Wilshire Bl., #615
Los Angeles CA 90010
2. Standard Portfolio Olympic Blvd LLC
488 Santa Clara St, Ste 304
Arcadia CA 91006
3. Midtown Investments Inc.
3900 Wilshire Bl
Los Angeles CA 90010

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 E1401274 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.

TRANSMITTAL:

Application dated May 15, 2015, from Christopher Pak.

DISCUSSION:

Request: The petitioner, Christopher Pak of Archeon Group, representing the owner of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of the public sidewalk easement area shown colored blue. The purpose of the vacation request is to correct an error in the previous recordation of the easement from Tract 60144-C.

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 17, 2015, under Council File No. 15-0724 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The property over which the sidewalk easement proposed for vacation has been dedicated is zoned C2-1 and is developed with a residential building.

Description of Area to be Vacated: The area sought to be vacated is the two-foot wide and variable width sidewalk easement on Lot 1 of Tract 60144-C adjoining Olympic Boulevard at 10th Street. The area is currently developed with a retaining wall and landscaping .

Adjoining Streets: Olympic Boulevard is a Major Highway Class II dedicated 100 feet wide and variable width with a 40-foot wide half roadway, curbs, gutters and 5-foot wide sidewalk within a 10-foot wide parkway. Gramercy Place is a Local Street dedicated 60 feet wide with a 20-foot wide half roadway, curb, gutter and 5-foot wide sidewalk within a 10-foot wide parkway.

Effects of Vacation on Circulation and Access: The vacation of the two-foot wide and variable width sidewalk easement on Lot 1 of Tract 60144-C adjoining Olympic Boulevard at 10th Street would not have an adverse impact on circulation or access as there is currently sufficient existing sidewalk along the property frontage within the public right-of-way. In a Letter of Correction for Tentative Tract 60144 dated April 5, 2007, Condition No. 1 was amended from the original 2 foot dedication requirement to read “That a 2-foot *sidewalk easement wherever possible* be dedicated along Olympic Boulevard adjoining the subdivision, including a 20-foot radius *easement return* at the intersection with 10th Street all satisfactory to the City Engineer” and Condition No. 3.a.(1) was amended to read “A concrete curb, a concrete gutter, and a *10-foot or a 12-foot* full width concrete sidewalk with tree wells”.

The sidewalk easement is 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.

Dedications and Improvements: The necessary dedications and improvements have been provided through Tract 60144-C, recorded on December 11, 2012.

Sewers and Storm Drains: As the sidewalk easement is only for sidewalk purposes, sewers and storm drains are not impacted by the proposed vacation.

Public Utilities: As the sidewalk easement is only for sidewalk purposes, public utilities are not impacted by the proposed vacation.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering’s referral letter dated May 28, 2015.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering’s referral letter dated May 28, 2015.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering’s referral letter dated May 28, 2015.

Conclusion: The vacation of the public sidewalk easement 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:

Respectfully submitted,

LAND DEVELOPMENT GROUP



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Dale Williams
Civil Engineer
(213) 202-3491

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