

CONSIDERATION OF PROTESTS, CATEGORICAL EXEMPTION and PUBLIC WORKS AND GANG REDUCTION COMMITTEE REPORT relative to vacation proceedings for a portion of the alley southwesterly of Beverly Boulevard from Lucas Avenue to approximately 170 feet northwesterly thereof (VAC - E1401156).

Recommendations for Council action:

1. CONSIDER protests relative to the proposed vacation of a portion of the alley southwesterly of Beverly Boulevard from Lucas Avenue to approximately 170 feet northwesterly thereof.
2. FIND that the vacation of a portion of the alley southwesterly of Beverly Boulevard from Lucas Avenue to approximately 170 feet northwesterly thereof is exempt from the California Environmental Quality Act of 1970, pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
3. FIND that the alley 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 Exhibit B of the August 4, 2015 City Engineer report, and that the limits of the vacation area be permitted to be adjusted based on the adjoining dedication requirements:

The alley southwesterly of Beverly Boulevard from Lucas Avenue to the northeasterly/southwesterly alley northwesterly of Lucas Avenue.

4. FIND that the vacation of the area shown colored orange on Exhibit B of the August 4, 2015 City Engineer report be denied.
5. FIND that there is a public benefit to the vacation of a portion of the alley southwesterly of Beverly Boulevard from Lucas Avenue to approximately 170 feet northwesterly thereof. Upon vacation of the alley, the City is relieved of its ongoing obligation to maintain the right-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.
6. FIND that the vacation of a portion of the alley southwesterly of Beverly Boulevard from Lucas Avenue to approximately 170 feet northwesterly thereof is in substantial conformance with the purposes, intent and provisions of the General Plan, in conformance with Section 556 of the City Charter.
7. FIND that the vacation of a portion of the alley southwesterly of Beverly Boulevard from Lucas Avenue to approximately 170 feet northwesterly thereof is not necessary for non-motorized transportation facilities, in conformance with Section 892 of the California Streets and Highways Code.
8. FIND that the vacation of a portion of the alley southwesterly of Beverly Boulevard from Lucas Avenue to approximately 170 feet northwesterly thereof is not necessary for present or prospective public use, in conformance with Section 8324 of the California Streets and Highways Code.

9. ADOPT the City Engineer's report dated August 4, 2015 with the conditions contained therein, as amended to add the following language to conditions 5b and 6b of the City Engineer report:

- a. 5b: Under the Mobility Plan 2035, Dedicate 13-foot and variable width right-of-way to provide a 43-foot half right-of-way dedication along Lucas Avenue adjoining the petitioner's properties.
- b. 6b: Under the new Mobility Plan 2035, construct a 28- foot wide half roadway, integral curb and gutter, and 15-foot wide sidewalk along the westerly side of Lucas Avenue.

Fiscal Impact Statement: The City Engineer reports that the petitioner has paid a fee of \$10,700.00 for the investigation of this request pursuant to Section 7.42 of the Los Angeles Administrative Code (LAAC). Any deficit fee to recover the cost pursuant to LAAC Section 7.44 may be required of the petitioner. Maintenance of the public easement by City forces will be eliminated.

Community Impact Statement: None submitted.

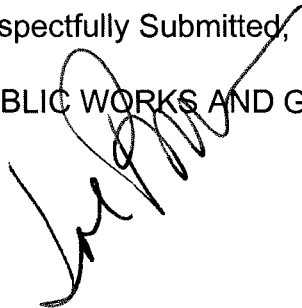
SUMMARY

In a report to Council dated August 4, 2015, the City Engineer discusses the proposed alley vacation mentioned above. The City Engineer reports that the original petitioner, Hall & Foreman, representing Beverly and Lucas, LLC, former property owner, requests the vacation of a portion of the public alley described above. The purpose of the vacation is to construct a new apartment building over the paper alley. In a letter dated June 9, 2015, LINC-Westlake Apartments LLC, stated that they had acquired the property and wished to continue with the vacation application, assuming responsibility as the petitioner. The City Engineer recommends approval of the alley vacation colored blue, and denial of the portion of the alley colored orange, as shown in Attachment B of the report.

At its meeting held September 14, 2015, the Public Works and Gang Reduction Committee recommended that Council approve the recommendations and conditions of the City Engineer for the proposed alley vacation, as amended to add new language to conditions 5b and 6b, and to revise Recommendation 3, as reflected above.

Respectfully Submitted,

PUBLIC WORKS AND GANG REDUCTION COMMITTEE



MEMBER VOTE

BUSCAINO: YES

MARTINEZ: YES

PRICE: ABSENT
O'FARRELL: YES
RYU: YES

jaw

-NOT OFFICIAL UNTIL COUNCIL ACTS-