

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

April 28, 2016

Honorable Members:

C. D. No. 11

SUBJECT:

VACATION APPROVAL - VAC- E1401255 - Council File No. 15-0884 – Bellanca Avenue from Arbor Vitae Street to its Southerly Terminus

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”:

Bellanca Avenue from Arbor Vitae Street to its southerly terminus.
- B. That the vacation of the area shown colored orange on Exhibit “B”, be denied.
- C. That the City Council find that it has imposed all the mitigation measures that are within the control of the City, as described in the EIR, (State Clearinghouse No. 2007091148) that are associated with the impacts of the street vacation and that other mitigation measures that are not within the authority of the City, have been or should be imposed as set forth in the findings of the Los Angeles County Metropolitan Transportation Authority Board of Directors dated September 22, 2011, a copy of which is attached and incorporated.
- 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 August 4, 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 \$32,100.00 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. LACMTA
ATTN: Velma Marshall, DEO-RE
1 Gateway Plaza
Los Angeles CA 90012
- 2. Lloyd Boucher
LACMTA – Third Party Administration Manager
3699 Crenshaw Bl.
Los Angeles CA 90016-4849

3. 5600 Arbor Vitae LLC
5757 W Century Bl
7th Floor
Los Angeles CA 90045
4. SoCal Partners
433 N Camden Dr. Ste 820
Beverly Hills CA 90210

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 E1401225 be paid.
2. That a suitable map, approved by the West Los Angeles 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 5 feet as a public street on the south side of Arbor Vitae Street along Lot 38, Arb 74 of Rancho Sausal Redondo and along Lot 1 of Tract 18465, to provide a 55-foot wide half right-of-way in accordance with Boulevard II Standards.
 - b. Dedicate 13 feet as a public street on the south side of Arbor Vitae Street along Lot 38, Arbs 64 and 76 of Rancho Sausal Redondo and along Lot 1 of Tract 17279, to provide a 55-foot wide half right-of-way in accordance with Boulevard II Standards.

6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Construct a 40-foot wide half roadway on the southerly side of Arbor Vitae Street, with integral curb and gutter , and 15-foot wide sidewalk in accordance with Boulevard II Standards.
 - b. Close the intersection of Bellanca Avenue with Arbor Vitae Street with curb and gutter and 15-foot wide sidewalk, or with standard driveway approach.
 - c. Repair or replace any broken, off-grade or missing pavement, curb, gutter and sidewalk; remove any fences, non-permitted pavers or other encroachments, and close any unused driveways along Arbor Vitae Street.
 - d. That all drainage matters be addressed to the satisfaction of the City Engineer, including that any necessary provisions be made to collect or divert any surface flows from impounding within the area to be vacated, unless drainage easements are to be reserved from the vacation.
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 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 and storm drain facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.
9. That satisfactory arrangements be made with the Los Angeles County Flood Control District for the reservation from the vacation of a 15-foot wide easement for the Los Angeles County storm drain and appurtenant structures located in the area to be vacated.
10. That consents to the vacation be secured from the owners of all lots adjoining the area to be vacated.
11. That street lighting facilities be installed as may be required by the Bureau of Street Lighting along Arbor Vitae Street.
12. 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.
13. That the petitioner make arrangements with the Department of City Planning to have Bellanca Avenue from Arbor Vitae to its southerly terminus reclassified from Collector Street to a Local Street.

TRANSMITTAL:

Application dated August 20, 2014, from Los Angeles County Metropolitan Transit Authority (LACMTA).

DISCUSSION:

Request: The petitioner, LACMTA, current or proposed owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street area shown colored blue and orange. The purpose of the vacation request is to use the area and adjoining properties for the location of the Southwest Maintenance Yard for the Crenshaw/LAX Light Rail project.

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 August 4, 2015, under Council File No. 15-0884 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the east, west and southeast are zoned M2-1. The properties to the west and southeast are developed with commercial buildings and accessory parking. The properties to the east are currently undeveloped.

Description of Area to be Vacated: The area sought to be vacated is Bellanca Avenue from Arbor Vitae Street to its southerly terminus. Bellanca Avenue is a Collector Street dedicated 60 feet wide with a 36-foot wide roadway with curb and gutter, and 5-foot wide sidewalks within a 12-foot wide border on both sides. Bellanca Avenue terminates in a cul-de-sac.

Adjoining Street: Arbor Vitae Street is a Boulevard II dedicated at various widths. The southerly half is dedicated 42 and 50 feet wide. Arbor Vitae Street has a 62-foot wide roadway, curb and gutter, and 5-foot wide sidewalks within an 11-foot wide border.

Surrounding Properties: All properties adjoining the area to be vacated are owned by LACMTA, or are proposed to be acquired by LACMTA. Consent to the vacation will be required from owners of all properties adjoining the vacation area as a condition of the vacation.

Effects of Vacation on Circulation and Access: The vacation of Bellanca Avenue should not have an adverse effect on circulation or access since it terminates in a cul-de-sac and currently serves only the petitioner's properties. Bellanca Avenue is currently designated as a Collector Street. Reclassification of the street as a Local Street is recommended as a condition of vacation.

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 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 existing sewer and storm drain facilities within the area proposed to be vacated.

Public Utilities: Southern California Gas Company and AT&T maintain facilities in the area proposed to be vacated. The Department of Water and Power did not respond to the Bureau of Engineering's referral letter dated September 3, 2014.

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.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated September 3, 2014.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated September 3, 2014.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated September 3, 2014.

Conclusion: The vacation of the public street 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 & GIS DIVISION



Edmond Yew
Land Development & GIS Division
Bureau of Engineering

Dale Williams
Civil Engineer
(213) 202-3491

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