

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

February 25, 2016

Honorable Members:

C. D. No. 11

SUBJECT:

VACATION REQUEST - VAC- E1401279 - Council File No. 16-0078 – 10-Foot Walkway between Westridge Road and Correa Way adjoining Lot 4, Tract No. 7257

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”:

10-Foot Walkway between Westridge Road and Correa Way adjoining Lot 4, Tract No. 7257
- 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 January 27, 2016, 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. Jody Wood
4872 Topanga Canyon Boulevard #241
Woodland Hills, CA 91364-4229
2. Homayoon Shamolian
17328 Ventura Boulevard #423
Encino, CA 91316-3904
3. ANAGNOS, ARIS (TR) SURV TR CRTD UNDER THE
ARIS & CAROLYN S.
1741 Correa Way
Los Angeles, CA 90049

4. Hart Bochner
1746 Correa Way
Los Angeles, CA 90049

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 E1401279 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 and GIS Division 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 and GIS Division 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 2 feet as public street on the northwesterly side of Westridge Road.
 - b) Dedicate 5 feet as public street on the southeasterly side of Correa Way.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Widen and improve the existing 10-foot wide half roadway adjacent to the property to 14 feet wide on Correa Way with the construction of additional asphalt concrete pavement and new integral concrete curb and gutter.
 - b) Grade and landscape the 3.5-foot wide new parkway on Correa Way abutting the new property line.
 - c) Address any drainage matters to the satisfaction of the City Engineer.

7. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to Verizon 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 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 the 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 be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated June 29, 2015, from Jody Wood.

DISCUSSION:

Request: The petitioner, Jody Wood, representing the owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public walkway area shown colored blue and orange. The purpose of the vacation request is for landscaping, retaining wall, and pool purposes for single family residence.

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 January 27, 2016, under Council File No. 16-0078 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned RE20-1-H and are developed with residences.

Description of Area to be Vacated: The area sought to be vacated is the portion of the walkway southerly of Correa Way and northerly of Westridge Road. The existing right-of-way is 10 feet wide and unimproved.

Adjoining Streets: Correa Way is an improved Local Street dedicated 26 feet wide with an 18-foot roadway without concrete gutter and without sidewalk. Westridge Road is an improved Local Street dedicated 40 feet wide with a 22-foot roadway without concrete gutter and without sidewalk.

Effects of Vacation on Circulation and Access: The vacation of the walkway should have no adverse effect on circulation or access since the pathway is unimproved and is impassable for vehicular travel.

The walkway is not needed for the use of pedestrians, bicyclists, or equestrians.

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 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: Verizon and Southern California Gas did not respond to the Bureau of Engineering's referral letter dated July 21, 2015.

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 a communication dated September 11, 2015, that it does not oppose the vacation provided that provisions are made for 1) lot consolidation, 2) driveway access and approval by the DOT, and 3) any additional dedication and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions. The Department of Transportation also stated that vacating this street would not result in any impacts to pedestrian, bike, or vehicle connections.

City Fire Department: The Fire Department stated in a communication dated August 3, 2015, that it does not oppose the vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated July 21, 2015.

Conclusion: The vacation of the public 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
AND GIS DIVISION

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Edmond Yew
Land Development and GIS Division
Bureau of Engineering

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