

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 2, 2018

Honorable Members:

C. D. No. 2

SUBJECT:

VACATION DENIAL - VAC- E1401295 - Council File No. 17-0380 – Portion of Southerly side of Chandler Boulevard from 50 feet to 150 feet Westerly of Blakeslee Avenue

RECOMMENDATIONS:

- A. That the request for the vacation of the portion of southerly side of Chandler Boulevard from 50 feet to 150 feet westerly of Blakeslee Avenue adjoining Lots 38 and 39, Block 6 of the Lankershim Tract as shown colored blue on the attached Exhibit "A" be denied.

- B. 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. Bruce A. Miller & Associates Inc.
Attn: Kira Miller
533 Fremont Avenue, Suite 803
Los Angeles, CA 90071

 - 2. PR II Artwalk LLC
2615 Pacific Coast Highway, #208
Hermosa Beach, CA 90254

 - 3. CRP Grep Noho Owner LLC
2615 Pacific Coast Highway, Suite 210
Hermosa Beach, CA 90254

 - 4. Noho Asset Management LLC
1651 Comstock Avenue
Los Angeles, CA 90024

TRANSMITTAL:

Application dated February 23, 2016, from Bruce A. Miller & Associates Inc., representing PR II Artwalk LLC.

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.

DISCUSSION:

Request: The petitioner, Bruce A. Miller & Associates, Inc, representing the owner of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street area shown colored blue. The applicant has stated that the purpose of the vacation is for landscaping.

This vacation procedure is being processed under procedures established by Council File No. 01-1459-S1 adopted by the Los Angeles City Council on January 31, 2017.

Previous Council Action: The City Council on April 21, 2017, under Council File No. 17-0380 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties bounding the proposed vacation areas are all zoned C4-2D-CA and currently vacant and/or are developed with the commercial buildings.

Description of Area to be Vacated: The area sought to be vacated is a 5-foot wide strip of land located on the southerly side of Chandler Boulevard, 50 feet to 150 feet westerly of Blakeslee Avenue adjoining Lots 38 and 39, Block 6 of the Lankershim Tract. The street dedication was created by Document No. 80-61403 recorded in 1980. The area proposed to be vacated is currently improved as part of the existing 15-foot wide sidewalk area. Chandler Boulevard is a Boulevard II dedicated 50 to 55 feet wide half right-of-way with a 40-foot wide half roadway and a 10 to 15 feet wide concrete sidewalk on the southerly side of the street. The 15-foot wide sidewalk is the standard width sidewalk for Boulevard II street classification.

Adjoining Streets: Weddington Street and Blakeslee Avenue are both improved local streets dedicated 50 feet wide with 30-foot wide roadways, curbs, gutters, and 10-foot wide concrete sidewalks.

Effects of Vacation on Circulation and Access: The proposed vacation of 5-foot wide strip of land along the southerly side of Chandler Boulevard from 50 feet to 150 feet westerly of Blakeslee Avenue will have an adverse effect on pedestrian access since the proposed vacation area is part of the existing sidewalk area. Vacation of public right-of-

way in this area would reduce the existing sidewalk width to 10 feet and it will not meet the current City Standard for Boulevard II street classification per Mobility Plan 2035.

Sewers and Storm Drains: There are no existing sewer or storm drain facilities within the area proposed to be vacated.

Public Utilities: The AT&T, Time Warner Cable and Southern California Edison do not 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 March 17, 2016.

City Department of Transportation: The Department of Transportation stated in its communication dated January 24, 2017 that it does not oppose the street vacation if all abutting owners are in agreement with the proposed vacation and that provisions are made for lot consolidation, driveway and access approval by DOT, and additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's new Mobility Element of the General Plan.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated March 17, 2016.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated March 17, 2016.

Conclusion: The vacation of the public street area as shown colored blue on the attached Exhibit "A" should be denied because it still be needed for future non-motorized transportation and access purposes.

Respectfully submitted,



Edmond Yew, Manager
Land Development and GIS Division
Bureau of Engineering

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION
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Civil Engineer
(213) 202-3493

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