

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

May 31, 2018

Honorable Members:

C. D. No. 1

SUBJECT:

VACATION REQUEST - VAC- E1401324 - Council File No. 17-1101 – Alley
Southerly of 7th Street between Grand View Street and Park View Street (Re-application)

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”:

The alley and the adjoining 6-foot wide future alley southerly of 7th Street between Grand View Street and Park View Street

- B. 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.
- C. 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.
- D. 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.
- E. 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.

- F. 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.
- G. That the Council adopt the City Engineer's report with the conditions contained therein.
- H. 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 Initiation of the Street Vacation Proceedings adopted by City Council on October 10, 2017 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 and Gang Reduction Committee and the City Council meetings to consider this request be sent to:

1. Los Angeles Unified School District
Attn: Al Grazioli
333 South Beaudry Avenue
Los Angeles, CA 90017
2. Los Angeles Unified School District
333 South Beaudry Avenue, 23rd Floor
Los Angeles, CA 90017

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 E1401324 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 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 5.98 feet as a public street on the southeasterly side of Park View Street to provide a 30-foot half right-of-way in accordance with the Local Street Standards.
 - b. Dedicate 10-foot by 10-foot cut corner or 15-foot radius property line return at the northeasterly corner of Park View Street and 8th Street.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

Repair all broken, off-grade, or bad order concrete curb, gutter, and sidewalk along the property frontage on 7th Street, Grand View Street, and Park View Street.
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 street lighting facilities be installed as may be required by the Bureau of Street Lighting.
9. 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.

TRANSMITTAL:

Application dated July 10, 2017 from Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Los Angeles Unified School District, owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public alley and the adjoining 6-foot wide future alley areas shown colored blue. The purpose of the vacation request is to consolidate the proposed vacation areas with the adjoining properties, Mac Arthur Park Primary Center.

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.

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 September 5, 2000 under Council File 99-0231 conditionally adopted the City Engineer's report dated October 4, 1999. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On August 8, 2017, the petitioner submitted a new application dated July 10, 2017.

The City Council on October 10, 2017 under Council File No. 17-1101 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the proposed vacation areas to the north are zoned C2-2. The properties southerly of the alley fronting Grand View Street are zoned R4-2. Both areas are developed with school facilities.

Description of Area to be Vacated: The area sought to be vacated is the alley and the adjoining 6-foot wide future alley southerly of 7th Street between Grand View Street and Park View Street. The alley is dedicated 14 feet wide. The adjoining 6-foot wide future alley was dedicated by Tract Map No. 11985 as per map recorded in Book 263, Page 31 of Maps in the office of the County Recorder of Los Angeles County. Proposed vacation areas are currently developed with school facilities.

Adjoining Streets: Park View Street is an improved Local Street dedicated 60 feet and variable width with a 32-foot wide roadway including curbs, gutters and sidewalks on both sides of the street. Grand View Street is an improved Local Street dedicated 60 feet wide with a 40-foot roadway, including concrete curbs, gutters and sidewalks on both sides of the street. 7th Street is an improved Avenue II dedicated 100 feet wide with a 70-foot wide roadway, curbs, gutters and 15-foot sidewalk on the south and 15-foot sidewalk and parkway on the north.

Surrounding Properties: The owners of lots adjoining the vacation area have been notified of the proposed vacation.

Effects of Vacation on Circulation and Access: The vacation of the alley and the adjoining 6-foot wide future alley southerly of 7th Street between Grand View Street and Park View Street should not have any significant adverse effect on circulation and access since the affected alley and future alley are no longer exist and currently developed with school facilities.

The alley and future alley are 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 provides for the dedications and improvements as outlined in the conditions of this report.

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

Public Utilities: The Department of Water and Power maintains facilities in the area proposed to be vacated. The Southern California Gas Company and AT&T did not respond to the Bureau of Engineering's referral letter dated August 24, 2017.

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 stated in its communication dated September 20, 2017 that DOT does not oppose the area proposed to be vacated.

City Fire Department: The Fire Department stated in its letter dated August 29, 2017 that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning, in its letter dated October 31, 2017, stated that the requested vacations apply to right-of-way where an LAUSD facility has already been constructed is in operation. The City's General Plan encourages the construction and use of school facilities consistent with local demand; therefore the subject requests are consistent with the goals and policies of the General Plan.

Conclusion: The vacation of the public alley and future alley areas 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.

Respectfully submitted,



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

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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