

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 30, 2018

Honorable Members:

C. D. No. 13

SUBJECT:

VACATION REQUEST - VAC- E1401323 - Council File No. 17-1102 – Mariposa Avenue from Oakwood Avenue to Rosewood Avenue (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 “ A”:

Mariposa Avenue from Oakwood Avenue to Rosewood Avenue
- B. That the City Council find that this vacation is categorically exempt from the California Environmental Quality Act of 1970, pursuant to the Article III, Class5(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 \$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. 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 E1401323 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 10-foot by 10-foot cut corner or 15-foot radius property line return at the southwesterly corner of Rosewood Avenue and Alexandria Avenue
 - b. Dedicate 10-foot by 10-foot cut corner or 15-foot radius property line return at the northwesterly corner of Oakwood Avenue and Alexandria Avenue
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Repair any broken, off-grade, bad order curb, gutter and sidewalk on Oakwood Avenue, Rosewood Avenue, and Alexandria Avenue.
 - b. Close any unused driveways with full height curb, gutter, and sidewalk.
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 and AT & T 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 street lighting facilities be installed as may be required by the Bureau of Street Lighting.
10. 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 11, 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 "A", is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to consolidate the proposed vacation area with the adjoining properties, Alexandria Avenue Elementary School.

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 December 20, 1989 under Council File 88-0763 conditionally adopted the City Engineer's report dated August 23, 1989. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On July 11, 2017, the petitioner submitted a new application. The City Council on October 10, 2017 under Council File No. 17-1102 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned [Q]PF-1XL and are developed with school facilities.

Description of Area to be Vacated: The area sought to be vacated is Mariposa Avenue from Oakwood Avenue to Rosewood Avenue. The proposed vacation area of Mariposa Avenue is dedicated 60 feet wide and is currently developed with school facilities.

Adjoining Streets: Rosewood Avenue is an improved Collector Street dedicated 70 feet wide with a 40-foot wide roadway, curbs, gutters, 10-foot sidewalk on the southerly side, and 20-foot parkway and sidewalk on the northerly side. Alexandria Avenue is an improved Local Street dedicated 65 feet wide with a 37-foot roadway, curbs, gutter, 10-foot sidewalk on the westerly side, and 18-foot parkway and sidewalk on the easterly side. Oakwood Avenue is an improved Local Street dedicated 60 feet wide with a 40-foot wide roadway, curbs, gutters, and 10-foot sidewalks on both sides.

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 Mariposa Avenue from Oakwood Avenue to Rosewood Avenue should not have effects on access or circulation since the street is no longer exist and it is currently developed with school facilities.

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 determination of the underlying fee interest of the vacation area has been made as to title or reversionary interest.

Dedications and Improvements: Improvements have been constructed under previous vacation conditions adopted by City Council on December 20, 1989 per City Plan P-33962. 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 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 AT&T did not respond to the Bureau of Engineering's referral letter dated August 16, 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 August 22, 2017 that it does not oppose the requested vacation.

City Fire Department: The Fire Department stated in its letter dated September 8, 2017 that it has no objection to this street vacation.

Department of City Planning: Department of City Planning in a letter dated October 24, 2017 that the vacation is consistent with the Wilshire Community Plan policies and objectives because it would facilitate the ongoing use of the educational and recreational functions.

Conclusion: The vacation of the public street area as shown colored blue on attached Exhibit "A" 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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