

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

March 15, 2018

Honorable Members:

C. D. No. 5

SUBJECT:

VACATION REQUEST - VAC- E1401322 - Council File No. 17-1103 - Melrose Place
(Portion of Northerly Side) between Croft Avenue and Orlando Avenue

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”:

Portion of northerly side of Melrose Place between Croft Avenue and
Orland Avenue
- 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 Committee and the City Council meetings to consider this request be sent to:

1. Crown Asset LLC
Attn: Michael Shabani
409 N. Camden Drive, Suite 205A
Beverly Hills, CA 90210
2. Bond Street Holding LLC
659 N Robertson Blvd,
West Hollywood, CA 90069
3. Bond Street Holdings LLC
171 S Rodeo Drive
Beverly Hills, CA 90212
4. DC Expediting Inc.
Attn: Sarah Catalan
1301 W. 2nd Street, #207
Los Angeles, CA 90026

5. Sefton Properties LP
2069 Kerwood Avenue
Los Angeles, CA 90025

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 E1401322 be paid.
2. That a suitable map, approved by the Central District Engineering office, delineating the limits, including bearings and distances, of the areas 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 areas 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 areas to be vacated be submitted to the City Engineer.
5. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Repair and/or replace all broken, off-grade or bad order concrete sidewalk, curb and gutter on Melrose Place and Croft Avenue.
 - b. Close all unused driveways with full height curb, gutter, and concrete sidewalk.
6. 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.
7. 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 each 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.

8. 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 August 15, 2017 from Michael Shabani.

DISCUSSION:

Request: The petitioner, Michael Shabani, owner of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street areas shown colored blue. The purpose of the vacation request is to regain the indented areas to create a straight property line in front of the building which will align with the property line of the adjacent property.

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 October 10, 2017, under Council File No. 17-1103 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the areas to be vacated are zoned C4-1XL and are developed with commercial buildings.

Description of Areas to be Vacated: The areas sought to be vacated is two 3-foot wide strip of land northerly side of Melrose Place between Croft Avenue and Orlando Avenue. Melrose Place is an improved Modified Standard Local Street dedicated 80 feet and variable width with a 50-foot wide roadway, curbs, gutters and 15-foot wide sidewalk/parkway on both sides. The area proposed to be vacated is adjoining to the existing sidewalk and paved with concrete.

Adjoining Street: Craft Avenue is an improved Local Street dedicated 60 feet wide with a 36-foot wide roadway, curbs, gutters and 12-foot wide sidewalk on both sides.

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

Effects of Vacation on Circulation and Access: The vacation of portion of northerly side of Melrose Place between Croft Avenue and Orlando Avenue will not have any adverse effect on access or vehicular circulation since it is an excess right of way.

The portions of the street 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 areas have been made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provides for the improvements as outlined in the conditions of this report.

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

Public Utilities: The Department of Water and Power, Southern California Gas Company and AT&T did not respond to the Bureau of Engineering's referral letter dated August 31, 2017.

City Department of Transportation: The Department of Transportation stated in its communication dated September 19, 2017 that the vacation is not opposed provided that all abutting property 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 City's Mobility Plan.

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

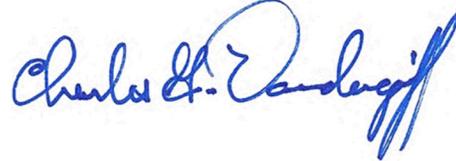
Department of City Planning: The Department of City Planning in its letter dated October 31, 2017 stated that the vacation areas serve no identifiable purpose in terms of vehicular or active transportation, and proposed vacation area would not stand to impact general circulation within the vicinity. Furthermore, vacation of the subject land area would promote orderly development of the property in the long term in that it would create a more regularly shaped parcel of land. Therefore, the vacation is consistent with the goals and policies of the City's General Plan.

Conclusion: The vacation of the public street areas as shown colored blue on attached Exhibit "A" could be conditionally approved based upon the following:

1. They are unnecessary for present or prospective public use.

2. They are not needed for vehicular circulation or access.
3. They are not needed for non-motorized transportation purposes.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Charles H. Vandegriff". The signature is fluid and cursive, with a large initial "C" and a long, sweeping tail.

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

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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Civil Engineer
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