

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

September 1, 2020

Honorable Members:

C.D. No. 11

SUBJECT:

VACATION REQUEST – VAC-E1401336 – Council File No. 18-0257 – Northeasterly Side of Barrington Avenue between Santa Monica Boulevard and Idaho 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 B:

Variable width up to 2-foot wide strip of land on the northeasterly side of Barrington Avenue between Santa Monica Boulevard and Idaho 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 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 based on the Initiation of the Street Vacation Proceedings adopted by Council on January 30, 2019, so the City Clerk and Bureau of Engineering can process the Public Notification pursuant to Section 8324 of the California Streets and Highways Code.
- I. That the vacation of the area(s) shown colored orange on Exhibit B, be denied.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of \$14,980 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 PWGR Committee and the City Council meetings to consider this request be sent to:

1. David Evans and Associates
Attn: Taylor Miller
201 S. Figueroa Street, Suite 240
Los Angeles, CA 90012
2. United El Segundo, Inc.
9815 National Boulevard
Los Angeles, CA 90034
3. Mrs. Goochs Natural Food Markets Inc Lessee
1418 Amherst Avenue, Unit 1
Los Angeles, CA 90025
4. Vons Companies Inc.
5918 Stoneridge Mall Road
Pleasanton, CA 94588

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 E1401336 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 Permit Case Management Division of the Bureau of Engineering 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 Permit Case Management Division 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 improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Provide all street improvements as required by CPC-2015-2956-VZC-DB-CUB-SPR.
 - b. Provide a full width, 15-foot wide sidewalk along Barrington Avenue complying with ADA requirements.
 - c. Repair or replace any broken, off-grade, or missing curb, gutter, and sidewalk along Barrington Avenue.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non- ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk, curb, and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

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, 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 review 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 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 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 lighting facilities be installed as 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 February 1, 2018 from David Evans and Associates.

DISCUSSION:

Request: The petitioner, David Evans and Associates, representing the owner of the properties shown outlined in yellow on Exhibit B, is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to increase property size and building capacity.

This vacation procedure is being processed under procedures established by Council File No. 01-1459-S1 adopted by the 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 Council on January 30, 2019, under Council File No. 18-0257 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated to the northeast are zoned C2-1VL and are developed with a parking lot. The properties adjoining the area to be vacated to the southwest are zoned C2-1VL and R3-1 and are developed with commercial and residential buildings.

Description of Area to be Vacated: The area sought to be vacated is a variable width up to 2 feet wide strip of land on the northeasterly side of Barrington Avenue between Santa Monica

Boulevard and Idaho Avenue along the petitioner's property frontage. The area is currently developed with concrete sidewalk.

Adjoining Streets: Santa Monica is an improved Boulevard II dedicated 102 feet wide with a 78-foot wide roadway, curbs, gutters and 12-foot wide sidewalks. Barry Avenue is an improved standard local street dedicated 60 and 62 feet wide with a 40-foot wide roadway, curbs, gutters, and a 10-foot wide sidewalk on the southwesterly side. Idaho Avenue is an improved collector street dedicated 60 feet wide with a 40-foot wide roadway, curbs, gutters, and 10-foot wide sidewalks. Barrington Avenue is an improved Avenue II dedicated 75 feet and variable width with a 54-foot roadway, curbs, and gutter, and variable width sidewalks.

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

Effects of Vacation on Circulation and Access: The vacation of the variable width up to 2-foot wide strip of land on the northeasterly side of Barrington Avenue between Santa Monica Boulevard and Idaho Avenue shall not have a significant effect on circulation and access. Also, the vacation area is 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 provide for the improvements as outlined in the conditions of this report. There are no dedications required.

Sewers and Storm Drains: There are no existing sewer or 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. Southern California Gas Company and AT&T did not respond to the Bureau of Engineering referral letter dated March 7, 2018.

Tract Map: Since no dedications are required 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 records an agreement satisfactory to the Bureau of Engineering to hold the 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 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 (DOT) stated in its communication dated March 27, 2018 that it does not oppose the vacation provided that all abutting property owners agree with the proposed vacation and that provisions are made for lot

consolidation, driveway and access approval by DOT, and additional dedication and improvements necessary to bring all adjacent streets into conformance with the City's Mobility Element of the General Plan.

City Fire Department: The Fire Department stated in its letter dated March 14, 2018 that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning stated in a letter dated May 22, 2020, that this vacation is consistent with both the West LA Community Plan and the Mobility Plan. The 43 feet wide right-of-way along this street segment achieves the required dedication since it is sufficient to accommodate a 15-foot sidewalk width.

Conclusion: The vacation of the public street 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.

Respectfully submitted,



Bert Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Report prepared by:

PERMIT CASE MANAGEMENT DIVISION
LAND DEVELOPMENT GROUP

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