

Office of the City Engineer  
Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

December 27, 2019

Honorable Members:

C. D. No. 4

SUBJECT:

VACATION REQUEST - VAC- E1401348- Council File No. 18-1065 Eleanor Avenue  
from Seward Street to its Westerly Terminus

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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":  
  
Eleanor Avenue from Seward Street to its Westerly Terminus
- B. That the vacation of the area shown colored orange on Exhibit "B" be denied
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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.

- H. That the Council adopt the City Engineer's report with the conditions contained therein.
- I. That the City Clerk schedule the vacation for public hearing at least 30 days after the Committee approval based on the Initiation of the Street Vacation Proceedings adopted by City Council on February 6, 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.

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. Sunset Las Palmas Entertainment Properties, LLC  
ATTN: Mark Lammas  
11601 Wilshire Blvd, 9<sup>th</sup> Floor  
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 E1401348 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 Group 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 Group 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 a 10-ft x 10-ft cut corner or a 15-ft curved corner radius at the intersection of Las Palmas Avenue and Romaine Street.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a. Repair and/or replace damaged/cracked, off-grade/missing sidewalk, curb and gutter along the frontage of the property on Seward Street. Any proposed driveway aprons shall be constructed per latest Bureau of Engineering Standards.
  - b. Repair and/or replace damaged/cracked, off-grade/missing sidewalk, curb and gutter along the frontage of the property on Romain Street. Any proposed driveway aprons shall be constructed per latest Bureau of Engineering Standards.
  - c. Close off the intersection of the proposed vacated street, Eleanor Avenue, with full-height curbs, gutters, and sidewalks. Any proposed driveway aprons shall be constructed per latest Bureau of Engineering Standards.
  - d. Repair and/or replace damaged/cracked, off-grade/missing sidewalk, curb and gutter along the frontage of the property on Las Palmas Avenue. Fill-in the newly dedicated area at the intersection of Las Palmas and Romaine Street with concrete. Any proposed driveway aprons shall be constructed per latest Bureau of Engineering Standards.
  - e. Repair and/or replace damaged/cracked, off-grade/missing sidewalk, curb and gutter along the frontage of the property on Santa Monica Boulevard. Any proposed driveway aprons shall be constructed per latest Bureau of Engineering Standards.
7. That arrangements be made with all utility agencies as well as cable companies and franchises maintaining facilities in the area including but not limited to the Department of Water and Power, AT &T, Southern California Gas Company, and Time Warner Cable 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 facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.

9. 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.
10. That satisfactory arrangement be made with Fire Department for the relocation of fire hydrants.
11. That street lighting facilities be installed as required by the Bureau of Street Lighting.
12. 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 October 22, 2018, from Mark Lammas on behalf of Sunset Las Palmas Entertainment Properties, LLC.

DISCUSSION:

Request: The petitioner, Mark Lammas on behalf of Sunset Las Palmas Entertainment Properties, LLC, owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street areas shown colored blue and orange. The purpose of the vacation request is to demolish existing buildings located on the southwest corner of Eleanor Avenue and north of Romain Avenue and construct a new four-story office building with one level of subterranean parking.

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 February 6, 2019, under Council File No. 18-1065 adopted an initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated to the north, south, and west are currently zoned MR1-1-SN and are developed with commercial buildings and parking lots.

Description of Area to be Vacated: The area sought to be vacated is Eleanor Avenue from Seward Street to its Westerly terminus. Eleanor Avenue is a Local Street dedicated 60 feet wide and improved with 36-foot wide roadway, curb, as well as gutter and 12-foot wide sidewalks.

Adjoining Streets: Seward Street is an improved Local Street dedicated 60 feet and variable width right of way with a 15-ft wide half roadway, curb, gutter, and 12-ft sidewalks. Romaine Street is an improved Local Street dedicated 60 feet wide right of way with a 17-ft wide half roadway, curb, gutter, and 12-ft sidewalks. Las Palmas Avenue is an improved Local Street dedicated 60 feet wide right of way with a 20-ft wide half roadway, curb, gutter, and 10-ft sidewalks. Santa Monica Boulevard is an improved Modified Avenue I dedicated 93 feet and variable width right of way with a 30-ft wide half roadway, curb, gutter, and 12-ft sidewalks.

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 Eleanor Avenue should not have an adverse impact on circulation or access since Eleanor Avenue terminates in a cul-de-sac and the properties abutting all sides of Eleanor Avenue are owned by the petitioner.

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 determinations of the underlying fee interest of the vacation area has/have 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. Dedication and street widening along Seward St have been deferred because the existing and new buildings are built to the property line.

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

Public Utilities: The Department of Water and Power stated in its communication dated March 26, 2019 that “The Water Services Organization (WSO) of the Department of Water and Power is maintaining a 6-inch water main, a fire hydrant, 6-inch fire and 1-inch domestic service within the proposed vacation area. Southern California Gas Company, AT&T, and Time Warner Cable did not respond to the Bureau of Engineering’s referral letters dated November 5, 2018.

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. However, it will be necessary that the petitioner records an agreement satisfactory to the Bureau of Engineering to hold each 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 such time as 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 stated in its communication dated November 29, 2018 that it does not oppose to the vacation given 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 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 December 5, 2018 that all public fire hydrants within the proposed Street Vacation must be relocated at the petitioner's expense with the approval of Department of Water and Power.

Department of City Planning: The City Planning Department in its communication dated November 16, 2018 stated that the vacation of the street is consistent with the intents and purposes of the City's General Plan, and consistent with the Hollywood Community Plan's goal of facilitating more intensive utilization of the existing studio production campus north and south of the street via lot assemblage.

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,



Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

Report prepared by:

LAND DEVELOPMENT AND GIS DIVISION

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