

Office of the City Engineer

Los Angeles, CA

To the Public Works and Gang Reduction Committee

Of the Honorable Council

Of the City of Los Angeles

August 5, 2020

Honorable Members:

CD No. 10

SUBJECT:

VACATION REQUEST – VAC-E1401379 – Council File No. 20-0289 – East West Alley Southerly of Washington Boulevard between Claudina Avenue and Vineyard 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:  
  
East West alley southerly of Washington Boulevard between Claudina Avenue and Vineyard 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 (PWGR) Committee approval based on the initiation of the street vacation proceedings adopted by City Council on March 17, 2020, so the City Clerk and the Bureau of Engineering (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 deposit of \$14,980 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit to the deposit will be required of the petitioner to recover the cost pursuant to Section 7.44 of the Administrative Code.

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:

- a) Matt Plourde, DK Engineer Corp.  
6420 Wilshire Blvd. Suite 1000  
Los Angeles, CA 90048
- b) BAYWEST3 LLC  
1640 5<sup>th</sup> Street Ste 219  
Santa Monica, Ca 90401
- c) Los Angeles City  
111 E 1<sup>st</sup> Street RM 201  
Los Angeles, CA 90012

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 deficit under Work Order E1401379 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 Permit Case Management 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 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 dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a. Claudina Avenue
    - i. 5 feet dedication is required.
  - b. East-West Alley
    - i. Retain 5 feet wide strip of alley at the intersection with Claudian Avenue for street use purpose.
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
  - a. Claudina Avenue
    - i. Roadway widening is required.
    - ii. Construct AC pavement, standard integral concrete curb and gutter to provide for an 18-ft wide half roadway and a minimum of 12-ft concrete sidewalk adjoining the subject property to meet Engineering's latest Standard Street Dimensions for standard Local Street with appropriate transitions (Standard Plan No. S-470-1). These improvements shall be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer.
  - b. Vineyard Avenue
    - i. Construct standard 2-ft wide integral concrete curb and gutter adjoining the subject property in accordance to Engineering's latest Curb and Gutter standards (Standard Plan S-410-2). These improvements shall be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer.
    - ii. Repair and/or replace damaged/cracked, off-grade sidewalks adjoining the subject property in a manner satisfactory to the City Engineer.

c. East-West Alley

- i. Close both alley intersections at Claudina Avenue and Vineyard Avenue with city standard full height curbs, gutters, and sidewalks OR construct driveway aprons per Engineering's latest driveway standards (Standard Plan No. S-440-4) in a manner satisfactory to the City Engineer.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or unpraised 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 unpraised by more than ¼ inch from the surrounding concrete work or has a 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.

7. That arrangements be made with all utility agencies, cable companies and franchises maintaining facilities in the area including but not limited to the Department of Water and Power (LADWP) 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 consent to the vacation be secured from the owners of Lots A and B Tract 4416.
9. That upon the review of the title report identifying the underlying fee title interest of the vacation areas, agreements be recorded satisfactory to Engineering to hold each or one of the adjoining parcels of land, and its adjoining portions of the areas to be vacated under the same ownership, as one parcel as necessary to preclude the creation of substandard or landlocked parcels. This is to remain effective until a new subdivision map is recorded over said areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
10. That street lighting facilities be installed as required by the Bureau of Street Lighting.

TRANSMITTAL:

Application dated December 19, 2019, from Matt Plourde, DK Engineer Corp, revised July 6, 2020 with a clarification on purpose of vacation.

DISCUSSION:

Request: The petitioner, Matt Plourde, DK Engineer Corp, representing the owner of the properties shown outlined in yellow on Exhibit A, is requesting the vacation of the public alley area shown colored blue. The purpose of the vacation request is to obtain a surface parking lot providing up to 26 automobile parking stalls for the exclusive use of the Nate Holden Performing Arts Center located at 4708 W. Washington Boulevard.

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 will be recorded upon compliance with the conditions established for this vacation.

Previous Council Action: The City Council on March 17, 2020, under Council File No. 20-0289 adopted an Initiation of Vacation Proceedings for this vacation request.

Zoning and Land Use: The properties adjoining the area to be vacated are within the West Adam Baldwin Hills, Leimert Community Plan, and serve an area that is designated for Commercial and Multi-family land uses. The properties are zoned C2-1VL-O-CPIO AND RD2-1-0.

Description of Area to be Vacated: The area sought to be vacated is an approximately 1,728 square feet alley south of Washington Boulevard, between Claudina Avenue and Vineyard Avenue.

Adjoining Streets: Claudina Avenue is designated Local Street – Standard with existing 60 feet Right-of-Way and 36 feet roadway width.

Vineyard Avenue designated Local Street – Standard dedicated with existing 60 feet Right-of-Way and 36 feet roadway width. Vineyard Ave. is improved with AC pavement, curb, and sidewalks. There are no gutters.

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

Objections to the vacation: There are no objections to the vacation request.

Effects of Vacation on Circulation and Access: The vacation of the alley south of Washington Boulevard will have no significant effects on access rights or circulation.

The alley is not needed for the use of pedestrians, bicyclists or equestrians.

Reversionary Interest: No determination of the underlying fee interest of the vacation areas 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.

Sewers and Storm Drains: There is an active sanitary sewer line in the alley proposed to be vacated. This sewer line shall either be relocated under a “B” Permit in a manner satisfactory to the City Engineer OR a minimum 10’ wide easement will be required over this line for maintenance purposes. No building shall be constructed over or near this active line without first obtaining approval from the City Engineer.

Public Utilities: On February 25, 2020, AT&T stated that they currently maintain communication facilities in the proposed vacation area. As such, they request that an easement be provided to construct, maintain, operate, replace, remove, and renew such aerial and underground communication facilities (including ingress thereto and egress therefrom) consisting of poles, anchors, guys, cables, wires, crossarms, conduits, manholes, handholes, markers, pedestal, terminal equipment cabinets, electrical conduits and necessary fixtures and appurtenances.

On June 30, 2020, LADWP stated that they maintain electrical facilities with the area sought to be vacated. As such, they request that suitable arrangement shall be made to grant easement for, or to provide for any necessary relocation of, these facilities.

Tract Map: Since there are no dedications 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 record an agreement satisfactory to 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.

City Department of Transportation: The Department of Transportation stated in its communication dated May 7, 2020 that it has no objection to this street vacation.

City Fire Department: The Fire Department stated in its communication dated March 3, 2020 that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning stated in its communication dated July 13, 2020 that the street vacation is consistent with the General Plan in activating one of four Framework Element designated Neighborhood Districts with the West Adams-Baldwin Hills-Leimert Community plan policies and objectives. The vacation will strengthen, retain and expand the existing commercial area and maintain viable cultural uses and further activation of “main street” character in the Washington/Rimpau Neighborhood District.

Conclusion: The vacation of the public alley 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,



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

Report prepared by:

PERMIT CASE MANAGEMENT DIVISION  
LAND DEVELOPMENT GROUP

Hui M. Huang  
Civil Engineer  
(213) 378-1281

BM/HH/ms