

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

January 5, 2022

Honorable Members:

CD No. 14

SUBJECT:

VACATION REQUEST - VAC- E1401385 - Council File No. 20-0849 – Center Street (Portion of Easterly Side) from Ducommun Street and Jackson Street

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”:
 - i. Portion of Easterly Side of Center Street from Ducommun Street and Jackson Street.
- 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.

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 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:

To satisfy Sections 8320 through 8323 of the California Streets and Highways Code, the City Clerk shall schedule the vacation for public hearing at least 30 days after the Public Works (PW) Committee approval of this report, so the City Clerk and Engineering may process the required Public Notification.

Additionally, City Clerk shall send notification of the time and place of the PW Committee and the City Council meetings to consider this request be sent to:

1. Los Angeles County Metropolitan Transportation
Attn: Ferdinand Chan, Metro
One Gate Plaza
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 E1401385 be paid.
2. That a suitable map, approved by Engineering's Central District office, delineating the limits, including bearings and distances, of the areas to be vacated be submitted to the Permit Case Management Division (PCM) prior to the preparation of the Resolution to Vacate (Resolution).
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 PCM 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 property in a manner satisfactory to the City Engineer
 - a. Center Street:
 - i. Applicant may vacate 16.5 feet along the project site's frontage subject to approval from Department of Transportation and Department of City Planning.
 - b. Ducommun Street:
 - i. 8-ft dedication is required.
 - ii. Retain that portion of the cut corner with Center St. for street use purposes.
 - c. Jackson Street:
 - i. 8-ft dedication is required.
 - ii. Retain that portion of the cut corner with Center St. for street use purposes.
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Center Street:
 - i. Roadway widening is required. Widen the existing roadway by the construction of AC pavement, integral concrete curb and gutter to provide for a 23-ft half roadway, and a minimum of 10.5-ft concrete sidewalk subject to approval from Department of Transportation and Department of City Planning with appropriate transitions. These improvements shall be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer.
 - ii. Improvements shall be consistent with the Metro Transit's 1st/Central Station Improvements Project.
 - iii. Construct new curb ramps at each corner of the intersection with Ducommun Street and Jackson Street to conform to the latest BOE Curb Ramp standard (Standard Plan No. S-442-6) in a manner satisfactory to the City Engineer.
 - b. Ducommun Street:
 - i. Roadway widening is required. Widen the existing roadway by the construction of AC pavement, integral concrete curb and gutter to provide for a 20-foot half

roadway, and a minimum of 13-foot concrete sidewalk to meet the latest BOE Standard Street Dimensions for Collector 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.

- ii. Improvements shall be consistent with the Metro Transit’s 1st/Central Station Improvements Project.

c. Jackson Street:

- i. Roadway widening is required. Widen the existing roadway by the construction of AC pavement, integral concrete curb and gutter to provide for a 20-foot half roadway, and a minimum of 13-foot concrete sidewalk to meet the latest BOE Standard Street Dimensions for Collector 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.
 - ii. Improvements shall be consistent with the Metro Transit’s 1st/Central Station Improvements Project.
7. Repair and/or replace damaged/cracked, off-grade sidewalk, curb and gutter along the frontage in a manner satisfactory to the City Engineer.
 8. Any proposed driveway apron shall conform and be constructed per latest Bureau of Engineering Driveway Standards (Standard Plan No. S-440-4) in a manner satisfactory to the City Engineer.
 9. Close any unused driveway with full height curb, gutter, and sidewalk in a manner satisfactory to City Engineer.
 10. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to Los Angeles Department of Water and Power (LADWP), Southern California Gas Company, Charter Communications, 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.
 11. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to Engineering to hold each adjoining parcels of land, and its adjoining portions 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 areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
 12. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.

13. 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.

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 Engineering's Standard Plans S410-2, S440-4, S442-6 and S444-0

TRANSMITTAL:

1. Application dated April 22, 2020, from Ferdinand Chan, METRO
2. Exhibit "A", location map.

DISCUSSION:

Request: The petitioner, Ferdinand Chan, METRO, representing the owner of the property, Los Angeles County Metropolitan Transportation Authority, shown outlined in yellow on Exhibit "A", is requesting the vacation of the walkway and future street area shown colored blue. The purpose of the vacation request is to be able to fully utilize existing enclosed property in its current and future use without an encumbrance on the title.

This vacation procedure is being processed under procedures established by Council File No. 20-0849 adopted by the Los Angeles City Council on December 8, 2020.

Resolution to Vacate: The Resolution to Vacate will be recorded upon compliance with the conditions established for this vacation.

Zoning and Land Use: The properties adjoining the area to be vacated to the east is zoned M3-1-RIO and is developed as a paved parking lot.

Description of Area(s) to be Vacated: The area sought to be vacated is approximated 4,600 square feet and developed with pavement.

Adjoining Street(s) and Alley(s): Center Street is an Avenue III – Secondary Highway dedicated 86-foot wide right-of-way with a 40-foot wide roadway, curbs, gutters and 8-foot wide sidewalks. Ducommun Street is a Collector Street dedicated 50-foot wide right-of-way with a 33.5-foot wide roadway, curbs, gutters and 8-foot wide sidewalks. Jackson Street is a Collector

Street dedicated 50-foot wide right-of-way with a 33.7-foot wide roadway, curbs, gutters and 8-foot wide 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 approximately 4,600 square feet of the street will have no adverse effects on access rights or circulation.

Reversionary Interest: No determinations of the underlying fee interest of the vacation area 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.

Public Utilities: LADWP, Southern California Gas Company, Charter Communications, and AT&T may maintain facilities in the area proposed to be vacated.

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 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 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.

City Department of Transportation: The Department of Transportation in their communication dated August 17, 2021 and October 28, 2021, that based on traffic considerations, does not oppose the requested street vacation along Center Street (Portion of Ely Side) between Ducommun Street & Jackson Street provided that all abutting property owners are in agreement with the proposed vacation, the reduction in the right-of-way from 72 feet, as required by the Mobility Plan 2035, to 69.5 feet results in a sidewalk width of less than the required 13 feet, and not a reduced roadway width, and that City Planning agrees to this modification. The Mobility Element (also known as Mobility Plan 2035) was adopted on August 11, 2015 and amended on September 7, 2016 by the City Council.

In addition, that through the requirements of a tract map or by other means, provisions are made for (1) lot consolidation, (2) driveway and access approval by DOT and (3) any additional dedications 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 communication dated July 16, 2020 that all public fire hydrants within the proposed Street Vacation must be relocated at the Petitioners expense with the approval of Department of Water and Power.

Department of City Planning: The Department of City Planning stated in its communications dated July 24, 2020 and November 15, 2021, that the request is consistent with the City of Los Angeles' Central City North Community Plan goals and policies because it would facilitate a more efficient street network. The subject vacation is requested for the easterly side of Center Street between Ducommun and Jackson Streets which abuts an M3-1-RIO zoned lot. The street abuts properties that are developed with industrial uses on the north, west, and south sides. The Los Angeles River abuts the property site on the east. Currently, the street is over-dedicated with a Right-Of-Way of 86 feet. The property directly associated by this request is under the same ownership, Los Angeles County Metropolitan Transportation Authority.

This street vacation shall not preclude any bike infrastructure on Center Street, as Center Street is identified by the City of Los Angeles Mobility Plan 2025 as an Enhanced Bike network and designated as a Tier 1 Protected Bicycle Lane. City Planning prefers for the applicant to pursue a revocable permit for the proposed scope of work in the public right of way. If a revocable permit is not a feasible option for the applicant, then City Planning affirms the street vacation as recommended by the City of Los Angeles Department of Transportation.

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

Conclusion: The vacation of the public alley areas 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

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Civil Engineer
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BM/BG/MC

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