

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

August 21, 2024

Honorable Members:

CD No. 11

SUBJECT:

VACATION REQUEST - VAC- E1401442 - Council File No. 24-0509 - Portion of Reseda Boulevard approximately 698 feet to 955 feet Northeast of Sunset Boulevard

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 Reseda Boulevard approximately 698 feet to 955 feet northeast of Sunset Boulevard
- 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 Public Works Committee (PWC) approval of this report, so the City Clerk and the Bureau of Engineering (BOE) may process the required Public Notification.

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

1. Pacific Crest Consultants  
Attn: Amy Studarus  
29635 Agoura Road  
Agoura Hills, CA 91301
2. Peter McMillan III and Theresa M. Strempek  
C/O Marmol Radziner  
12210 Nebraska Avenue  
Los Angeles, CA 90025
3. James Childress and Amy Sommer  
1112 Montana Ave., Unit 610  
Santa Monica, CA 90403
4. Halbert S. Washburn  
14215 Evans Road  
Los Angeles, CA 90272

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 E1401442 be paid.
2. That a suitable map, 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.
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 approval shall be obtained from the West Los Angeles District Office for the requirements of equestrian and/or hiking easements to the satisfaction of the City Engineer.
6. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to BOE to hold the adjoining parcel 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 area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.

TRANSMITTAL:

1. Application dated June 20, 2023, from Amy Studarus of Pacific Crest Consultants.
2. Exhibit A, location map.

DISCUSSION:

Request: The petitioner, Pacific Crest Consultants, representing the owners of the property shown outlined in yellow on Exhibit A, is requesting the vacation of the public right-of-way area shown colored blue. The purpose of the vacation request is for landscaping.

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 5/03/2024 under Council File No. 24-0509, adopted a new initiation report to initiate the street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the east, west, south, and north are correspondingly zoned RE20-1 and RE40-1. The subject vacation area abuts properties that are developed with single-family homes and related amenities such as pools and sports courts to the north, south, and west. The subject vacation area and surrounding properties are located in a Hillside Area with limited street circulation and emergency access. The subject vacation area is located within 500 feet of the Will Rogers State Historic Park.

Description of Area to be Vacated: The area sought to be vacated is the portion of Reseda Boulevard approximately 698 ft to 955 ft northeast of Sunset Boulevard. The subject vacation area is a portion of an unimproved street that does not provide vehicular access or connectivity to any properties or other rights-of-way.

Adjoining Street: Reseda Boulevard is an Unidentified Designation.

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 the portion of Reseda Boulevard approximately 698 feet to 955 feet northeast of Sunset Boulevard will have no adverse effects on access rights or circulation provided that the conditions outlined in this report are met.

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 determination of the underlying fee interest of the vacation area has been made as to title or reversionary interest.

Dedications and Improvements: No dedication or improvements will be required.

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

Public Utilities: There are no public facilities in the area proposed to be vacated.

Tract Map: Since there are no dedications or improvements required, 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 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.

City Department of Transportation: The Los Angeles Department of Transportation stated in its communication dated January 25, 2024, that they do not oppose the requested 7,558 square-foot street vacation for landscaping purposes located on Reseda Boulevard, between Sunset Blvd and

Mulholland Drive (indicated by the area shaded blue on the vacation map Exhibit A, provided that all abutting property owners are in agreement with the proposed vacation. In addition, through the requirements of a tract map or by other means, provisions are made for lot consolidation, driveway and access approval by DOT, and any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Mobility Element of the General Plan.

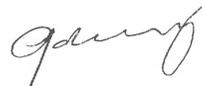
City Fire Department: The Los Angeles Fire Department stated in its communication dated December 13, 2023, that they have no objection to this Street Vacation.

Department of City Planning: The Department of City Planning stated in its communication dated January 5, 2024, that “street vacations can be designed for consistency with the General Plan, and in this instance, this request is generally consistent with the Brentwood-Pacific Palisades Community Plan policies and objectives because it would preserve the City’s public right-of-way for wildlife corridors and support open space and equestrian access”.

Conclusion: The vacation of the public street 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,



for

Hui M. Huang, 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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HMH/BG/DP