

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

September 18, 2024

Honorable Members:

Council District No. 14

SUBJECT:

VACATION REQUEST – VAC- E1401440 – COUNCIL FILE NO. 23-1398 – PORTION OF
ROY STREET AND ALDAMA 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 B:
 - i. Portion of Roy Street and Aldama Street
- 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.

FISCAL IMPACT STATEMENT:

The petitioner has paid a deposit 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:

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 PW Committee approval of this report, so the City Clerk and Bureau of 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. William Gramling
6012 Roy St
Los Angeles, CA 90042
2. Adam Parks
6628 Aldama St
Los Angeles, CA 90042

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 E1401440 be paid.
2. That a suitable map, approved by Bureau of Engineering (Engineering) Central District Engineering 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.

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 improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Along Roy Street, widen the roadway and construct a new integral concrete curb and gutter, to provide for an 18-foot wide half roadway and 4-foot wide concrete sidewalk to meet the latest BOE street dimensions Hillside Local Street (Standard Plan No. S-470-1), along with appropriate transitions to the existing improvements. Construct a new curb return at the intersection with Aldama Street with concrete per Standard Plan No. S-410-2. These improvements shall be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer.
 - b. Along Aldama Street, widen the roadway and construct a new integral concrete curb and gutter to provide for an 18-foot wide half roadway, and provide 4-foot wide concrete sidewalk to meet the latest BOE street dimensions Hillside Local Street (Standard Plan No. S-470-1), along with appropriate transitions to the existing improvements. These improvements shall be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer.
 - c. Repair or replace any damaged/cracked, off-grade/missing sidewalk, curb, gutter, and roadway pavement in a manner satisfactory to the City Engineer. Close all unused driveways with full height curb, gutter, and concrete sidewalk. (See Note 1)
 - d. Any proposed driveway aprons 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.
 - e. Any proposed driveway aprons shall require Los Angeles Department of Transportation (LADOT) approval.
 - f. Contact respective agencies/entities for possible relocation, update, and/or new installation of street trees (Bureau of Street Services' Urban Forestry Division), streetlights (Bureau of Street Lighting), meters/vaults/poles/assets (Los Angeles Department of Water and Power, utilities, etc.), and signs/painted curbs (Los Angeles Department of Transportation).
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 Engineering to hold the 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.

7. That street lighting facilities be installed as required by the Bureau of Street Lighting.
8. 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 1: 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 and 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 25, 2023, from William Gramling
2. Exhibit B, location map.

DISCUSSION:

Request: The petitioner, William Gramling, owner of the property shown outlined in yellow on Exhibit B, is requesting the vacation of the public street area shown colored blue and orange. The purpose of the vacation request is to construct an ADU.

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 Council on January 19, 2024 under Council File No. 23-1398, adopted a new initiation report to initiate the street vacation proceedings.

Zoning and Land Use: The property adjoining the area to be vacated are zoned R1-1-HCR and is developed with a single-family residence.

Description of Area to be Vacated: The area sought to be vacated is a portion of Aldama Street and Roy Street adjoining the petitioner's property.

Adjoining Streets: Roy Street is an improved Hillside Local Street dedicated 50-feet wide with a 25-foot wide roadway, curbs, gutters and 4-foot wide sidewalk. Aldama Street is an improved Hillside Local Street dedicated 50-feet wide with a 25-foot wide roadway, curbs, gutters, parkway, and 4-foot wide sidewalk.

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 Roy Street at Aldama Street shown in blue in the attached Exhibit B will have no adverse effects on access rights or circulation.

The vacation area shown in blue is not needed for the use of pedestrians, bicyclists or equestrians.

The vacation area shown in orange is required to remain as right-of-way to be compliant with minimum Hillside Local Street standards.

Objections to the vacation: There were no objections to the vacation submitted for this request.

Reversionary Interest: No determinations of the underlying fee interest of the vacation area has been made as to title or reversionary interest.

Dedications, Reservations, and Improvements: It will be necessary that the petitioner provides 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: There are no public facilities in the area proposed to be vacated.

Tract Map: Since there are no dedications 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 one 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 August 18, 2023, no objection if all abutting property owners are in

agreement, and that the vacation would result in roadway and right-of-way dimensions that are consistent with the new street standards identified in the Mobility Element of the General Plan (also known as the Mobility Plan 2035). In addition, that through the requirements of a tract map or by other means, provisions are made for (1) lot consideration, (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 Plan 2035.

City Fire Department: The Los Angeles Fire Department stated in its communication dated August 24, 2023 that it has no objection to the request.

Department of City Planning: The Los Angeles Department of City Planning stated in its communication dated September 25, 2023, that the request to vacate a portion of Roy Street at Aldama Street is consistent with the City's General Plan as expressed by the goals, objectives and policies of the Northeast Los Angeles Community Plan's policies, in consideration that in a Interdepartmental Correspondence provided from the Bureau of Engineering dated September 8, 2023, the office confirmed that their agency can allow the vacation request for the Portion of Roy Street, but that the applicant will have to meet the standard turning area, roadway, and right-of-way requirements to comply with the standard plan S-470-1 for Aldama Street and Roy Street. According to the letter, the applicant is specifically required to dedicate a 15-foot radius at the northerly corner of the property at the intersection of Roy Street and Aldama Street, and that a roadway widening improvement will be required for both Roy Street and Aldama Street.

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 areas shown colored orange should not be vacated because they are needed for public street purposes.

Report prepared by:
PERMIT CASE MANAGEMENT DIVISION

Bok Goh
Acting Senior Civil Engineer
(213) 808-8618

HMH/BG/zm

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Hui M. Huang', followed by the word 'for' in a smaller font.

Hui M. Huang, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering