

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

September 2, 2020

Honorable Members:

CD No. 6

SUBJECT:

VACATION REQUEST – VAC-E1401213 – Council File No. 13-1202 – Alley Southerly of Saticoy Street Westerly of Van Nuys Boulevard (Re-Application)

---

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, and that the exact limits of the vacation areas be permitted to be adjusted based on the final approved design of the adjoining street improvements:

The alley southerly of Saticoy Street westerly of Van Nuys Boulevard, and the 5-foot and 2.5-foot drainage easements located within Lot 1 of Tract 19368.

- 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 August 4, 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.
- I. That the vacation of the area shown colored orange on Exhibit B be denied.

FISCAL IMPACT STATEMENT:

The petitioner has paid a deposit of \$32,100 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) County of Los Angeles  
Department of Public Works  
ATTN: Gil Garcia, Principal Engineer  
900 S Fremont Ave, 5<sup>th</sup> Floor  
Alhambra, CA 91803-1331
- b) County of Los Angeles  
754 Kenneth Hahn Hall of Administration  
ATTN: Sachi A. Hamai, Chief Executive Officer  
500 W. Temple St.  
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 E1401213 be paid.
2. That a suitable map, approved by Engineering's Valley District 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) Dedicate 2 feet along Lot 1 Arb 1 of Tract 21994 and 3 feet along Lot 1 of Tract 19368 as a public street along Saticoy Street, per Standard Plan S-470 and per Mobility Plan 2035. These required right-of-way dimensions are due to previously completed street improvements under BR205208, P-37897 (DOT SFV 11-042).
  - b) Dedicate 2 feet as a public street along Van Nuys Boulevard to provide a 52-foot half right-of-way per Standard Plan S-470 and per Mobility Plan 2035, with a 20-foot radius property line return at the corner with Saticoy Street. It should be noted that street standards have changed since the original recommendation report was adopted on April 23, 2014, which previously only required a 2-foot dedication along Van Nuys Boulevard.
6. That upon the review of the title report identifying the underlying fee title interest of the vacation areas, agreement 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

TRANSMITTAL:

Application dated July 10, 2019, from Gil Garcia, Principal Engineer, County of Los Angeles, Department of Public Works.

DISCUSSION:

Request: The petitioner, Gil Garcia, representing the County of Los Angeles, owner of the properties shown outlined in yellow on Exhibit B, is requesting the vacation of the public alley and drainage easement areas shown colored blue. The purpose of the vacation request is for the Zev Yaroslavsky Family Support Center.

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 April 23, 2014 conditionally adopted the City Engineer's report dated October 3, 2013 under Council File No. 13-1202. The vacation conditions were not complied with prior to the expiration date. A new application was submitted on July 10, 2019 (re-application). The City Council on August 4, 2020, under same Council File No. 13-1202, adopted an Initiation of Vacation Proceeding for this proposed vacation.

Zoning and Land Use: The properties adjoining the areas to be vacated to the west are zoned P-1 and are developed as a parking lot. The properties adjoining the areas to be vacated to the south and east are zoned C1-1VL and are developed with public facilities.

Description of Area to be Vacated: The areas sought to be vacated are the alley southerly of Saticoy Street westerly of Van Nuys Boulevard and the 5-foot and 2.5-foot drainage easements located within Lot 1 of Tract 19368. The alley is dedicated 20 feet and 40 feet wide and was improved with asphalt pavement and a 2-foot longitudinal gutter. There is now a new building constructed over the public alley, the Zev Yaroslavsky Family Support Center.

The drainage easements provide for existing drainage facilities from the alley to Van Nuys Boulevard, and a building has been built over the easements.

Adjoining Streets: Saticoy Street is an Avenue II dedicated 84 and 85 feet wide with a 35-foot wide half roadway, curb and gutter, and 10-foot wide sidewalk. Van Nuys Boulevard is a Boulevard II dedicated 100 feet wide with a 40-foot wide half roadway, curb and gutter, and 12-foot wide sidewalk.

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

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

Effects of Vacation on Circulation and Access: The vacation of the alley southerly of Saticoy Street westerly of Van Nuys Boulevard would not have a significant effect on circulation or access. The alley intersection at Saticoy Street and sidewalk culvert easement on Van Nuys Boulevard were eliminated per plan P-37897.

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 area has been made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provide for the dedications as outlined in the conditions of this report.

Sewers and Storm Drains: There are no sewer or storm drain facilities within the alley proposed to be vacated. There were existing storm drain facilities within the drainage easements proposed to be vacated but were eliminated per plan P-37897.

Public Utilities: The Department of Water and Power stated in its communication dated April 26, 2013, that it does not maintain any facilities within the proposed vacation. AT&T stated in its communication dated April 15, 2019, that they do not maintain any facilities within the area proposed to be vacated. Verizon stated in its communication dated August 16, 2019, that it does not maintain any facilities within the area.

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 record an agreement satisfactory to BOE 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 August 27, 2020 that it is not opposed provided that all property owners are in agreement with the proposed alley vacation and that provisions are made for lot consolidation, driveway and access approval by DOT and additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

City Fire Department: The Fire Department stated in its communication, dated October 1, 2019, that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning stated in its communication, dated April 24, 2020, that the proposed alley vacation request does not conflict with the City of Los Angeles General Plan, including Mobility Plan 2035 and the Van Nuys-Sherman Oaks Community Plan goals, policies and objectives.

Conclusion: The vacation of the public alley and easement areas 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,



Bert Moglebust, 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/gp