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OCT 03 2013

To the Public Works and Gang Reduction Committee
Of the Honorable City Council
Of the City of Los Angeles

Council File No. 13-1202
Council District: 6
Contact Person: Dale Williams
Phone: (213) 202-3491

Public Works and Gang Reduction Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated OCT 03 2013 for Council review and approval of:

VACATION APPROVAL - VAC- E1401213 - Council File No. 13-1202 Alley Southerly of Saticoy Street Westerly of Van Nuys Boulevard.

RECOMMENDATIONS:

1. Adopt the findings of the City Engineer on the attached City Engineer report relative to initiating vacation proceedings. This vacation is exempt from the California Environmental Quality Act of 1970 pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
2. Adopt the City Engineer's report dated OCT 03 2013 with the conditions contained therein.
3. Fiscal Impact Statement:

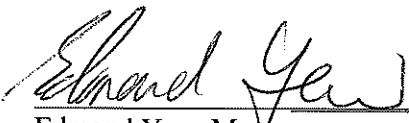
The petitioner has paid a fee of \$32,100.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code may be required of the petitioner.
4. That there is a public benefit to this vacation. Upon vacation of the street, the City is relieved of its ongoing obligation to maintain the right-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street easement.
5. There were no objections to the vacation submitted for this project.

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Attachment:


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DW/
H:\

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

OCT 03 2013

Honorable Members:

C. D. No. 6

SUBJECT:

VACATION APPROVAL - VAC- E1401213 - Council File No. 13-1202 Alley
Southerly of Saticoy Street Westerly of Van Nuys 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 "B":

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 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.
- I. That the City Clerk schedule the vacation for public hearing at least 30 days after the Public Works Committee approval so the City Clerk and Bureau of 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 fee of \$32,100.00 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:

That notification of the time and place of the Public Works Committee and the City Council meetings to consider this request be sent to:

1. Kamel Youssef, Senior Capital Projects Manager
County of Los Angeles
Department of Public Works
900 S Fremont Ave, 5th Floor
Alhambra CA 91803-1331
2. William T Fujioka, Chief Executive Officer
County of Los Angeles
754 Kenneth Hahn Hall of Administration
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 fee deficit under Work Order E1401213 be paid.
2. That a suitable map, approved by the Valley District Engineering office, delineating the limits, including bearings and distances, of the areas to be vacated be submitted to the Land Development Group prior to the preparation of the Resolution to Vacate.
3. That a suitable legal description describing the areas being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to the Land Development Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
4. That a title report indicating the vestee of the underlying fee title interest in the areas 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. Dedicate 2 feet along Lot 1 Arb 1 of Tract 21994 and 3 feet along Lot 1 of Tract 19368 as public street along Saticoy Street, to provide a 45-foot wide half right-of-way in accordance with the Secondary Highway standard.
 - b. Dedicate 2 feet as public street along Van Nuys Boulevard to provide a 52-foot half right-of-way in accordance with the Major Highway Class II standard, together with a 15-foot by 15-foot corner cut or 20-foot radius property line return at the corner with Saticoy Street.
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Close the alley intersection at Saticoy Street with standard street improvements, including full height curb and gutter or standard driveway approach.
 - b. Repair or replace any broken, off-grade or missing curb, gutter or sidewalk along Saticoy Street and along Van Nuys Boulevard.
7. That arrangements be made with all utilities agencies maintaining facilities in the areas including but not limited to the 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 satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing storm drain facilities located within the areas to be vacated, unless easements are reserved from the vacation for their protection.
9. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
10. 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.

TRANSMITTAL:

Application dated September 13, 2012, from Kamel Youssef, Senior Capital Projects Manager, County of Los Angeles, Department of Public Works..

DISCUSSION:

Request: The petitioner, Kamel Youssef, 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 and orange. The purpose of the vacation request is for proposed development at the site.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

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

Previous Council Action: The City Council on September 17, 2013, under Council File No. 13-1202 adopted a Rule 16 Motion initiating street vacation proceedings.

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 Areas 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 is improved with asphalt pavement and 2-foot longitudinal gutter. 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 a Secondary Highway dedicated 84 and 85 feet wide with a 30-foot wide half roadway, curb and gutter, and 12-foot wide sidewalk. Van Nuys Boulevard is a Major Highway Class II dedicated 100 feet wide with a 37-foot wide half roadway, curb and gutter, 8-foot parkway and 5-foot sidewalk.

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, since it currently serves only one ownership. If the alley is vacated, the need for the drainage easements is eliminated since they currently convey only drainage from the alley to Van Nuys Boulevard.

The alley is also 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 determinations of the underlying fee interest of the vacation areas have 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. There are no dedications required.

Sewers and Storm Drains: There are no sewer or storm drain facilities in the alley proposed to be vacated. There are existing storm drain facilities within the drainage easements proposed to be vacated. The facilities convey only drainage from the alley proposed to be vacated.

Public Utilities: AT&T maintains facilities in the areas proposed to be vacated.

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.

City Department of Transportation: The Department of Transportation stated in its communication dated November 15, 2012 that the vacation is not opposed provided that all property owners are in agreement with the proposed 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 did not respond to the Bureau of Engineering's referral letter dated September 21, 2012.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated September 21, 2012.

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. They are unnecessary for present or prospective public use.
2. They are not needed for vehicular circulation or access.
3. They are not needed for non-motorized transportation purposes.


The area shown colored orange should not be vacated because it is needed for public street purposes.

Report prepared by:

LAND DEVELOPMENT GROUP

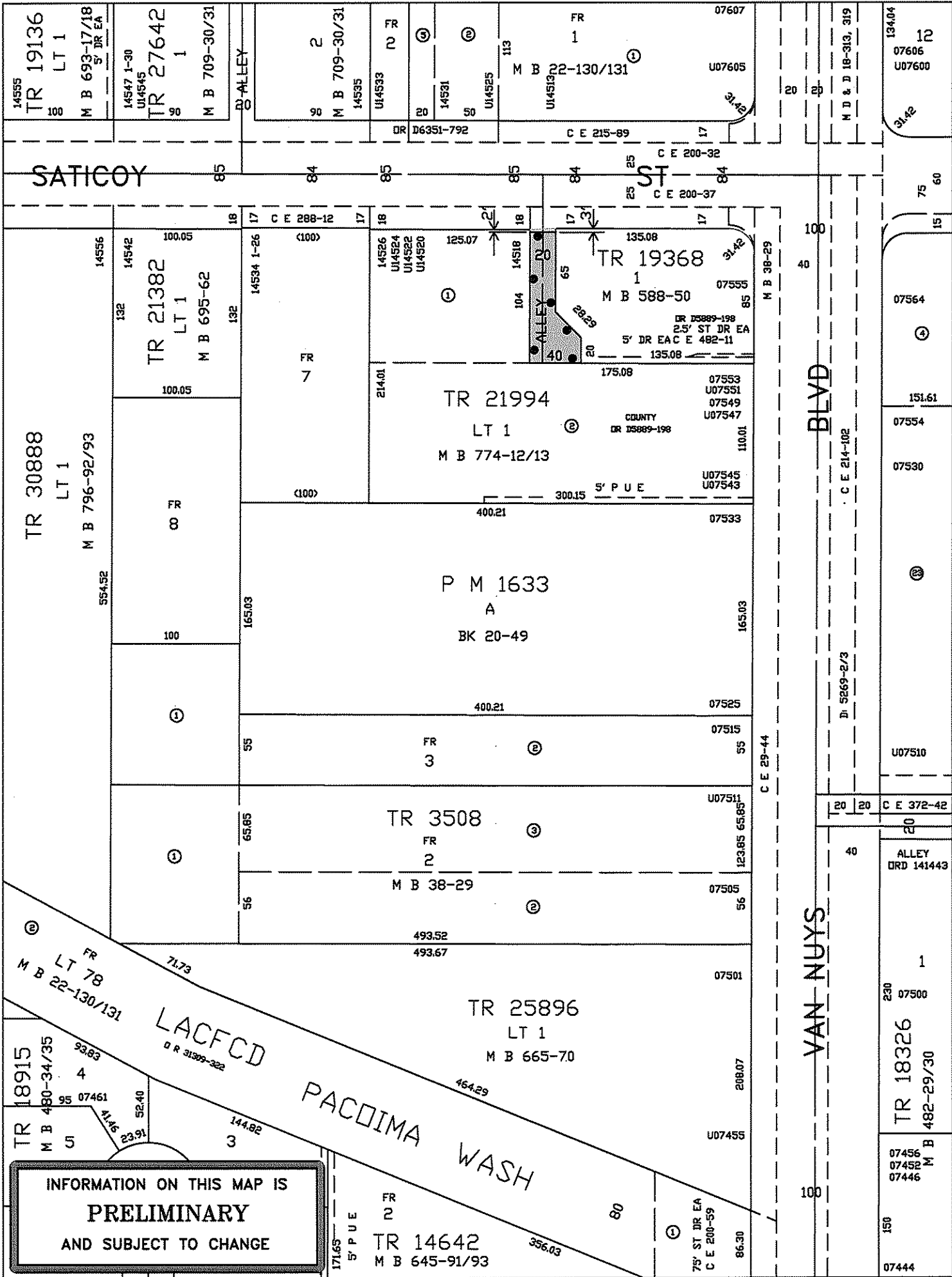
Dale Williams
Civil Engineer
(213) 202-3491

Respectfully submitted,


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/ DW /

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TITLE: ALLEY SOUTHERLY OF SATICOY STREET WESTERLY OF
VAN NUYS BOULEVARD

WORK ORDER NO. VAC- E1401213
COUNCIL FILE NO. 13-1202
COUNCIL DIST. 6 DIV. INDEX 804
ENG. DIST. VALLEY T.G. 532-A4
DISTRICT MAP 186B149



DEPT. OF PUBLIC WORKS
BUREAU OF ENGINEERING
CITY OF LOS ANGELES

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY
ORIGINAL – (No copies or faxes)

DATE: SEPT 13, 2012

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Alley South of Saticoy St., and quitclaim of drainage easements and PUE within Parcel
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:
Van Nuys Blvd and Tobias Ave
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- Attach a map if necessary.
- (2) The vacation area lies within or is shown on:
- (a) Engineering District: (check appropriately)
() Central () Harbor (X) Valley () West Los Angeles
- (b) Council District No. 6
- (c) District Map No. 186B149
- (d) A CRA Redevelopment Area: OR X
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 4,525 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$30,000 fee deposit. This will also increase the processing time by approximately 6 months.
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$30,000 fee deposit.
 - Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.
 - If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.
- (4) Purpose of vacation (future use of vacation area) is: The proposed County of
Los Angeles San Fernando Valley Family Support Center
- (5) Vacation is in conjunction with: (Check appropriately)
() Revocable Permit () Tract Map () Parcel Map () Zone Change
(X) Other Vacation of Right-of-Way and quitclaim of drainage easements, and 5' public utility easement

RECEIVED
LAND DEVELOPMENT GROUP
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