

Office of the City Engineer

Los Angeles, California

To the Public Works and Gang Reduction Committee

Of the Honorable Council

Of the City of Los Angeles

June 22, 2020

Honorable Members:

CD No. 1

SUBJECT:

VACATION REQUEST – VAC-E1401372 – Council File No. 19-1190 – Alvarado Street  
(Portion of Easterly Side) Southerly of 12<sup>th</sup> Street

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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:

A portion of the easterly side of Alvarado Street southerly of 12th 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.

- H. That the City Clerk be directed to coordinate and schedule the public hearing for the Public Works and Gang Reduction Committee's consideration at the appropriate time, so the City Clerk and Bureau of Engineering can process the Public Notification pursuant to Section 8324 of the California Streets and Highways Code.
- I. That the vacation of the areas shown colored orange on Exhibit B be denied.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee 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:

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

- 1. Josh B. Choi  
1206 S. Alvarado Street  
Los Angeles, CA 90006
- 2. LA Alvarado Property Inc.  
2200 W. Olympic Boulevard  
Los Angeles, CA 90006

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 E1401372 be paid.
- 2. That a suitable map, approved by the Central District Engineering office, delineating the limits, including bearings and distances, of the area to be vacated be submitted to the Permit Case Management Division, Land Development Group, of the Bureau of Engineering, prior to the preparation of the Resolution to Vacate.
- 3. That a suitable legal description describing the area(s) being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to

the Permit Case Management Division, 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 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. Retain 1.75 feet of the proposed vacation area to provide a 43-foot half of right-of-way on Alvarado Street adjoining the properties.
  - b. Retain a 20-foot curved corner radius at the intersection of Alvarado Street and 12<sup>th</sup> Street.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a. Repair and/or replace any damaged/cracked off-grade concrete curb, gutter sidewalk, and roadway pavement (including bus pad) adjoining the project site's street frontages in a manner satisfactory to the City Engineer.
  - b. Reconstruct the existing curb ramp at the southeasterly corner of the intersection of Alvarado Street and 12<sup>th</sup> Street in a manner satisfactory to the City Engineer.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or unpraised 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 unpraised by more than ¼ inch from the surrounding concrete work or has a 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 Bureau of Engineering Standard Plans S410-2, S440-4, S442-5, and S444-0.

7. That arrangements be made with all utility agencies maintaining facilities in the area including but not limited to the Department of Water and Power, AT&T, and Southern California Gas Company 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 upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to the Bureau of 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 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.

9. That plot plans be submitted to the Fire Department for their review and approval.
10. That street lighting facilities be installed as required by the Bureau of Street Lighting.
11. 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 August 26, 2019, from Josh Choi.

#### DISCUSSION:

Request: The petitioner, Josh Choi, owner of the property shown outlined in yellow on Exhibit B, is requesting the vacation of the public area shown colored blue. The purpose of the vacation request is to incorporate the proposed vacation area into an affordable housing development.

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 City Council on January 22, 2020 under Council File No. 19-1190 adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned as C2-1-HPOZ, R4-1-HPOZ, and RD1.5-1-HPOZ. The streets abutting these properties are developed with commercial and retail uses with associated surface parking lots.

Description of Area to be Vacated: The area sought to be vacated is approximately 700 square feet of a portion of the easterly side of Alvarado Street southerly of 12<sup>th</sup> Street.

Adjoining Streets: Alvarado Street is an Avenue II-Secondary Highway dedicated 91.25 feet wide with a 58-foot roadway improved with concrete curb, gutter, and a 20 feet wide sidewalk. 12<sup>th</sup> Street is a Local Street dedicated 60 feet wide with a 40-foot roadway improved with concrete curb, gutter, and 10-foot sidewalks on both sides.

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 the easterly side of Alvarado Street southerly of 12<sup>th</sup> Street shall not have a significant effect on circulation and access. Also, 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 application.

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.

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

Public Utilities: The Department of Water and Power, Southern California Gas Company and AT&T maintain facilities in the area proposed to be vacated.

Tract Map: Since 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 the Bureau of Engineering to hold the adjoining parcel of land under 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 a new subdivision map is recorded over the area, a parcel map exemption is permitted or until released by authority of the City of Los Angeles.

City Department of Transportation: The Department of Transportation (DOT) stated in its communication dated December 18, 2019, that it does not oppose the requested vacation provided that all abutting property owners agree with the proposed vacation 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. In addition, provisions are made for lot consolidation, driveway and access approval by DOT, and any additional dedication 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 states that all fire hydrants within the proposed Street Vacation be relocated at the petitioner's expense with the approval of Department of Water and Power.

Department of City Planning: The Department of City Planning stated in its communication dated October 23, 2019, that the subject vacation is consistent with the Mobility Plan and the Westlake Community Plan policies and objectives because it would facilitate a more efficient street network.

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

Respectfully submitted,



Bertram Mokebust, P.E.  
Principal Civil Engineer  
Permit Case Management Division  
Bureau of Engineering

Report prepared by:

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