

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

December 1, 2021

Honorable Members:

CD No. 2

SUBJECT:

VACATION REQUEST - VAC- E1401389 - Council File No. 20-0122-S1 – Portion of Keswick Street between Vantage Avenue and Laurel Canyon Boulevard (Walkway and Future Street Easement Vacation)

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 Keswick Street between Vantage Avenue and Laurel Canyon Boulevard (Walkway and Future Street Easement).
- 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:

A deposit of \$14,980 is typically required from the petitioner at the time of filing for the investigation of the request, as required by Section 7.42 of the Administrative Code. However, the petitioner, the City of Los Angeles Department of Recreation and Parks (RAP), has not paid the deposit. Furthermore, any deficit to recover the cost pursuant to Section 7.44 of the Administrative Code is required of the petitioner.

Since the petitioner is a City department, it is feasible for the Bureau of Engineering (Engineering) to proceed with the vacation proceedings while funding is being identified. Approval of this report will result in the need by RAP to identify sufficient funding to pay for services provided by Engineering staff to process the vacation application.

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 the Public Works (PW) Committee approval of this report, so the City Clerk and 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. City of Los Angeles, Department of General Services
111 East First Street
Room 201
City Hall South
Los Angeles, CA 90012
2. City of Los Angeles, Department of Recreation and Parks
221 North Figueroa Street
Suite 400
Los Angeles, CA 90012
3. Yaya Group LLC
7061 Woodman Avenue
Apt 100
Van Nuys, CA 91405

4. Nelli Kozina
7215 Canby Avenue
Reseda, CA 91335
5. Calafia LLC
427 West Colorado Street
Suite 201
Glendale, CA 91204

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 E1401389 be paid.
2. That a suitable map, approved by Engineering's Valley District 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 (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 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 property in a manner satisfactory to the City Engineer
 - a. Provide dedications along Keswick Street and Vantage Avenue essentially as shown on P-36829.
 - b. Provide any necessary sidewalk easements to comply with ADA requirements to the satisfaction of the City Engineer.
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Improve Laurel Canyon Boulevard by constructing sidewalk satisfactory to the City Engineer. There is an existing driveway for the vacant site. This driveway should be closed unless the Department of Water and Power (LADWP) or RAP needs it or it is

determined to be necessary. Submit a sketch of the proposed construction work. Provide any necessary additional sidewalk widths as necessary to comply with ADA requirements.

7. Repair and/or replace damaged/cracked, off-grade sidewalk, curb and gutter along the frontage in a manner satisfactory to the City Engineer.
8. Close any unused driveways with full height curbs, gutters, and sidewalks unless LADWP or RAP needs it or it is determined to be necessary.
9. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to LADWP, Charter Communications, 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.
10. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer facilities located within the area to be vacated, unless easements are reserved from the vacation for their protection.
11. 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 each adjoining parcels 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 areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
12. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
13. 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: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ 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 $\frac{1}{8}$ 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 $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ 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 Engineering's Standard Plans S410-2, S440-4, S442-6 and S444-0

TRANSMITTAL:

1. Application dated July 14, 2020, from City of Los Angeles, Department of Recreation and Parks.
2. Exhibit "A", location map.
3. Construction plans P-36829.

DISCUSSION:

Request: The petitioner, RAP, representing the owner of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of the walkway and future street area shown colored blue. The purpose of the vacation request is to use vacated area for the development of a park and pedestrian walkway.

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, 2021 under Council File No. 20-0122-S1, 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 north and south are zoned R3-1 and are developed with multi-family residence buildings.

Description of Area(s) to be Vacated: The area sought to be vacated is approximated 9,500 square feet and currently fenced off and undeveloped with dirt and vegetation. Keswick Street is currently an undesignated walkway between Vantage Avenue and Laurel Canyon Boulevard.

Adjoining Street(s) and Alley(s): Keswick Street is a Local Street - Standard dedicated 60 foot wide with a 36 foot wide roadway, curbs, gutters and 12 foot wide sidewalks. Vantage Avenue is a Local Street - Standard dedicated 60 foot wide with a 38 foot wide roadway, curbs, gutters and 10 to 12 foot wide sidewalks. Laurel Canyon Boulevard is an Avenue I dedicated 100 foot wide with a 70 foot wide roadway, curbs, and gutters and 15 foot wide sidewalks.

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 approximately 9,500 square feet of the Keswick Street walkway and future street easement will have no adverse effects on access rights or circulation. Overall, the vacation helps to improve access and availability to parks and open space in the community.

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

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

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

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

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 records an agreement satisfactory to Engineering 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 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 Department of Transportation in their communication dated February 18, 2021, that based on traffic considerations, the vacation is not opposed 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 adopted by the City Council on August 11, 2015.

City Fire Department: The Fire Department stated in its communication dated January 27, 2021 that it has no objection to the subject request.

Department of City Planning: The Department of City Planning in its communication dated February 10, 2021, that the request is consistent with the City of Los Angeles' Sun Valley – La Tuna Community Plan goals and policies because it would provide more open space and park facilities as a community amenity. Overall, the vacation helps to improve access and availability to parks and open space in this community. The subject vacation request is generally consistent with the goals and policies outlined in the City's General Plan. In addition, the subject vacation would not impact access to private properties or the circulation network of the surrounding area.

Conclusion: The vacation of the public street and future street easement areas 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,



Bert Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Report prepared by:

PERMIT CASE MANAGEMENT DIVISION

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BM/HH/MC

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