

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

February 16, 2022

Honorable Members:

CD No. 3

SUBJECT:

VACATION REQUEST - VAC- E1401395 - Council File No. 21-0417 Portion of Alley East of 7514 Reseda Boulevard Between Valerio Street and Saticoy 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 “ A”.

Portion of Alley East of 7514 Reseda Boulevard Between Valerio Street and Saticoy 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 conflict 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:

The petitioner has paid a deposit 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:

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 BOE 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. Commercial Development Resources
4121 Westerly Place, Suite 112
Newport Beach, CA 92660
2. Garff Properties – Reseda, LLC
5172 Dumont Place
Woodland Hills, CA 91364

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 E1401395 be paid.
2. That a suitable map, approved by the Bureau of Engineering (Engineering) 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 improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:

Reseda Boulevard

- a. Remove and replace any existing damaged or broken sidewalk, curb, gutter and pavement. Upgrade any existing driveways and curb ramps to comply with ADA requirements.
6. Close any unused driveways with full height curbs, gutters, and sidewalks in a manner satisfactory to the City Engineer.
7. Any proposed driveway aprons shall conform and be constructed per latest Engineering's Standards (Standard Plan No. S-440-4) in a manner satisfactory to the City Engineer.
8. That arrangements be made with all utility agencies maintaining facilities in the area for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
9. 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 parcel 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 area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
10. That street lighting facilities be installed as may be 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.

Note: 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 curb and gutter shall conform to the Engineering's Standard Plans S410-2, S440-4, S442-6 and S444-0

TRANSMITTAL:

1. Application dated 02/03/2021, from Commercial Development Resources.
2. Exhibit "A", location map.

DISCUSSION:

Request: The petitioner(s), Commercial Development Resources, representing the owner of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of portion of an alley, the area shown colored blue. The purpose of the vacation request is to increase usable storage of existing auto dealership.

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.

Council Action: The Council on May 12th, 2021 under Council File No. 21-0417, 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 west is zoned as Commercial [Q]C2-1VL-CDO developed as a car dealership.

Description of Area(s) to be Vacated: The area sought to be vacated is a portion of an alley, totaling approximately 486 sq. feet.

Adjoining Street(s) and Alley(s): Saticoy Street is an Avenue II dedicated an 86- foot wide right of way with a 66-foot wide roadway, curbs and gutters and 10-foot wide sidewalks. Valerio Street is a Collector Street dedicated 66-foot wide right of way and a 40-foot wide roadway, curbs and gutters and 13-foot wide sidewalks. Reseda Boulevard is a Boulevard II dedicated 100-foot-wide right of way with an 80-foot wide roadway, curbs and gutters, and 15-foot wide sidewalks. Canby Avenue is a Local Street dedicated 60-foot wide right of way with 60-foot wide right of way width, a 36-foot wide roadway, curbs, and gutters, and a 12-footeet wide sidewalks and parkways.

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

Effects of Vacation on Circulation and Access: The vacation of 486 feet of alley would preclude any future enhancement of the pedestrian, bicycle, and vehicle environment. The vacation would result in the permanent loss of valuable hammerhead turnaround or a potential location of a mid-block paseo.

Reversionary Interest: No determinations of the underlying fee interest of the vacation area(s) has/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 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 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 stated in its communication dated March 31, 2021 that they do not object to the vacation

City Fire Department: The Fire Department stated in its communication dated September 12, 2021 that they do not have any objections to the requested vacation.

Department of City Planning: The Department of City Planning in its communication dated December 2, 2021, that the applicant's street vacation request is consistent with the General plan.

Objections to the vacation: There were no objections to the vacation request.

Conclusion: The vacation of the public alley 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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