

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

March 22, 2022

Honorable Members:

CD No. 5

SUBJECT:

VACATION REQUEST - VAC- E1401406 - Council File No. 21-1151 - Monte Mar Place from
Approximately 100 Feet Northerly of Anchor Avenue to its Northerly Terminus

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":

Monte Mar Place from Approximately 100 Feet Northerly of Anchor Avenue to its Northerly Terminus

- 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:

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. Pacific Crest Consultants, Inc.
Attn: Amy Studarus
29635 Agoura Road,
Agoura Hills, CA 91301
2. Michael and Alexandra Berman
2622 Monte Mar Place
Los Angeles, CA 90064
3. Hillcrest Country Club
10000 West Pico Blvd
Los Angeles, CA 90064
4. Charles D Meyer & Carla Meyer
2628 Monte Mar Place
Los Angeles, CA 90064

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 E1401406 be paid.
2. That a suitable map, approved by the Bureau of Engineering (Engineering) West Los Angeles 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.
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 and/or improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. The terminus of the sewer main pipe with a maintenance hole number 51912306 must be abandoned and a new maintenance hole must be constructed in the public right -of-way with a new lateral pipe connecting to the remained main pipe, or a 10-foot wide sewer easement must be dedicated along the existing sewer mainline to a 5-foot beyond the existing terminus to keep existing sewer facility and connection.
6. That arrangements be made with all utility agencies maintaining facilities in the area including but not limited to the Department of Water and Power, Charter, 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.
7. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer located within the area to be vacated, unless easements are reserved from the vacation for its protection.
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 Engineering to hold each 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 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.
9. That street lighting facilities be installed as 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:

1. Application dated August 12, 2021, from Pacific Crest Consultants.
2. Exhibit "A", location map.

DISCUSSION:

Request: The petitioner, Pacific Crest Consultants, representing the owners of the property shown outlined in yellow on Exhibit "A", is requesting the vacation of the street area shown colored blue. The purpose of the vacation request is to repurpose as landscape and utilize for owner enjoyment of larger yard space.

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 October 27, 2021 under Council File No. 21-1151, adopted an initiation report to initiate the street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the east and south are zoned RIV2-O and developed with Low Residential use. The property to the west is zoned A1-1XL-O and is developed as a Country Club.

Description of Area(s) to be Vacated: The area sought to be vacated is approximately 1,345 square feet on Monte Mar place designated as a Local Street.

Adjoining Street(s) and Alley(s): Monte Mar Place is a Local Street - Standard, dedicated 60 ft wide with a 36-foot-wide roadway, curbs, gutters and variable width 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 1,345 square feet of Monte Mar Place will have no adverse effects on access rights or circulation. There is sufficient right of way to provide the necessary roadway and sidewalk to serve this area.

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 submitted for this project.

Reversionary Interest: No determinations 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 provides for the dedications and improvements as outlined in the conditions of this report.

Sewers and Storm Drains: There are existing sewer facilities within the area proposed to be vacated.

Public Utilities: The Department of Water and Power, Southern California Gas Company and Charter Communications 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 stated in its communication dated October 1, 2021 that they do not oppose the requested street vacation.

City Fire Department: The Fire Department stated in its communication dated November 12, 2021 that it has no objection to the subject request.

Department of City Planning: The Department of City Planning in its communication dated October 14, 2021, stated that the subject vacation is consistent with the West Los Angeles Community Plan policies and objectives because it supports an existing land use and does not impact the neighborhood's circulation pattern or access.

Conclusion: The vacation of the public street area 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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Civil Engineer
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BM/BG/ND

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