

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

November 28, 2022

Honorable Members:

CD No. 13

SUBJECT:

VACATION REQUEST - VAC- E1401427 - Council File No. 22-0949 - Portion of Cahuenga Boulevard between Waring Avenue and Melrose Avenue

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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 "A":
  - a. Portion of Cahuenga Boulevard between Waring Avenue and Melrose Avenue.
- 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 \$14,980.00 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:

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. Red Studios Hollywood, LLC  
Attn: Peter V. Coleman  
846 N Cahuenga Blvd  
Los Angeles, CA 90038

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 E1401427 be paid.
2. That a suitable map, approved by Bureau of Engineering (Engineering) Central District Engineering 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. Waring Avenue (Local Street-Standard):  
Required  $\frac{1}{2}$  right-of-way = 30 feet; Required Full right of way = 60 feet
    - 5-ft dedication is required
    - A 15-ft x 15-ft cut corner or a 20-ft curved corner radius at the intersection with Cahuenga Boulevard
  - b. Cahuenga Boulevard (Modified Avenue II):  
Required  $\frac{1}{2}$  right-of-way = 40 feet; Required Full right of way = 80 feet
    - No dedication is required
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
  - a. Waring Avenue (Local Street-Standard):  
Required  $\frac{1}{2}$  roadway = 18 feet; Required Full roadway = 36 feet
    - Roadway widening is required.
    - Construct new AC pavement, integral concrete curb and gutter to provide a minimum 18-ft half roadway along Lot 24 and full width sidewalk to meet latest BOE standard street dimensions for a Local Street-Standard (Standard Plan No. S-470-1) with appropriate transitions to the existing improvements. These improvements shall be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer (See Note 1).
    - Construct new curb ramp at the northwest, southwest and southeast corners of the intersection with Cahuenga Blvd. per latest BOE Curb Ramp standard (Standard Plan No. S-442-5).
    - Denial of the street tree removal could impact the ability to widen the roadway. Should the street tree removal be denied by the Bureau of Street Services, Urban Forestry Division, then improve with the following:
      - o Improve Waring Ave. adjoining the site by the removal of existing sidewalk and construction of a new 5-ft wide minimum concrete sidewalk and new landscaping parkway, including any necessary removal and reconstruction of existing improvements.
  - b. Cahuenga Boulevard (Modified Avenue II):  
Required  $\frac{1}{2}$  roadway = 28 feet; Required Full roadway = 56 feet
    - No roadway widening is required.
    - Repair and/or replace any damaged/cracked or off-grade concrete curb, gutter, sidewalk, and AC pavement adjoining the project site's street frontage in a manner satisfactory to the City Engineer (See Note 1).

- c. Any proposed driveway aprons shall conform and be constructed per the latest BOE Standard Plan No. S-440-4 in a manner satisfactory to the City Engineer.
- d. Any proposed driveway aprons along Cahuenga Boulevard shall require LADOT approval.
- e. Close any unused driveways with full height curb, gutter, and sidewalk in a manner satisfactory to the City Engineer.
- f. Contact respective agencies/entities for possible relocation, update, and/or new installation of street trees (Bureau of Street Services' Urban Forestry Division), streetlights (Bureau of Street Lighting), meters/vaults (DWP, utilities, etc.), and signs/painted curbs (LADOT).

Note 1: 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

- 7. That all drainage matters be addressed to the satisfaction of the City Engineer.
- 8. That arrangements be made with all franchises and utilities agencies maintaining facilities in the area including but not limited to Zayo and Charter Communications 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 consents to the vacation be secured from the owner of lot 21 and 23 adjoining the area to be vacated.
- 10. 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 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 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.
- 11. That street lighting facilities be installed or relocated as required by the Bureau of Street Lighting.

12. 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 3, 2022, from Peter V. Coleman, Red Studios Hollywood, LLC.
2. Exhibit “A”, location map.

DISCUSSION:

Request: The petitioner, Peter V. Coleman, representing the owner of the property, Red Studios Hollywood, LLC, shown outlined in yellow on Exhibit “A”, is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to increase the property size to build a new above-grade parking structure.

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 September 23, 2022 under Council File No. 22-0949, adopted a new initiation report to initiate the street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to are zoned CM-1VL and CM-1VL-SN and correspond to the Commercial Manufacturing land use designation.

Description of Area to be Vacated: The area sought to be vacated is a rectangular shaped parcel that is approximately 150 square feet in sidewalk area along the subject property on Cahuenga Boulevard.

Adjoining Street: Cahuenga Boulevard is a Modified Avenue II dedicated 80-foot wide with a 56-foot wide roadway.

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 3-foot wide strip of land along the west side of Cahuenga Boulevard between Waring Avenue and Melrose Avenue 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 no existing sewer or storm drain facilities within the area proposed to be vacated.

Public Utilities: Zayo 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 Los Angeles Department of Transportation stated in its communication dated September 8, 2022 that they do not oppose the requested street vacation along Cahuenga Boulevard between Waring Avenue and Melrose Avenue provided that the proposed 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. The Mobility Element (also known as Mobility Plan 2035) was adopted on August 11, 2015 and amended on September 7, 2016 by the City Council.

In addition, that through the requirements of a tract map or by other means, provisions are made for (1) lot consolidation, (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 Element of the General Plan.

City Fire Department: The Los Angeles Fire Department stated in its communication dated August 27, 2022 that they have no objection to this street vacation request.

Department of City Planning: The Department of City Planning stated in its communication dated August 31, 2022, that the subject street vacation request is generally consistent with the goals and policies outlined in the City's General Plan.

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

Report prepared by:

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