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PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, P.E.
CITY ENGINEER

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To the Public Works Committee
Of the Honorable Council
Of the City of Los Angeles

JUN 13 2007

Council File No. 06-2468 -
Council District: 14 -
Contact Person: Don Sakamoto
Phone #(213) 977-6192.

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated
for Council review and approval of:

JUN 13 2007

VACATION APPROVAL - VAC-E1401012 - Council File No. 06-2468 -
Via Las Vegas Vacation District.

RECOMMENDATIONS:

1. Adopt the findings by the City Engineer on the attached City Engineer report relative to initiating vacation proceedings. This vacation is exempt from the California Environmental Quality Act of 1970 pursuant to Article III, Class 5(3) of the City's Environmental Guidelines.
2. Adopt the City Engineer report dated JUN 13 2007 with the conditions contained therein.
3. Fiscal Impact Statement:

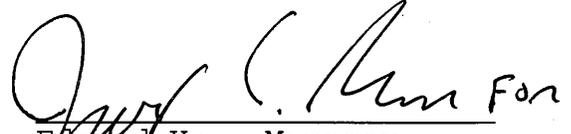
To date, an estimated \$6,926.81 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code exempts all governmental agencies from payment of fees, the processing of this report will be absorbed by the Bureau of Engineering.

4. That there is a public benefit to this vacation. Upon vacation of the streets and alley, the City is relieved of its ongoing obligation to maintain the rights-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street and alley easements.



5. There were no objections to the vacation submitted for this project.

Attachment:


Edmond Yew, Manager
Land Development Group

EY/DS/gt
H:\ldg4\gtwp596

Office of the City Engineer
Los Angeles, California

To the Public Works Committee
Of the Honorable Council
Of the City of Los Angeles

JUN 13 2007

Honorable Members:

C. D. No. 14

SUBJECT:

Vacation Approval - VAC-E1401012 - Council File No. 06-2468 -
Via Las Vegas Vacation District.

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 rights-of-way indicated below and shown colored blue on the attached Exhibit "B":
1. Via Las Vegas between Mission Road and Gabriel Garcia Marquez Street.
 2. The east/west alley southerly of Via Las Vegas between Mission Road and Gabriel Garcia Marquez Street.
 3. Anderson Street between 1st Street and the east/west alley southerly of Via Las Vegas.
 4. Utah Street between 1st Street and the east/west alley southerly of Via Las Vegas.
 5. Plaza Del Sol between Via Las Vegas and Park Paseo.
- B. That the vacation of the areas shown colored orange on Exhibit "B", be denied.
- C. 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.
- D. That there is a public benefit to this vacation. Upon vacation of the streets and alley, the City is relieved of its ongoing obligation to maintain the rights-of-way. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street and alley easements.

- E. That, in conformance with Section 556 of the City Charter, the Council make the findings that the vacation is in substantial conformance with the purposes, intent and provisions of the General Plan.
- F. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation areas are not needed for nonmotorized transportation facilities.
- G. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determines that the vacation areas are not necessary for present or prospective public use.
- H. That the Council adopt the City Engineer's report with the conditions contained therein.
- I. That the City Clerk schedule the vacation for public hearing at least 30 days after the Public Works Committee approval so the City Clerk and Engineering can process the public notification pursuant to Section 8324 of the California Streets and Highways Code.
- J. That the payment of fees for the vacation proceedings be waived in accordance with Section 7.46 of the Administrative Code which exempts all governmental agencies.
- K. That the processing costs for the vacation proceedings be borne by the City.

FISCAL IMPACT STATEMENT

To date, an estimated \$6,926.81 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code exempts all governmental agencies from payment of fees, the processing of this report will be absorbed by the Bureau of Engineering. Maintenance of the public easement by City Forces will be eliminated.

NOTIFICATION:

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

1. Los Angeles Unified School District
Attn: Mike Scinto
1055 W. 7th Street, 10th Floor
Los Angeles, CA 90017

2. City of Los Angeles Housing Authority
Attn: Asset Development Department
2600 Wilshire Boulevard
Los Angeles, CA 90057
3. McCormack Baron Salazar
Attn: Antonio Bermudez- Associate Project Mgr.
801 S. Grand Avenue, Suite 780
Los Angeles, CA 90017-4635

CONDITIONS FOR STREET VACATION:

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 180 days of the Council's action on the City Engineer's report, and without proper time extension, shall be terminated, with no further Council action.

1. That a suitable map, approved by the Central District Engineering Office, delineating the limits including bearings and distances of the areas to be vacated be submitted to the Land Development Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
2. That a suitable legal description describing the areas being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to the Land Development Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.
3. That title reports indicating the vestee of the underlying fee title interest in the areas to be vacated be submitted to the City Engineer.
4. That any fee interest of the areas being vacated which may be vested in the City of Los Angeles be acquired.
5. That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

Mission Road

- a) Dedicate 12 feet as public street along the easterly side of Mission Road (Major Highway Class II Standards) adjoining Lot 32, Block B, Clement Tract.

- b) Dedicate 20-foot radius property line return or a 15-foot by 15-foot property line cut corner at its intersection with 1st Street.

1st Street

Dedicate 20 feet as public street along the northerly side of 1st Street (Secondary Highway Standards) between Mission Road and Utah Street as designated for a secondary highway with a LRT Tract.

6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

a) Mission Road

- 1) Construct a 40-foot wide half roadway along the easterly side of Mission Road (Major Highway Class II Standards) adjoining Lot 32, Block B, Clement Tract. The improvements shall include new integral curb, gutter, 12-foot wide concrete sidewalk and asphalt concrete pavement.
- 2) Construct access ramps for the handicapped at both intersections of Mission Road with 1st Street and with Plaza Del Sol.
- 3) Relocate the interfering catch basin to a more suitable location.

b) 1st Street

- 1) Widen the existing roadway along the northerly side of 1st Street (Secondary Highway Standards) with additional 22 feet of asphalt concrete pavement to provide for the MTA's LRT Tract. Improvements to also include new integral curb and gutter, and 10-foot wide concrete sidewalk.
- 2) Construct an access ramp for the handicapped at the intersection of 1st Street with Gabriel Garcia Marquez Street.

c) Anderson and Utah Streets

Close both Anderson Street and Utah Street at their intersections with 1st Street with standard street improvements including full height curb, gutter and sidewalk or construct standard driveway aprons.

d) Via Las Vegas and the east/west alley southerly of Via Las Vegas

Close the street/alley intersections at both Mission Road and Gabriel Garcia Marquez Street with standard street improvements including full height curb, gutter and sidewalk or construct standard driveway aprons.

e) That the petitioner make provisions to collect or divert any surface flows that may impound within the areas to be vacated.

7. That arrangements be made with the Department of Water and Power, AT&T, Southern California Gas Company and Time Warner Cable for the removal of any affected facilities or the providing of easements or rights for the protection of any affected facilities to remain in place.
8. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer and storm drain facilities located within the areas to be vacated, unless easements are reserved from the vacation for their protection.
9. That consents to the vacation be secured from owners of property adjoining the areas to be vacated.
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 be installed as may be required by the Street Tree Division of the Bureau of Street Services.

TRANSMITTAL:

Application dated June 21, 2006, from Mike Scinto.

DISCUSSION:

Request: The petitioner, Mike Scinto of the Los Angeles Unified School District, owner or proposed owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street and alley areas shown colored blue and orange. The purpose of the vacation request is to consolidate the proposed vacation areas with the adjoining properties to allow for the construction of East Los Angeles High School #1.

This vacation procedure is being proposed under Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

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 October 18, 2006, under Council File No. 06-2468 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining to the north of Via Las Vegas between Mission Road and Plaza Del Sol are zoned RD2-1 and are either presently undeveloped or developed with a building owned by the Housing Authority. The properties adjoining to the south are zoned [Q]M1-1 and are presently school buildings or proposed as part of the school campus. Between Plaza Del Sol and Gabriel Garcia Marquez Street, the properties adjoining to the north of Via Las Vegas are zoned PF-1XL while to the south of Via Las Vegas the property is zoned [Q]C1-1.

Description of Areas to be Vacated: The areas sought to be vacated are:

1. Via Las Vegas between Mission Road and Gabriel Garcia Marquez Street.
2. The east/west alley southerly of Via Las Vegas between Mission Road and Gabriel Garcia Marquez Street.
3. Anderson Street between 1st Street and the east/west alley southerly of Via Las Vegas.
4. Utah Street between 1st Street and the east/west alley southerly of Via Las Vegas.
5. Plaza Del Sol between Via Las Vegas and Park Paseo.

Adjoining Streets: Mission Road is an improved major highway-class II dedicated variable width from 90 feet to 102 feet wide with a 30-foot wide half roadway and a 10-foot to 22-foot wide parkway. 1st Street is an improved secondary highway dedicated 80, 83 and 85 feet in width with a 28-foot wide half roadway and a 12-foot wide concrete sidewalk. Plaza Del Sol between Via Las Vegas and Park Paseo is an improved local street dedicated 60 feet wide with a 20-foot wide half roadway and 10-foot wide concrete sidewalk on both sides. Gabriel Garcia Marquez Street is an improved local street dedicated 55 feet wide with a 20-foot wide half roadway and a 7.5-foot wide concrete sidewalk on both sides.

Surrounding Properties: The adjoining owners to the vacation sites have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: The vacation of the streets and alley as proposed should not have any adverse effect on either circulation or access. The Housing Authority, owner of properties to some of the vacation area in a letter dated May 1, 2007 stated "circulation patterns will be minimally impacted insofar as local traffic".

The streets and alley are 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 determination 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 provides for the dedications and improvements as outlined under Conditions.

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

Public Utilities: The Department of Water and Power, AT&T, Southern California Gas Company and Time Warner Cable maintain facilities in the areas 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.

The Housing Authority of the City of Los Angeles: The Housing Authority of the City of Los Angeles in a letter dated May 1, 2007 stated its supportive of the Los Angeles Unified School District's request to vacate Via Las Vegas and Utah Street to allow for the construction of East Los Angeles High School #1. Through vacating the streets, students will be provided with greater safety concerns while still maintaining adequate traffic circulation for the community. Los Angeles Unified School District has agreed to create a pedestrian-friendly environment with additional green space to provide an educational and recreational complex for its local residents.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated February 1, 2007.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated February 1, 2007.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated February 1, 2007.

Conclusion: The vacation of the public street and alley areas as shown colored blue on the attached Exhibit "B" could be conditionally approved based upon the following:

1. They are unnecessary for present or prospective public use.
2. They are not needed for vehicular circulation or access.
3. They are not needed for nonmotorized transportation purposes.

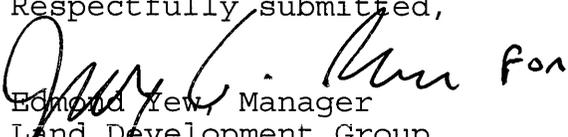
The areas shown colored orange should not be vacated because they are needed for public street purposes.

Report prepared by:

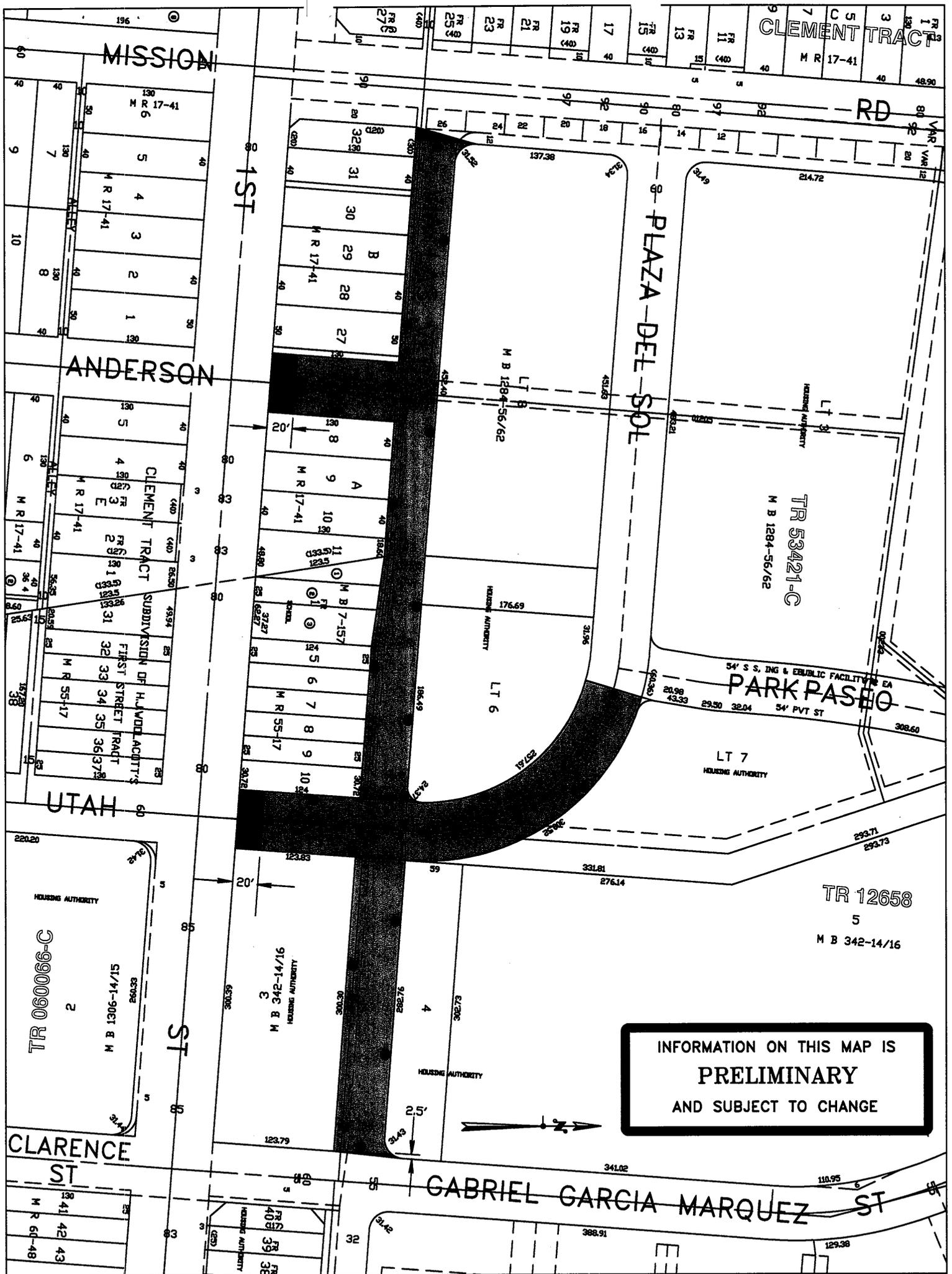
LAND DEVELOPMENT GROUP

Don Sakamoto
Civil Engineering Associate III
(213) 977-6192

Respectfully submitted,


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DS/qt
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INFORMATION ON THIS MAP IS
PRELIMINARY
 AND SUBJECT TO CHANGE

TITLE: VIA LAS VEGAS VACATION DISTRICT.

WORK ORDER NO. VAC- E1401012
 COUNCIL FILE NO. 06-2468
 COUNCIL DIST. 14 DIV. INDEX 81
 ENG. DIST. CENTRAL T.G. 634-J4
 DISTRICT MAP 129A217 & 129A219

DEPT. OF PUBLIC WORKS
 BUREAU OF ENGINEERING
 CITY OF LOS ANGELES

EXHIBIT B

Legend: Vacation boundary as shown