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BUREAU OF  
ENGINEERING

GARY LEE MOORE, P.E.  
CITY ENGINEER

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**MAR 16 2007**

Department of Public Works

Bureau of Engineering

Land Development Group

201 North Figueroa Street, Ste. 200

Los Angeles, CA 90012

Council File No. 06-2469 -

Council District: 15 -✓

Contact Person: Don Sakamoto

Phone #(213) 977-6192.

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated  
**MAR 16 2007** for Council review and approval of:

VACATION APPROVAL - VAC-E1401013 - Council File No. 06-2469 -  
T-Shaped Alley Southerly of 108<sup>th</sup> Street and Easterly of Clovis  
Avenue.

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 **MAR 16 2007** with the conditions contained therein.
3. Fiscal Impact Statement:


To date, an estimated \$4,356.57 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 alleys, 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 alley easements.



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

Attachment:

  
Edmond Yew, Manager  
Land Development Group

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Office of the City Engineer  
Los Angeles, California

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

**MAR 16 2007**

Honorable Members:

C. D. No. 15

SUBJECT:

Vacation Approval - VAC-E1401013 - Council File No. 06-2469 -  
T-Shaped Alley Southerly of 108<sup>th</sup> Street and Easterly of Clovis  
Avenue.

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":  
  
The T-shaped alley southerly of 108<sup>th</sup> Street and easterly of Clovis Avenue.
- B. That the vacation of the area 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 alleys, 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 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.

#### FISCAL IMPACT STATEMENT

To date, an estimated \$4,356.57 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. 7<sup>th</sup> Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90017
2. Alberto Lopez  
1130 E. 108<sup>th</sup> Street  
Los Angeles, CA 90059
3. City of Los Angeles  
Attn: General Services, Asset Management Div.  
111 E. First Street  
Los Angeles, CA 90012
4. Mohsen Falakami  
3512 W. Washington Boulevard  
Los Angeles, CA 90018

5. Watts Labor Community Action Committee  
11401 S. Central Avenue  
Los Angeles, CA 90059
6. Southern Pacific Railroad  
13181 Crossroads Parkway North, Suite 500  
City of Industry, CA 91746-3468

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 title reports indicating the vestee of the underlying fee title interest in the areas to be vacated be submitted to the City Engineer.
2. That any fee interest of the areas being vacated which may be vested in the City of Los Angeles be acquired.
3. That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a) Dedicate 5 feet as public street along the southerly side of 108<sup>th</sup> Street to provide for a 45-foot wide half street dedication (Secondary Highway Standards) together with 20-foot radius property line returns or 15-foot by 15-foot property line cut corners at its intersections with Central Avenue and Clovis Avenue.
  - b) Dedicate 2 feet as public street along the westerly side of Central Avenue to provide for a 52-foot wide half street dedication (Major Highway Class II Standards).
4. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a) Construct a 35-foot half roadway along the southerly side of 108<sup>th</sup> Street with integral curb and gutter, asphalt concrete pavement, a 10-foot wide sidewalk, together with proper transitions to join the existing improvements.

- b) Widen the existing 10-foot wide sidewalk along the westerly side of Central Avenue over the newly dedicated 2-foot area or obtain a revocable permit to maintain the existing fencing along the back of existing sidewalk.
  - c) Construct an access ramp for the handicapped at the southeast corner of the intersection of Clovis Avenue and 108<sup>th</sup> Street.
  - d) Repair or replace any off-grade/broken curb, gutter or sidewalk along the easterly side of Clovis Avenue.
  - e) Close the alley intersection with Clovis Avenue with standard street improvements.
  - f) Close any unused driveways along the easterly side of Clovis Avenue.
  - g) That the petitioner make provisions to collect or divert any surface flows that may impound within the areas to be vacated.
- 5. That arrangements be made with the Los Angeles County Department of Public Works, 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.
  - 6. 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.
  - 7. That consents to the vacation be secured from all owners of property adjoining the areas to be vacated.
  - 8. That plot plans be submitted to the Fire Department for their review and approval.
  - 9. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
  - 10. 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 22, 2006, from Mike Scinto.

DISCUSSION:

Request: The petitioner, Mike Scinto of the Los Angeles Unified School District, owners or proposed owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public 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 the Maxine Waters School site.

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. 06-2469 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the proposed areas to be vacated to the north and to the south of the east/west leg of the T-shaped alley and to the east of the north/south portion are zoned MR1-1 and M2-1 and are developed with school buildings.

Description of Areas to be Vacated: The areas sought to be vacated is the T-shaped alley southerly of 108<sup>th</sup> Street and easterly of Clovis Avenue. The alleys are dedicated 10 feet wide. The east/west alley and that portion of the north/south alley northerly of the east/west alley to be vacated are improved.

Adjoining Streets: 108<sup>th</sup> Street is an improved secondary highway dedicated 80 and 83 feet wide with a 28-foot wide half roadway and 12-foot wide sidewalks on each side. Central Avenue is an improved major highway-class II dedicated 100 feet wide with a 40-foot wide half roadway and a 10-foot wide sidewalk. Clovis Avenue is an improved local street dedicated 64 feet wide with a 22-foot wide half roadway, curbs, gutters and sidewalk.

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

Effects of Vacation on Circulation and Access: The proposed vacation of the T-shaped alley southerly of 108<sup>th</sup> Street and easterly of Clovis Avenue should not have any adverse effects on circulation since the alleys are both presently withdrawn from public use. This vacation will include a portion of the alley not adjacent to the proposed Los Angeles Unified School District school site. Los Angeles Unified School District would need to obtain consents from those property owners prior to finding the vacation process.

The alleys 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: Time Warner Cable and AT&T maintain facilities in the areas proposed to be vacated. The Department of Water and Power and Southern California Gas Company did not respond to the Bureau of Engineering's referral letter dated August 10, 2006.

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.

City Department of Transportation: The Department of Transportation states that based on traffic considerations, the vacation is not opposed if, all abutting property owners are in agreement with the proposed vacation. 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 the Department of Transportation, (3) any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.



City Fire Department: The Fire Department states that the subject property has been investigated by their members and that they recommend that plot plans be submitted for their review and approval.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated August 10, 2006.

Conclusion: The vacation of the public 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.

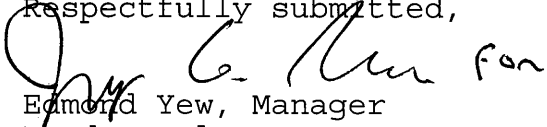
The area shown colored orange should not be vacated because it is needed for public street purposes.

Report prepared by:

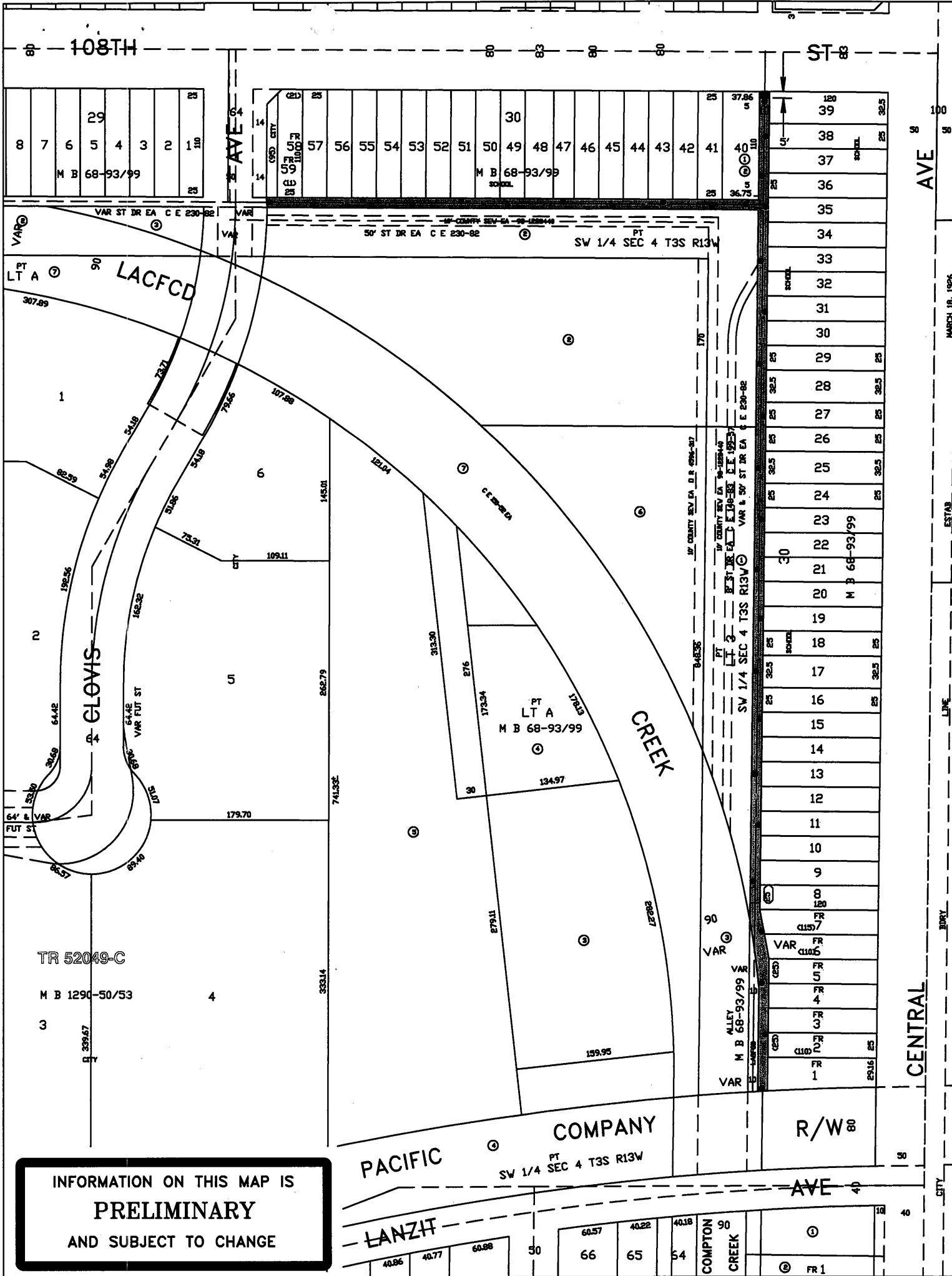
LAND DEVELOPMENT GROUP

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

Respectfully submitted,

  
Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

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**TITLE:** L-SHAPED ALLEY SOUTHERLY OF 108TH STREET AND EASTERLY OF CLOVIS AVENUE.

WORK ORDER NO. VAC- E1401013  
COUNCIL FILE NO. 06-2469  
COUNCIL DIST. 15 DIV. INDEX 1450  
ENG. DIST. HARBOR T.G. 704-E6  
DISTRICT MAP 088.5 A 209



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

EXHIBIT B

Legend: Vacation boundary as shown ● ● ●