

Office of the City Engineer

Los Angeles, CA

To the Public Works and Gang Reduction Committee

Of the Honorable Council

Of the City of Los Angeles

November 18, 2020

Honorable Members:

CD No. 14

SUBJECT:

VACATION REQUEST – VAC-E1401257 – Council File No. 17-0621 – Industrial Street
between Alameda Street and Central 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 right-of-way indicated below and shown colored blue on the attached Exhibit A:

Industrial Street between Alameda Street and Central Avenue

- B. Review and consider the Initial Study/Mitigated Negative Declaration MTA Division 1 Land Acquisition and Expansion (IS/MND), dated February 2001 (Transmittal No. 2), which was prepared by the Los Angeles County Metropolitan Transportation Authority (METRO) in compliance with CEQA and adopted by METRO Board of Directors on February 22, 2001, and the Addendum to the IS/MND dated November 19, 2018 (Transmittal 3).
- C. Find under CEQA Guidelines Section 15091 that changes or mitigations have been required in, or incorporated into, the project that mitigate or avoid significant effects on the environment as identified in Attachment B of the IS/MND which is attached and incorporated herein. A Copy of the METRO report adopting these mitigation measures is attached (Transmittal 4) and incorporated herein. Applicable CEQA findings are summarized in the Bureau of Engineering Summary of Relevant Findings memo (Transmittal 5).
- D. Find that no new information exists to show that the project or circumstances of the project have changed to require additional environmental review, as described in State CEQA Guidelines Section 15162, and therefore the existing environmental documents adequately describe the potential impacts for this street vacation.

- E. Specify the Permit Case Management Division, Land Development Group, of the Bureau of Engineering (Engineering) located at 201 N. Figueroa Street, Los Angeles, 90012 is the custodian of the documents or other relevant material which constitute the record of the proceedings upon which the Council's decision is based.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. That the Council adopt the City Engineer's report with the conditions contained therein.
- K. That the City Clerk schedule the vacation for public hearing at least 30 days after the Public Works and Gang Reduction (PWGR) Committee approval based on the initiation of the street vacation proceedings adopted by City Council on June 13, 2017, so the City Clerk and Engineering can process the Public Notification pursuant to Section 8324 of the California Streets and Highways Code.

FISCAL IMPACT STATEMENT:

The petitioner has paid a deposit of \$32,100 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit to the deposit will be required of the petitioner to recover the cost pursuant to Section 7.44 of the Administrative Code.

Maintenance of the public easement by City forces will be eliminated.

NOTIFICATION:

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

- a) LACMTA

ATTN: Juan Gonzaga
One Gateway Plaza, Mail Stop 99-16-7
Los Angeles, CA 90012

b) LACMTA
ATTN: Manuel Gurrola
One Gateway Plaza
Los Angeles, CA 90012

c) Produce Apartments Limited
676 S. Central Avenue
Los Angeles, CA 90021

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 deficit under Work Order E1401257 be paid.
2. That a suitable map, approved by Engineering's Central District office, delineating the limits, including bearings and distances, of the area to be vacated be submitted to the Permit Case Management Division prior to the preparation of the Resolution to Vacate.
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 the Permit Case Management Division 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.) Dedicate 10 feet as public street along Alameda Street between Industrial Street and 7th Street to complete a 50-foot wide half right-of-way in accordance with Avenue I standards per Mobility Plan 2035, together with a 20 foot radius or 15-foot by 15-foot corner cut at the corner with 7th Street.
 - b.) Dedicate variable width as public street along Central Avenue as necessary to complete a 50-foot wide half right-of-way in accordance with Avenue I standards per Mobility Plan 2035, together with a 20 foot radius or 15-foot by 15-foot corner cut at the corners with 6th Street and 7th Street.

- c.) Dedicate 3 feet as a public street along 7th Street to complete a 43-foot wide half right-of-way in accordance with Avenue II standards per Mobility Plan 2035.
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a.) Widen the roadway along Alameda Street as necessary to complete a 35-foot wide half roadway, with the construction of additional pavement, integral concrete curb and gutter, and a minimum of 15-foot concrete sidewalk. Construct new curb ramps at the corner of intersections with 6th Street and 7th Street conforming to the latest BOE Curb Ramp standard (Standard Plan No. S-442-6). These improvements shall be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer. Improvements shall be consistent with the Sixth Street Viaduct Project.
 - b.) Widen the roadway along Central Avenue as necessary to complete a 35-foot wide half roadway, with the construction of additional AC pavement, integral concrete curb and gutter, and 15-foot wide sidewalk, and an access ramp at the corner of the intersection with 6th Street and 7th Street. These improvements shall be constructed under a Class "B" Permit in a manner satisfactory to the City Engineer. Improvements shall be consistent with the Sixth Street Viaduct Project.
 - c.) Close the intersections of Industrial Street with Central Avenue and Alameda Street with city standard street improvements, including full height curb and gutter, or standard driveway apron in a manner satisfactory to the City Engineer.
 - d.) Fill in the 3-foot wide dedication area on 7th Street with city standard concrete in a manner satisfactory to the City Engineer. Repair and/or replace any damaged/cracked or off-grade concrete curb, gutter, sidewalk, and AC pavement adjoining the project site's street frontage. Reconstruct the existing curb ramp at the northwest corner of the intersection with Alameda Street conforming to the latest BOE Curb Ramp standard (Standard Plan No. S-442-6).
7. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the Department of Water and Power, AT &T, Southern California Gas Company and Time Warner Cable for the removal of affected facilities or the providing of easements or rights for the protection of 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 area to be vacated, unless easements are reserved from the vacation for their protection.
9. That consents to the vacation be secured from the owner of Lots 13 to 19 of George K. Frink Subdivision of the Western Portion of Block No. 1 of the Coronel Tract, adjoining the area to be vacated.

10. That suitable evidence be submitted that Lots 14 to 19 of said tract maintain legal street frontage through lot tie or other means, to the satisfaction of the City Engineer.
11. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, agreements be recorded satisfactory to Engineering to hold each 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 said area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
12. That street lighting facilities be installed as required by the Bureau of Street Lighting.
13. 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.

TRANSMITTALS:

1. Application dated August 27, 2014, from Juan Gonzaga, Los Angeles County Metropolitan Transportation Authority (LACMTA).
2. Initial Study/Mitigated Negative Declaration MTA Division 1 Land Acquisition and Expansion (IS/MND) dated February 2001.
3. Addendum to the IS/MND dated November 19, 2018.
4. Metro report adopting mitigation measures.
5. California Environmental Quality Act Review Memo dated December 27, 2019 from Maria Martin, Environmental Management Group, BOE.

DISCUSSION:

Request: The petitioner, Juan Gonzaga on behalf of LACMTA, owner of the properties 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 for the expansion of LACMTA's Division One Bus Maintenance and Operation facility to allow deployment of 100 additional consent decree buses.

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 will be recorded upon compliance with the conditions established for this vacation.

Previous Council Action: The City Council on June 13, 2017, under Council File No. 17-0621, adopted an Initiation of Vacation Proceeding for this proposed vacation.

Zoning and Land Use: The property adjoining the area to be vacated to the northeast is zoned PF and developed with LACMTA maintenance facilities. The properties adjoining the area to be vacated to the southwest are zoned M2 and are developed with LACMTA maintenance facilities within the “unnumbered lot” of Block 1 of Coronel Tract, and commercial buildings within the remainder of the properties.

Description of Area to be Vacated: The area sought to be vacated is Industrial Street between Alameda Street and Central Avenue. Industrial Street is a Local Street dedicated 60 feet wide and improved with a 40-foot wide roadway, curb and gutter, and 10-foot wide sidewalks. Currently, the street is closed from approximately 250 feet southeasterly of Central Avenue to Alameda Street and the closed portion is used for parking for the LACMTA maintenance facilities.

Adjoining Streets: Alameda Street is an Avenue I dedicated 90 and 100 feet wide and improved with a 64-foot wide roadway, curb and gutter, and variable width sidewalks. Central Avenue is an Avenue I dedicated 90 feet wide and variable width and improved with a 56-foot wide and variable width roadway, with 12-foot wide sidewalk on the easterly side. Sixth Street is an Avenue II dedicated 85 feet wide and improved with a 64-foot wide and variable width roadway with curb and gutter and variable width sidewalk on the southerly side. Seventh Street is an Avenue II dedicated 80 feet wide and improved with a 61-foot wide roadway and 12-foot wide sidewalk on the northerly side.

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

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

Effects of Vacation on Circulation and Access: The vacation of Industrial Street between Alameda Street and Central Avenue should not have an adverse effect on circulation since the street is currently closed mid-block.

The street is not needed for the use of pedestrians, bicyclists or equestrians.

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

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

Public Utilities: The Department of Water and Power stated in its communication dated September 25, 2019, that it does maintain electrical facilities within the proposed vacation. Time Warner stated in its communication dated October 9, 2014, that they do maintain facilities within the area proposed to be vacated. Southern California Gas Company stated in its communication that it does maintain gas piping facilities within the area. Engineering did not receive a response from AT&T.

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 record 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 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 (DOT) stated in its communication dated December 1, 2014 that it is not opposed provided that all property owners are in agreement with the proposed street vacation and that provisions are made for lot consolidation, driveway and access approval by DOT and 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 stated in its communication, dated October 15, 2014, that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning (Planning) stated in its communication, dated July 28, 2020, that the proposed street vacation request does not conflict with the City of Los Angeles General Plan, including the Central City Community Plan policies and objectives.

Planning also stated that the vacation does restrict access to the southern site's vehicular access and onsite parking and as such, Planning requests the following condition of approval:

That the applicant provide a private ingress/egress easement to the owner of Assessor's Parcel Number 5147035001, which specifically includes the addresses of 1310-1326 E. Industrial Street, Lots 10-19, George K Frink Subdivision of the Western Portion of Block No. 1 of the Coronel Tract, adjoining the street to be vacated.

Conclusion: The vacation of the public street 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:

PERMIT CASE MANAGEMENT DIVISION
LAND DEVELOPMENT GROUP

Hui M. Huang
Civil Engineer
(213) 378-1281

BM/HH/aa