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BUREAU OF
ENGINEERING

GARY LEE MOORE, P.E.
CITY ENGINEER

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MAR 30 2006

Department of Public Works
Bureau of Engineering
Land Development Group
201 North Figueroa Street, Ste. 200
Los Angeles, CA 90012

Council File No. 06-0136 -
Council District: 5 -
Contact Person: Don Sakamoto
Phone #(213) 977-6192.

Honorable Bill Rosendahl, Chair
Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated
March 24, 2006 for Council review and approval of:

VACATION APPROVAL - VAC-E1400982 - Council File No. 06-0136 -
Alley (subsurface vacation) southerly of Lindbrook Drive from
approximately 150 feet easterly of Glendon Avenue to 130 feet
easterly thereof.

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 March 24, 2006 with the conditions contained therein.
3. Fiscal Impact Statement:

The petitioner has paid a fee of \$6,420.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. An additional processing fee to recover the cost pursuant to Section 7.44 of the Administrative Code may be required of the petitioner.



4. 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
Honorable Members:

MAR 24 2006

C. D. No. 5

SUBJECT:

Vacation Approval - VAC-E1400982 - Council File No. 06-0136 - Alley (Subsurface Vacation) Southerly of Lindbrook Drive from Approximately 150 Feet Easterly of Glendon Avenue to 130 Feet Easterly Thereof.

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":

The limited subsurface vacation of a portion of the alley southerly of Lindbrook Drive from approximately 150 feet easterly of Glendon Avenue to 130 feet easterly thereof lying below the finished surface of the alley to a datum plane lying approximately 47 feet below.
- 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, 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.
- D. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation area is not needed for nonmotorized transportation facilities.
- E. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determines that the vacation area is not necessary for present or prospective public use.

- F. That the Council adopt the City Engineer's report with the conditions contained therein.
- G. 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.

FISCAL IMPACT STATEMENT

The petitioner has paid a fee of \$6,420.00 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 may be required of the petitioner.

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. Plaza La Reina, L.P.
Attn: Kambiz Hekmat
10877 Wilshire Boulevard, #300
Los Angeles, CA 90024
2. Planning Associates, Inc.
Attn: Tom Stemnock
4040 Vineland Avenue, #108
Studio City, CA 91604
3. Wilshire-Glendon Associates, LTD.
10877 Wilshire Boulevard, #300
Los Angeles, CA 90024

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 West Los Angeles District Engineering Office, delineating the limits of the area 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 area 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 area to be vacated be submitted to the City Engineer.
4. That the petitioner dedicate 5 feet as public sidewalk easement along the southerly side of Lindbrook Drive adjoining Lots 1, 2 and 3, Tract No. 10600, in a manner satisfactory to the City Engineer.
5. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a) Repair and/or replace any broken or offgrade asphalt pavement, integral curb and gutter and construct a full-width concrete sidewalk along the southerly side of Lindbrook Drive.
 - b) Reconstruct the alley intersection at Lindbrook Drive, the alley turnaround area and the portion of the alley adjacent to Lot 1 of Tract No. 10600 if necessary.
 - c) Remove and reconstruct the existing catch basins and the existing 24-inch storm drain lying within the area of the subsurface alley vacation to a new location outside of the vacation boundary.
 - d) Re-grade the alley pavement to slope towards the relocated catch basin to allow for proper drainage of surface flows within the alley.
 - e) Reconstruct the alley in conjunction with the subsurface vacation and the development of the site northerly of the alley.

6. That arrangements be made with the Southern California Gas Company for the removal of any affected facilities located within the proposed area to be vacated.
7. That consents to the vacation be secured from the Wilshire-Glendon Associates, LTD., owners of Lots 14, 15 and 16, Block 12, Tract No. 9768, adjoining the area to be vacated.
8. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
9. That street trees be planted and tree well covers be installed as may be required by the Street Tree Division of the Bureau of Street Services.
10. That upon the review of the title reports identifying the underlying fee title interest of the vacation area, agreements be recorded satisfactory to the Bureau of 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 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.

TRANSMITTAL:

Application dated November 22, 2005, from Tom Stemnock of Planning Associates, Inc.

DISCUSSION:

Request: The petitioner, Tom Stemnock of Planning Associates, Inc., representing the owners of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public alley (subsurface) area shown colored blue. The purpose of the vacation request is to allow for the construction of a below grade parking structure in connection with a mixed use development northerly of the vacation site. The City Planning Department on September 30, 2004, under Case No. ZA 2004-4607 conditionally approved this mixed use development.

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 January 27, 2006, under Council File No. 06-0136 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the proposed area to be vacated to the north and northwest are zoned C4-2D-0 and are developed with commercial businesses while the properties to the south and southwest are zoned [Q]C4-3-0 and are developed with a high-rise office complex.

Description of Area to be Vacated: The area sought to be vacated is the subsurface vacation of a portion of the alley southerly of Lindbrook Drive from approximately 150 feet easterly of Glendon Avenue to 130 feet easterly thereof lying below the finished surface of the alley to a datum plane lying approximately 47 feet below.

Adjoining Street and Alley: Lindbrook Drive, 80, 85 and 90 feet wide, is an improved collector street with a 28-foot wide half roadway and with concrete curbs, gutters and sidewalks on both sides. The L-shaped alley is an improved 20-foot wide alley with a 2-foot wide concrete longitudinal gutter along the alley centerline.

Surrounding Properties: The owners adjoining the proposed area to be vacated have been notified of the proposed alley (subsurface) vacation.

Effects of Vacation on Circulation and Access: The vacation of the proposed subsurface area beneath the alley will not have any adverse effect on vehicular circulation and access since surface rights are not effected.

The subsurface area of the alley 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 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 provides for the dedication and improvements as outlined under Conditions.

Sewers and Storm Drains: There are no existing sewer facilities within the area proposed to be vacated. There are, however, existing storm drain facilities within this area.

Public Utilities: The Southern California Gas Company maintains facilities in the area proposed to be vacated.

Tract Map: Since the required dedication can be acquired by separate instrument 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 did not respond to the Bureau of Engineering's referral letter dated December 21, 2005.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated December 21, 2005.

Department of City Planning: The Planning Department did not respond to the Bureau of Engineering's referral letter dated December 21, 2005.

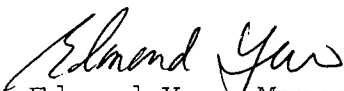
Conclusion: The subsurface vacation of the public alley area as shown colored blue on the attached Exhibit "A" could be conditionally approved based upon the following:

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 nonmotorized transportation purposes.

Report prepared by:

Respectfully submitted,

LAND DEVELOPMENT GROUP


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

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

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