

Office of the City Engineer

Los Angeles, California

To the Public Safety Committee

Of the Honorable Council

Of the City of Los Angeles

June 21, 2018

Honorable Members:

C. D. No. 10

SUBJECT:

VACATION REQUEST - VAC- E1400992 - Council File No. 06-0818-S1 – Shatto Place (Portion of Northwesterly Side) from 6th Street to approximately 360 feet Southerly Thereof (Re-application)

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 Revised”:

A 13-foot strip of land westerly side of Shatto Place from 6th Street to approximately 360 feet southerly thereof

- 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.
- H. That the City Clerk schedule the vacation for public hearing based on the Initiation of the Street Vacation Proceedings adopted by City Council on November 22, 2017, so that the City Clerk and Bureau of 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 \$32,100.00 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:

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

1. Los Angeles Unified School District
Attn: Al Grazioli
333 South Beaudry Avenue, 23rd Floor
Los Angeles, CA 90017
2. Los Angeles County Metropolitan Transportation Authority
Attn: Velma C. Marshall
Mail Stop 99-13-8
One Gateway Plaza, 14th Floor
Los Angeles, CA 90012

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 E1400992 be paid.
2. That a suitable map, approved by the Central District Engineering office, delineating the limits, including bearings and distances, of the area to be vacated be submitted to the Land Development and GIS 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 Land Development and GIS Division of the Bureau of Engineering 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 properties in a manner satisfactory to the City Engineer
 - a. Dedicate 3-foot as a public street along the southerly side of 6th Street, Lot 1, Block 2, Shatto Place Map to provide a 43-foot half right-of-way in accordance with the Avenue II Standard per Mobility Plan 2035.
 - b. Dedicate variable width right-of-way along the southerly side of 6th Street with the intersection of Vermont Avenue and adjacent to Lot 15, Block 2, Shatto Place Map (flare area) to match the existing improvement per P-36477.
6. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing storm drain facilities, unless easements are reserved for their protection.
7. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to the AT &T and the Southern California Gas Company 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 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.
9. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.

TRANSMITTAL:

Application dated September 22, 2017 from Los Angeles Unified School District.

DISCUSSION:

Request: The petitioner, Al Grazioli of Los Angeles Unified School District, owner of the properties shown outlined in yellow on Exhibit “A Revised”, is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to consolidate the proposed vacation area with the adjacent properties, Central Los Angeles Middle School # 3, Young Oak Kim.

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 City Council on October 10, 2006 conditionally adopted the City Engineer’s report dated August 24, 2006. Since the petitioner failed to complete all conditions of the vacation within the time limit, the vacation request expired. On September 22, 2017, the petitioner submitted a new application. The Council on November 22, 2017 under Council File No. 06-0818-S1, adopted an Initiation of Vacation Proceedings for this proposed vacation.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned C2-2 and are developed with school facilities to the west and to the south are zoned C4-2 and developed with Metro Wilshire-Vermont Station and commercial buildings.

Description of Area to be Vacated: The area sought to be vacated is the 13-foot strip of land westerly side of Shatto Place from 6th Street to approximately 360 feet southerly thereof. Shatto Place is an improved Local Street dedicated 100 feet wide with a 50-foot wide roadway, curbs, gutters, sidewalks. The proposed vacation area is currently improved with school facilities.

Adjoining Streets: 6th Street is an improved Avenue II dedicated 80-foot wide with a 56-foot wide roadway, curbs, gutters and sidewalks on both sides. Vermont Avenue is an improved Avenue I dedicated 102 feet wide with 74-foot wide roadway, curbs, gutters and sidewalks on both sides.

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 13-foot strip of land westerly side of Shatto Place from 6th Street to approximately 360 feet southerly thereof should not have any adverse impacts on vehicular circulation or access since the proposed vacation area has been developed with the school facilities. In addition, the area proposed to be vacated could be considered as an excess portion of right-of-way not required for a Local Street based on the current Mobility Plan 2035.

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

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: Partial dedications and improvements have been done under previous vacation conditions adopted by City Council on October 10, 2006 by Document No. 20080357569 and per City Plan P-36477. 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: Southern California Gas Company and AT&T did not respond to the Bureau of Engineering's referral letter dated October 17, 2017.

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 the Bureau of 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 of Los Angeles.

City Department of Transportation: The Department of Transportation stated in its communication dated October 31, 2018 that it does not oppose the requested vacation.

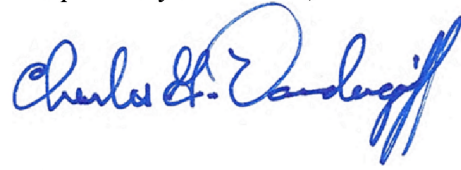
City Fire Department: The Fire Department stated in its letter dated November 16, 2016 that it has no objection to this street vacation.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated October 17, 2017.

Conclusion: The vacation of the public street area as shown colored blue on attached Exhibit "A Revised" 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,

A handwritten signature in blue ink, appearing to read "Charles H. Vandenberg". The signature is fluid and cursive, with a large initial "C" and "V".

Edmond Yew, Manager
Land Development & GIS Division
Bureau of Engineering

Report prepared by:

LAND DEVELOPMENT & GIS DIVISION

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