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

MAR 16 2007
Council File No. 06-2754 -
Council District: 8 - ✓
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-E1401023 - Council File No. 06-2754 -
47th Street and Alley Westerly of Western Avenue Vacation
District.

RECOMMENDATIONS:

1. Adopt the findings by the City Engineer's 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's report dated **MAR 16 2007** with the conditions contained therein.
3. Fiscal Impact Statement:

To date, an estimated \$1,444.56 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 street and 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 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\gtwp461

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. 8

SUBJECT:

Vacation Approval - VAC-E1401023 - Council File No. 06-2754 -
47th Street and Alley Westerly of Western Avenue 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. 47th Street between St. Andrews Place and Western Avenue.
 2. Alley southerly of 46th Street between St. Andrews Place and the alley westerly of Western Avenue.
 3. Alley westerly of Western Avenue from 46th Street to approximately 19.75 feet northerly of the alley southerly of 47th Street.
- 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 street and 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 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.

FISCAL IMPACT STATEMENT

To date, an estimated \$1,444.56 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. Gumercindo & Maria Lopez
1747 1/2 W. 47th Street
Los Angeles, CA 90062
3. Pacific Southwest District of the
Wesleyan Church
1345 Skyline Drive
Lemon Grove, CA 91945
4. Melvin Morris
11618 S. Haas Avenue
Hawthorne, CA 90258
5. Mary J. Ward
1563 W. 49th Street
Los Angeles, CA 90062
6. Ella L. Cooper
2412 W. 73rd Street
Los Angeles, CA 90043

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 the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - a. Dedicate 12 feet as public street along the westerly side of Western Avenue, together with a 20-foot radius property line return or a 15-foot by 15-foot property line cut corner at the southwest corner of the intersection of Western Avenue with 46th Street.
 - b. Dedicate a 15-foot radius property line return or a 10-foot by 10-foot property line cut corner as public street at the southeast corner of the intersection of 46th Street with St. Andrews Place.

- c. Dedicate 2.5 feet as public alley along the northerly side of the alley southerly of 47th Street, together with the additional dedication as shown on Detail "A" of Exhibit "B".
3. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:

Western Avenue:

- a) Construct a 40-foot wide half roadway (Major Highway-Class II Standards) along the westerly side of Western Avenue. Improvements shall include integral curb and gutter, a 12-foot wide sidewalk, together with a proper transition to join the existing improvements.
- b) Close the street intersection of 47th Street with Western Avenue with standard street improvements including concrete curb, gutter and sidewalk or construct a standard driveway apron.

46th Street:

- a) Repair or replace any broken/off-grade or missing curb, gutter and sidewalk along the southerly side of 46th Street.
- b) Close the vacated alley intersection with standard street improvements including curb, gutter and sidewalk.
- c) Close any unused driveways along the southerly side of 46th Street.
- d) Should a drop off curb be required, provide a 2-foot street widening along 46th Street between St. Andrews Place and Western Avenue.

St. Andrews Place:

- a) Repair or replace any broken/off-grade or missing curb, gutter and sidewalk along the easterly side St. Andrews Place.

- b) Close the street intersection with 47th Street and the alley intersection with St. Andrews Place with standard street improvements or construct a standard driveway apron at the vacated street intersection.
- c) Close any unused driveways along the easterly side of St. Andrews Place.
- d) Should a drop off curb be required, provide a 2-foot street widening along the easterly side of St. Andrews Place.

Alley Southerly of 47th Street:

Widen the northerly side of the alley to provide for a 10-foot wide half alley, together with asphalt concrete pavement in the newly dedicated area at the intersection with the alley westerly of Western Avenue.

- 4. That arrangements be made with the Department of Water and Power, AT&T, the 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.
- 5. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer and drainage facilities located within the areas to be vacated, unless easements are reserved from the vacation for their protection.
- 6. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
- 7. 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.
- 8. That project conditions identified in the Department of Transportation letter dated August 2, 2005 on the proposed South Region Middle School No. 6 be complied with in a manner satisfactory to the Department of Transportation.

TRANSMITTAL:

Application dated September 13, 2006, from Mike Scinto.

DISCUSSION:

Request: The petitioner, Mike Scinto of Los Angeles Unified School District, owners or proposed owners 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 areas to be vacated with the adjoining properties for the construction of South Region Middle School No. 6.

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 November 17, 2006, under Council File No. 06-2754 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties lying easterly of the north/south alley to be vacated are zoned C2-1VL and are developed as commercial businesses. The properties lying westerly of the north/south alley to be vacated are zoned R2-1 and [Q]R4-1.

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

1. 47th Street between St. Andrews Place and Western Avenue.
2. Alley southerly of 46th Street between St. Andrews Place and the alley westerly of Western Avenue.
3. Alley westerly of Western Avenue from 46th Street to approximately 19.75 feet northerly of the alley southerly of 47th Street.

47th Street is an improved local street dedicated 60 feet wide. The alley southerly of 46th Street and the alley westerly of Western Avenue are both improved alleys dedicated 15 feet wide. The areas to be vacated are presently being occupied by the Los Angeles Unified School District.

Adjoining Streets and Alleys: Western Avenue is an improved major highway-class II dedicated 80 and 90 feet wide with a 56-foot wide roadway and with curb, gutter and sidewalk. 46th Street and St. Andrews Place are both improved local streets dedicated 60 feet wide with 36-foot wide roadways and with curbs, gutters and sidewalk. The L-shaped alley southerly of 47th Street between St. Andrews Place and 48th Street are improved alleys dedicated 15 feet wide.

Surrounding Properties: The owners of property in proximity to the vacation areas have been notified of the proposed street and alley vacation.

Effects of Vacation on Circulation and Access: The proposed vacations of a) 47th Street between St. Andrews Place and Western Avenue, b) alley southerly of 46th Street between St. Andrews Place and the alley westerly of Western Avenue, c) Alley westerly of Western Avenue between 46th Street and the alley southerly of 47th Street should have no adverse effect on circulation since the street and alleys are mainly for access to adjoining properties. These properties will be incorporated as part of the school in the future.

The street and 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 maintains facilities in the areas proposed to be vacated. The Department of Water and Power, AT&T and the Southern California Gas Company did not respond to the Bureau of Engineering's referral letter dated October 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 and that the applicant is not opposed if all abutting property owners are in agreement with the proposed vacation and that, the applicant complies with the project conditions recommended in their letter dated August 2, 2005. 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 did not respond to the Bureau of Engineering's referral letter dated October 10, 2006.

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

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 and alley purposes.

Report prepared by:

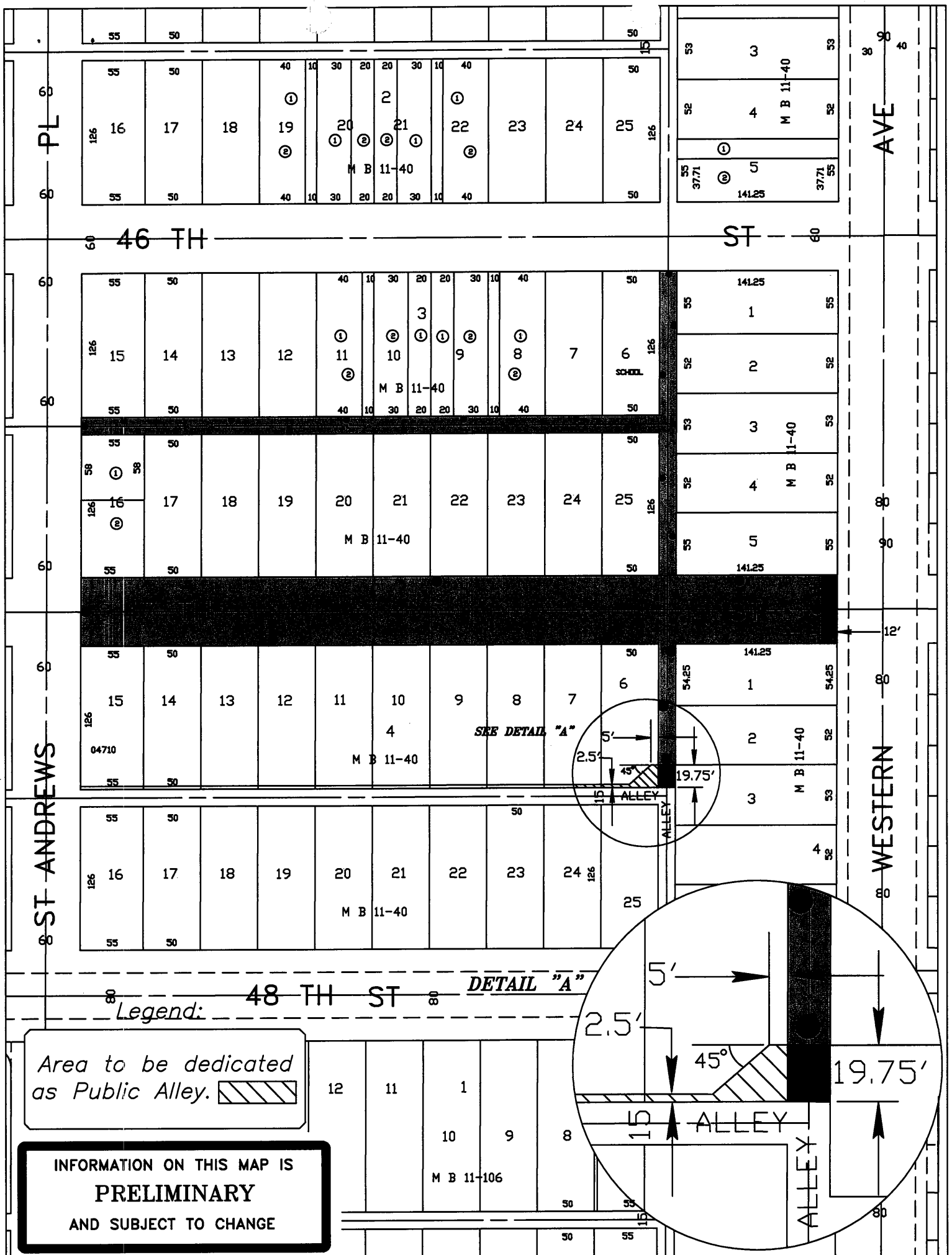
LAND DEVELOPMENT GROUP

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

Respectfully submitted,


Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DS/qt
H:\ldg4\GTWP461



TITLE: 47TH STREET VACATION DISTRICT.

WORK ORDER NO. VAC- E1401023
 COUNCIL FILE NO. 06-2754
 COUNCIL DIST. 08 DIV. INDEX 194
 ENG. DIST. CENTRAL T.G. 673-H4
 DISTRICT MAP 111 -B- 193



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

EXHIBIT B

Legend: Vacation boundary as shown

