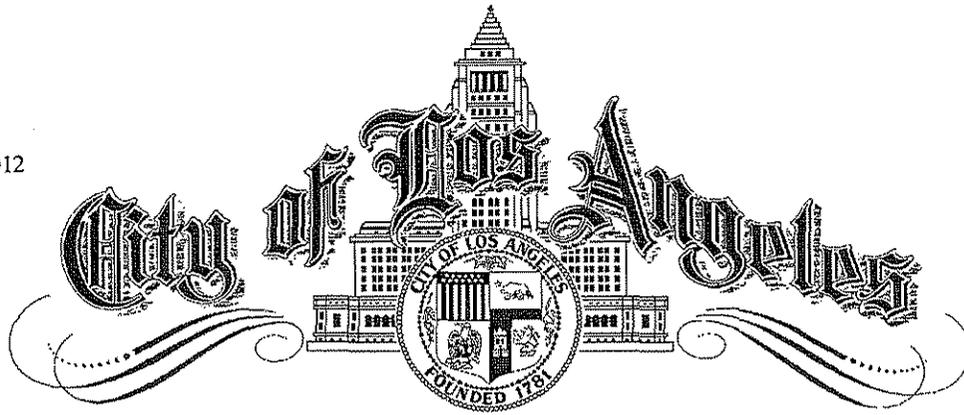


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CARMEN A. TRUTANICH
City Attorney

REPORT NO. R 13 - 0 1 2 5
MAY 0 8 2013

REPORT RE:

DRAFT RESOLUTION OF NECESSITY FINDING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRES THE ACQUISITION OF EASEMENT INTERESTS IN REAL PROPERTY LOCATED AT 2301-2307 E. OLYMPIC BOULEVARD, 2315 E. OLYMPIC BOULEVARD, AND 2333 E. OLYMPIC BOULEVARD, LOS ANGELES, CALIFORNIA, FOR THE CONSTRUCTION OF THE OLYMPIC BOULEVARD AND MATEO STREET INTERSECTION IMPROVEMENT PROJECT

**W/O NO. E6000779
R/W NO. 33769**

COUNCIL DISTRICT NO. 14

NOTICE AND OPPORTUNITY TO BE HEARD REQUIRED

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File Nos. 09-1012 and 11-1043

Honorable Members:

Introduction

Pursuant to the request of the Bureau of Engineering (BOE), this Office transmits, approved as to form and legality, a Resolution of Necessity (Ordinance)

authorizing the condemnation of temporary and permanent street easements in real property located at:

- 2301-2307 E. OLYMPIC BOULEVARD (APN Nos. 5167-001-038 & 037)
- 2315 E. OLYMPIC BOULEVARD (APN No. 5167-001-036)
- 2333 E. OLYMPIC BOULEVARD (APN No. 5167-001-035)

(collectively, the Subject Properties or Subject Property) for the Olympic Boulevard at Mateo Street Intersection Improvement Project (Project). The draft ordinance is attached as Exhibit A.

The Project is located at the intersection of Olympic Boulevard and Mateo Street in an industrial section of the City near the on-ramp to the Interstate 5 and 10 and State Route 60 Freeways in Council District 14.

Acquisition of the easement interests in the Subject Property by condemnation will allow for the widening of a portion of Olympic Boulevard, Mateo Street and Porter Street to allow for a wider curb return. It will also allow creation of an exclusive right turn collector lane along Olympic Boulevard, which will create a smoother access onto Mateo and Porter Streets and improve access to the nearby on-ramp for the freeways from Porter Street.

The Purpose of the Project

Presently, the curb return at the corner of Olympic Boulevard and Mateo Street is too narrow, and there is no room for heavy trucks to collect as they wait their turn to make the right turn from Olympic Boulevard onto Mateo Street and then onto Porter Street and the freeway on-ramp.

Over recent years, the volume of eighteen-wheeled trucks coming from the Port of Los Angeles (Port) and from other points east along Olympic Boulevard has increased substantially and become problematic in this industrial neighborhood. The location of the freeway on-ramp mid-block on Porter Street results in scores of heavy vehicles seeking that single freeway on-ramp location from both Mateo and Santa Fe Streets on an hourly and daily basis.

The Los Angeles Department of Transportation (LADOT) has documented numerous instances where utility poles and curbs near the intersection of Mateo and Olympic Boulevard have been damaged, and both pedestrians and on-coming vehicles southbound on Mateo Street put in harm's way when the big-rig's wheels "jump the curb" as the trucks fail to properly negotiate the tight turns at these intersections because of the limited turning radius.

In addition, the heavy volume of trucks seeking to get to Porter Street and to the freeway on-ramps causes slowing, backups and interference with the already busy vehicular traffic on westbound Olympic Boulevard between Santa Fe and Mateo Streets, particularly during the rush hours. There is nowhere to collect the numerous trucks which are all seeking to make the right hand turn at the signalized intersection at Olympic Boulevard onto Mateo and Porter Streets. When the MTA's buses are added to the heavy volume of vehicular traffic competing for space along Olympic Boulevard's right lane, the problem becomes exacerbated and potentially dangerous for both vehicles and pedestrians.

Project Description

Construction of the Project's improvements at and near the intersection of Olympic Boulevard and Mateo Street will alleviate the heavy congestion and allow easier right turns by large trucks and other vehicles. The proposed Project will consist of both property acquisition and street widening. Once completed, easier turns by heavy big-rig trucks will be enabled from Olympic and Mateo onto Porter Street. Improved access to Interstate 5 and 10 and State Route 60 will be achieved via the freeway on-ramp located off of Porter Street. In addition, traffic congestion will be relieved at the intersections of Olympic Boulevard at Santa Fe Avenue and Santa Fe Avenue at Porter Street.

The Project will widen Olympic Boulevard between Santa Fe Avenue and Mateo Street. Once completed, the Project will provide a new 10-foot-wide sidewalk along the north side of Olympic Boulevard. The Project will also improve the existing curb return at the northeast corner of Olympic Boulevard and Mateo Street from the existing 25-foot radius to a 50-foot radius. On the northeast corner of Mateo Street and Porter Street, the 15-foot curb return will become a 25-foot curb return. This widening will greatly improve the ability of heavy vehicles to negotiate turns at both corners and will significantly reduce the number of instances where trucks "jump the curb" or encroach into on-coming traffic while making those turns.

The proposed design will require the acquisition of portions of private property with an approximate frontage of 370 linear feet along Olympic Boulevard. Temporary construction easements are required at the corner of Olympic Boulevard and Mateo Street for approximately 526 square feet and at the corner of Mateo Street and Porter Street for 152 square feet. Permanent street easements at the corner of Olympic and Mateo will be for 1,856 square feet and 162 square feet at Mateo and Porter Streets, which will allow the key corners in the Project to be sufficiently widened. A copy of the Right-of-Way map which shows the "footprint" of the Project and the property interests to be acquired is attached as Exhibit B.

Negotiations with the Property Owners

The City has negotiated with each of the owners of the Subject Properties. The offers made by the City are as follows:

1. \$283,000.00 (rounded) for 2301-2307 E. Olympic Boulevard made pursuant to an updated offer on or about April 4, 2013. The City will require four (4) separate takes. The City will require two permanent street easements (Easements No. 1.1A and 1.2A) and two temporary construction easements (TCE's 1.1TC and 1.2TC). Easements 1.1A and 1.2A are permanent street easements that are 162 and 1,856 square feet, respectively. The temporary construction easements measure 152 and 526 square feet, respectively. In addition to the permanent and temporary easements, the building located on the northeast corner of the intersection of Olympic Boulevard and Mateo Street will need to be demolished. This property is presently being used as a forklift repair and rental business. In June 2011, a Notice of Commencement of Condemnation was sent to the property owner via certified, return receipt requested mail.

2. \$82,500.00 for 2315-2323 E. Olympic Boulevard made pursuant to an updated offer on or about April 4, 2013. For this property, the City will require one permanent street easement for the widening of the street. Easement 2A will be 1,500 square feet (150 ft. x 10 ft). This property is presently used as fourteen live/work loft units. In June 2011, a Notice of Commencement of Condemnation was sent to the property owner via certified, return receipt requested mail.

3. \$49,500.00 for 2333 E. Olympic Boulevard made pursuant an updated offer on or about April 4, 2013. The City will require a permanent street easement (Easement 3A) of 900 square feet (90 ft. x 10 ft). This property is leased to a clothing manufacturer. In June 2011, a Notice of Commencement of Condemnation was sent to the property owner via certified, return receipt requested mail.

None of the City's offers have been accepted, hence the need to proceed with condemnation.

Parking Issues Along Olympic Boulevard

Presently, the owners, tenants and visitors of 2315-2323 and 2333 Olympic Boulevard often park illegally on a diagonal across the public right-of-way and sidewalk in front of those addresses. Parking citations have been issued by LADOT at these locations. However, this Project will eliminate the ability of these owners, their tenants and vendors from parking in front of their buildings along Olympic Boulevard at all.

Despite the lack of reasonably available parking in the vicinity of the two properties fronting on Olympic Boulevard and the customary, albeit illegal, practice of

parking across the sidewalk by the owners, tenants and vendors, the properties at 2315-2323 and 2333 Olympic Boulevard have no right to park on the street (or the sidewalk) in front of their buildings. The Conditional Use Permit (CUP) (Case No. ZA 84-0618) (buildings) for 2315-2323 Olympic Boulevard, dated November 27, 1984, only allows for two parking spaces, instead of the 14 which would have otherwise been required for the 14 loft apartments which were originally converted without proper permits from the City. The CUP specifically stated that the two required spaces must be within the building. There is no provision in the CUP for the obviously needed outdoor parking to serve the premises which contain 14 live/work loft units, hence there is no right to parking which will be lost due to the Project.

The Conditional Use Permit for 2333 Olympic Boulevard, (Case No. ZA 85-1146) dated February 21, 1984, specifically requires that 18 parking spaces be provided "within the building." The owner has evidently chosen to not provide the requisite spaces "within the building" as required by the CUP. This failure may explain why illegal encroachments and parking on and along the sidewalk in front of 2333 Olympic Boulevard are observed with regularity. Because the owner is not providing required parking within the building, the loss of the outdoor area where illegal parking presently occurs does not represent a compensable loss.

After consultation with the City Attorney's Office and CD-14, the Project's engineers and designers have determined that the use of public funds for alternative parking for the Subject Properties is not warranted. Even though these properties will clearly lose the ability to park anywhere along Olympic Boulevard near their businesses and apartments (as they are illegally doing now), the case authority in the 9th Circuit suggests that the City will not be liable to the owners for the elimination of such illegal parking. The cases suggest that compensation need not be made for "non-permanent, illegal uses" like the current illegal practice of parking on the sidewalk and/or across the public right-of-way on Olympic Boulevard between Santa Fe and Mateo Streets.

The Project will also improve public safety in the area by the elimination of a common, yet dangerous, practice by drivers seeking to egress the premises by backing up onto the sidewalk and into on-coming traffic on Olympic Boulevard. Depending on the time of day and the number of vehicles illegally parked within the public right-of-way, drivers have also been observed driving along the sidewalk for short distances to the nearest cut-out. Los Angeles Municipal Code Section 12.21 A.5(i) specifically prohibits backing out into traffic on a major or secondary highway such as Olympic Boulevard. Olympic Boulevard at this location is deemed to be a Major Highway, Class II. The widening of Olympic Boulevard and the creation of a new sidewalk, together with an exclusive right turn collector lane beginning at Mateo Street, will eliminate the ability of any cars to park in front of the Subject Properties fronting on Olympic Boulevard.

Environmental Compliance

The California Environmental Quality Act (CEQA) was enacted in 1970 for the purpose of informing decision-makers and the public regarding potential environmental effects of proposed projects, and identifying methods of avoiding environmental damage. The City's Bureau of Engineering Environmental Management Group has determined that the proposed project is subject to CEQA and no exemptions apply. Therefore, the preparation of an Initial Study was required.

An Initial Study is a preliminary analysis conducted by the City, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that the Project, even with mitigation, may have a significant effect on the environment, and whether an environmental impact report (EIR) should be prepared. Otherwise, the lead agency may adopt a negative declaration or mitigated negative declaration.

The City Engineer has determined that the proposed project would not have a significant effect on the environment. The Notice of Intent to adopt an Initial Study/Negative Declaration, dated April 5, 2011, is attached as Exhibit C.

CEQA Compliance

On September 16, 2011, the City Council previously made the required CEQA findings and adopted a Negative Declaration prepared by the Bureau of Engineering for the Olympic Boulevard and Mateo Street Improvements project (W.O. E6000779), in conjunction with the approval of the Project. (Exhibit D). The Bureau of Engineering has now determined that the City must obtain additional temporary and permanent easements in order to implement the previously approved Project.

The Bureau of Engineering staff have reviewed these Project changes and concluded that no further CEQA environmental review is required because (1) no substantial changes are proposed that require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects; (2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken that require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects; and (3) no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows the Project will have one or more significant environmental effects not discussed in the previous Negative Declaration.

We recommend you make this CEQA finding under State CEQA Guideline 15162 prior to or concurrent with your action on the ordinance.

Community Plan

The Project site lies within the Central City North Community of Los Angeles and within Council District 14. The proposed Project is located on Olympic Boulevard between Mateo Street and Santa Fe Avenue and Mateo Street between Olympic Boulevard and Porter Street. The Project site is within the South Industrial Area and the Alameda Corridor Project, which is intended to facilitate access to and the movement of goods and materials from the Port. The Port is 24.7 miles south of the Project site; the Los Angeles River is approximately 0.36 miles to the east. The primary freeway on-ramp for traffic traversing Olympic Boulevard is less than one mile northeast from the Project site.

Charter Finding

Pursuant to Charter Sections 556, 558 and 559, the City's Planning Department has determined that the proposed Project is in conformance with the purposes, intent and provisions of the City's General Plan and the Central City North Community Plan, an element of the General Plan, in that the Project would serve the public interest by facilitating the movement of goods and traffic through an area which has been identified within the Community Plan as having an outdated traffic circulation network. A copy of the Department of Planning's July 31, 2012, finding is attached as Exhibit E.

Council Rule 38 Referral

A copy of the draft ordinance has been submitted to both BOE and LADOT. BOE and LADOT staff are in agreement with the terms of the proposed ordinance.

Notice and Opportunity to be Heard

The draft ordinance provides that the owner(s) of the Subject Property, or those with interests in any easements and/or leaseholds on the Subject Property, be given notice of the Council's intention to adopt the ordinance, and that they be provided with an opportunity for a hearing before Council, all as required by Code of Civil Procedure Section 1245.235. Pursuant to that section, it is necessary that the Council set a date for the hearing and that the Clerk give notice of the hearing date, which is not less than 15 days after notice is sent to the owner(s) and other interested persons. If the owner(s), or their representative, appear and desire to be heard, the Council shall permit the hearing.

This Office further recommends that it be given the authority to make a deposit of probable just compensation in the amounts of \$283,000.00, \$82,500.00 and \$49,500.00, respectively, or such other reasonable amounts as may be determined by any updated appraisals and market research for the affected parcels and

improvements, which deposits will be obtained from Department 94, Fund 655, Account 94G276.

Recommended Action

In accordance with the above, this Office recommends that the Council take the following actions after it conducts the public hearing:

1. Find that, under State CEQA Guideline 15162, no further environmental review is required prior to approval of the draft ordinance because (a) no substantial changes are proposed that require major revisions to the previously adopted Negative Declaration due to the involvement of new significant environmental effects; (b) no substantial changes have occurred with respect to the circumstances under which the project is being undertaken that require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects; and (c) no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows the project will have one or more significant environmental effects not discussed in the previously adopted Negative Declaration; and
2. Direct staff to take all actions necessary to authorize payment for these acquisitions from Department 94, Fund 655, Account 94G276; and
3. Authorize this Office to make the necessary deposit of probable just compensation in the amounts of \$283,000.00, \$82,500.00 and \$49,500.00, respectively, for the three properties which will be subject to this condemnation, and to seek orders from the Court to obtain early possession of the Subject Properties' proposed take areas prior to trial; and
4. Authorize the Bureau of Engineering's Real Estate Division to continue to attempt to acquire the Subject Properties, and all necessary interests therein, via negotiated purchases and, if successful, to execute all documents necessary to accomplish the transfer of those interests to the City; and
5. Adopt the draft Resolution of Necessity (Ordinance) authorizing the acquisition of the Subject Properties by eminent domain.

If you have any questions regarding this matter, please contact Deputy City Attorney John A. Minor at (213) 978-8255. He or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

CARMEN A. TRUTANICH, City Attorney

By 

PEDRO B. ECHEVERRIA
Chief Assistant City Attorney

PBE/JAM:zra
Transmittal

Attachments:

Proposed Ordinance
Right-of-Way Map
Negative Declaration
Notice of Determination
Planning Department's Finding

ORDINANCE NO. _____

An Ordinance of the City of Los Angeles finding that the public interest and necessity require the "Olympic Boulevard and Mateo Street - Phase II Improvements Project" and the acquisition of properties therefore (Work Order No. E6000779, Right of Way No. 33769).

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. The Council of the City of Los Angeles resolves, finds and determines that the public interest and necessity require the "Olympic Boulevard and Mateo Street - Phase II Improvements Project" (Work Order No. E6000779, Right of Way No. 33769); the project is planned and located in the manner which is most compatible with the greatest public good and the least private injury, and the properties described herein are necessary for the project; and the properties have been appraised and an amount has been established for each property which it is believed to be just compensation for the property, and an offer has been made to the owner or owners of record to acquire the property for the full amount of said just compensation.

Section 2. The properties are to be acquired for permanent public street and temporary construction purposes under the authority of California Government Code Section 37350.5.

Section 3. The properties to be acquired are located in the City of Los Angeles, County of Los Angeles, State of California. The properties interests to be acquired are set forth hereinafter and the extent of each acquisition is described by reference to the attached R/W Map No. 33769.

Permanent Public Street Easement

Parcel No. 1.1A APN 5167-001-037 & 038, Exhibit A

Parcel No. 1.2A APN 5167-001-037 & 038, Exhibit B

Parcel No. 2A APN 5167-001-036, Exhibit C

Parcel No. 3A APN 5167-001-035, Exhibit D

Temporary Construction Easement

Parcel No. 1.1TC APN 5167-001-037 & 038, Exhibit E

Parcel No. 1.2TC APN 5167-001-037 & 038, Exhibit F

Section 4. Notice has been given by first class mail to each person whose property is to be acquired by eminent domain, which notice advised each such person of the intent of the Council to adopt this Ordinance, of the right to appear and be heard by the Council, and each owner who so requested was given an opportunity to appear and was heard by the Council.

Section 5. The City Attorney is authorized to commence an action in eminent domain to acquire said property.

Section 6. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all of its members, at its meeting of _____.

JUNE A. LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality
CARMEN A. TRUTANICH, City Attorney

By 
Deputy City Attorney

DATE: April 4, 2013

File No. 11-1043

Description Approved
Gary Lee Moore, City Engineer

By:  Date: 4/2/13
Arturo Cordero, Survey Supervisor

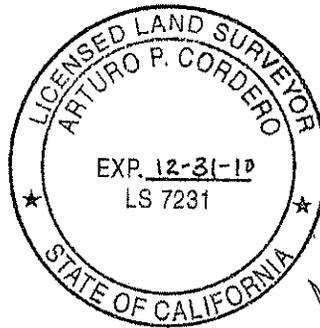
EXHIBIT A

Permanent Public Street Easement
R/W 33769 – 1.1A
W. O. E6000779
D.M. 121.5A217

That portion of Lot 247 of C.A. Smith's Third Addition Tract, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 59 Pages 87 and 88 of Miscellaneous Records, in the office of the County Recorder of said county bounded and described as follows:

Beginning at the northwest corner of said Lot 247; thence easterly along the northerly line of said lot a distance of 18.00 feet; thence southwesterly in a direct line to a point in the westerly line of said lot, distant 18.00 feet southerly measured along said westerly line from said northwest corner; thence northerly along said westerly line to the point of beginning.

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11/09/10

EXHIBIT B

Permanent Public Street Easement
R/W 33769 – 1.2A
W. O. E6000779
D.M. 121.5A217

Those portions of Lots 225 and 227 of M.L. Wicks Subdivision of the Western portion of the Germain Tract also a strip of land 20 feet in width off of North side of the Archibald Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 5 of Miscellaneous Records, and of Lot 247 of C.A. Smith's Third Addition Tract, in said city as per map recorded in Book 59 Pages 87 and 88 of Miscellaneous Records, both records in the office of the County Recorder of said county, lying southwesterly and southerly of the following described line:

Beginning at a point in the westerly line of said Lot 247, distant 44.00 feet northerly measured along said westerly line from the southwest corner of said Lot 247; thence southeasterly in a direct line to a point in the northerly line of the southerly 10.00 feet of said Lots 247, 227 and 225, distant 32.37 feet easterly measured along said northerly line from said westerly line of said Lot 247; thence easterly along said northerly line to the easterly line of said Lot 225.

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11/09/10

EXHIBIT C

Permanent Public Street Easement
R/W 33769 - 2A
W. O. E6000779
D.M. 121.5A217

The southerly 10.00 feet of Lots 12 to 16, inclusive, of P. A. Crippens Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6 Page 3 of Maps, in the office of the County Recorder of said county.

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8/18/10

EXHIBIT D

Permanent Public Street Easement
RW 33769 - 3A
W. O. E6000779
D.M. 121.5A217

The southerly 10.00 feet of Lots 9, 10 and 11 of P. A. Crippens Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6 Page 3 of Maps, in the office of the County Recorder of said county.

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[Handwritten Signature]
8/18/10

EXHIBIT E

Temporary Construction Easement
R/W 33769 – 1.1TC
W. O. E6000779
D.M. 121.5A217

That portion of Lot 247 of C.A. Smith's Third Addition Tract, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 59 Pages 87 and 88 of Miscellaneous Records in the office of the County Recorder of said county, included within a strip of land 5.00 feet wide lying southeasterly and adjoining the following described line:

Beginning at a point in the northerly line of said Lot 247 distant 18.00 feet easterly measured along said northerly from the northwest corner of said Lot 247; thence southwesterly in a direct line to a point in the westerly line of said Lot 247, distant 18.00 feet southerly measured along said westerly line from said northwest corner

The southeasterly sideline of said 5.00 feet strip of land shall be prolonged northeasterly and southwesterly so as to terminate in said northerly and westerly lines of said Lot 247.

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11/09/10

EXHIBIT F

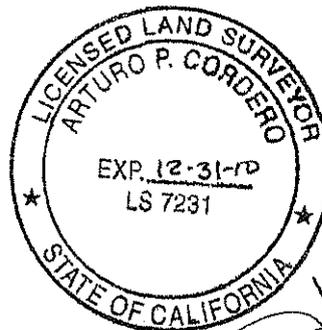
Temporary Construction Easement
RW 33769 – 1.2TC
W. O. E6000779
D.M. 121.5A217

Those portions of Lot 227 of M.L. Wicks Subdivision of the Western portion of the Germain Tract also a strip of land 20 feet in width off of North side of the Archibald Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 30 Page 5 of Miscellaneous Records, and of Lot 247 of C.A. Smith's Third Addition Tract, in said city as per map recorded in Book 59 Pages 87 and 88 of Miscellaneous Records, both records in the office of the County Recorder of said county, included within a strip of land 5.00 feet wide lying northeasterly and northerly and adjoining the following described line:

Beginning at a point in the westerly line of said Lot 247, distant 44.00 feet northerly measured along said westerly line from the southwest corner of said Lot 247; thence southeasterly in a direct line to a point in the northerly line of the southerly 10.00 feet of said Lots 247 and 227, distant 32.37 feet easterly measured along said northerly line from said westerly line of said Lot 247; thence easterly along said northerly line a distance of 52.30 feet

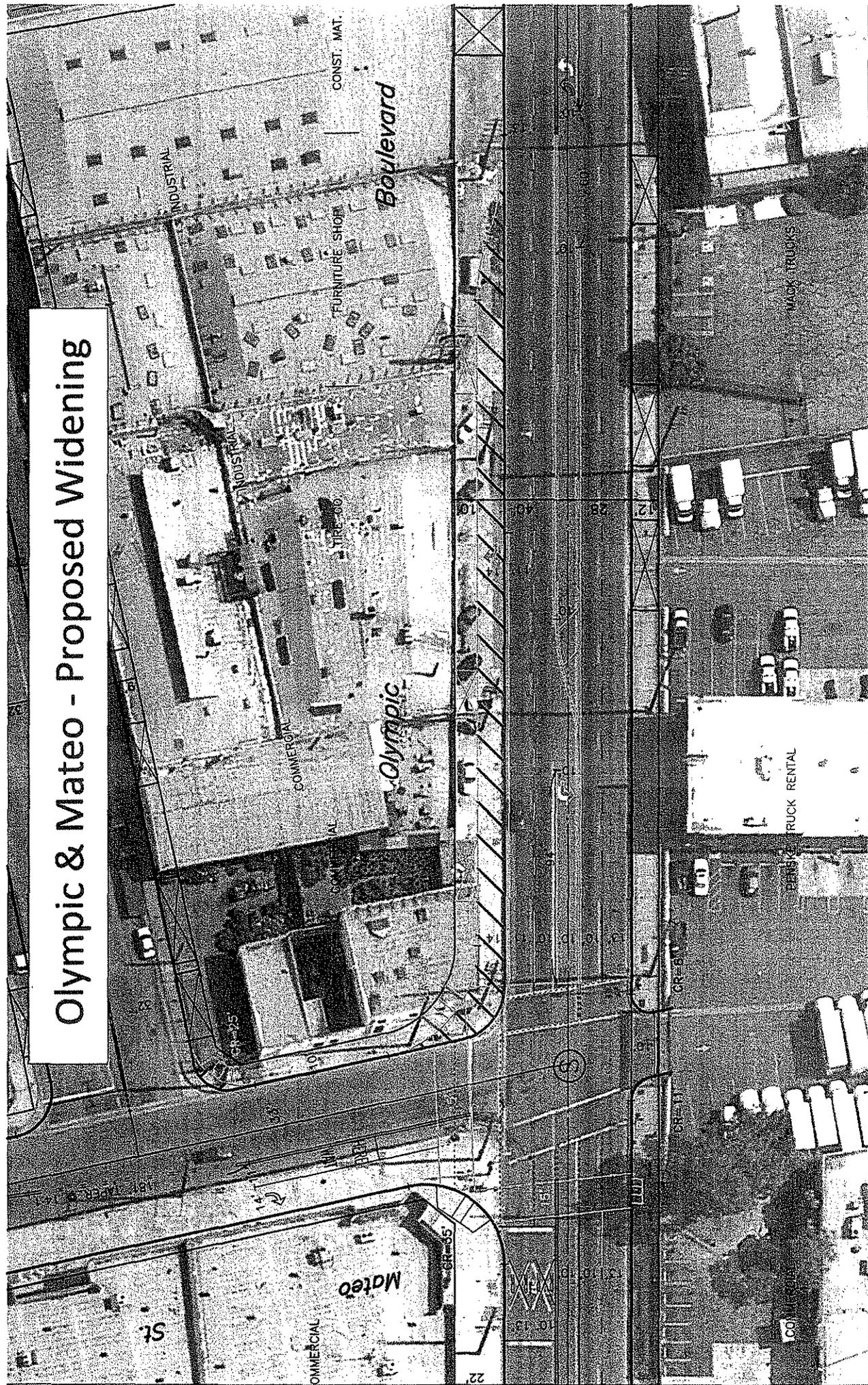
The northerly sideline of said 5.00 feet strip shall be prolonged northwesterly so as to terminate in said westerly line of said Lot 247 and shall be shortened to meet at all angle points.

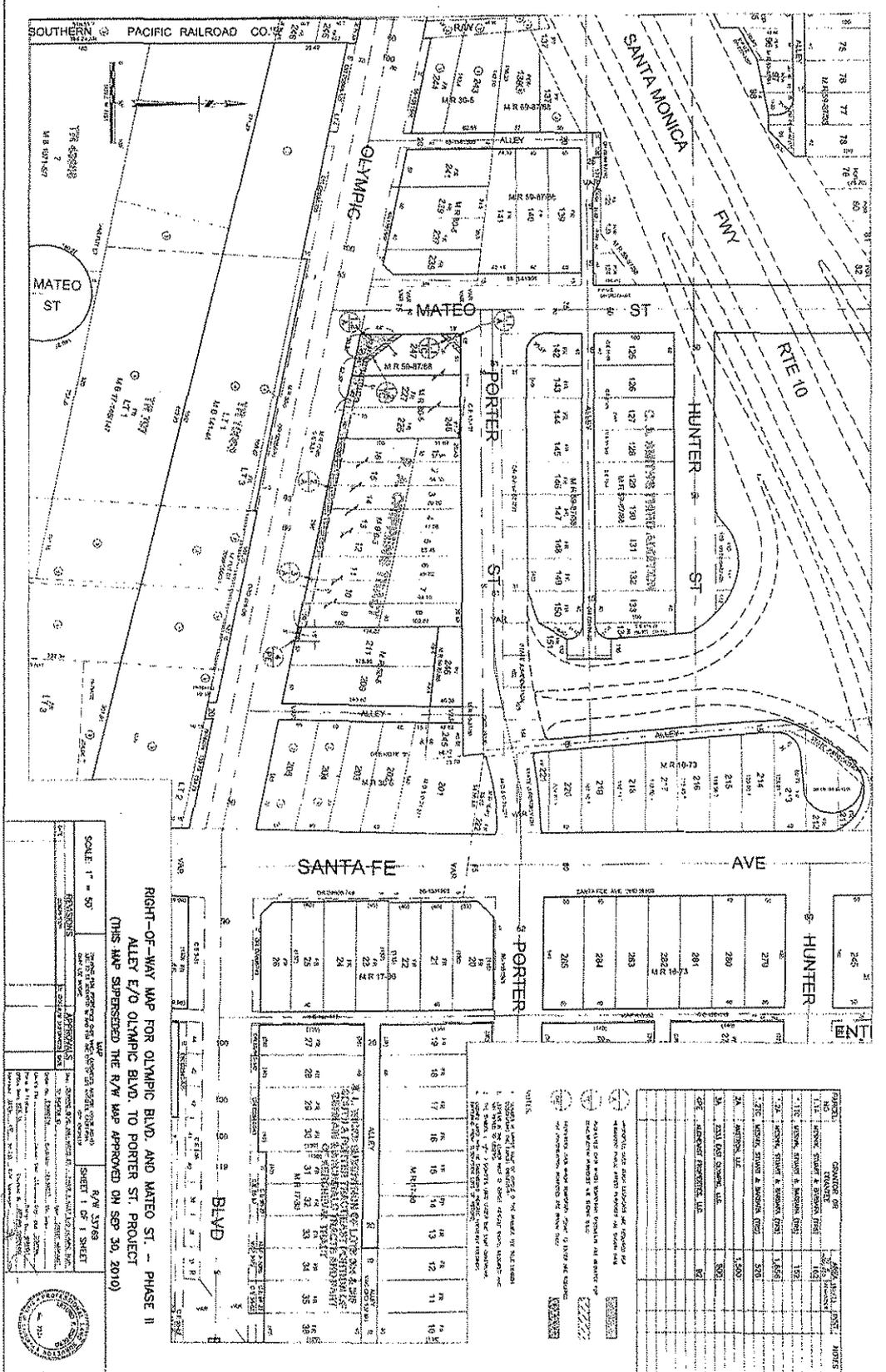
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11/09/10

Olympic & Mateo - Proposed Widening





SCALE: 1" = 50'

RIGHT-OF-WAY MAP FOR OLYMPIC BLVD, AND MATEDO ST. - PHASE II
 ALLEY E/O OLYMPIC BLVD, TO PORTER ST, PROJECT
 THIS MAP SUPERSEDES THE R/W MAP APPROVED ON SEP 30, 2010.



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/15/10	JL	ML
2	REVISED PER COMMENTS	10/20/10	JL	ML
3	REVISED PER COMMENTS	10/25/10	JL	ML
4	REVISED PER COMMENTS	10/30/10	JL	ML
5	REVISED PER COMMENTS	11/05/10	JL	ML
6	REVISED PER COMMENTS	11/10/10	JL	ML
7	REVISED PER COMMENTS	11/15/10	JL	ML
8	REVISED PER COMMENTS	11/20/10	JL	ML
9	REVISED PER COMMENTS	11/25/10	JL	ML
10	REVISED PER COMMENTS	12/01/10	JL	ML

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL CORNERS ARE TO BE ROUNDED TO A MINIMUM RADIUS OF 10 FEET.
4. ALL EASEMENTS ARE TO BE MAINTAINED AS SHOWN.
5. ALL UTILITIES ARE TO BE DEPTH MARKED AND PROTECTED.
6. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY AND STREET CONSTRUCTION.
7. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
8. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. ALL COSTS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL CHANGES ARE TO BE APPROVED BY THE ENGINEER.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION
 (Article I, City CEQA Guidelines)

LEAD CITY AGENCY AND ADDRESS: Department of Public Works, Bureau of Engineering 1149 Broadway, Suite 600, Los Angeles 90015	COUNCIL DISTRICT 14
PROJECT TITLE: Olympic Boulevard and Mateo Street Improvements (W.O. E6000779)	T.G. 634-H7

PROJECT LOCATION: The proposed project is located on Olympic Boulevard between Mateo Street and Santa Fe Avenue and Mateo Street between Olympic Blvd. and Porter Street. The Los Angeles River is approximately 0.36 mile east of the project site.

DESCRIPTION: The proposed project consists of property acquisition and street widening. The City of Los Angeles proposes to widen westbound Olympic Boulevard between Mateo Street and Santa Fe Avenue for right turn lane, and northbound Mateo Street between Olympic Boulevard and Porter Street for increased curb return to improve freeway access. Prior to construction, the City would acquire and demolish the building at 2301-2303 Olympic Boulevard, APN 5167001038. The building to be acquired is currently not in use. The adjacent building located at 1530 – 1534 Mateo Street is currently being used as a fork lift repair and rental business. This structure will remain standing.

The project site is within the South Industrial Area and the Alameda Corridor Project, which is intended to facilitate access to the ports. The proposed project would improve access to the Santa Monica Freeway and thus improve traffic circulation along Olympic Blvd.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY:

FINDING: The **City Engineer** of the City of Los Angeles has determined the proposed project could not have a significant effect on the environment. See attached Initial Study.

SEE THE ATTACHED PAGES FOR ANY MITIGATION MEASURES IMPOSED

Any written objections received during the public review period are attached, together with the responses of the lead City agency.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED

PERSON PREPARING THIS FORM Catalina Hernandez Environmental Specialist II	ADDRESS 1149 S. Broadway, Suite 600, MS 939 Los Angeles, CA 90015	TELEPHONE NUMBER (213) 485-5756
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SIGNATURE (Official) Jim Doty, Acting Manager Environmental Management Group 	DATE 4-5-11
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COUNTY CLERK'S USE
FILED

SEP 22 2011

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY CLERK'S USE
DOCUMENT FILED
City Clerk's Office
No. 102-11-055-BB
Certified by [Signature]
Date: SEP 20 2011

REGISTRAR OF THE COUNTY CLERK
T. YATES DEPUTY

NOTICE OF DETERMINATION
(Article I -- City CEQA Guidelines)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. The filing of this notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167.

LEAD CITY AGENCY AND ADDRESS: Department of Public Works, Bureau of Engineering 1149 South Broadway, Suite 600, Los Angeles CA 90015	COUNCIL DISTRICT 14
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PROJECT TITLE: (Including its common name, if any) OLYMPIC BOULEVARD AND MATEO STREET IMPROVEMENTS (W.O. E6000779)	Council File: 11-1043
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PROJECT DESCRIPTION AND LOCATION: The proposed project is located on Olympic Boulevard between Mateo Street and Santa Fe Avenue and Mateo Street between Olympic Blvd. and Porter Street. The proposed project consists of property acquisition and street widening. The City of Los Angeles proposes to widen westbound Olympic Boulevard between Mateo Street and Santa Fe Avenue for right turn lane, and northbound Mateo Street between Olympic Boulevard and Porter Street for increased curb return to improve freeway access. Prior to construction, the City would acquire a portion of parcel APN 5167001038. This parcel contains two buildings. The building located at 2301-2303 Olympic Boulevard, on the corner of Olympic Blvd. and Mateo St., will be demolished. The building is currently not in use. The adjacent building located at 1530 - 1534 Mateo St. is currently being used as a fork lift repair and rental business. This structure will be unaffected and remain standing. Utility poles on Olympic Blvd. will be removed and relocated just northward on the existing sidewalk. The Metro bus stop currently at the northeast corner of Olympic Blvd. and Mateo St. will be relocated west of Mateo St. on Olympic Blvd.

The project site is within the South Industrial Area and the Alameda Corridor Project, which is intended to facilitate access to the ports. The proposed project would improve access to the Santa Monica Freeway and thus improve traffic circulation along Olympic Blvd.

CONTACT PERSON: Catalina Hernandez	STATE CLEARINGHOUSE NUMBER:	TELEPHONE (213) 485-6756
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This is to advise that on September 16, 2011 the City of Los Angeles approved the project described above and made the following determinations:

- | | |
|------------------------------------|---|
| SIGNIFICANT EFFECT | <input type="checkbox"/> The project will have a significant effect on the environment.
<input checked="" type="checkbox"/> The project will not have a significant effect on the environment. |
| MITIGATION MEASURES | <input type="checkbox"/> Mitigation measures were made a condition of project approval.
<input checked="" type="checkbox"/> Mitigation measures were not made a condition of project approval. |
| OVERRIDING CONSIDERATION | <input type="checkbox"/> A Statement of Overriding Considerations was adopted.
<input type="checkbox"/> A Statement of Overriding Considerations was not adopted.
<input checked="" type="checkbox"/> A Statement of Overriding Considerations was not required. |
| ENVIRONMENTAL IMPACT REPORT | <input type="checkbox"/> An Environmental Impact Report was prepared for project and may be examined at the Office of the City Clerk.
<input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project. |
| NEGATIVE DECLARATION | <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for project and may be examined at the Office of the City Engineer
<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project. |

THIS NOTICE WAS POSTED
ON SEP 23 2011
UNTIL OCT 23 2011
REGISTRAR-RECORDS/COUNTY CLERK

SIGNATURE [Signature] James E. Doty	TITLE: Acting Manager, Environmental Management Group	DATE: 9-16-11
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DISTRIBUTION: Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency



State of California - The Natural Resources Agency
 DEPARTMENT OF FISH AND GAME
 1416 9th Street, 12th Floor
 Sacramento, CA 95814
www.dfg.ca.gov

EDMUND G. BROWN, Jr., Governor
 JOHN McCAMMAN, Director



CEQA Filing Fee No Effect Determination Form

Applicant Name: City of Los Angeles, Department of Public Works

Date Submitted: April 13, 2011

Applicant Address: Bureau of Engineering, 1149 South Broadway, Suite 600, Los Angeles, CA 90015

Project Name: Olympic Boulevard and Mateo Street Improvements

CEQA Lead Agency: City of Los Angeles, Department of Public Works

CEQA Document Type: (ND, MND, EIR) Negative Declaration

SCH Number and/or local agency ID number: Work Order No. E6000779

Project Location: The proposed project is located on Olympic Boulevard between Mateo Street and Santa Fe Avenue and Mateo Street between Olympic Blvd. and Porter Street.

Brief Project Description: The proposed project consists of property acquisition and street widening. The City of Los Angeles proposes to widen westbound Olympic Boulevard between Mateo Street and Santa Fe Avenue for right turn lane, and northbound Mateo Street between Olympic Blvd. and Porter Street for increased curb return to improve freeway access. Prior to construction, the City would acquire and demolish the building at 2301-2303 Olympic Boulevard, APN 5167001038. The building to be acquired is currently not in use. The adjacent building located at 1530 - 1534 Mateo Street is currently being used as a fork lift repair and rental business. This structure will remain standing.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

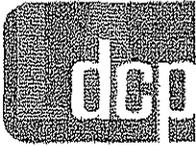
DFG Approval By: Lester Newton - Recd Date: 4-26-2011

Title: Environmental Scientist

CALIFORNIA DEPT. OF FISH AND GAME
 SOUTH COAST REGION
 ANIMATED DRIVEWAY
 SAN DIEGO, CA 92106-1642

Conserving California's Wildlife Since 1870

11 0043184



City Hall • 200 N. Spring Street, Room • Los Angeles, CA 90012



July 31, 2012

TO: Tony Pratt, Chief Surveyor
Bureau of Engineering

FROM: Craig Weber, Senior City Planner

SUBJECT: **Right of Way 33769, W.O. No. E6000779**
Olympic Blvd. and Mateo St Phase II – Street Widening Project

The Department of City Planning has reviewed the proposal regarding acquisition of portions of lot frontage along Olympic Boulevard and Mateo Street for the purpose of road widening and has found that the acquisition and eventual widening would be consistent with both the General Plan's Transportation Element as well as the Central City North Community Plan.

Olympic Boulevard is designated as a Major Highway Class II in the Central City North Community Plan and therefore requires a 104-foot right-of-way with a 12-foot sidewalk/parkway.

Mateo Street is a Secondary Highway and therefore requires a 90-foot right of way with a 10-foot sidewalk/parkway.

The project is consistent with the Objectives of the Central City North Community Plan which seek to provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community. The acquisition and widening project would facilitate the movement of goods and services through an area that has been identified, within the Community Plan, as having an outdated circulation network.