

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

**MAR 26, 2015**

Honorable Members:

C. D. No. 7

SUBJECT:

VACATION APPROVAL - VAC- E1401250 - Council File No. 14-1222 - Pass Road  
between Hillrose Street and Wayside Drive

---

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":

Pass Road between Hillrose Street and Wayside Drive

- 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 at least 30 days after the Public Works Committee approval so 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 \$14,980.00 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 Works Committee and the City Council meetings to consider this request be sent to:

- 1. Marta Litwin  
8209A Foothill Boulevard, #700  
Sunland, CA 91040
- 2. Villas Over Sunland, LLC  
8209A Foothill Blvd, #700  
Sunland, CA 91040

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 E1401250 be paid.

2. That a suitable map, approved by the Valley District Engineering office, delineating the limits, including bearings and distances, of the area to be vacated be submitted to the Land Development Group 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 Group 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 a 3-foot and variable width strip of land along the westerly portion of the applicant's ownership area along Hillrose Street to provide a minimum 18-foot half right-of-way.
  - b. Dedicate a 3-foot and variable width strip of land along the westerly portion of the applicant's ownership area along Wayside Drive to provide a minimum 18-foot half right-of-way.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
  - a. Improve Hillrose Street by constructing concrete curb and an integral two-foot gutter, full width (4-foot) sidewalk, and suitable surfacing to complete a minimum 14-foot wide half roadway (minimum 20-foot wide total roadway).
  - b. Improve Wayside Drive by constructing concrete curb and an integral two-foot gutter, full width (4-foot) sidewalk, and suitable surfacing to complete a minimum 14-foot wide half roadway (minimum 20-foot wide total roadway).
  - c. Remove and replace bad order concrete curb and gutter as necessary.
  - d. Construct a curb ramp at the westerly corner of the intersection of Hillrose Street and Wayside Drive.
7. That arrangements be made with all utilities agencies maintaining facilities in the area including but not limited to Verizon 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 upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement 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.
9. That street lighting facilities be installed as required by the Bureau of Street Lighting.
10. That street trees be planted and tree wells be installed as may be required by the Urban Forestry Division of the Bureau of Street Services.
11. That the applicant record a covenant and agreement stating that when this site is redeveloped in the future, suitable hydrology and hydraulic calculations and drainage plan shall be submitted to the City Engineer to determine drainage capacity of the drainage ditch within the 10-foot wide storm drain easement southerly of Wayside Drive. Construction of storm drain facilities may be needed to provide proper drainage of Wayside Drive at that time.

TRANSMITTAL:

Application dated June 6, 2014, from Marta Litwin.

DISCUSSION:

Request: The petitioner, Marta Litwin, representing Villas Over Sunland, LLC, the owner of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public right-of-way area shown colored blue. The purpose of the vacation request is to combine this vacation area with the adjoining lots.

This vacation procedure is being processed under procedures established by 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 September 16, 2014, under Council File No. 14-1222 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned RA-1 and are undeveloped.

Description of Area to be Vacated: The area sought to be vacated is Pass Road southerly of Hillrose Street and northerly of Wayside Drive. Pass Road is a Local Street dedicated 30 feet wide and is unimproved.

Adjoining Street: Hillrose Street is a Local Street dedicated 50 feet and variable width with a 30-foot wide roadway, curbs, gutters and sidewalks on the northerly side. Wayside Drive is a Local Street dedicated 50 feet and variable width with a 30-foot wide roadway, curbs and gutters.

Effects of Vacation on Circulation and Access: The vacation of Pass Road should have no adverse effects on vehicular circulation or access, since it is unimproved and provides no vehicular access.

The street is also 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 provide 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: Verizon did not respond to the Bureau of Engineering's referral letter dated February 2, 2015.

Tract Map: Since the required dedications can be acquired by separate instruments 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 the Bureau of Engineering to hold each 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 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 a communication dated December 1, 2014, that it does not oppose the vacation. The Department of Transportation also stated that vacating this street would not result in any impacts to local access and circulation.

City Fire Department: The Fire Department stated in a communication dated August 8, 2014, that it does not oppose the vacation.

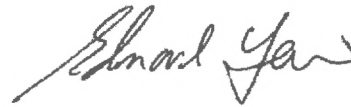
Department of City Planning: The City Planning Department stated in a communication dated July 22, 2014, that it does not oppose the vacation.

Conclusion: The vacation of the public area 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.

Report prepared by:

Respectfully submitted,

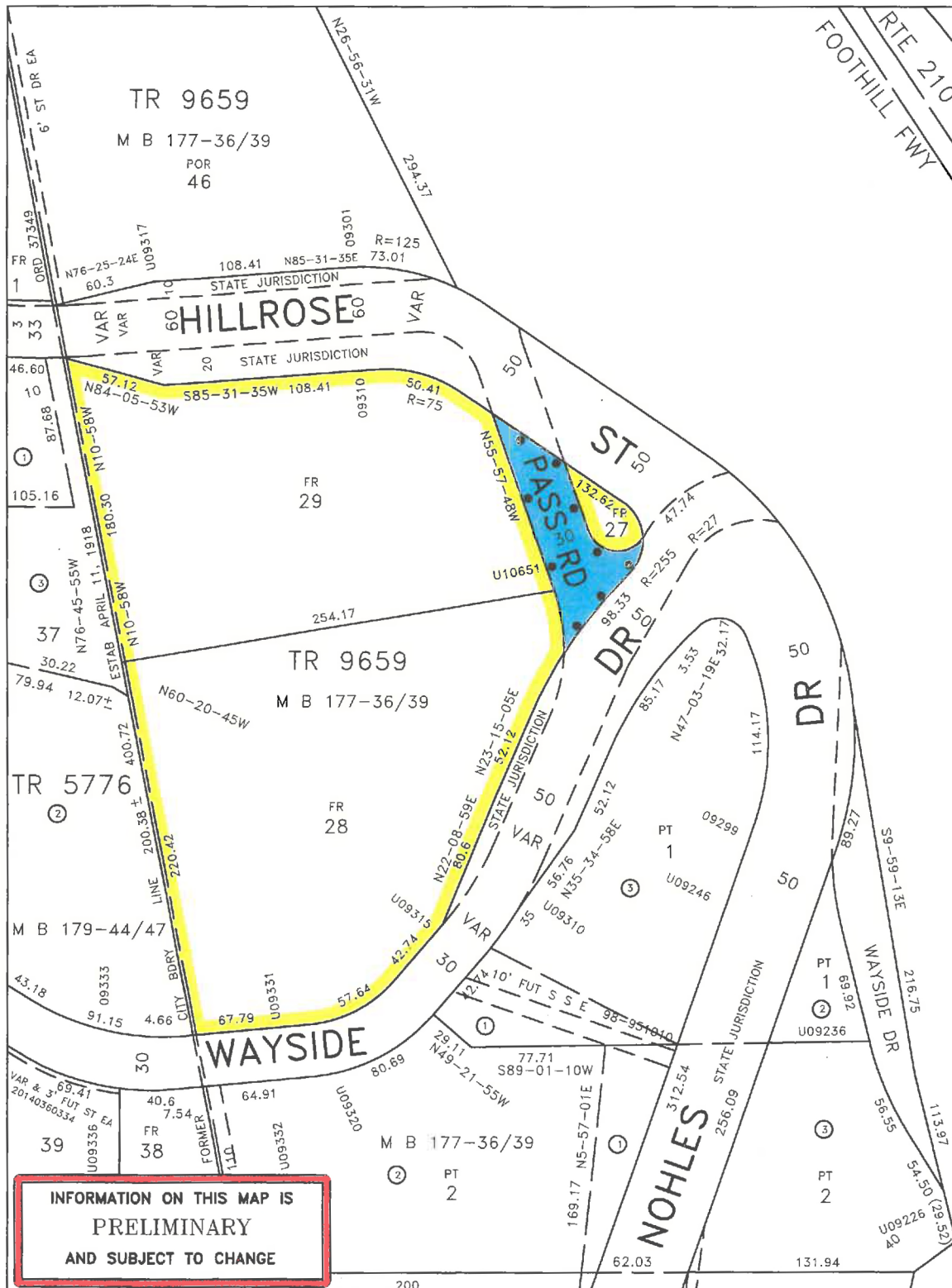


LAND DEVELOPMENT GROUP

Edmond Yew, Manager  
Land Development Group  
Bureau of Engineering

Dale Williams  
Civil Engineer  
(213) 202-3491

EY/ DW/ms  
Q:\LANDDEV\STREET VACATIONS\E1401200-E1401299\E1401250\E1401250  
Vacation Report.doc



TITLE: PASS ROAD BETWEEN HILLROSE STREET AND WAYSIDE DRIVE

WORK ORDER NO. VAC- E1401250  
 COUNCIL FILE NO. 14-1222  
 COUNCIL DIST. 7 DIV. INDEX 1269  
 ENG. DIST. VALLEY T.G. 503-E3  
 DISTRICT MAP 207B185



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