

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

September 14, 2021

Honorable Members:

C. D. No. 1

SUBJECT:

VACATION REQUEST - VAC- E1401339 - Council File No. 18-0329 – A Portion of the T-Shaped Alley North of Olympic Boulevard and East of Albany Street, and a Portion of the Westerly Side of Blaine Street North of Olympic Boulevard

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 B:

The southern east/west alley north of Olympic Boulevard and east of Albany Street;

A portion of the north/south alley north of Olympic Boulevard and east of Albany Street, from the southern east/west alley to approximately 44 feet northerly thereof; and,

A portion of westerly side of Blaine Avenue north of Olympic Boulevard.

- B. That the vacation of the area 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 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 and alley easements.
- E. 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.

- F. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determine that the vacation areas are not necessary for non-motorized transportation facilities.
- G. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determine 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 (PW) Committee approval based on the Initiation of the Street Vacation Proceedings adopted by City Council on March 26, 2021 so the City Clerk and Bureau of Engineering (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 deposit of \$14,980 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 PW Committee and the City Council meetings to consider this request be sent to:

1. Los Angeles Unified School District
Attn: Al Grazioli
333 S. Beaudry Ave
Los Angeles, CA 90071
2. Jasper Equity Partners, LLC
3131 Antelo Rd
Los Angeles, CA 90077
3. Eric Martinez
P.O. Box 993
Montebello, CA 90640

4. Albany West, LLC
1702 S. Robertson Blvd, #2009
Los Angeles, CA 90035
5. Valacal Company
P.O. Box 28606
Atlanta, GA 30358
6. Safaipoor Hamid TR
150 N. Hamel Blvd
Beverly Hills, CA 90211
7. JW Apartments LP
1001 S Hope St.
Los Angeles, CA 90015
8. Bt-Oh, LLC
55 Glenlake Pkwy NE
Atlanta, GA 30328
9. Loyola Law School
Attn: School Dean
919 S. Albany St
Los Angeles, CA 90015

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 E1401339 be paid.
2. That a suitable map, approved by Engineering's Central District office, delineating the limits, including bearings and distances, of the areas to be vacated be submitted to the Permit Case Management Division (PCM) prior to the preparation of the Resolution to Vacate (Resolution).
3. That a suitable legal description describing the areas being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to PCM prior to preparation of the Resolution.

4. That a title report indicating the vestee of the underlying fee title interest in the areas 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. Albany Street: Dedicate 1 foot as future street along Albany Street to provide a 33-foot half right-of-way in accordance with Collector Street standards, precluding areas where the existing building is remaining at the property line. A 15-foot by 15-foot property line cut corner at the intersection with Olympic Boulevard is deferred at this time due to the existing building remaining at the property line.
 - B. Blaine Street: No dedication is required. Applicant must retain a 3-foot wide strip along Blaine Street and a 15-foot by 15-foot corner cut at the intersection with Olympic Boulevard, for public street use purposes.
 - C. Olympic Boulevard: Dedicate 3 feet as future street along Olympic Boulevard to provide a 55-foot half right-of-way in accordance with Boulevard II standards.
6. That the following improvements be constructed adjoining the petitioner's properties in a manner satisfactory to the City Engineer:
 - A. Albany Street: Remove and replace damaged, cracked, and off-grade sidewalk, curb, and gutter along frontage of property.
 - B. Olympic Boulevard: Repair or replace any damaged/cracked, off-grade/missing sidewalk, curb, gutter, and roadway pavement. Close all unused driveways with full height curb, 2-foot gutter, and concrete sidewalk. Fill in the newly dedicated area with concrete sidewalk to join to the existing improvements including any necessary transitions to join the existing improvements in a manner satisfactory to the City Engineer.
 - C. Blaine Street: Construct new 13-foot full-width sidewalk per latest Engineering Standards (Standard Plan No. S-440-0). Remove and replace cracked, damaged, or off-grade sidewalk, curb, and gutter along the property frontage. Join to the existing improvements including any necessary transitions to join the existing improvements in a manner satisfactory to the City Engineer.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than $\frac{1}{8}$ inch at the surface of the section.

Non- ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Engineering's Standard Plans S410-2, S440-4, S442-5 and S444-0

7. That arrangements be made with all utility agencies maintaining facilities in the area including but not limited to the Department of Water and Power (DWP), Charter Communications (formally Time Warner Cable), and 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 upon the reviews of the title report identifying the underlying fee title interest of the vacation area, an agreement be recorded satisfactory to Engineering to hold each adjoining parcels of land, and its adjoining portions of the areas to be vacated under the same ownership, 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 said areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.
9. That the petitioner comply with the requirements of the Los Angeles Fire Department (LAFD) letter to Engineering dated March 26, 2019, to the satisfaction of LAFD. A clearance letter from LAFD to Engineering will be required.
10. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
11. 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.
12. That a class "R" permit be obtained from the Engineering's Central District office for the closure and use of proposed areas to be vacated and for existing or proposed non-standard elements in the public right-of-way.

TRANSMITTAL:

1. Application dated March 13, 2018, from Albert Grazioli on behalf of the Los Angeles Unified School District (LAUSD).
2. Exhibit B, location map.

DISCUSSION:

Request: The petitioner, Albert Grazioli, representing LAUSD, owner of the property shown outlined in yellow on Exhibit B, is requesting the vacation of the public T-shaped alley north of Olympic Boulevard and east of Albany Street, and the westerly side of Blaine Street north of Olympic Boulevard (areas shown colored blue and orange). The purpose of the vacation request

is to consolidate the area with the adjoining properties at Olympic Primary Center (formerly Belmont Primary Center #11).

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 March 28, 2003, under Council File No. 03-0539, initiated street vacation proceedings for the initial request. The City Council, on April 16, 2004, conditionally adopted the City Engineer's report dated July 23, 2003. The vacation conditions were not complied with prior to their expiration date.

The City Council, on August 9, 2006, under Council File No. 03-0539, adopted a motion to re-initiate street vacation proceedings and re-adopt previously prescribed conditions. On August 15, 2011, the file expired.

The City Council, on March 27, 2019, under Council File No. 18-0329, initiated the current street vacation proceedings.

Zoning and Land Use: The properties adjoining the areas to be vacated to the North, East, South, and West are all zoned Central City West Specific Plan Zone (CW) as part of the Westlake Community Plan Zone. The properties surrounding the proposed vacation areas are designated as community commercial and are developed with Olympic Primary Center, a kindergarten school part of LAUSD.

Description of Area to be Vacated: The areas sought to be vacated are the southern east-west alley north of Olympic Boulevard and east of Albany Street, a portion of the north-south alley north of Olympic Boulevard and east of Albany Street, and a portion of the westerly side of Blaine Street north of Olympic Boulevard. Approximately 9,500 square feet of street and alleyways are proposed to be vacated. There is an existing building within the area to be vacated on Albany Street.

Adjoining Streets:

- A. Albany Street: Westerly of the alleys to be vacated, is an improved Collector Street, dedicated 60 feet and variable width with an asphalt roadway and a concrete curb, gutter, and sidewalk.
- B. Olympic Boulevard: Southerly of the proposed vacation areas, designated a Boulevard II, dedicated 102 feet in width, is an improved street with an asphalt roadway and concrete curb, gutter, and sidewalk.
- C. Alley: Immediately northerly of the north-south alley being vacated is the remainder of the aforementioned alley, improved 20-foot wide with concrete pavement.

- D. Blaine Street: Easterly of the alley to be vacated, is an improved Collector Street, dedicated 76-feet wide and variable width with an asphalt roadway and a concrete curb, gutter, and sidewalk.

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 the subject alleys should have no adverse effect on vehicular circulation and access since a turnaround area has been provided at the terminus of the unvacated portion of the north-south alley.

The street and alley are not needed for the use of pedestrians, bicyclists, or equestrians.

Objections to the vacation: There were no objections to the vacation request.

Reversionary Interest: No determinations 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 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 areas proposed to be vacated.

Public Utilities: DWP maintains facilities in the areas proposed to be vacated, including 2 fire hydrants.

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 record an agreement satisfactory to 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.

City Department of Transportation: The Department of Transportation stated in its communication dated April 22, 2019 that it does not oppose the proposed vacation provided that all abutting property owners are in agreement with the proposed vacation and that provisions are made for lot consolidation, driveway and access approval by the Department of Transportation; and any additional dedication and improvements necessary to bring all adjacent streets into conformance with the City's Mobility Element of the General Plan.

City Fire Department: The Fire Department stated in its communication dated March 26, 2019 that all public hydrants within the proposed Street Vacation must be relocated at the petitioner's expense with the approval of DWP.

Department of City Planning: The Department of City Planning stated in its communication dated May 1, 2018 that the vacation is consistent with the Westlake Community Plan policies and objective, because it would facilitate the ongoing use of educational functions.

Conclusion: The vacation of the public street and alley areas as shown colored blue on 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 non-motorized transportation purposes.

The areas shown colored orange should not be vacated because they are needed for public street purposes.

Respectfully submitted,



Bert Mokebust, P.E.
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Permit Case Management Division
Bureau of Engineering

Report prepared by:

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