

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

January 28, 2025

Honorable Members:

Council District No. 5

SUBJECT:

VACATION REQUEST – VAC- E1401459 – Council File No. 24-1400 – Portion of the North Side of National Boulevard Approximately 100 Feet West of Clarington Avenue

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:

Portion of the North Side of National Boulevard Approximately 100 Feet West of Clarington Avenue
- 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.

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.

Upon completion of the vacation request, maintenance of the public easement by City forces shall be eliminated.

NOTIFICATION:

To satisfy Sections 8320 through 8323 of the California Streets and Highways Code, the City Clerk shall schedule the vacation for public hearing at least 30 days after the Public Works (PW) Committee approval of this report, so the City Clerk and the Bureau of Engineering (Engineering) may process the required Public Notification.

Additionally, City Clerk shall send notification of the time and place of the PW Committee and the City Council meetings to consider this request be sent to:

1. LACMTA
10010 EXPOSITION BLVD
LOS ANGELES CA 90064
2. REYNOLDS, LORA TR
318 AVENUE I PMB 481
REDONDO BEACH CA 90277
3. PROPERTY OWNER
10131 NATIONAL BLVD
LOS ANGELES CA 90034
4. DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
STREET IMPROVEMENT DIVISION
ATTN: NUR MALHIS
1149 S BROADWAY ST, 8TH FLOOR
LOS ANGELES, CA 90015

5. DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
REAL ESTATE DIVISION
ATTN: URI JIMINEZ
1149 S BROADWAY ST, 6TH FLOOR
LOS ANGELES, CA 90015
6. LOS ANGELES CITY ATTORNEY'S OFFICE
ATTN: ZAKIA KATOR
200 NORTH MAIN STREET
CITY HALL EAST 7TH 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 two (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 E1401459 be paid.
2. That a suitable map, approved by Engineering's West Los Angeles 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.
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 PCM 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 arrangements be made with all franchises and utilities agencies maintaining facilities in the area including but not limited to the Department of Water and Power for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.
6. That consent and waiver of damages to the vacation be secured from the owner of Lot: Block "I" of the Palms, adjoining the area to be vacated.
7. 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 the adjoining

parcel of land, and its adjoining portion of the area 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 area, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.

TRANSMITTAL:

1. Application dated November 14, 2024, from the City of Los Angeles (Engineering, Street Improvement Division, Matthew Masuda/PM).
2. Exhibit A, location map.
3. As-Built Project Plans for the National Boulevard Sidewalk Between Clarington Avenue and Jasmine Avenue (Project No. M987, Index No. D-35129).

DISCUSSION:

Request: The petitioner, City of Los Angeles, is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is to facilitate an on-going legal settlement of condemnation proceedings under Council File 19-0926-S1, as part of the National Boulevard Sidewalk Between Clarington Avenue and Jasmine Avenue Project (Transmittal 3).

This request was initiated by Engineering's Street Improvement Division, under advisement of the City Attorney's Office.

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 shall be recorded upon compliance with the conditions established for this vacation.

Previous Council Action: The Council on November 19, 2024 under Council File No. 24-1400, adopted a new motion to initiate the street vacation proceedings.

This request is in conjunction with condemnation proceedings contemplated under Council File 19-0926-S1.

Zoning and Land Use: The properties adjoining the area to be vacated to the west are designated Hybrid Industrial with a NI(EC) zone and are developed with a commercial property. The property adjoining the area to be vacated to the North are designated Public Facilities with a zone PF-1XL and are developed with railroad improvements.

Description of Area to be Vacated: The area sought to be vacated is that portion of National Boulevard right-of-way. The area is not connected to the National Boulevard roadway.

Adjoining Street: National Boulevard is a designated Avenue II public street dedicated 73-feet wide with a 45-foot wide roadway.

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 portion of National Boulevard will have no adverse effects on access rights or circulation. This area of National Boulevard was recently improved by the City of Los Angeles via the National Boulevard Sidewalk Between Clarington Avenue and Jasmine Avenue Project (Transmittal 3).

The vacation area is not needed for the use of pedestrians, bicyclists or equestrians.

Objections to the vacation: There were no objections to the vacation submitted for this request.

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: There are no dedications or improvements required for this request. A 15-foot wide and variable width public street dedication along the northside of National Boulevard may be acquired as part of the condemnation proceedings under Council File 19-0926-S1. Physical public improvements have been completed by the City of Los Angeles via the National Boulevard Sidewalk Between Clarington Avenue and Jasmine Avenue Project (Transmittal 3).

Sewers and Storm Drains: There are no existing sewer or storm drain facilities within the area proposed to be vacated.

Public Utilities: The Department of Water and Power maintains facilities in the area proposed to be vacated.

Tract Map: Since there are no dedications required, 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 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 Los Angeles Department of Transportation (LADOT) stated in its communication dated December 3, 2024 that LADOT does not oppose the requested street vacation of an approximately 393 sf portion of the North side of National Blvd. approximately 100 feet West of Clarington Ave. (as indicated by the area shaded blue on your map Exhibit A), provided that all abutting property owners are in agreement with the proposed vacation and would result in roadway and right-of-way dimensions that are consistent with the new street standards identified in Mobility Element of the General Plan. The Mobility Element

(also known as Mobility Plan 2035) was adopted on August 11, 2015 and amended on September 7, 2016 by the City Council.

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 LADOT and (3) any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Mobility Element of the General Plan.

City Fire Department: The Los Angeles Fire Department stated in its communication dated December 13, 2024 that it has no objections to this request.

Department of City Planning: The Department of City Planning stated in its communication dated December 20, 2024, that based on the Goals and Policies of the Land Use Element of the General Plan to further pedestrian connectivity and safety, the requested vacation of the portion of the north side of National Boulevard is consistent with the General Plan and the Department recommends approval. The purpose of the vacation is for the National Blvd sidewalk improvement project as part of the Exposition Corridor Streetscape Plan (ZI-2486), which became effective in August 2019. The requested area of vacation is approximately 600 feet from an entrance to the Palms E Line Metro Station, making it a high foot traffic area. Part of the sidewalk in the area ends and pedestrians have to walk along the bike lane before the sidewalk resumes, making it a safety hazard. Therefore, it is recommended that the requested Street Vacation be approved to improve pedestrian connectivity to and from the Palms Metro Station.

Conclusion: The vacation of the public street 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:
PERMIT CASE MANAGEMENT DIVISION

Armenia Aguilar, P.E.
Acting Civil Engineer

HMH/TC/AA;zm

Respectfully submitted,


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Hui M. Huang, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering