

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

December 3, 2025

Honorable Members:

Council District No. 4

SUBJECT:

VACATION REQUEST – VAC- E1401461– Council File No. 25-0214 – Portion of northerly side of the Alley adjoining Lot 9 of Tract 13775 between Willis Avenue and Cedros 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
- 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. EDGEWOOD INVESTMENT LLC
19318 VENTURA BLVD #202
TARZANA CA, 91356
2. RAFFI CHRISTIANIAN
14722 BURBANK BL
SHERMAN OAKS CA, 91411
3. WILLI AND STEFANIE COELER TRS W/ AND
S COELER TRUST C/O C/O PETER A COELER PAC PROP
12716 RIVERSIDE DR
VALLEY VILLAGE CA, 91607

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 E1401461 be paid.
2. That a suitable map, 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 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.
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 improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Repair and/or replace damaged/cracked alley gutter along the fronting the new property line.
 - b. That all drainage matters be addressed to the satisfaction of the City Engineer.
6. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing drainage easement located within the area to be vacated unless easements are reserved from the vacation for its protection. (Reserve 6-ft storm drain easement on the east side of the property or applicant shall submit a quitclaim application and complete the process before resolution to vacate to remove the existing storm drain easement)
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 each 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.
8. That street lighting facilities be installed as required by the Bureau of Street Lighting.
9. 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.

TRANSMITTAL:

1. Application dated November 30, 2024, from Edgewood Investment LLC – Joe Rezai.
2. Exhibit A, location map.

DISCUSSION:

Request: The petitioner, Joe Rezai of Edgewood Investment LLC, representing the owners of the property shown outlined in yellow on Exhibit A, is requesting the vacation of the public alley area shown colored blue. The purpose of the vacation request is to make use of the alley area for driveway vehicular access.

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

Previous Council Action: The City Council on March 14, 2025, under Council File No. 25-0214, adopted a new initiation report to initiate the street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated are zoned (Q) R3-1 and are developed with residential units. To the south of the alley, the properties are zoned R1-1 and are also developed with residential units.

Description of Area to be Vacated: The alley adjoining Lot 9 is improved with a V-gutter in a 20-foot width full right-of-way. The area sought to be vacated is approximately 490 sq. ft.

Adjoining Street and Alley: Burbank Boulevard is a Major Highway dedicated 110 feet wide with an 80 feet wide roadway, curbs, gutters and variable width sidewalks.

Surrounding Properties: The owners of lots adjoining the vacation areas have been notified of the proposed vacation.

Effects of Vacation on Circulation and Access: The vacation of alley will have no adverse effects on access rights or circulation. The Department of City Planning stated in their response on July 17, 2025, the vacation of this portion of the alley with the hammerhead has no impact on the circulation system as the portion of the alley beyond the hammerhead has been completed. The hammerhead is no longer necessary. 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 required. The petitioner shall provide 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. There are, however, existing drainage easements north of this area.

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 record an agreement satisfactory to Engineering to hold the adjoining parcel of land under one 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 stated in its communication dated July 9, 2025, that they do not oppose to the vacation provided that all abutting property owners are in agreement with the proposed street vacation, and that the vacation would result in roadway and right-of-way dimensions that are consistent with the new standards identified in the Mobility Element of the General Plan. In addition, that through the requirements of a tract map or by other means, provisions are made for lot consolidation, driveway and access approval by LADOT, and any additional dedications and improvements necessary to bring all adjacent streets into conformance with the City's Mobility Plan 2035.

City Fire Department: The Los Angeles Fire Department stated in its communication dated July 14, 2025, that the Fire Department has no objection to this vacation.

Department of City Planning: The Department of City Planning stated in its communication dated July 17, 2025, City Planning has no objection to the proposed vacation.

Conclusion: The vacation of the public right-of-way 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
Acting Civil Engineer
(213) 808-8575

HMH/TC/AA/an

Respectfully submitted,


box SIGN 4PZRZYR-42YLWWVP

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