

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

November 19, 2025

Honorable Members:

Council District No. 8

SUBJECT:

VACATION REQUEST – VAC- E1401462 – Council File No. 25-0682 – Alley South of Florence Avenue from Brynhurst Avenue to its Westerly Terminus

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:

Alley South of Florence Avenue from Brynhurst Avenue to its Westerly Terminus.
- 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.

Maintenance of the public easement by City forces will 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 Committee (PWC) approval of this report, so the City Clerk and the Bureau of Engineering (BOE) may process the required Public Notification.

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

Inglewood Park Cemetery
720 E Florence Ave,
Inglewood, CA 90301

GAGE BRYNHURST LLC c/o C/O
Inglewood Park Cemetery
720 E Florence Ave,
Inglewood, CA 90301

GAGE BRYNHURST LLC c/o C/O
JACQUELINE GONZALEZ
720 E Florence Ave,
Inglewood, CA 90301

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 E1401462 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 properties in a manner satisfactory to the City Engineer:
 - a. Repair and/or replace damaged/cracked, off-grade sidewalk, curb and gutter along the frontage in a manner satisfactory to the City Engineer along Florence Avenue. (See Note 1).
 - b. Re-construct existing curb ramps, at the southeast corner of the intersection of Florence Avenue and Brynhurst Avenue in accordance to ADA requirements and the latest BOE Standard Curb Ramp (Standard Plan S-442-6).
 - c. Construct a 12-foot-wide concrete sidewalk with curb and gutter along Brynhurst Avenue.
 - d. Close any unused driveways with full height curbs, gutters, and sidewalks.
 - e. Proposed driveway aprons shall conform and be constructed per latest Engineering's Standards (Standard Plan No. S-440-4).
 - f. That all drainage matters be addressed to the satisfaction of the City Engineer.
6. That arrangements be made with all franchises and utility agencies maintaining facilities in the area including but not limited to AT&T, Southern California Edison, and Verizon for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.

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 BOE 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.
8. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.
9. That street trees be planted and tree wells to be installed as required by the Urban Forestry Division of the Bureau of Street Services.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ 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 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 ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 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 S-410-2, S-440-4, S-442-6, and S-444-1

TRANSMITTAL:

1. Application dated March 4, 2025, from Amy Studarus, Pacific Crest Consultants.
2. Exhibit A, location map.

DISCUSSION:

Request: The petitioner, Amy Studarus of Pacific Crest Consultants, representing the owner 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 incorporate the area into their properties to allow for maintenance and use of the alley and access for adjacent properties including Inglewood Park Cemetery.

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 August 12, 2025, under Council File No. 25-0682, adopted a new initiation report to initiate the street vacation proceedings.

Zoning and Land Use: The properties adjoining the area to be vacated to the north and south, are zoned R1-1 and R3-3 and are partially vacant with single family residences.

Description of Area to be Vacated: The area sought to be vacated is a 4,200 square foot alley located south of Florence Avenue, extending from Brynhurst Avenue to its Westerly Terminus.

Adjoining Streets and Alleys: Florence Avenue is designated as an Avenue I, 100-foot wide right-of-way with a 70-foot-wide roadway, curbs, gutters, and variable-width sidewalks. Brynhurst Avenue is designated as a local standard street with a 60-foot-wide right-of-way with a 36-foot wide roadway lacking curbs, gutters, and sidewalks near the proposed vacation area.

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 alley South of Florence Avenue from Brynhurst Avenue to its Westerly Terminus shown in blue will have no adverse effects on access rights or circulation.

The vacation area shown in blue is not needed for the use of pedestrians, bicycles, or equestrians.

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

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: 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.

Public Utilities: AT&T, Verizon, and Southern California Edison maintains facilities in the area proposed to be vacated.

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 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 May 6, 2025 that it has no objection to the proposed vacation provided that all abutting property owners are in agreement with the proposed vacation.

City Fire Department: The Los Angeles Fire Department stated in its communication dated May 8, 2025, that they have no objection to this Alley Vacation.

Department of City Planning: The Department of City Planning stated in its communication dated September 30, 2025, that City Planning does not have any concerns, comments, or recommendations to this subject street vacation request.

Conclusion: The vacation of the public alley area 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,


boxSIGN 4PZRZYR-4K2955L5

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