

Office of the City Engineer

Los Angeles, CA

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

April 6, 2026

Honorable Members:

Council District No. 2

SUBJECT:

VACATION REQUEST – VAC- E1401460 – Council File No. 25-0938 – Arvilla Avenue  
between San Fernando Northeast Roadway and San Fernando Southwest Roadway

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:  
  
Arvilla Avenue between San Fernando Northeast Roadway and San Fernando Southwest Roadway
- B. That the vacation of the area shown in 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 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 area is 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 area is not necessary for present or prospective public use.
- H. 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. Department of Transportation  
ATTN: Edward Giron  
100 S Main St, 10<sup>th</sup> Floor  
Los Angeles, CA 90012
2. Department of Transportation  
ATTN: Joshua Tanijiri  
100 S Main St, 10<sup>th</sup> Floor  
Los Angeles, CA 90012
3. LACMTA  
ATTN: Madelia Rivera  
One Gateway Plaza, Mail Stop 99-22-8  
Los Angeles, CA 90012
4. Bureau of Engineering Metro Transit Division  
Attn: Ryan Toles  
1149 S Broadway  
Los Angeles, CA 90015

5. Bureau of Engineering Real Estate Division  
Attn: Janella Parra  
1149 S Broadway  
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 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 E1401460 be paid.
2. That a suitable map, approved by Engineering's Valley 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 satisfactory arrangements be made with the Department of General Services with respect to the land where any fee interest may be vested in the City of Los Angeles in the area being vacated. A clearance letter from the Department of General Services shall be required.
6. That the following dedications be provided adjoining the petitioner's properties in a manner satisfactory to the City Engineer
  - a. Dedicate the new aligned section of Arvilla Avenue, between San Fernando Road (Northeast) Roadway and San Fernando Road (Southwest) Roadway satisfactory to BOE Valley District Office
7. Provide As-Built Plans for the realignment of Arvilla Avenue
8. 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, AT&T, Southern California Gas Company, Level 3 Communications, Pacific Pipeline Systems, and Spectrum for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.

9. That upon the reviews of the title report identifying the underlying fee title interest of the vacation area, agreement be recorded satisfactory to Engineering to hold each adjoining parcel of land, and its adjoining portions 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.
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.

TRANSMITTAL:

1. Application dated July 23, 2025 from Edward Giron, Los Angeles Department of Transportation.
2. Exhibit B, Location Map.

DISCUSSION:

Request: The petitioner, Edward Giron, of the Los Angeles Department of Transportation representing the owner of the properties shown outlined in yellow on Exhibit B, is requesting the vacation of the public street area shown colored blue and orange. The purpose of the vacation request is to realign and relocate the intersection at Arvilla Avenue and San Fernando Road to build a bike path along San Fernando Road and to bring the bike and pedestrian, and vehicle rail crossing up to Southern California Regional Rail Authority (SCRRA) safety standards.

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 September 2, 2025 under Council File No. 25-0938, 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 northeast, north west, southeast, and southwest are zoned M1-1 with corresponding land uses of Light Manufacturing and Limited Manufacturing. To the east and west of the proposed vacation is the railroad right-of-way in the PF-1XL Zone with a Public Facility land use. There is a single-family neighborhood in the R1 Zone located approximately 250 North of the proposed street vacation.

Description of Area to be Vacated: The area sought to be vacated is approximately 8,500 square-foot of Arvilla Avenue between San Fernando Road (Northeast Roadway) and San Fernando (Southwest Roadway). This vacation was submitted as part of a completed intersection relocation and realignment project. The realignment crossing is at grade which includes features to connect the adjacent residential area to the Burbank Airport stop and Metro bus line via a new bike path.

Adjoining Streets: San Fernando Road (Northeast Roadway) designated as a Local Street standard street, with 60-foot wide right-of-way, 36-foot wide roadway, curbs, gutters, and variable-width sidewalks. San Fernando Road (Southwest Roadway) designated as an Avenue I street, 70-foot wide right-of-way with 58-foot wide roadway, curbs, gutters, and 12-foot wide sidewalks. Arvilla Avenue is designated as a Local Street standard street, 60-foot wide right-of-way, currently improved with a railroad crossing.

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 Arvilla Avenue between San Fernando Northeast Roadway and San Fernando Southwest Roadway shown in blue will have no adverse effects on access rights or circulation.

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

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

The vacation area in orange is required to remain right-of-way to be compliant with ADA purposes.

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 have been made as to title or reversionary interest.

Dedications and Improvements: The petitioner shall provide for the dedications as outlined in the conditions of this report. The replacement of the railroad crossing has been constructed by the Capital Improvement Project.

Sewers and Storm Drains: There are no existing sewer or storm drain facilities within the area proposed to be vacated. There are utilities adjacent to the vacation, which should not impact the vacation.

Public Utilities: Department of Water and Power, AT&T, Southern California Gas Company Level 3 Communications, Pacific Pipeline Systems, and Spectrum maintain facilities in the area proposed to be vacated.

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 petitioners records agreements 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 stated in its communication dated August 12, 2025 that it has no objection to the proposed vacation provided that a dedication for the new alignment shall be granted to the City and 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 August 25, 2025 that they have no objection to the Street Vacation

Department of City Planning: The Department of City Planning stated in its communication dated October 23, 2025 that the subject vacation is consistent with the Mobility Plan 2035 policies which support safe and equitable access to active transportation and mobility options, including bicycle and rail, and the reduction of vehicle trips through increasing bike and rail access.

Conclusion: The vacation of the public street area as shown colored blue on attached Exhibit B 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.

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

Report prepared by:  
PERMIT CASE MANAGEMENT DIVISION

Michael Soto  
Civil Engineer  
(213) 808-8595

HMH/TC/MS/an

Respectfully submitted,

  
box SIGN 4PZRZYR-42XKQ37W

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