

Office of the City Engineer
Los Angeles, CA

To the Public Works Committee
Of the Honorable Council
Of the City of Los Angeles
Honorable Members:

May 18, 2026

Council District No. 15

SUBJECT:

VACATION REQUEST – VAC- E1401447 – Council File No. 26-0111 – Alley Westerly of
Figueroa Street South of Pacific Coast Highway

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:

A 20-ft wide alley Westerly of Figueroa Street South of Pacific Coast Highway
- 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 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:

Rob Katherman
46-E Peninsula Center #284,
Rolling Hills Estates, CA 90274

Infinity CF LLC c/o C/O Curtis Fralin
9826 Kincardine Ave,
Los Angeles, CA 90034

Anthony Higgins, Acting Branch Chief
Caltrans District 7, Division of Planning
100 S. Main Street, MS-16
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 E1401447 be paid.
2. That a suitable map, approved by Engineering's Harbor 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 the following dedications be provided adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Dedicate a 5-feet along Pacific Coast Highway and 5-feet along Figueroa Street for the portion of approximately 105-ft north of Figueroa St and Harbor freeway exit intersection.
 - b. Dedicate a variable width corner radius at the intersection of Pacific Coast Highway and Figueroa Street for sidewalk and ADA purposes.
6. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer:
 - a. Replace the newly dedicated area with concrete sidewalk to join in with the existing improvements, including any necessary transitions to join the existing improvements. Any proposed driveway aprons shall be constructed according to the latest Bureau of Engineering Standards.
 - b. Remove and replace entire sidewalks segments where slope and horizontal and vertical offsets are non-compliant. (see Notes below).
 - c. Reconstruct the curb ramp at the southwest corner of at the intersection of Pacific Coast Highway and Figueroa Street.
 - d. Close all unused driveways with full height curb, gutter, and concrete sidewalk.

7. That arrangements be made with all franchises and utilities agencies maintaining facilities in the area including but not limited to Pacific Bell Telephone Company, dba AT&T 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 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.
9. That street lighting facilities may be installed as required by the Bureau of Street Lighting.
10. 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 $\frac{1}{4}$ 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 S-410-2, S-440-4, S-442-6, and S-444-1

TRANSMITTAL:

1. Application dated April 16, 2026, from Rob Katherman.
2. Exhibit B, location map.

DISCUSSION:

Request: The petitioner, Rob Katherman, representing the owners of the properties shown outlined in yellow on Exhibit B, is requesting the vacation of the public alley area shown colored blue and orange. The purpose of the vacation request is for the development of an automated car wash.

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 February 10, 2026 under Council File No. 26-0111, adopted a new initiation report to initiate the street vacation proceedings.

Zoning and Land Use:

The properties surrounding the vacation area are zoned C2 and are developed with trucking related uses.

Description of Area to be Vacated: The area sought to be vacated is a 20-ft wide alley located westerly of Figueroa Street southerly of Pacific Coast Highway. The proposed vacation area is approximately 3,000 square foot.

Adjoining Streets: Figueroa is designated as an Avenue II, with a variable-width right-of-way. Pacific Coast Highway is designated as a Boulevard II, with 110-foot wide right of way with 80-foot roadway width.

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 Westerly of Figueroa Street southerly of Pacific Coast Highway will have no adverse effects on access rights or circulation. There is sufficient right-of-way to provide the necessary roadway and sidewalk to serve this area.

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 and improvements as outlined in the conditions of this report.

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

Public Utilities: AT&T California maintains facilities in the requested vacated area as stated in its communication on February 9, 2026. AT&T request an easement be reserved to construct, maintain, operate, replace, remove, and renew such facilities.

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.

Caltrans: Caltrans stated in its communication dated February 12, 2026, that their response dated May 2, 2025 which indicated that they would like to formally rescind its previous objection to the proposed vacation. Upon further investigation, Right of Way Engineering has determined that there is no need for decertification since Caltrans does not claim property rights in the alley.

Initial response in December 7, 2023, specified: After reviewing the provided documentation, Caltrans would like to formally stated an objection to the proposed vacation. Caltrans owns parcel 73502-2 in fee, which includes a portion of the 20-foot-wide-alley. Caltrans also owns the East half of the entire alley. Applicant will need to contact the Caltrans Right of Way Excess Land Sales Branch to determine if it possible to purchase portions of the alley and move forward with the vacation.

City Department of Transportation: The Los Angeles Department of Transportation stated in its communication dated February 17, 2026, that their initial response on April 26, 2024, that LADOT does not oppose the requested street vacation. LADOT has reviewed and provided a transportation assessment report dated March 12, 2026, for the proposed development.

City Fire Department: The Los Angeles Fire Department stated in its communication dated February 9, 2026, that their previous response is still applicable and they do not object to this vacation.

Department of City Planning: The Department of City Planning stated in its communication dated March 5, 2026, confirms their initial response that the proposed vacation is consistent with the goals, objections and policies of the General Plan and the Wilmington – Harbor City Community Plan since it would expand commercial development and transition away from trucking-related uses.

Conclusion: The vacation of the public alley areas 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 area shown in orange should not be vacated, as it is currently used as a freeway exit and is needed for public right-of-way purposes.

Report prepared by:
PERMIT CASE MANAGEMENT DIVISION

Thein Crocker, PE
Senior Civil Engineer
(213) 847-0698

HMH/TC/an

Respectfully submitted,


box SIGN 4PZRZYR-4L8YKRXQ

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