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JUN 0 6 2007

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

Council File No. 94-1395
Council District : 4
Contact Person : Phillip Martinez
Phone # (213) 977-6954

Transmittal :

Transmitted herewith, is the City Engineer's report dated JUN 0 6 2007 for Council review and approval of :

VACATION APPROVAL – VAC-E1400495 – Council File No. 94-1395 – Willow Crest Avenue and Bluffside Drive Vacation District.

RECOMMENDATIONS :

1. Adopt the findings by the City Engineer on the attached City Engineer report relative to initiating vacation proceedings.

2. That the City Council finds that it has imposed all the mitigation measures that are within the control of the City, as described in the Final Environmental Impact Report (State Clearinghouse No. 1979061927) that is associated with the impacts of the street and alley vacation and that other mitigation measures that are not within the authority of the City, have been or should be imposed as set forth in the findings of United States Department of Transportation, Urban Mass Transportation Administration, dated May 29, 1984, a copy of which is attached and incorporated. The City Council finds that no new information exists to show that the project or circumstances of the project have been changed to require additional environmental review, as described in State CEQA Guidelines 15162, and therefore the existing environmental documents adequately describe the potential impacts for this street and alley vacation.

3. Adopt the City Engineer's report dated JUN 0 6 2007 with the conditions contained therein.

4. Fiscal Impact Statement :

   To date, an estimated $6,479.31 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the

Administrative Code exempts all governmental agencies from payment of fees, the processing of this report will be absorbed by the Bureau of Engineering. Maintenance of the public easement by City forces will be eliminated.

5. That there is a public benefit to this vacation. Upon vacation of the street and alley, the City is relieved of its ongoing obligation to maintain the street and alley. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street and alley easements.

Attachment:

Sincerely,

for

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/JM/pm
D:\Vacation reports

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

JUN 0 6 2007

Honorable Members:

C. D. No. 4

SUBJECT:

VACATION APPROVAL - VAC- E1400495 - Council File No. 94-1395 Willow Crest Avenue and Bluffside Drive Vacation District – (Revised Report)

RECOMMENDATIONS:

A. That summary 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":

   1. Willow Crest Avenue between Universal Place and Bluffside Drive.

   2. Alley northwesterly of Lankershim Boulevard between Universal Place and Bluffside Drive.

B. That vacation of the area shown colored orange on Exhibit "B", be denied.

C. That the City Council finds that it has imposed all the mitigation measures that are within the control of the City, as described in the Final Environmental Impact Report (State Clearinghouse No. 1979061927) that is associated with the impacts of the street and alley vacation and that other mitigation measures that are not within the authority of the City, have been or should be imposed as set forth in the findings of United States Department of Transportation, Urban Mass Transportation Administration, dated May 29, 1984, a copy of which is attached and incorporated. The City Council finds that no new information exists to show that the project or circumstances of the project have been changed to require additional environmental review, as described in State CEQA Guidelines 15162, and therefore the existing environmental documents adequately describe the potential impacts for this street and alley vacation.

D. That there is a public benefit to this vacation. Upon vacation of the street and alley, the City is relieved of its ongoing obligation to maintain the street and alley. In addition, the City is relieved of any potential liability that might result from continued ownership of the involved street and alley easements.

E. That, in conformance with Section 556 of the City Charter, the Council make the findings 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 nonmotorized transportation facilities.

G. That, in conformance with Section 8324 of the California Streets and Highways Code, the Council determines that the vacation area is not necessary for present or prospective public use.

H. That the payment of the processing fees for the vacation proceedings be waived in accordance with Section 7.46 of the Administrative Code which exempts all governmental agencies.

FISCAL IMPACT STATEMENT:

To date, an estimated $6,479.31 in charges have been expended in the investigation and processing of this proceeding. Since Section 7.46 of the Administrative Code exempts all governmental agencies from payment of fees, the processing of this report will be absorbed by the Bureau of Engineering. Maintenance of the public easement by City forces will be eliminated.

NOTIFICATION:

That notification of the time and place of the Public Works Committee meeting to consider this request be sent to:

1. L. A. County Metropolitan Transportation Authority (MTA)
   Attention: Director of Real Estate, Velma Marshall
   One Gateway Plaza, 14th Floor
   Los Angeles, CA 90012-2932

2. City of Los Angeles Dept. of Recreation & Parks
   Attention: Planning & Land Acquisitions
   200 N. Main Street
   Los Angeles, CA 90012

3. Thomas Properties Group
   Attention: Jeanet Babauta, P.E.
   City National Plaza
   515 S. Flower Street, Sixth Floor
   Los Angeles, CA 90071

4. Psomas
   11444 West Olympic Boulevard, Suite 750
   West Los Angeles, CA 90064

CONDITIONS:

The Conditions specified in this report are established as the requirements to be complied with by the petitioner for this vacation.

1. That a suitable map, approved by the Valley District Engineering office, delineating the limits (including bearings and distances) of the areas to be vacated be submitted to the Land Development Group prior to the preparation of the Resolution to Vacate.

2. That a suitable legal description describing the areas being vacated and all easements to be reserved, including copies of all necessary supporting documentation, be submitted to the Land Development Group of the Bureau of Engineering prior to preparation of the Resolution to Vacate.

3. That the following improvements be constructed adjoining the petitioner's property in a manner satisfactory to the City Engineer.

   a) Close the vacated street intersections at Universal Place and Bluffside Drive with standard street improvements including concrete curb, gutter, and sidewalk.

   b) Close the vacated alley intersections at Universal Place and Bluffside Drive with standard street improvements including concrete curb, gutter and sidewalk.

4. That arrangements be made with the Department of Water and Power, AT & T, Southern California Gas Company and Comcast Cable Communication for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.

5. That satisfactory arrangements be made with the City Engineer for the relocation or abandonment of the existing sewer and storm drain facilities located within the areas to be vacated, unless easements are reserved from the vacation for their protection.

6. That plot plans be submitted to the Fire Department for their approval.

7. That street lighting facilities be installed as may be required by the Bureau of Street Lighting.

TRANSMITTAL:

Application dated July 25, 1994, from the Los Angeles County Metropolitan Transportation Authority.

DISCUSSION:

Request: The petitioner, the Los Angeles County Metropolitan Transportation Authority, owner of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street and alley areas shown colored blue.

The Los Angeles County Transportation Authority did construct facilities for a Metro Red Line Rapid Transit Station. The vacation of the subject street and alley is required to make way for the entrance to the subway, an interconnected bus stop and its attendant access ways, temporary automobile parking and access from the parking lots across the freeway.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Resolution to Vacate: The Resolution to Vacate will be recorded upon compliance with the conditions established for this vacation.

Zoning and Land Use: The properties adjoining each side of the street being vacated and each side of the alley being vacated are zoned [Q] C2-1-CDO and except for the "Campo De Cahuenga" Cultural Heritage Center, which shall remain at its present location have been cleared of existing buildings for the constructed Metro Red Line Universal City Station.

Description of Areas to be Vacated: The areas sought to be vacated are Willow Crest Avenue and the alley northwesterly of Lankershim Boulevard, both from Bluffside Drive to CALTRANS FREEWAY Right-Of-Way. Willow Crest Avenue is a local street dedicated 60 feet wide and variable width and has been completely removed to make room for the Metro Red Line Universal City Station now constructed. The alley is dedicated 20 feet in width and has been completely removed to make room for the Metro Red Line Universal City Station now constructed.

Adjoining Streets: Bluffside Drive is an improved local street dedicated 60 feet in width with a 36-foot wide roadway, concrete curbs, sidewalks and concrete pavement. Universal Place is an improved local street dedicated 40 feet wide and variable width with concrete curb, gutter, pavement and sidewalk on the northeasterly side.

Effects of Vacation on Circulation and Access: The vacation of Willow Crest Avenue at this location will effect the circulation of traffic in the area. Willow Crest Avenue is presently used by vehicular traffic to enter the Hollywood (101) Freeway northbound from Both Lankershim Boulevard and Bluffside Drive. Traffic will still be able to access the northbound ramp of the Hollywood Freeway from Lankershim Boulevard by way of Universal Place should Willow Crest Avenue be vacated. Should the vacation of both Willow Crest Avenue and the alley northwesterly of Lankershim Boulevard be approved, the southeasterly 50-foot portion of Lot 5, Tract No. 3434 would be denied vehicular access. However, since this parcel and the adjoining Lot 19, Universal City Tract are both presently owned by the Southern California Rapid Transit District, access to Lot 5 can be maintained by tying the two lots together since Lot 19 has access to Lankershim Boulevard.

The street and alley are not needed for the use of pedestrians, bicyclists or equestrians.

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

Reversionary Interest: No determinations of the underlying fee interest of the vacation areas have been made as to title or reversionary interest.

Improvements: It will be necessary that the petitioner provide for the improvements as outlined under Conditions.

Sewers and Storm Drains: There are existing sewer and storm drain facilities lying within Willow Crest Avenue.

Public Utilities: The Department of Water and Power, Southern California Gas Company, AT & T and Comcast Cable Communications maintain facilities in the areas proposed to be vacated.

Tract Map: Since 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 the Bureau of Engineering to hold the areas to be vacated and the adjoining properties under the same ownership as one parcel to preclude the creation of landlocked parcels. This is to remain effective until such time as a new subdivision map is recorded over the areas, a parcel map exemption is permitted or until released by authority of the City of Los Angeles.

City Department of Transportation: The Department of Transportation states that based on traffic considerations, the vacation is not opposed, if through the requirement of a tract map of by other means, provisions are made for (1) lot consolidation, (2) driveway and access approval by the Department of Transportation, and (3) any additional dedications necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

The Los Angeles County Metropolitan Transportation Authority (MTA) shall construct their facility according to proposed Development Plan (C-321) showing street improvement limits and parking lot for the Metro Red Line Project - Universal City Station.

City Fire Department: The Fire Department states that they have investigated the vacation request and recommends the following:

1. Submit plot plans for Fire Department review and approval prior to recordation of vacation action.

2. Submit plot plans that show the access road and the turning area for Fire Department approval.

3. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

4. The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

   Fire Station 86
   Single Engine
   4305 Vineland Avenue
   North Hollywood, CA 91602
   1.36 miles

Fire Station 60
Task Force
5320 Tujunga Avenue
North Hollywood, CA 91601
3 miles

Fire Station 97
Single Engine
8021 Mulholland Drive
Los Angeles, CA 90046
2.1 miles

The above distances were computed to Willow Crest Avenue.

5. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

6. No building or portion of a building shall be constructed more than 150 feet from the edge of roadway of an improved street, access road, or designated fire lane.

Department of City Planning: The Director of Planning on January 18, 1996, under City Plan Case No. 94-0397 PWA, recommended that the vacation be approved.

Summary Vacation: Pursuant to Section 8334(b) of the California Streets and Highways code, this vacation could be processed under Summary Vacation proceedings since the vacation area lies within properties under one ownership and does not continue through such ownership or end touching the property of another.

Conclusion: The vacation of the public street and 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 nonmotorized transportation purposes.

Report prepared by:

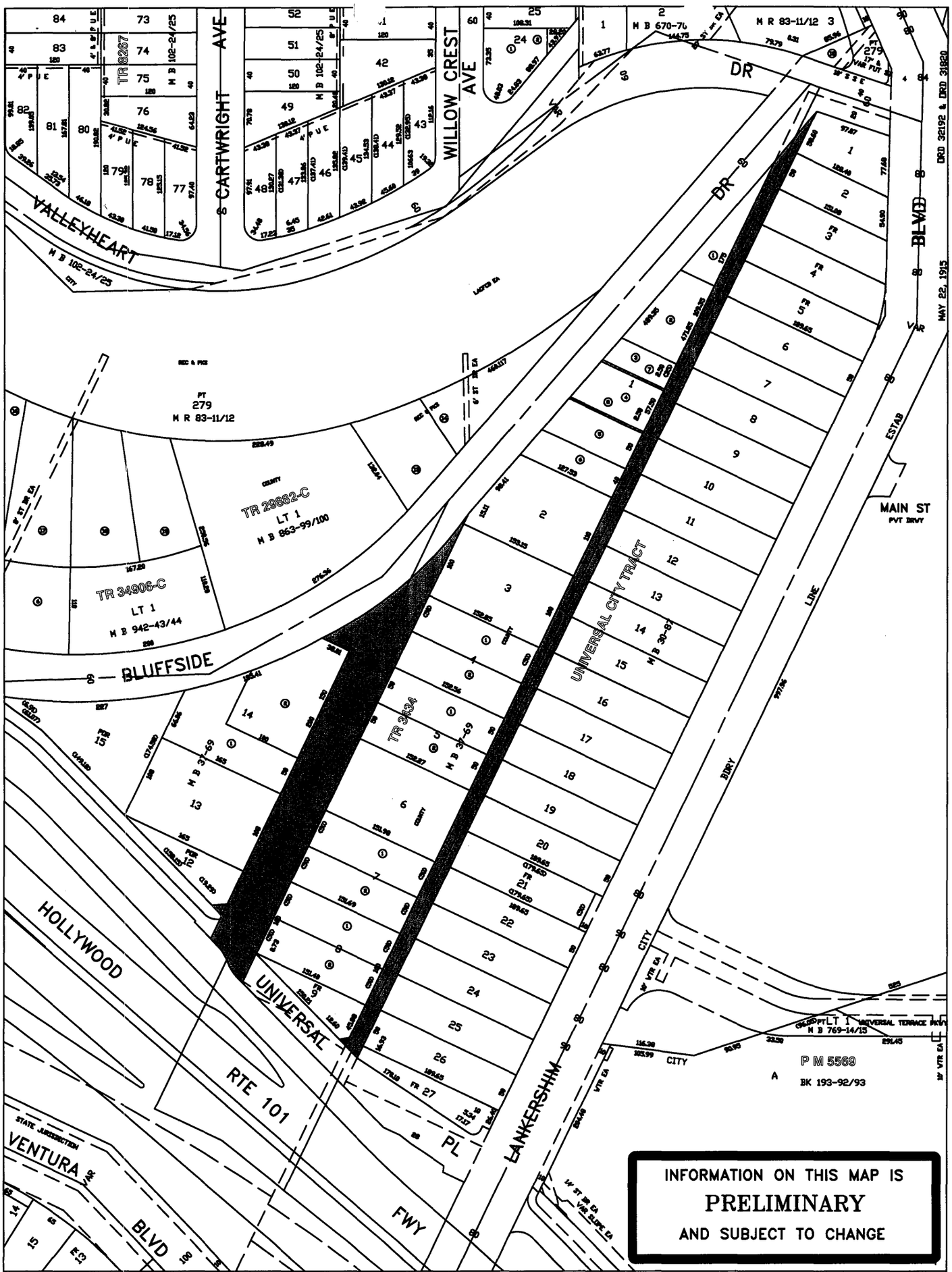
LAND DEVELOPMENT GROUP

Phillip Martinez
Civil Engineering Associate II
(213) 977-6954

EY/ /
LDG

Respectfully submitted,

Edmond Yew, Manager
Land Development Group
Bureau of Engineering



TITLE: WILLOW CREST AVENUE AND BLUFFSIDE DRIVE VACATION DISTRICT.

WORK ORDER NO. VAC- E1400495
COUNCIL FILE NO. 94-1395
COUNCIL DIST. 04 **DIV. INDEX** 1064
ENG. DIST. VALLEY **T.G.** 563-B6
DISTRICT MAP 162 B 177

DEPT. OF PUBLIC WORKS

BUREAU OF ENGINEERING

CITY OF LOS ANGELES

EXHIBIT B

Legend: Vacation boundary as shown