FORM GEN. 160 (Rev. 11-02)

CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE

Date: APR 0 9 2007

To: Mr. Frank T. Martinez, City Clerk
City Hall, Room 395
Attn: Council File Index

From: Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Subject: Council File No. 99-1309
Lomitas Drive and Wheeling Way Vacation District– VAC-E1400659

The above-titled vacation, processed under Council File No. 99-1309 has been cancelled.

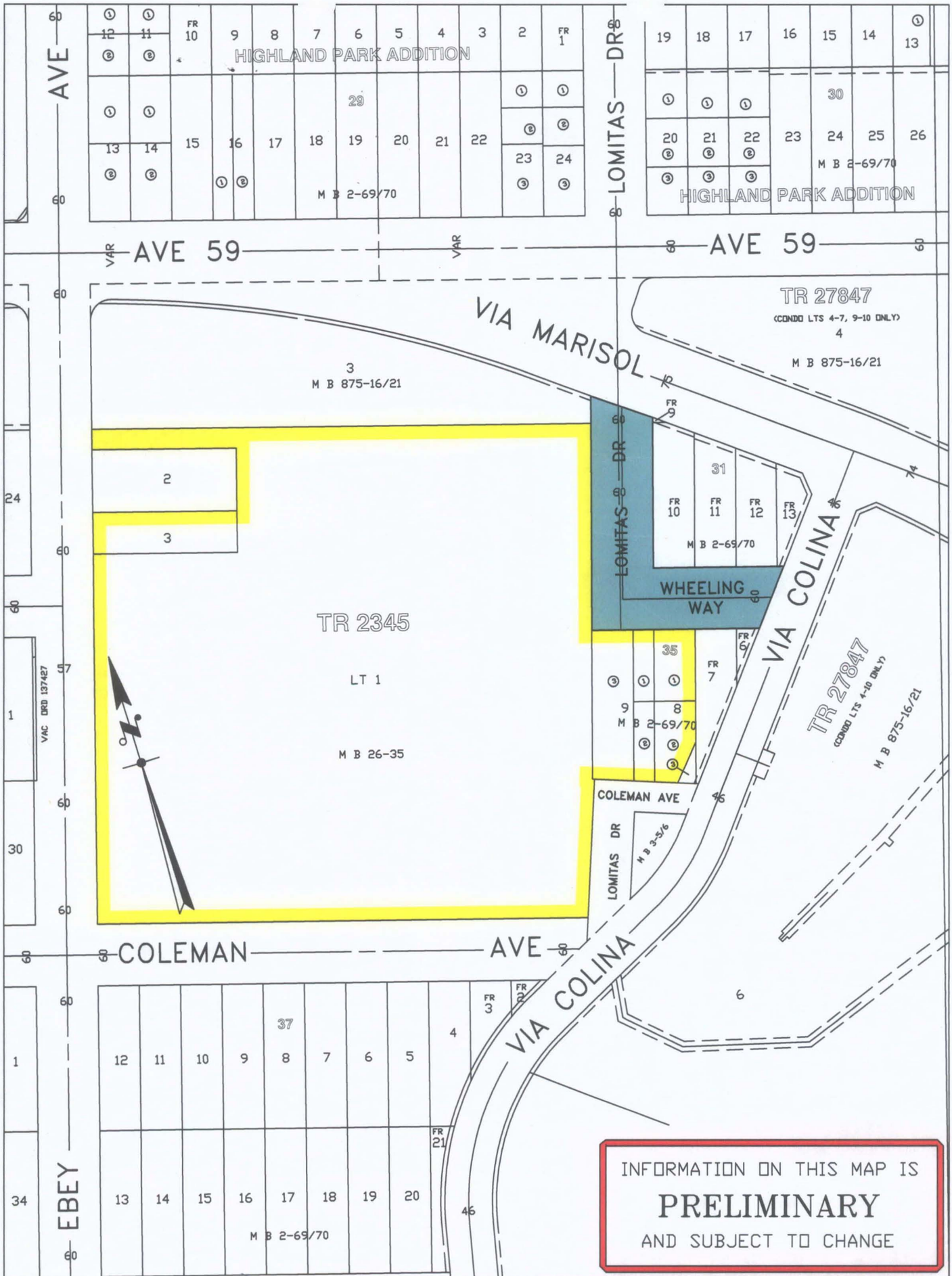
The City Engineer's report went to the City Council on November 15, 2002 for adoption. It has been over four years since this date and no action has been taken. Due to inactivity, this file is being closed.

EY/PM
D: clerk E1400500

Enc.

Please attach to CF B2668 99-1309

PLACE IN FILES
APR 13 2007
DEPUTY



TITLE: LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT.

WORK ORDER NO. VAC- E1400659
COUNCIL FILE NO. 99-1309
COUNCIL DIST. 14 **DIV. INDEX** 394
ENGR. DIST. CENTRAL **T.G.** 595-E3
DISTRICT MAP 148-5A231 & 148-5A233
150A231 & 150A233

CITY OF LOS ANGELES
DEPT. OF PUBLIC WORKS

VITALY B. TROYAN
CITY ENGINEER

EXHIBIT B

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

99-1309

PLACE IN FILES
NOV 20 2002
DEPUTY

CD 14

October 30, 2002

Pacific Christian School
Attn: Richard Riesen
625 Coleman Avenue
Los Angeles, CA 90042

City Attorney
Councilmember Pacheco
Board of Public Works
Bureau of Engineering
cc: Real Estate Division
cc: Land Development Group
Attn: Don Sakamoto

Bureau of Street Services
Fire Commissioners
Planning Department
Board of Water and Power
Commissioners, Attn: J. Burmahln
Department of Transportation
Traffic Division

LA's the Place

RE: PROPOSED VACATION OF LOMITAS DRIVE AND WHEELING WAY

At the meeting of the Council held November 15, 2002, the following action was taken:

No Protests	X
City Engineer instructed to proceed	X
Vacation approved	X
Public Hearing Closed	X
FORTHWITH	
Motion adopted to approve committee report recommendation(s)	
Motion adopted to approve communication recommendation(s)	
Findings adopted	
Mitigated Negative Declaration adopted	
Categorically exempt	
Generally exempt	

J. Michael Carey

City Clerk
et

steno\991309

2

ACCELERATED REVIEW PROCESS – G

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

JUN 2 5 2002

Honorable Members:

C. D. No. 14

SUBJECT:

Lomitas Drive and Wheeling Way Vacation District - Map and Ordinance of Intention – VAC-E1400659 - Council File No. 99-1309.

RECOMMENDATIONS:

A. That the attached Map No. VAC-02-1400659 for the vacation of

1. Lomitas Drive from Via Marisol to Wheeling Way

2. Wheeling Way from Via Colina to Lomitas Drive

be approved and filed with the City Engineer.

B. That, in conformance with Section 556 of the City Charter, the Council reaffirm its findings of September 5, 2001, that this vacation is in substantial conformance with the General Plan.

C. That the Council reaffirm its findings of September 5, 2001, that this request for vacation is exempt from the California Environmental Quality Act of 1970, pursuant to Article VII, Class 5(3), of the City's Guidelines.

D. That the Ordinance of Intention for this vacation, which has been approved as to form and legality by the City Attorney, be adopted.

E. That the City Engineer be instructed to present a Resolution to Vacate after the conclusion of the Public Hearing and Council's instruction to proceed with this vacation and upon compliance with the conditions established for this vacation.

F. That, vacation proceedings not completed within 2 years of the date of the Public Hearing, yet to be conducted, shall be terminated, with no further action by the Council.

TRANSMITTALS:

1. Council File No. 99-1309.
2. Council action of September 5, 2001.
3. Map No. VAC-02-1400659.
4. Draft of Ordinance of Intention.

PREVIOUS COUNCIL ACTION: The City Council, on September 5, 2001, under Council File No. 99-1309, conditionally instituted vacation proceedings for the public rights-of-way shown on attached Map No.VAC-02-1400659.

ENVIRONMENTAL CONSIDERATIONS: The City Council, on September 5, 2001, found that this project is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City of Los Angeles Guidelines, under Article VII, Class 5(3).

Los Angeles City Charter: The Council's action of September 5, 2001, complies with the requirements of Section 556 of the City Charter.

Respectfully submitted,

Edmond Yew

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/DS/jk
A:1400659.msw

ORD. OF INTENTION
ADOPTED
MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
SEP 18 2002

LOS ANGELES CITY COUNCIL
REAFFIRM FINDINGS, CAT. EXEMPT APPROVED
SET FOR HEARING NOV. 15, 2002

NOV 15 2002 - PHC - No Protests - vacation approved - City Engr. instructed to proceed

COUNCIL VOTE

Nov 15, 2002 10:25:02 AM, #1

Items Noticed for Public Hearing - Items 1-3
Voting on Item(s): 1-2
Roll Call

BERNSON	Yes
GALANTER	Absent
GARCETTI	Yes
GREUEL	Yes
HAHN	Absent
HOLDEN	Absent
LABONGE	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PERRY	Yes
REYES	Yes
RIDLEY-THOMAS	Absent
WEISS	Absent
ZINE	Yes
*PADILLA	Yes

Present: 10, Yes: 10 No: 0

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries relative to this matter refer to File No.

99-1309

TY OF LOS ANGELE

CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

***CORRECTED LETTER TO ADD PETITIONER**

CD 14

October 30, 2002

*Pacific Christian School
Attn: Richard Riesen
625 Coleman Avenue
Los Angeles, CA 90042

Honorable James Hahn, Mayor
Councilmember Pacheco
Board of Public Works
Bureau of Engineering
cc: Real Estate Division
cc: Land Development Group
Attn: Don Sakamoto
Bureau of Street Services

City Attorney
Fire Commissioners
Planning Department
Department of Water and Power
Commissioners, Attn: John Burmahln
Department of Transportation
Traffic Division

LA's the Place

RE: SETTING THE DATE OF **NOVEMBER 15, 2002** AS THE DATE FOR HEARING PROTESTS AGAINST THE PROPOSED VACATION OF LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT

At the meeting of the Council held SEPTEMBER 18, 2002, the following action was taken:

Motion adopted to approve communication recommendation(s)	X
Ordinance of Intention adopted	X
Ordinance number	174816
Publication date	10/01/02
Effective date	10/01/02
Mayor approved	09/23/02
Findings reaffirmed	X
Categorically exempt	X
Set for Hearing	11/15/02

J. Michael Carey

City Clerk
dng

steno\991309

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

99-1309

CD 14

October 3, 2002

Honorable James Hahn, Mayor
Councilmember Pacheco
Board of Public Works
Bureau of Engineering
cc: Real Estate Division
cc: Land Development Group
Attn: Don Sakamoto
Bureau of Street Services
City Attorney
Fire Commissioners
Planning Department
Department of Water and Power
Commissioners, Attn: John Burmahln
Department of Transportation
Traffic Division

RE: SETTING THE DATE OF **NOVEMBER 15, 2002** AS THE DATE FOR HEARING PROTESTS AGAINST THE PROPOSED VACATION OF LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT

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Mayor approved	09/23/02
Findings reaffirmed	X
Categorically exempt	X
Set for Hearing	11/15/02

J. Michael Carey

City Clerk
vdw

steno\991309

Mayor's Time Stamp

RECEIVED
'02 SEP 20 PM :42
DEPUTY MAYOR

TIME LIMIT FILES
ORDINANCES

City Clerk's Time Stamp

RECEIVED
CITY CLERK'S OFFICE
2002 SEP 20 PM 3:40
CITY CLERK
BY _____ DEPUTY

COUNCIL FILE NUMBER 99-1309 COUNCIL DISTRICT 14

COUNCIL APPROVAL DATE September 18, 2002 LAST DAY FOR MAYOR TO ACT SEP 30 2002

ORDINANCE TYPE: X Ord of Intent ___ Zoning ___ Personnel ___ General

___ Improvement ____ LAMC ____ LAAC __ CU or Var Appeals - CPC No _____

SUBJECT MATTER: ESTABLISHING **NOVEMBER 15, 2002** AS THE DATE FOR HEARING PROTESTS AGAINST THE PROPOSED VACATION OF LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT

	APPROVED	**DISAPPROVED**
PLANNING COMMISSION	____	____
DIRECTOR OF PLANNING	____	____
CITY ATTORNEY	X	____
CITY ADMINISTRATIVE OFFICER	X	____
BUREAU OF ENGINEERING	X	____

RECEIVED
CITY CLERK'S OFFICE
2002 SEP 24 PM 12:11
CITY CLERK
BY _____ DEPUTY

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: SEP 23 2002 SEP 27 2002
*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 250(b)(c)

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR SEP 24 2002 ORDINANCE NO. 174816

DATE PUBLISHED OCT 01 2002 DATE POSTED _____ EFFECTIVE DATE OCT 01 2002

ORD OF INTENT: HEARING DATE _____ ASSESSMENT CONFIRMATION _____

ORDINANCE FOR DISTRIBUTION: Yes [] No []

calagend\991309.ord

ORDINANCE NO. 174816

An Ordinance of the City of Los Angeles declaring the intention of the City Council to order the vacation of 1) Lomitas Drive from Via Marisol to Wheeling Way and 2) Wheeling Way from Via Colina to Lomitas Drive; and electing to proceed under Chapter 3 of the Public Streets, Highways and Service Easements Vacation Law, and that any easements needed for the protection of public utility facilities be allowed to be reserved in the Resolution to Vacate.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Los Angeles hereby declares its intention to order the vacation of 1) Lomitas Drive from Via Marisol to Wheeling Way and 2) Wheeling Way from Via Colina to Lomitas Drive; and allowing the reservation of any needed easements in the Resolution to Vacate for the protection of public utility facilities, pursuant to Chapter 5 of said Vacation Law.

For further particulars as to the proposed vacation, reference is hereby made to the map as Map No. VAC-02-1400659 on file in the office of the City Engineer, 201 North Figueroa Street, Suite 200, Los Angeles, California.

Sec. 2. The hour of 10:00 a.m. of the 15TH day of NOVEMBER, 2002, in the Council Chamber in the City Hall, Los Angeles, California, be and the same are hereby fixed as the time and place when and where all persons interested in or objecting to the proposed vacation may appear before the City Council and offer evidence in relation thereto.

Sec. 3. The Board of Public Works of the City of Los Angeles is hereby directed to cause Notices of Street Vacation to be posted as required by the "Public Streets, Highways and Service Easements Vacation Law" of the California Streets and Highways Code, and the City Council hereby elects to proceed under the provisions of said Law.

Sec. 4. Pursuant to and in accordance with Section 7.48 of the Los Angeles Administrative Code, if the applicant does not satisfy all conditions required by the City Council within two years of the date of the public hearing set forth in Sec. 2 hereof, all proceedings relating thereto shall be terminated and this ordinance and any order made after said public hearing shall have no future force and effect.

Sec 5 The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of SEP 18 2002.

J. MICHAEL CAREY, City Clerk

By Maria Kostenick, Deputy

Approved SEP 23 2002

Mayor.

Approved as to Form and Legality
JUN 20 2002

Rockard Delgadillo, City Attorney,

By _____ Deputy

CHRISTY NUMANO-HIURA

File No. 99-1309

City Clerk Form 23

COUNCIL ROLL CALL

ITEM(S) # 14-21

☐ Noticed Pub Hrg
☐ Pub Hrg Held
☒ Pub Hrg Not Held

☐ CLOSED SESSION
☐ Beginning
☐ Reconvene

COMMUNICATION(S) ☒ ORD(S) ☒ #14, 15 1st 2nd

COMMITTEE REPORT(S) ☐

CITY ENGR/B&S ~~REPORT(S)~~ ☒ #14, 17-12 Reso

TRACT MAP(S) # _____ CD Col Ex

PARCEL MAP(S) # _____ CD _____

WITHDRAWN FROM AGENDA

REFERRED TO:

MOTION ☒ AMENDING ☐ SUBSTITUTE ☐

CONTINUED TO:

10 VOTES TO CONSIDER: ☐ PUB HRG ☒ CLOSED ☒

ITEM(S) # 14-21 and Sec

COMMENTS Except 19, 20 & 21

	YES	NO
BERNSON		
~~GALANTER~~		
GARCETTI		
M GREUEL		
HAHN		
HOLDEN		
S LABONGE		
MISCIKOWSKI		
PACHECO		
PERRY		
REYES		
~~RIDLEY-THOMAS~~		
WEISS		
ZINE		
PRES. PADILLA		
TOTALS	13	—

U.V. ☐ ADOPTED ☒ FAILED ☐

FORTHWITH ☐ TO MAYOR ☐

ORD OVER ☐ DATE: _____

14

ORDINANCE OF INTENTION

99-1309 - CATEGORICAL EXEMPTION, COMMUNICATION FROM THE CITY ENGINEER and
CD 14 ORDINANCE OF INTENTION FIRST CONSIDERATION establishing a date for hearing protests against the proposed vacation of Lomitas Drive and Wheeling Way Vacation District.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. REAFFIRM the FINDINGS of September 5, 2001, that this action is categorically exempt from the California Environmental Quality Act of 1970, pursuant to Article VII, Class 5(3) of the City's Guidelines.

2. ADOPT the City Engineer report dated June 25, 2002, to approve the accompanying Vacation Map No. VAC-02-1400659 for the vacation of:

   a. Lomitas Drive from Via Marisol to Wheeling Way
   b. Wheeling Way from Via Colina to Lomitas Drive

3. REAFFIRM the FINDINGS of September 5, 2001, that this vacation is in substantial conformance with the General Plan pursuant to Section 556 of the City Charter.

4. PRESENT and ADOPT the accompanying ORDINANCE OF INTENTION setting the date of **NOVEMBER 15, 2002**, as the date for hearing protests against the proposed vacation.

Fiscal Impact Statement: None submitted by the City Engineer. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

ENVIRONMENTAL WORK COMPLETED FOR THIS VACATION

(Ordinance of Intention in Council on August 18, 2002)

cc: City Engineer
Bureau of Engineer,
Land Development Group
Councilmember Pacheco

ADOPTED
SEP 18 2002
LOS ANGELES CITY COUNCIL

COUNCIL FILE NO. 99-1309 COUNCIL DISTRICT NO. 14 ✓

APPROVAL FOR ACCELERATED PROCESSING DIRECT TO CITY COUNCIL

The attached Council File may be processed directly to Council pursuant to the procedure approved June 26, 1990, (CF 83-1075-S1) without being referred to the Public Works Committee because the action on the file checked below is deemed to be routine and/or administrative in nature:

___ } A. Future Street Acceptance
___ } B. Quitclaim of Easement(s)
___ } C. Dedication of Easement(s)
___ } D. Release of Restriction(s)
___ } E. Request for Star in Hollywood Walk of Fame
___ } F. Brass Plaque(s) in San Pedro Sports Walk
✓ } G. Resolution to Vacate or Ordinance submitted in response to Council action.
___ } H. Approval of plans/specifications submitted by Los Angeles County Flood Control District.

RECEIVED
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2002 JUN 28 PM 12:14
CITY CLERK
BY _____
DEPUTY

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APPROVAL/DISAPPROVAL FOR ACCELERATED PROCESSING:

	APPROVED	DISAPPROVED*	
✓1.	_____	_____	Council Office of the District
✓2.	_____	_____	Public Works Committee Chairperson

** DISAPPROVED FILES WILL BE REFERRED TO THE PUBLIC WORKS COMMITTEE*

Please return to Council Index Section, Room 395 City Hall.

==========

City Clerk Processing:

Date _____ notices and report copy mailed to interested parties advising of Council date for this item.

Date _____ scheduled in Council.

==========

AFTER COUNCIL ACTION:

_____ } Send copy of adopted report to the Real Estate Division, Bureau of Engineering, for further processing.

✓ } Other Return copy of adopted report and Council action to Land Development Group, 201 N. Figueroa St, Suite 200.

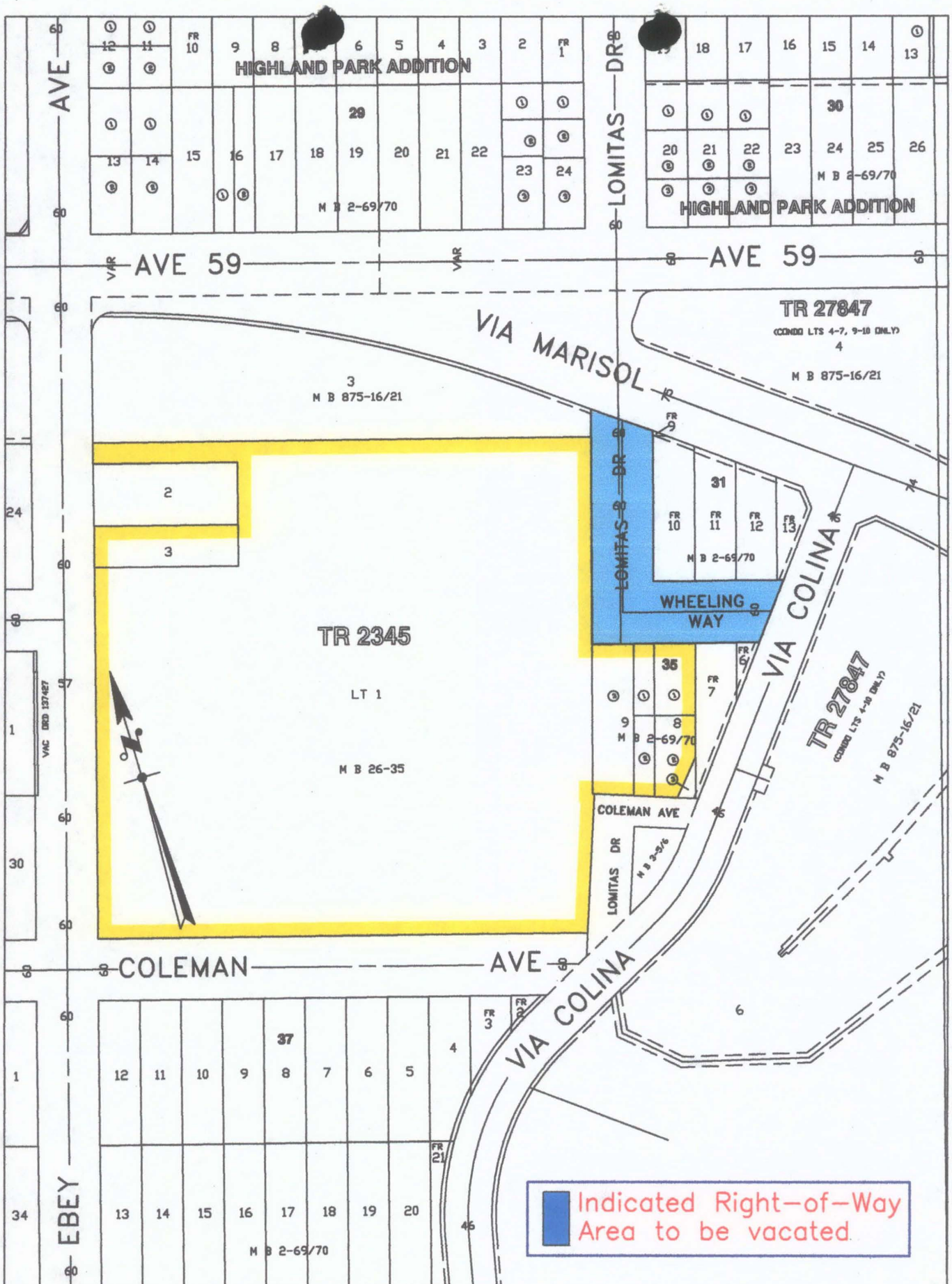
PLEASE DO NOT DETACH THIS APPROVAL SHEET FROM THE COUNCIL FILE

PUBLIC WORKS COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. _____

☑	Petitioner/Communicant _____	
☑	Council Members _____	
☑	Board of Public Works	Mail Stop 465
☐	Bureau of Contract Administration	Mail Stop 480
☑	Bureau of Engineering	Mail Stop 490
☑	Bureau of Engineering, Real Estate Division cc: Land Development Group Attn: Don Sakamoto **(with Original of Resolution to Vacate)**	Mail Stop 515 Mail Stop 901
☐	Bureau of Street Lighting	Mail Stop 545
☑	Bureau of Street Services	Mail Stop 550
☑	City Attorney (if there is an Ordinance only)	Mail Stop 140
☐	Controller	Mail Stop 183
☐	City Administrative Officer	Mail Stop 130
☑	Office of the Mayor (for Signature)	Mail Stop 370
☑	Fire Commissioners	Mail Stop 250
☑	Planning Department	
☑	Department of Water and Power Commissioners	
☑	Department of Transportation, Traffic Division	

Accelerated File G



TITLE: LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT.

WORK ORDER NO. VAC- E1400659
COUNCIL FILE NO. 99-1309
COUNCIL DIST. 14 **DIV. INDEX** 394
ENGR. DIST. CENTRAL **T.G.** 595-E3
DISTRICT MAP 148-5A231 & 148-5A233
150A231 & 150A233

CITY OF LOS ANGELES
DEPT. OF PUBLIC WORKS
VITALY B. TROYAN
CITY ENGINEER

MAP NO. VAC-2002-1400659

BOARD OF PUBLIC WORKS
MEMBERS

VALERIE LYNNE SHAW
PRESIDENT

ELLEN STEIN
VICE-PRESIDENT

JANICE WOOD
PRESIDENT PRO-TEMPORE

ADRIANA RUBALCAVA
COMMISSIONER

RONALD LOW
COMMISSIONER

JAMES A. GIBSON
SECRETARY

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

DEPARTMENT OF
PUBLIC WORKS
BUREAU OF
ENGINEERING
VITALY B. TROYAN, P.E.
CITY ENGINEER
650 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911
213-847-8766

http://eng.lacity.org

APR 10 2002

Pacific Christian School
Attention: Richard Riesen
625 Coleman Avenue
Los Angeles, CA 90042

Lomitas Dr. & Wheeling Wy. Vac. Dist. - VAC-E1400659 - C.F. No. 99-1309 - Processing Fee.

Dear Mr. Riesen:

The City Council, on September 5, 2001, under Council File No. 99-1309, conditionally approved the vacation of:

1. Lomitas Drive from Via Mirasol to Wheeling Way.

2. Wheeling Way from Via Colina to Lomitas Drive.

The Council, at this time, also conditionally approved your request for a revocable permit to close and to occupy the vacation area over the same limits.

An investigation fee of $1,678.01 was paid on June 29, 1999 to initiate proceedings on the above titled vacation. A separate fee of $502.90 for revocable permission to close and to occupy the area to be vacated was also paid on September 10, 1999.

A copy of the Council's action is enclosed together with a copy of Exhibit "B" referred to in the action. Condition No. 1 of the Council's action requires the payment of the Processing Fee in the amount of $9,702.84 for this vacation. This amount includes the calculated fee of $8,901.70 and surcharges of $623.11 (7%) and $178.03 (2%). This fee is only an estimate and any deficit will be billed at a later date, prior to the recordation of the Final Resolution to Vacate.

Please present or mail (1) the enclosed copy of this letter and (2) a check in the amount of $9,702.84, to the Land Development Group, Street Vacation Section, 201 North Figueroa Street, Suite 200, Los Angeles, CA 90012. Please make your check payable to: Department of Public Works, City of Los Angeles. **If this fee is not paid within 45 days of the date of this letter, this vacation proceeding will be terminated.**

After payment of the fee, we will continue the process of preparing the Ordinance of Intention for Council adoption, publication of this ordinance with public hearing date, and the public hearing. You may start clearing the other conditions of

the Council action prior to payment of the Processing Fee. There is some financial risk in clearing expensive conditions prior to the public hearing.

A list of Primary Responsive Agencies is enclosed. The numbered conditions of the Council action are shown to the left of the Responsive Agency you must contact to arrange for the clearance of that condition. **You are responsible for contacting each Responsive Agency and providing them a copy of the Council action so that they may instruct you on what is required on your part to clear their condition. Also, it is your responsibility to ensure that they send this office a clearance letter upon your compliance with each condition.**

Upon satisfactory completion of these conditions, the Resolution to Vacate will be prepared and then sent to the City Council for adoption. The Resolution to Vacate and other documents required by the Council's conditional approval for the vacation will then be recorded with the County Recorder of Los Angeles County, thus completing the vacation proceedings.

Section 7.48 of the Administrative Code specifies that "**if the applicant does not satisfy all conditions required by the City Council within two years of the date of the public hearing, yet to be conducted,...all proceedings relating thereto shall be terminated.**" Instructions in the City Engineer's report adopted by Council on September 5, 2001 specified that vacation proceedings not completed within two years of the date of the public hearings, yet to be conducted, are to be terminated with no further action by the Council. There is no provision for time extensions. A new vacation application and fees will be required to proceed with the vacation process.

The Street Vacation Section personnel are available to assist you in person in Suite 200, 201 North Figueroa Street, or by telephone at (213) 977-6982 or at (213) 977-6984. When making an inquiry, please refer to the above project Title and Work Order No. VAC-E1400659.

Sincerely,

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/FV/gt
H:\ldg\gtWP65

Enc.

LIST OF PRIMARY RESPONSIVE AGENCIES

Project Title: Lomitas Drive and Wheeling Way Vacation District.

Work Order No. VAC-E1400659 Council File No. 99-1309.

Listed below are the addresses and telephone numbers of the various agencies that **you will need to contact** to fulfill the respective conditions of the vacation proceedings; you need to contact **only** the agencies that have a number in parenthesis. The number in parenthesis refer to those particular vacation conditions as they are listed in the City Council's action of September 5, 2001 under the above Council File No. 99-1309.

Please note that **you** are responsible for contacting these agencies and taking or securing action to satisfy all vacation conditions. These agencies **must** inform the Street Vacation Section of the Land Development Group, **in writing,** that their respective conditions are cleared.

(1) Land Development Group/Land Development Section
Bureau of Engineering
201 No. Figureoa Street, Suite 200
Los Angeles, CA 90012
Contact: Street Vacation Section, (213) 977-6954

(3) Development Services Division/Bureau of Engineering
(4) 201 N. Figueroa Street, 7th Floor
Los Angeles, CA 90012
Contact: B-Permit Section, (213) 977-6057

( ) Harbor District Engineering Office/Bureau of Engineering
350 W. 5th Street, Suite 204
San Pedro, CA 90731
Contact: B-Permit Section, (310) 548-7687

( ) Valley District Engineering Office/Bureau of Engineering
Van Nuys Municipal Building
14410 Sylvan Street
Van Nuys, CA 91401
Contact: B-Permit Section, (310) 756-8771

( ) West Los Angeles District Engineer Office/Bureau of Engineering
1828 Sawtelle Boulevard, 3rd Floor
Los Angeles, CA 90025
Contact: B-Permit Section, (310) 575-8609

(2) Real Estate Div./Bureau of Engineering
(3) 600 S. Spring Street, Room 745
(6) Los Angeles, CA 90014
Contact: Land Title Services, (213) 847-5587

(8) Bureau of Street Lighting
600 S. Spring Street, Suite 810
Los Angeles, CA 90014
Contact: Private Development Division,
(213) 847-6425

( ) MCI Metro
905 E. Discovery Lane
Anaheim, CA 92346
Contact: Conrad Frost

(9) Street Tree Division/Bureau of Street Services
600 S. Spring Street, Suite 1000
Los Angeles, CA 90014
Contact: Subdivision Section, (213) 485-5675

( ) Department of City Planning-City of Los Angeles
221 S. Figueroa Street, Room 310
Los Angeles, CA 90012
Contact: Division of Land Section, (213) 485-8014

( ) Department of Transportation-City of Los Angeles
221 S. Figueroa Street, Suite 500
Los Angeles, CA 90012
Contact: City Wide Planning Coordination, (213) 580-1195

(7) Fire Department-City of Los Angeles
Room 920, City Hall East
200 N. Main Street
Los Angeles, CA 90012
Contact: Hydrant Unit, (213) 485-5964

( ) Department of General Services-City of Los Angeles
111 East 1st Street, Suite 201
Los Angeles, CA 90012
Contact: Asset Management Div., (213) 847-5950

( ) Department of Building and Safety
201 N. Figueroa Street, 3rd Floor
Los Angeles, CA 90012
Contact: Grading Permit, (213) 977-6329

(5) Department of Water and Power-City of Los Angeles
John Ferraro Building, Room 1031
111 N. Hope Street
Los Angeles, CA 90012
Contact: Real Estate Division, (213) 367-0576

(5) Southern California Gas Company
Engineering Services Department
P.O. Box 3249, Terminal Annex (ML 21D1)
Los Angeles, CA 90051-1249
Contact: Franchise & Rights of Way
Clarence Bonner, (213) 244-5062

( ) Southern California Edison Company
14803 Chestnut Street
Westminister, CA 92683-5240
Contact: Real Property Department, (714) 934-0837

(5) Pacific Bell Telephone Company
Right of Way Public Works
41 South Chester Avenue
Pasadena, CA 91106
Contact: Phyllis Conner (626) 356-7320

( ) Verizon California, Inc. (Formerly GTE California, Inc.)
6220 E. Spring Street
Long Beach, CA 90815
Contact: Right of Way Department, (562) 982-0180

( ) Exxon Oil Company
Attn: Thomas A. Loftis
P.O. Box 1600
Midland, TX 79702-1600

( ) Access Transmission Services, Inc. (ATS)
Attention: Kevin Hendon
2400 N. Glenville Drive
Richardson, TX 75082
Contact: (214) 918-6741 or (214) 918-6705

( ) General Telephone Company of California
Attention: Access Design Department
2943 Exposition Boulevard
Santa Monica, CA 90404
Contact: (310) 394-2479

( ) Los Angeles County Flood Control District
Mapping & Property Management Division
900 S. Fremont Avenue, 10th Floor
Alhambra, CA 91803
Contact: Mr. Steve Gehrke, (626) 458-7089

( ) Los Angeles County Sanitation District
P.O. Box 4998
Whittier, CA 90607
Contact: Financial Planning and Property Management Section
(310) 699-7411, Ext. 2710

( ) State of California
Department of Transportation
120 S. Spring Street, Room 3-11A
Los Angeles, CA 90012
Contact: Right of Way Division, (213) 897-4387

( ) City Administrative Officer - City of Los Angeles
Room 300, City Hall East
200 N. Main Street
Los Angeles, CA 90012
Contact: Risk Management, (213) 485-6649

( ) Metropolitan Water District
P.O. Box 54153
Los Angeles, CA 90054
Contact: Civil Engineering Substructure Section,
(213) 217-6617

( ) Century Cable
2939 Nebraska Avenue
Santa Monica, CA 90404
Contact: Construction Supervisor, (Mr. Nick Gasbarre)
(310) 829-7079

( ) Media One
6305 Arizona Place
Los Angeles, CA 90045
Attention: Emir Erba, Construction Supervisor
(310) 216-3500

( ) Mobil Oil Corporation
West Coast Pipe Lines
Attn: Ken Robinson
3020 Old Ranch Parkway, Suite 200
Seal Beach, CA 90740-2751
(310) 493-7228

( ) UNOCAL Corporation
Diversified Businesses
376 South Valencia Avenue
Brea, CA 92621
(714) 577-1476

( ) Union Pacific Railroad
Attn: Office of Division Engineer
500 Ferguson, Suite F
Los Angeles, CA 90022

( ) Southern Pacific (Railroad) Transportation
Attn: Engineering Dept.
1200 Corporate Center
Monterey Park, CA 91754-7605

( ) ARCO Pipe Line Company
Attn: Rob Streed
5900 Cherry Avenue
Long Beach, CA 90805-4454
(562) 728-2222

( ) Wickland Oil Terminals
Attn: Rudy De Mara
841 La Paloma
Wilmington, CA 90744
(310) 834-4495

( ) Fletcher Oil & Refining Company
Attn: Rick Goracy
P.O. Box 548
Wilmington, CA 90748
(310) 518-7293

( ) GATX Tank Storage Terminal Corporation
Attn: David J. Kingston
P.O. Box 9007
Long Beach, CA 90810-0007
(310) 518-7705

( ) Department of Public Works
Bureau of Sanitation (Attn: Harbor District)
433 S. Spring Street, Suite 400
Los Angeles, CA 90013-2048
(310) 548-7655 (Harbor District)

( ) Los Angeles Unified School District
Facilities Services Division
Real Estate and Asset Management Branch
355 S. Grand Avenue, Suite 500
Los Angeles, CA 90071

( ) Southern California Water Company
630 E. Foothill Boulevard
San Dimas, CA 91773
Contact: Kyle Snay (714) 394-3628

( ) Humble Oil Company
Attn: Rey Sotelo, Field Superintendent
P.O. Box 1234
Wilmington, CA 90748
(310) 830-3240

( ) Chevron Pipe Line Company
Attn: John S. Rutter
16301 Trojan Way
La Mirada, CA 90638
(714) 228-1523

EY/FV/gt
A:gtwp25

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

99-1309

CD 14

September 7, 2001

Councilmember Pacheco
Bureau of Engineering,
Attn: Edmund Yew
cc: Mary Imai
Chief Legislative Analyst
Community Redevelopment Agency

Pacific Christian School
Attn: Richard Riesen
625 Coleman Avenue
Los Angeles, CA 90042

LA's the Place

RE: VACATION PROCEEDINGS AND A REQUEST FOR REVOCABLE PERMISSION TO CLOSE AND OCCUPY LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT

At the meeting of the Council held September 5, 2001, the following action was taken:

Attached report adopted	
Attached motion (-) adopted	
Attached resolution (-) adopted	
Mayor concurred	
FORTHWITH	
Motion adopted to approve communication recommendation(s)	X
Findings adopted	X
Negative Declaration adopted	
Categorically exempt	X
Generally Exempt	
EIR Certified	
Tract map approved for filing with the County Recorder	
Parcel map approved for filing with the County Recorder	
Bond approved is No. _____ of Contract	
Agreement mentioned therein is/are No. _____ of contracts	

J. Michael Carey

City Clerk
bs

RECEIVED IN FILE
SEP 14 2001
DEPUTY

steno\991309

Recyclable and made from recycled waste.

29

CALENDAR FOR COUNCIL CONSIDERATION SEPTEMBER 5, 2001.

ITEM NO. ( )

99-1309 CATEGORICAL EXEMPTION and COMMUNICATION FROM THE CITY ENGINEER relative to vacation proceedings and a request for revocable permission to close and occupy Lomitas Drive and Wheeling Way Vacation District.

Recommendations for Council action:

1. FIND that this vacation is categorically exempt from the California Environmental Quality Act of 1970 pursuant to Article VII, Class 5(3) of the City's Environmental Guidelines.

2. FIND that this vacation is in substantial conformance with the General Plan pursuant to Section 96.5(5) of the City Charter; and DETERMINE that the vacation area is not needed for non-motorized transportation facilities in conformance with Section 892 of the California Streets and Highways Code.

3. ADOPT the City Engineer communication dated October 13, 2000, (attached to the Council file), that vacation proceedings (VAC-E1400659) BE INSTITUTED for the vacation of the public rights-of-way at Lomitas Drive and Wheeling Way Vacation District and that revocable permission to close and occupy, subject to conditions enumerated therein, BE GRANTED at the locations indicated below and shown colored blue on its attached Exhibit B:

   a. Lomitas Drive from Via Marisol to Wheeling Way.

   b. Wheeling Way from Via Colina to Lomitas Drive.

4. RECEIVE AND FILE the City Engineer's communication dated July 12, 2000, inasmuch as the City Engineer requests it not be considered since it is superseded by the report dated October 13, 2000.

Fiscal Impact Statement: The City Engineer reports that the petitioner has paid a fee of $1,678.01 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. An additional fee of $502.90 was paid for the request for Revocable Permission to close and to occupy over the proposed vacation areas.

Also, an additional processing fee to recover the cost pursuant to Section 7.44 of the Administrative Code will be required of the petitioner.

(Public Works Committee waived consideration of the above matter)

CD 14

CAL
8/30/01
#991309

PUBLIC WORKS COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 99-1309

- [x] Council Member(s) 14
- [x] Petitioner/Communicant Ralph Christian School Attn: Richard Riesen 625 Coleman Ave, LA 90042
- [ ] Board of Public Works (Mail Stop 465)
- [ ] Bureau of Accounting (Mail Stop 470)
- [ ] Bureau of Contract Administration (Mail Stop 480)
- [x] Bureau of Engineering (Mail Stop 490) Attn: Edmund Yew
- [x] Bureau of Engineering (Mail Stop 901) Attn: Mary ~~M~~ Inai.
- [ ] Bureau of Sanitation (Mail Stop 520)
- [ ] Bureau of Street Lighting (Mail Stop 545)
- [ ] Fire Department
- [ ] Police Department
- [ ] Controller
- [ ] Mayor (with/without file)
- [x] Chief Legislative Analyst
- [ ] City Administrative Officer
- [ ] City Attorney (with / without file)
- [x] Interested Department CRA
- [ ] City Clerk
- [ ]

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

RICHARD J. RIORDAN
MAYOR

99-1309
CD 14

October 13, 2000

PUBLIC WORKS COMMITTEE

In accordance with Council Rules, communication from the City Engineer relative to vacation request and revocable permission to close and to occupy for Lomitas Drive and Wheeling Way Vacation District, was referred on October 13, 2000, to the PUBLIC WORKS COMMITTEE.

J. Michael Carey
City Clerk
ys

Recyclable and made from recycled waste.

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

OCT 05 2000

Honorable Members: C. D. No. 14

SUBJECT:

Lomitas Drive and Wheeling Way Vacation District – Vacation Request and Revocable Permission to Close and to Occupy – VAC-E1400659 – Council File No. 99-1309.
REVISED REPORT

RECOMMENDATIONS:

A. That the City Engineer's report dated July 12, 2000 not be considered.

B. That street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public rights-of-way indicated below and shown colored blue on the attached Exhibit "B":

1. Lomitas Drive from Via Marisol to Wheeling Way.

2. Wheeling Way from Via Colina to Lomitas Drive.

C. That this vacation be subject to the Council's determination to be made at the Public Hearing to be held pursuant to this Vacation Law and to be scheduled under the Ordinance of Intention.

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

E. That any easements or rights needed for the protection of public facilities to remain in place be provided by the petitioner to the affected agency by separate documents, or upon consent of the petitioner and agency, such easements may be allowed to be reserved from the vacation upon the submittal of an alignment from the agency.

00 OCT 13 PM 1:21

CITY CLERK'S OFFICE
RECEIVED

PUBLIC WORKS

OCT 13 2000

F. That the City Council find that this vacation is categorically exempt from the California Environmental Quality Act of 1970, pursuant to Article VII, Class 5(3), of the City's guidelines.

G. That, in conformance with Section 96.5(5) of the City Charter, the Council make the findings that the vacation is in substantial conformance with the General Plan.

H. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determines that the vacation areas are not needed for nonmotorized transportation facilities.

I. That the requirement for the recordation of a new tract map be waived.

J. That the City Engineer be instructed to present an Ordinance of Intention for this vacation when the procedural requirements for such presentation have been satisfied. Vacation proceedings not completed within 2 years of the date of the Public Hearing, yet to be conducted, are to be terminated, with no further action by the Council.

K. That revocable permission to close and to occupy in the public areas shown colored blue on the attached Exhibit "B" be granted to the petitioner, after the approval of the City Engineer's Report subject to the Conditions for Revocable Permission listed below.

L. That the Resolution to Vacate be presented after the conclusion of the Public Hearing and Council's instruction to proceed with this vacation and upon compliance with the conditions established for this vacation.

M. That the petitioner be hereby notified that the vacation eliminates a public easement, and no findings are officially made as to the underlying fee interest in the vacation areas.

N. That following Council action, Council File No. 99-1309, be transmitted to the Land Development Group of the Bureau of Engineering for continued processing.

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

1. Pacific Christian School
Attn: Richard Riesen
625 Coleman Ave.
Los Angeles, CA 90042

2. Community Redevelopment Agency
354 S. Spring St.
Los Angeles, CA 90013

3. Council of the City of Los Angeles
Fourteenth District: Councilman Nick Pacheco
200 N. Main Street, Room 504
Los Angeles, CA 90012

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of $1,678.01 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. An additional fee of $502.90 was paid for the request for Revocable Permission to close and to occupy over the proposed vacation areas. Also, an additional processing 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.

CONDITIONS FOR STREET VACATION:

1. That the processing fees for the vacation proceedings be paid. If this fee is not paid within 1 year of the date of the Council's adoption of this report, this vacation proceeding will be terminated.

2. That a title report indicating the vestee of the underlying fee title interest in the areas to be vacated be submitted to the City Engineer.

3. That the petitioner dedicate a 20-foot radius property line return as public street at the northeasterly corner of the intersection of Ebey Avenue with Coleman Avenue adjoining the petitioner's properties in a manner satisfactory to the City Engineer.

4. That the petitioner clears one of the following satisfactory to the City Engineer:

✓a. Construct a minimum 4-foot wide concrete sidewalk on the easterly side of Ebey Avenue together with an access ramp for the handicapped at the northeast corner of the intersection of Ebey Avenue with Coleman Avenue. OR

b. Reconstruct and reopen the currently closed walkway from the school down to Ebey Avenue (near the intersection with Wheeling Way). OR

c. That a covenant and agreement be recorded requiring the petitioner to provide adequate signs to be posted along Ebey Avenue between Coleman Avenue and Avenue 59/Via Marisol requesting that pedestrians avoid walking along the easterly side of Ebey Avenue.

5. That arrangements be made with the Department of Water and Power, Pacific Bell, Southern California Gas Company, and Century Communications for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.

6. That an agreement be recorded satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under the same ownership and its adjoining portion of the areas to be vacated, 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 said areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.

7. That plot plans be submitted to the Fire Department for their review and approval.

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 be installed as may be required by the Street Tree Division of the Bureau of Street Services.

CONDITIONS FOR REVOCABLE PERMISSION:

1. That the petitioner provides a copy of a title report, no more than three months old, indicating the ownership for all of the properties adjoining the vacation areas.

2. That the petitioner execute and record a Standard Waiver of Damages Agreement and submit two copies to the Land Development Group of the Bureau of Engineering, Suite 400, 634 South Spring Street for review prior to recording with the County Recorder.

3. That the petitioner provide liability and property damage insurance satisfactory to the Board of Public Works.

4. That the petitioner make any necessary arrangements with the Department of Water and Power, Pacific Bell, Southern California Gas Company, and Century Communications 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 a revocable permit be obtained from the Land Development Group of the Bureau of Engineering, 634 South Spring Street, Suite 400, prior to occupying and closing of the areas to be vacated and when condition Nos. 1, 2, 3, and 4 listed above, have been satisfactorily complied with.

TRANSMITTAL:

Council File No. 99-1309 with application dated May 14, 1999, from Richard Riesen of Pacific Christian School.

DISCUSSION:

Request: The petitioner, Richard Riesen, representing Pacific Christian School, owners of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street areas shown colored blue to allow for a new entryway to the school facilities and for the expansion of their athletic field.

Zoning and Land Use: The properties surrounding the proposed vacation areas are zoned RD3-1 and R3-1 and are vacant lots with the exception of a single family residence located south of the proposed vacation areas. The property westerly of Lomitas Drive is the Pacific Christian School facilities.

Description of Areas to be Vacated: The areas sought to be vacated are Lomitas Drive from Via Marisol to Wheeling Way and Wheeling Way from Via Colina to Lomitas Drive. Lomitas Drive is a fully improved local street dedicated 60 feet wide with a 30-foot wide roadway, concrete curbs, gutters, and 6-foot wide concrete sidewalks on each side of the street. Wheeling Way from Via Colina to Lomitas Drive is an unimproved local street dedicated 60 feet wide.

Adjoining Streets and Alley: Via Marisol is a fully improved collector street dedicated 75 feet and variable width with a 60-foot wide roadway, concrete curbs, gutters, and sidewalks on both sides of the street. Via Colina is an improved local hillside street dedicated 46 feet wide with a 36-foot wide roadway, concrete curbs, gutters, and 5-foot wide sidewalks on each side of the street. Ebey Avenue is an improved local street dedicated 60 feet and variable width with a 40-foot wide roadway, concrete curbs, gutters, and 10-foot wide sidewalks on each side of the street from Avenue 59 to approximately 150 feet southerly thereof. Ebey Avenue then narrows to a 20-foot wide concrete roadway to Coleman Avenue. Coleman Avenue is also an improved local street dedicated 60 feet wide with a 30-foot and 20-foot wide concrete roadway and curbs that terminates approximately 330 feet easterly of Ebey Avenue. Coleman Avenue from the terminus to Via Colina is unimproved.

Effects of Vacation on Circulation and Access: The vacation of Lomitas Drive will not have any adverse effect on vehicle circulation and access since Lomitas Drive is used primarily for vehicular access to the school and Wheeling Way is an unimproved street. The streets are also not needed for the use of pedestrians, bicyclists or equestrians.

Reversionary Interest: The street easement over the vacation areas appear to have been dedicated by the map of Highland Park Addition. Upon vacation, the fee title interest of the vacation areas should revert to the adjoining owners to the street centerline. (Note that the petitioner is in the process of acquiring the properties surrounding the proposed vacation areas from the Community Redevelopment Agency).

These determinations are based upon the records in the Office of the City Engineer, and no official declaration of the underlying fee interest of the vacation areas are being made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provides for the dedications and improvements as outlined under Conditions.

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

Public Utilities: The Department of Water and Power, Southern California Gas Company, Pacific Bell, and Century Communications maintain facilities in the areas proposed to be vacated.

Tract Map: Since the required dedication 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 agreements satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under the same ownership and its adjoining portion of the areas being vacated, 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 requirements of a tract map or by other means, provisions are made for 1) lot consolidation, 2) driveway and access approval by the Department of Transportation and 3) any additional dedication and improvements necessary to bring all adjacent streets into conformance with the City's standard street dimensions.

City Fire Department: The Fire Department states that plot plans be submitted for their review and approval prior to recordation of the street vacation action.

Department of City Planning: The Director of Planning, on May 16, 2000, under City Plan Case No. 99-0501 PWA, recommended that the vacation be approved.

Conclusion: The vacation of the public street areas as shown colored blue on attached Exhibit "B" could be conditionally approved based upon the following:

1. They are unnecessary for present or prospective public use.

2. They are not needed for vehicular circulation or access.

3. They are not needed for nonmotorized transportation purposes.

Environmental Determination: The City Engineer has determined that this vacation is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City's Environmental Guidelines, under Article VII, Class 5(3).

Findings: In compliance with Section 96.5(5) of the City Charter, this vacation is in substantial conformance with the purpose, intent and provisions of the General Plan as determined by the Director of Planning on May 16, 2000 under City Plan Case No. 99-0501 PWA.

Respectfully submitted,

for Vitaly B. Troyan
City Engineer

RO/GD/DS/jk
A:e1400659.msw
LDG Div.

ADOPTED
MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION
SEP 05 2001
LOS ANGELES CITY COUNCIL
CAT EXEMPT APPROVED
FINDINGS ADOPTED

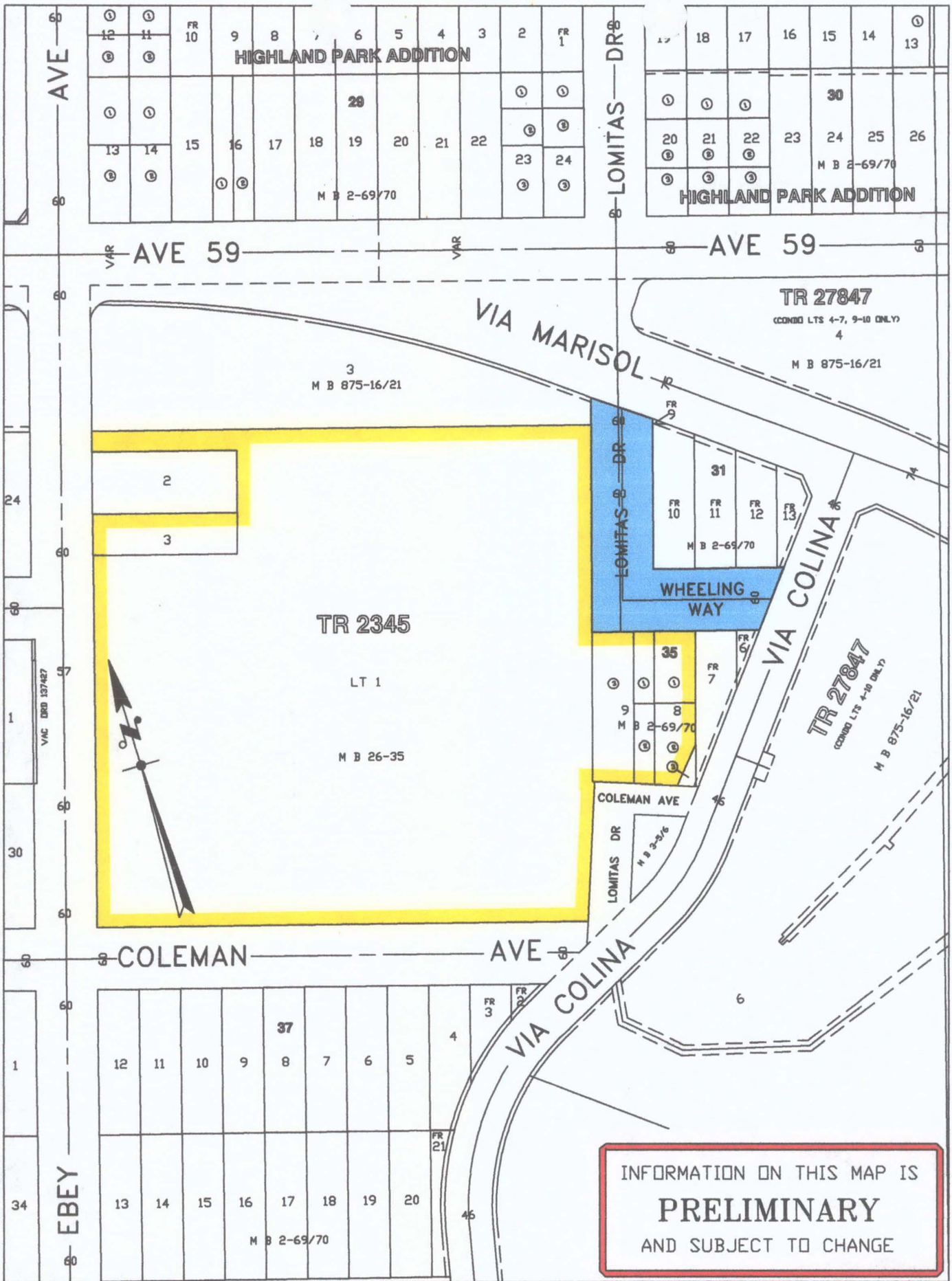
COUNCIL VOTE

05-Sep-01 11:01:48 AM, #10

Items for Which Public Hearings Have Not Been Held - Items 24-44
Voting on Item(s): 24-26,28-29,31-44
Roll Call

BERNSON	Absent
GALANTER	Yes
GARCETTI	Yes
HAHN	Yes
HOLDEN	Yes
MISCIKOWSKI	Yes
PACHECO	Yes
PERRY	Yes
REYES	Yes
RIDLEY-THOMAS	Yes
WACHS	Absent
WEISS	Yes
ZINE	Yes
*PADILLA	Yes
	Absent

Present: 12, Yes: 12 No: 0



TITLE: LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT.

WORK ORDER NO. VAC- E1400659
COUNCIL FILE NO. 99-1309
COUNCIL DIST. 14 **DIV. INDEX** 394
ENGR. DIST. CENTRAL **T.G.** 595-E3
DISTRICT MAP 148-5A231 & 148-5A233
150A231 & 150A233

CITY OF LOS ANGELES
DEPT. OF PUBLIC WORKS
VITALY B. TROYAN
CITY ENGINEER

EXHIBIT B

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

99-1309
CD 14

July 19, 2000

PUBLIC WORKS COMMITTEE

In accordance with Council Rules, communication from the City Engineer relative to Lomitas Drive and Wheeling Way Vacation District - Vacation Request and Revocable Permission to close and occupy, was referred on July 19, 2000, to the PUBLIC WORKS COMMITTEE.

City Clerk
amm
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Noted:

RECEIVED
CITY CLERK'S OFFICE
00 JUL 18 AM 7:09
CITY CLERK
BY _____ DEPUTY

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

JUL 12 2000

Of the City of Los Angeles

Honorable Members: C. D. No. 14

SUBJECT:

Lomitas Drive and Wheeling Way Vacation District – Vacation Request and Revocable Permission to Close and to Occupy – VAC-E1400659 – Council File No. 99-1309.

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 rights-of-way indicated below and shown colored blue on the attached Exhibit "A":

1. Lomitas Drive from Via Marisol to Wheeling Way.

2. Wheeling Way from Via Colina to Lomitas Drive.

B. That this vacation be subject to the Council's determination to be made at the Public Hearing to be held pursuant to this Vacation Law and to be scheduled under the Ordinance of Intention.

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

D. That any easements or rights needed for the protection of public facilities to remain in place be provided by the petitioner to the affected agency by separate documents, or upon consent of the petitioner and agency, such easements may be allowed to be reserved from the vacation upon the submittal of an alignment from the agency.

E. That the City Council find that this vacation is categorically exempt from the California Environmental Quality Act of 1970, pursuant to Article VII, Class 5(3), of the City's guidelines.

PUBLIC WORKS

JUL 19 2000

F. That, in conformance with Section 96.5(5) of the City Charter, the Council make the findings that the vacation is in substantial conformance with the General Plan.

G. That, in conformance with Section 2381 of the California Streets and Highways Code, the Council determines that the vacation areas are not needed for nonmotorized transportation facilities.

H. That the requirement for the recordation of a new tract map be waived.

I. That the City Engineer be instructed to present an Ordinance of Intention for this vacation when the procedural requirements for such presentation have been satisfied. Section 7.48 of the Administrative Code specifies that vacation proceedings not completed within 5 years of the date of the Public Hearing, yet to be conducted, are to be terminated, with no further action by the Council.

J. That revocable permission to close and to occupy in the public areas shown colored blue on the attached Exhibit "A" be granted to the petitioner, after the approval of the City Engineer's Report subject to the Conditions for Revocable Permission listed below.

K. That the Resolution to Vacate be presented after the conclusion of the Public Hearing and Council's instruction to proceed with this vacation and upon compliance with the conditions established for this vacation.

L. That the petitioner be hereby notified that the vacation eliminates a public easement, and no findings are officially made as to the underlying fee interest in the vacation areas.

M. That following Council action, Council File No. 99-1309, be transmitted to the Land Development Group of the Bureau of Engineering for continued processing.

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

1. Pacific Christian School
Attn: Richard Riesen
625 Coleman Ave.
Los Angeles, CA 90042

2. Arleta Richardson
5736 Lomitas Drive
Los Angeles, CA 90042

3. Community Redevelopment Agency
354 S. Spring St.
Los Angeles, CA 90013

4. Council of the City of Los Angeles
Fourteenth District: Councilman Nick Pacheco
200 N. Main Street, Room 504
Los Angeles, CA 90012
Attn: Fernando Tovar

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of $1,678.01 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. An additional fee of $502.90 was paid for the request for Revocable Permission to close and to occupy over the proposed vacation areas. Also, an additional processing 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.

CONDITIONS FOR STREET VACATION:

1. That the processing fees for the vacation proceedings be paid. If this fee is not paid within 1 year of the date of the Council's adoption of this report, this vacation proceeding will be terminated.

2. That the petitioner dedicates the following in a manner satisfactory to the City Engineer:

   a. A 20-foot radius property line return as public street at the northeasterly corner of the intersection of Ebey Avenue with Coleman Avenue adjoining the petitioner's properties.

   b. A 20-foot and variable width public street southerly of Wheeling Way from Via Colina to the petitioner's property to provide a replacement public street for ingress and egress to the existing single family residence on Lot 8, Block 35, of Highland Park Addition.

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

   a. Construct a 10-foot wide concrete sidewalk on the easterly side of Ebey Avenue adjoining the petitioner's properties.

   b. Construct a 20-foot wide roadway over the dedicated area southerly of Wheeling Way from Via Colina, including concrete curbs and gutters to provide a replacement entryway for said Lot 8.

   c. Construct access ramp for the handicapped at the northeast corner of the intersection of Ebey Street with Coleman Avenue.

4. That arrangements be made with the Department of Water and Power, Pacific Bell, Southern California Gas Company, and Century Communications 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 an agreement be recorded satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under the same ownership and its adjoining portion of the areas to be vacated, 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 said areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.

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

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

8. That street trees be planted and tree wells be installed as may be required by the Street Tree Division of the Bureau of Street Services.

CONDITIONS FOR REVOCABLE PERMISSION:

1. That the petitioner provides a copy of a title report, no more than three months old, indicating the ownership for all of the properties adjoining the vacation areas.

2. That the petitioner execute and record a Standard Waiver of Damages Agreement and submit two copies to the Land Development Group of the Bureau of Engineering, Suite 400, 634 South Spring Street for review prior to recording with the County Recorder.

3. That the petitioner provide liability and property damage insurance satisfactory to the Board of Public Works.

4. That the petitioner make any necessary arrangements with the Department of Water and Power, Pacific Bell, Southern California Gas Company, and Century Communications 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 a revocable permit be obtained from the Land Development Group of the Bureau of Engineering, 634 South Spring Street, Suite 400, prior to occupying and closing of the areas to be vacated and when condition Nos. 1, 2, 3, and 4 listed above, have been satisfactorily complied with.

TRANSMITTAL:

Council File No. 99-1309 with application dated May 14, 1999, from Richard Riesen of Pacific Christian School.

DISCUSSION:

Request: The petitioner, Richard Riesen, representing Pacific Christian School, owners of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street areas shown colored blue to allow for a new entryway to the school facilities and for the expansion of their athletic field.

Zoning and Land Use: The properties surrounding the proposed vacation areas are zoned RD3-1 and R3-1 and are vacant lots with the exception of a single family residence located south of the proposed vacation areas. The property westerly of Lomitas Drive is the Pacific Christian School facilities.

Description of Areas to be Vacated: The areas sought to be vacated are Lomitas Drive from Via Marisol to Wheeling Way and Wheeling Way from Via Colina to Lomitas Drive. Lomitas Drive is a fully improved local street dedicated 60 feet wide with a 30-foot wide roadway, concrete curbs, gutters, and 6-foot wide concrete sidewalks on each side of the street. Wheeling Way from Via Colina to Lomitas Drive is an unimproved local street dedicated 60 feet wide.

Adjoining Streets and Alley: Via Marisol is a fully improved collector street dedicated 75 feet and variable width with a 60-foot wide roadway, concrete curbs, gutters, and sidewalks on both sides of the street. Via Colina is an improved local hillside street dedicated 46 feet wide with a 36-foot wide roadway, concrete curbs, gutters, and 5-foot wide sidewalks on each side of the street. Ebey Avenue is an improved local street

dedicated 60 feet and variable width with a 40-foot wide roadway, concrete curbs, gutters, and 10-foot wide sidewalks on each side of the street from Avenue 59 to approximately 150 feet southerly thereof. Ebey Avenue then narrows to a 20-foot wide concrete roadway to Coleman Avenue. Coleman Avenue is also an improved local street dedicated 60 feet wide with a 30-foot and 20-foot wide concrete roadway and curbs that terminates approximately 330 feet easterly of Ebey Avenue. Coleman Avenue from the terminus to Via Colina is unimproved.

Effects of Vacation on Circulation and Access: The vacation of Lomitas Drive will not have any adverse effect on vehicle circulation and access since Lomitas Drive is used primarily for vehicular access to the school and Wheeling Way is an unimproved street. The streets are also not needed for the use of pedestrians, bicyclists or equestrians.

Reversionary Interest: The street easement over the vacation areas appear to have been dedicated by the map of Highland Park Addition. Upon vacation, the fee title interest of the vacation areas should revert to the adjoining owners to the street centerline. (Note that the petitioner is in the process of acquiring the properties surrounding the proposed vacation areas from the Community Redevelopment Agency).

These determinations are based upon the records in the Office of the City Engineer, and no official declaration of the underlying fee interest of the vacation areas are being made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provides for the dedications and improvements as outlined under Conditions.

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

Public Utilities: The Department of Water and Power, Southern California Gas Company, Pacific Bell, and Century Communications maintain facilities in the areas proposed to be vacated.

Tract Map: Since the required dedication 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 agreements satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under the same ownership and its adjoining portion of the areas being vacated, 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 requirements of a tract map or by other means, provisions are made for 1) lot consolidation, 2) driveway and access approval by the Department of Transportation and 3) any additional dedication and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

City Fire Department: The Fire Department states that plot plans be submitted for their review and approval prior to recordation of the street vacation action.

Department of City Planning: The Director of Planning, on May 16, 2000, under City Plan Case No. 99-0501 PWA, recommended that the vacation be approved.

Conclusion: The vacation of the public street areas as shown colored blue on attached Exhibit "A" could be conditionally approved based upon the following:

1. They are unnecessary for present or prospective public use.

2. They are not needed for vehicular circulation or access.

3. They are not needed for nonmotorized transportation purposes.

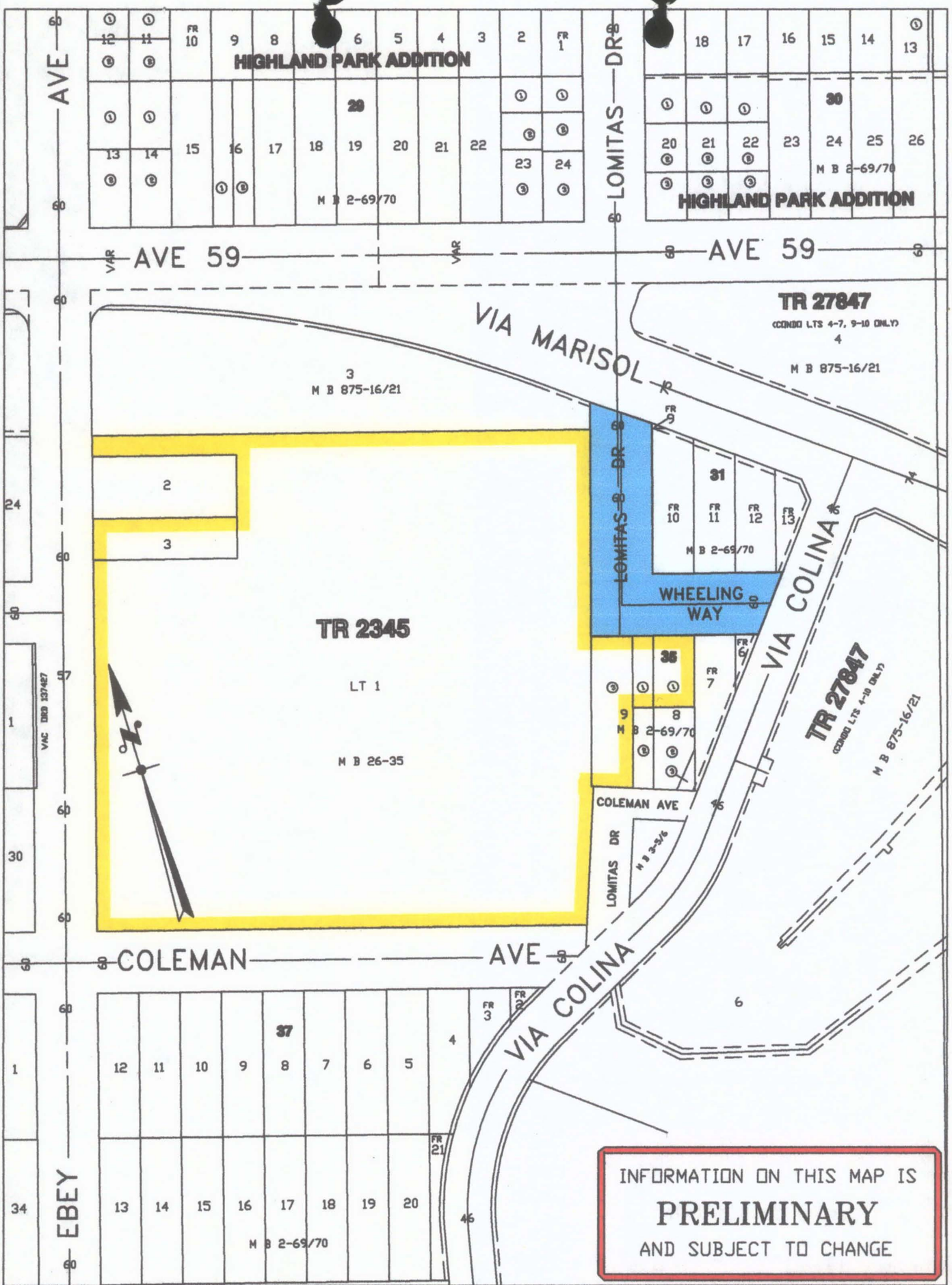
Environmental Determination: The City Engineer has determined that this vacation is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City's Environmental Guidelines, under Article VII, Class 5(3).

Findings: In compliance with Section 96.5(5) of the City Charter, this vacation is in substantial conformance with the purpose, intent and provisions of the General Plan as determined by the Director of Planning on May 16, 2000 under City Plan Case No. 99-0501 PWA.

Respectfully submitted,

for Vitaly B. Troyan
City Engineer

RO/DS/jk
A:e1400659.msw
LDG Div.



TITLE: LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT.

WORK ORDER NO. VAC- E1400659
COUNCIL FILE NO. 99-1309
COUNCIL DIST. 14 **DIV. INDEX** 394
ENGR. DIST. CENTRAL **T.G.** 595-E3
DISTRICT MAP 148-5A231 & 148-5A233
150A231 & 150A233

CITY OF LOS ANGELES
DEPT. OF PUBLIC WORKS
VITALY B. TROYAN
CITY ENGINEER

EXHIBIT A

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

Vitaly Troyan
City Engineer
Bureau of Engineering
650 South Spring Street, Suite 200
Los Angeles, CA 90014-1911

City Plan Case No. 99-0501-PWA
Council District No. 14
Community: Northeast Los Angeles
Vacation File No. VAC-E1400659

Attn: Ron Olive, Manager
Land Development Group

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
00 MAY 23 AM 8:40

REQUEST: VACATION - STREETS

Property Involved: Lomitas Drive and Wheeling Way, south of Via Marisol and west of Via Colina, as shown on map attached to the file.

FINDINGS

Environmental Status: Categorical Exemption from the California Environmental Quality Act (CEQA) of 1970, pursuant to Article VII, Class 5 (3) of the City's Guidelines.

CHARTER SECTIONS 96.5 (5) AND 97.6

Lomitas Drive is designated as a Local Street with a 60-foot-wide right-of-way and is non-continuous south of Via Marisol. It is improved with curbs and gutters but no sidewalks and with a moderate slope upwards from Via Marisol. At its terminus, it has an entrance to the adjacent private school property, but it does not provide access to any other properties. Wheeling Way is shown as a local street with a 60-foot-wide right-of-way between Lomitas Drive and Via Colina, but is not improved. The proposed vacation of the subject streets in order to allow for the expansion of the adjacent private school is in substantial conformance with the purposes, intent and provisions of the City's General Plan by conforming to the Northeast Los Angeles Community Plan, a portion of the General Plan. No public use for access or circulation purposes is envisioned for said streets for the present or foreseeable future, therefore the proposed project conforms with the policy of returning land not needed for public uses to private ownership. The adjacent property to the east of Lomitas Drive and north of Wheeling Way is vacant and designated for Open Space uses with a corresponding zone of OS-1-XL.

CHARTER SECTION 97.8

The subject project conforms with applicable portions of the General Plan and applicable specific plans.

RECOMMENDATION

Under the authority granted by City Plan Case No. 13505-A, I approve the subject project and recommend that it be approved by the City Council.

CON HOWE
Director of Planning

By: David Gay
David Gay
Principal City Planner

Date: 5/16/00

Reviewed by:

Terry Speth
City Planner

Prepared by:

William Landa
City Planning Associate

A:\C99501PW.wpd

FORM GET. 160A (Rev. 1/82)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Lomitas Dr.
Wheeling Way.

Date: October 5, 1999

To: Glenn Hirano, Assistant Division Engineer
Development Services Division
Bureau of Engineering

Robert T. Takasaki

From: Robert T. Takasaki, Senior Transportation Engineer
Department of Transportation

Subject: Lomitas Drive and Wheeling Way Vacation District - VAC-E1400659

Based on a recent field investigation and traffic considerations, the vacation of the area shaded in blue on your map is not opposed if, through the requirements of a tract map or by other means, provisions are made for (1) lot consolidation, (2) driveway and access approval by the Department of Transportation and (3) any additional dedication and improvements necessary to bring all adjacent streets into conformance with the City's Standard Street Dimensions.

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 OCT -8 PM 12: 20

ca::\V1400659.WPD

cc: Council District No. 14
Central District, DOT

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 SEP 27 AM 8:17

September 21, 1999

TO: Vitaly B. Troyan, City Engineer
Department of Public Works, Bureau of Engineering

Attention: Mr. Homer Morimoto

FROM: Fire Department

SUBJECT: STREET VACATION NO. E1400659

Subject property has been investigated by members of the Fire Department.

RECOMMENDATION:

Submit plot plans for Fire Department approval and review prior to recordation of Street Vacation Action.

WILLIAM R. BAMATTRE
Chief Engineer and General Manager

Michael S Fulmis

Michael S. Fulmis, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

MSF:JSJ:lq/a:\e1400659.w

Map Number: 148 - 231

Limited

FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 SEP 27 AM 8:51

Date: September 23, 1999

To: Glenn Hirano, Asst. Div. Eng.
Development Services Division
Bureau of Engineering, Stop 901

From: Norma Marrero, Div. Mgr.
Case Mgmt/Planning Div.
Bureau of Street Lighting

SUBJECT: VAC E 1400659

The Bureau of Street Lighting's recommended condition of approval for the subject Vacation is as follows:

That street lighting facilites be installed on the following streets: 3 on Coleman Ave. and 3 on Ebey Ave.

These street lighting requirements are estimates and may be modified slightly during the plan check process based on illumination calculations. All projects are subject to the Proposition 218 ballot process which will be conducted by this Bureau after construction is complete.

ESTIMATED CONSTRUCTION COST:

24000	(No STREET WIDENING)
0	(STREET WIDENING REQUIRED)
24000	(TOTAL)

ESTIMATED PLAN CHECK FEES $2500

CC:Engineering district office:Central

Lomita

The Gas Company

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION

99 SEP 21 AM 10: 04

September 13,1999

Glen Hirano, Assistant Div. En'g.
CITY OF LOS ANGELES-Engineering
Development Services-Land Development
650 S. Spring St., Suite 200
Los Angeles, Ca 90014-1911

Southern California Gas Company
9400 Oakdale Avenue
Chatsworth, CA
91313-2300

Mailing Address:
Box 2300
Chatsworth, CA
91313-2300

Subject: Proposed Street Vacation of Lomitas Dr. & Wheeling Way (VAC - E1400659). (Gas Co. Atlas # LA 1323)

The Gas Company maintains gas piping facilities within the area of this proposed street vacation, which provides essential service to our customers. Location prints of our atlases are enclosed for your reference.

We request that a **permanent easement** be reserved and excepted from this vacation to permit our continued use and operation of our facilities in their present location.

When the resolution and/or ordinance has been recorded, please **send** a copy to us so that we may update our records and mapping.

Thank you for bringing this matter to our attention. Should you have any questions or require additional information, please contact our Right of Way desk at **(818) 700-3618**.

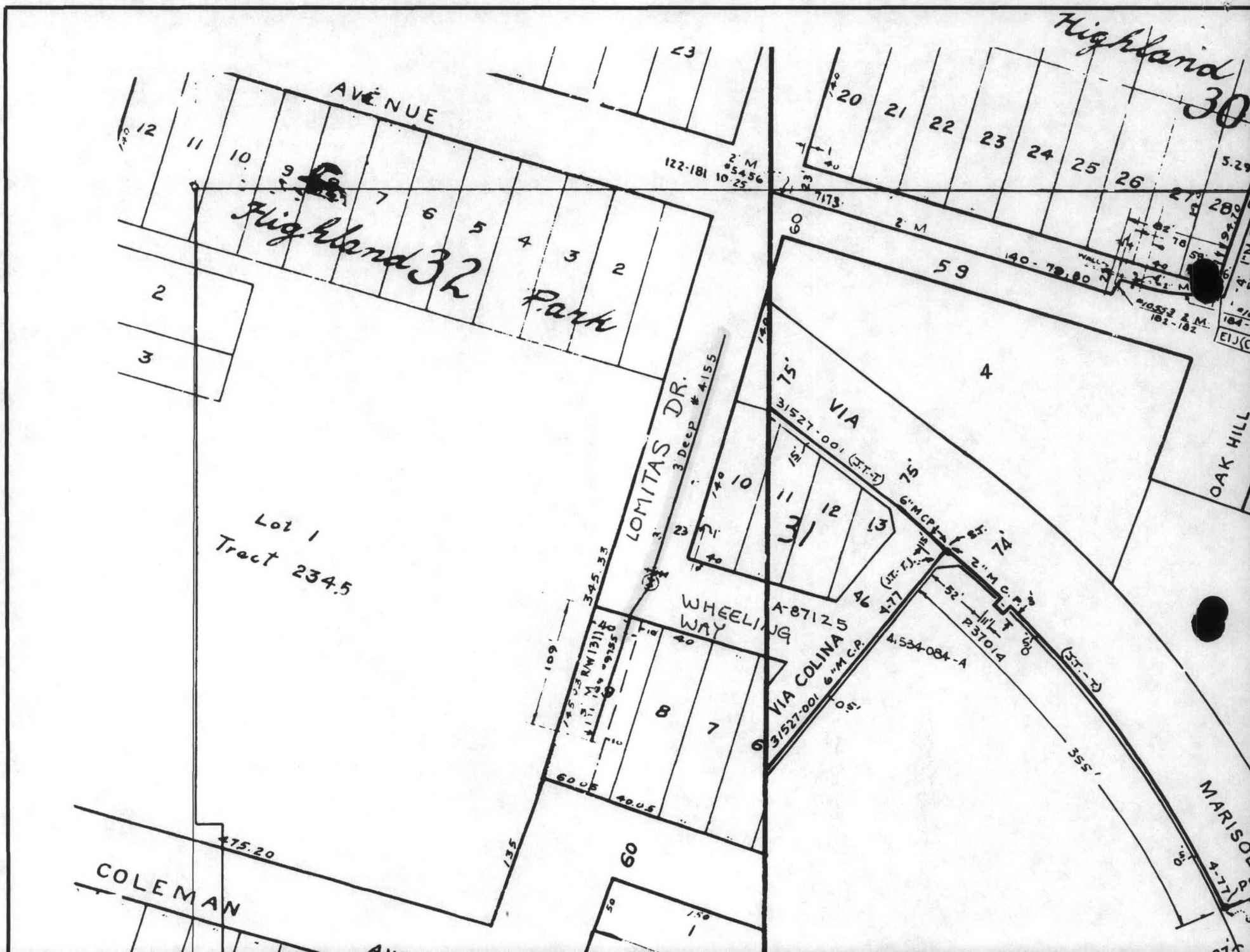
Sincerely,

Harry Gordon
Technical Services, Northern Region
(818) 700-3618

Enclosure:

c:\!Files\St.Vac.\S'B'Ventura.doc

PAS 265


AVENUE
Highland 32 Park
Highland 30
LOMITAS DR.
WHEELING WAY
VIA COLINA
VIA
OAK HILL
MARISOL
COLEMAN
Lot 1
Tract 2345
A-87125
31527-001
31527-001 (J.T.-T)
6"M.C.P.
2"M.C.P.
P37014
4-534-084-A
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475.20
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355'
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Department of Water and Power the City of Los Angeles

RICHARD J. RIORDAN
Mayor

Commission
RICK J. CARUSO, *President*
KENNETH T. LOMBARD, *Vice President*
JUDY M. MILLER
DOMINICK W. RUBALCAVA
MARCIA F. VOLPERT
JOHN C. BURMAHLN, *Secretary*

S. DAVID FREEMAN, *General Manager*

September 4, 1999
DWP File J-76591

Mr. Vitaly B. Troyan
City Engineer
Bureau of Engineering
City of Los Angeles
634 South Spring Street, Suite 400
Los Angeles, California 90014

Attention Mr. Glenn Hirano

Dear Mr. Troyan:

Vacation: Lomitas Drive and Wheeling Way
Vacation District
City Engineer's File No. VAC-E1400659
Council District No. 14

This is in reply to your letter of July 22, 1999 regarding the request of Pacific Christian School for the above-referenced vacation.

The Water Services Organization of the Department of Water and Power is maintaining a 4-inch water main and 4 small services in the proposed street vacation area. The Water Services Organization will have no objection to the proposed street vacation provided the petitioner satisfies the conditions listed below:

1. Clear the vacation area of Water Services Organization facilities, adjust existing system to maintain supply capacity, and pay applicable Water Services Organization charges.

2. Abandon the existing main.

3. Relocate or disconnect the existing meters and services.

The Department's Energy Services Unit is maintaining electrical facilities within the area sought to be vacated and therefore objects to the proposed vacation until suitable arrangements are made with the Energy Services Unit to grant easements for, or to provide for, any necessary relocation of these facilities.

Sincerely,

REGNER GLOBUS
Title Examiner

RG/

99 SEP 10 PM 12:58
RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION

111 North Hope Street, Los Angeles, California ☐*Mailing address:* Box 51111, Los Angeles 90051-0100
Telephone: (213) 367-4211 *Cable address:* DEWAPOLA *FAX:* (213) 367-3287

Recyclable and made from recycled waste.

PACIFIC CHRISTIAN
JUNIOR HIGH AND HIGH SCHOOL

625 COLEMAN AVENUE • LOS ANGELES, CA 90042 • (213) 254-7161 • FAX (213) 254-9121

GRADES 6-12

September 10, 1999

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 SEP 15 AM 7:59

Mr. Mike Stafford
Bureau of Engineering
Department of Public Works
634 South Spring Street
Los Angeles, CA 90014-9910

Dear Mr. Stafford,

Re: Work Order No. Vac-E1400659

In conversation with Messrs. Sakmoto and Ingalla yesterday in the Spring Street office I was advised to write you and apply for permission to close and occupy the property referenced above. I understand the normal time for the vacation process is 18 months or longer. We would like to begin work on our new entryway and the extension of the athletic field in January. Whatever you can do to speed up the process will be greatly appreciated.

Enclosed please find a check in the amount of $502.90, the amount required, I am told, for this application.

Sincerely,

Richard A. Riesen
Principal

RAR:mla

14709 Vanowen Street, Roo
Van Nuys, California 91405
(818) 781-2673

PACIFIC BELL
A Pacific Telesis Company

August 24, 1999

City of Los Angeles
Department of Public Works
Bureau of Engineering
Development Services Division
650 South Spring Street, Suite 200
Los Angeles, CA 90014-1911

Attention: Glenn Hirano, Assistant Division Engineer

Regarding: Street Vacation File No. E1400659

Dear Mr. Hirano:

This is in reference to your letter of July 22, 1999, regarding the proposed vacation of Lomitas Drive and Wheeling Way, Street Vacation File No. E1400659.

According to our Engineer, Mr. Roger Zorn, (626) 578-3681, Pacific Bell currently maintains communication facilities within the subject area, and asks that an easement be obtained over the area to be vacated. Therefore, we do object to this proceeding until a reservation for our facilities can be included within the Resolution.

Our suggestion for the appropriate language is:

"An easement for Pacific Bell to from time to time construct, maintain, operate, replace, remove, and renew such aerial and underground communication facilities (including ingress thereto and egress therefrom) consisting of poles, anchors, guys, cables, wires, crossarms, conduit, manholes, handholes, markers, pedestals, terminal equipment cabinets, electrical conductors and necessary fixtures and appurtenances."

We will require a copy of the recorded Resolution once the vacation is completed in order to maintain our records.

Thank you for notifying us.

Sincerely,

Rick Rodriguez

Rick Rodriguez
Right of Way Administrator
(626) 578-3697

EGR:egr

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 AUG 27 AM 10: 12

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 23, 1999

IN REPLY PLEASE
REFER TO FILE: **MP-5**

Mr. Glen Hirano
Assistant Division Engineer
Development Services Division
Bureau of Engineering
Street Vacation Investigation Section
City of Los Angeles
634 South Spring Street, Suite 400
Los Angeles, CA 90014-3921

Dear Mr. Hirano:

PROPOSED VACATION
LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT
CITY FILE NO. E1400659

In response to your letter of July 22, 1999, requesting our review of the subject vacation, the Los Angeles County Flood Control District and the Department of Public Works have no objection to the proposed vacation.

If you have any questions concerning this matter, please contact Mr. Bob Kumagai of my staff at (626) 458-7036.

Very truly yours,

HARRY W. STONE
Director of Public Works

Clarence Thomas

CLARENCE D. THOMAS, Head
Right of Way Engineering Section
Mapping & Property Management Division

BK:adg
P5\LOMITASDR

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 AUG 26 PM 1:23

CENTURY
COMMUNICATIONS

Cable Division

4344 Eagle Rock Blvd.
Los Angeles, CA 90041
213-258-3252
Fax 213-255-1901

August 12, 1999

Bureau of Engineering
Street Vacation Investigation Section
634 S. Spring Street, STE 400
Los Angeles, CA 90014
STOP 901

Re: Lomitas Dr. & Wheeling Wy
Vac. Dist. – VAC-E1400659

Dear Mr. Fred Viado,

Century Southwest Cable Television has underground and aerial/over-head cables in-place and-in use at the proposed vacation area shown above.

Century Southwest Cable Television requests protection of cable television facilities in the vacation area.

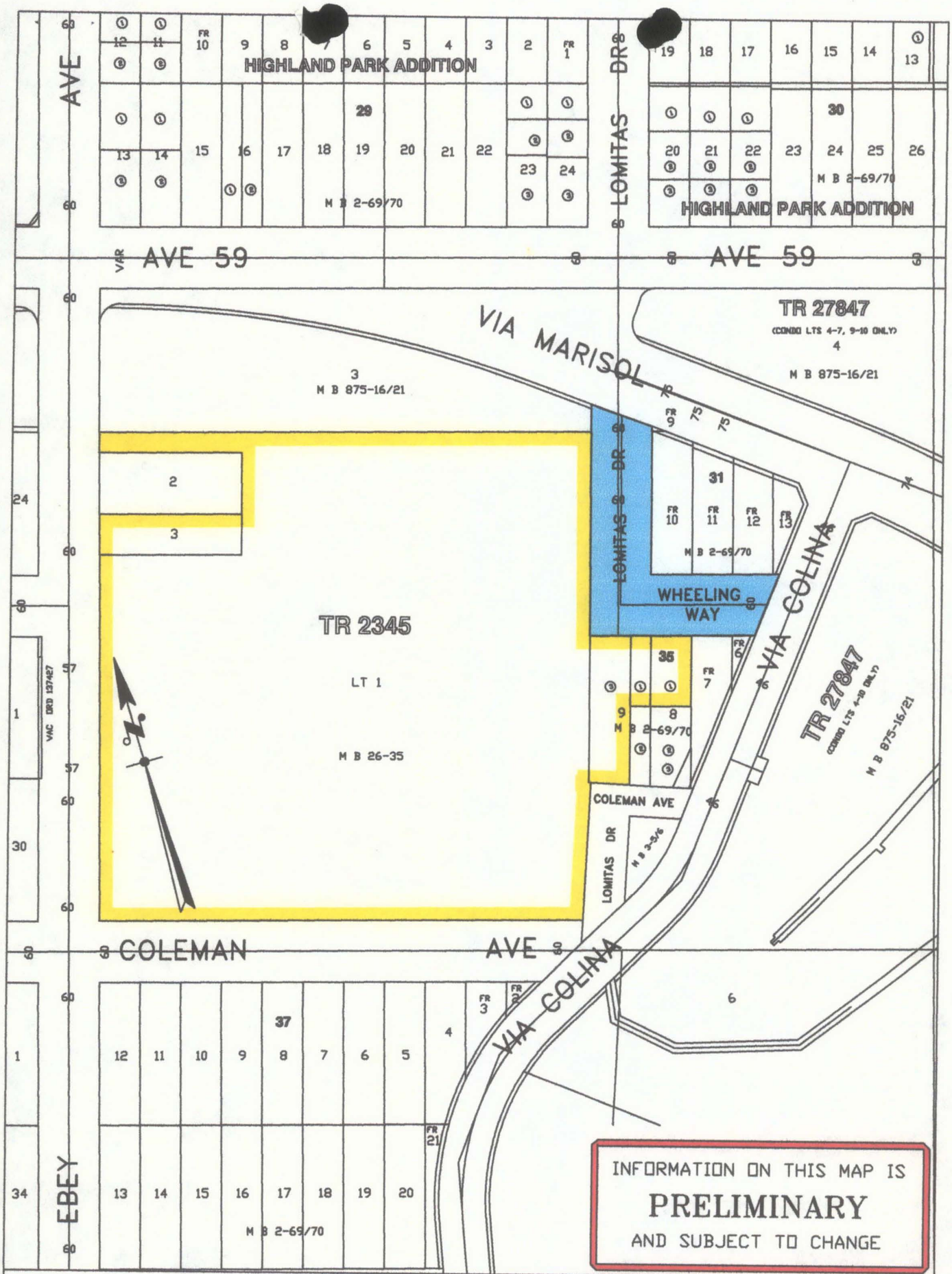
Please call Ken Gerrald at 323-258-3252 if you have any questions.

Sincerely,

Ken Gerrald

Ken Gerrald
Century Communications
Construction Supervisor
Eagle Rock System – Area H

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 AUG 13 PM 12:38



TITLE: LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT.

WORK ORDER NO. VAC- E1400659
COUNCIL FILE NO. _____
COUNCIL DIST. 14 **DIV. INDEX** 394
ENGR. DIST. CENTRAL **T.G.** 595-E3
DISTRICT MAP 148-5A231 & 148-5A233
150A231 & 150A233

CITY OF LOS ANGELES
DEPT. OF PUBLIC WORKS

VITALY B. TROYAN
DATE CITY ENGINEER 8-12-99
C.S.D. No None
C.S.D. INVOLVEMENT None
ACTION REQUIRED None

EXHIBIT A

FORM GEN. 160 (Rev. 8-92)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: August 9,1999

TO: Glenn Hirano, Assistant Division Engineer
Development Services Division
Department of Public Works, Bureau of Engineering

FROM: Jim Crain, Assistant General Manager
Enterprise Infrastructure Bureau
Information Technology Agency

SUBJECT: **LOMITAS DRIVE AND WHEELING WAY VACATION - VAC-E1400659; ITA W.O. 620916G.**

The Information Technology Agency(ITA), Public Safety Telecommunications Division, has no facilities within the proposed vacation area.

If there are any questions regarding this matter please contact Tom Quon, Communications Engineering Associate at (213) 847-2381.

JC:tq

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 AUG 10 PM 1:08

BOARD OF PUBLIC WORKS
MEMBERS
—
ELLEN STEIN
PRESIDENT
VALERIE LYNNE SHAW
VICE-PRESIDENT
M. E. "RED" MARTINEZ
PRESIDENT PRO-TEM
TOD A. BURNETT
MARIBEL MARIN
—
JAMES A. GIBSON
SECRETARY

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
PUBLIC WORKS
BUREAU OF
ENGINEERING
VITALY B. TROYAN, P.E.
CITY ENGINEER
650 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911

The Metropolitan Water District
of Southern California
Attention Chief Engineer
P.O. Box 54153
Los Angeles, CA 90054

July 22, 1999
Lomitas Dr. & Wheeling Wy.
Vac. Dist. - VAC-E1400659.

RECEIVED
DEVELOPMENT SERVICES DIV.
LAND DEVELOPMENT SECTION
99 AUG -6 PM 2:06

NOTICE OF PROPOSED VACATION

This office is investigating the following:

(x) A request for the vacation of the area(s) shown colored blue on the attached map.

( ) The vacation of the area(s) shown colored green.

If there are in-place public utility facilities in the vacation area that are in use, you must notify this Office at the address shown below within 45 days of the above date or such facilities will be unprotected.

Further information concerning the vacation may be obtained from Fred Viado of the Street Vacation Investgation Section on telephone (213) 485-3024 or in 634 S. Spring Street, Suite 400, Los Angeles, CA 90014, Stop number 901.

Glenn Hirano, Assistant Division Engineer
Development Services Division (Land Development)
Bureau of Engineering

GH/FV/gt

Enc.

METROPOLITAN HAS NO EXISTING OR PROPOSED FACILITIES WITHIN THE AREA AND HAS NO OBJECTION TO THE VACATION.

Signed: Susan M. Watters

Date: AUG 04 1999

J. MICHAEL CAREY
City Clerk

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

RICHARD J. RIORDAN
MAYOR

99-1309

CD 14

July 14, 1999

CITY ENGINEER
PUBLIC WORKS COMMITTEE

In accordance with Council Rules, communication from the Bureau of Engineering relative to initiation of vacation proceedings: Lomitas Drive and Wheeling Way Vacation District, was referred on July 14, 1999, to the CITY ENGINEER and PUBLIC WORKS COMMITTEE.

J. Michael Carey

City Clerk
amm
reports\071499.ltr

FORM GEN. 180 (Rev. 6-80)

INTER-DEPARTMENT CORRESPONDENCE

Date: JULY 12TH, 1999

To: City Clerk's Office
Attention: Council Index
Room 615, City Hall East

From: Homer M. Morimoto, Division Engineer
Development Service Division
Bureau of Engineering

RECEIVED
CITY CLERK'S OFFICE
99 JUL 14 AM 7:11
BY _____ CITY CLERK
DEPUTY

Subject: Assignment of Council File Number

Please assign a Council File Number to this request for initiation of Vacation Proceedings:

LOMITAS DRIVE AND WHEELING WAY VACATION DISTRICT.

C.D. No. 14

HMM/DS/
A:Council.file

Referred to City Engineer
and Public Works Cmte.

JUL 14 1999

NaviGate LA!

SCHOOL'S FUTURE PROPERTY

STREETS TO BE VACATED

RESIDENCE



SCALE 1 : 2,114

100 0 100 200 300

FEET

148-SA 231

N

THIS LITTLE PIECE REMAINS CRA PROPERTY (BY VIRTUE, I THINK, OF ITS RELATIONSHIP TO THE RESIDENCE).

http://maps.eng.ci.la.ca.us/maps/la.mwf

Monday, May 03, 1999 12:54 PM

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)

DATE: 5/14/09

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: See attached Map
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)

and is located between:

_____ and _____
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

(2) The vacation area lies within or is shown on:

(a) Engineering District: (check appropriately)

(✓) Central ( ) Harbor ( ) Valley ( ) West Los Angeles

(b) Council District No. 14

(c) District Map No. _____

(d) Thomas Guide Reference: 36 , D3
(Page No.) (Letter/Number at intersection pt.)

(3) Area (in sq. ft.) of the proposed vacation area is approx. _____ sq. ft.

(4) Purpose of vacation (future use of vacation area) is: So the area can be used for school facilities: a new entryway, an extension of the athletic field, etc

(5) Vacation is in conjunction with: (Check appropriately)

( ) **Revocable Permit** ( ) Tract Map ( ) Parcel Map ( ) Zone Change
( ) Other _____

PETITIONER / APPLICANT:

(6) Petitioner(s): Pacific Christian School / Richard Riesen, Principal
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): Pacific Christian School / R Riesen
If Company, Name and Title

(7) Mailing Address: 625 Coleman Ave., Los Angeles, CA 90042
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (323) 254-7161
FAX number: (323) 254-9121
E-mail number: _____

(9) Petitioner is: (check appropriately) ( ) Owner **OR** (✓) Representative of Owner
I am the school's principal; the school is owned by an independent corporation.

OWNERSHIPS:

(10) Name(s) and address of the **Owner**(s) applying for vacation is/are:

Same as above

_____

_____
Print Name(s) and Address of Owner(s) in Full (If Owner is Petitioner, Indicate "Same as above") Signature(s)

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

OCT 05 2000

Of the City of Los Angeles

Honorable Members: C. D. No. 14

SUBJECT:

Lomitas Drive and Wheeling Way Vacation District – Vacation Request and Revocable Permission to Close and to Occupy – VAC-E1400659 – Council File No. 99-1309.
REVISED REPORT

RECOMMENDATIONS:

A. That the City Engineer's report dated July 12, 2000 not be considered.

B. That street vacation proceedings pursuant to the Public Streets, Highways and Service Easements Vacation Law be instituted for the vacation of the public rights-of-way indicated below and shown colored blue on the attached Exhibit "B":

1. Lomitas Drive from Via Marisol to Wheeling Way.

2. Wheeling Way from Via Colina to Lomitas Drive.

C. That this vacation be subject to the Council's determination to be made at the Public Hearing to be held pursuant to this Vacation Law and to be scheduled under the Ordinance of Intention.

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

E. That any easements or rights needed for the protection of public facilities to remain in place be provided by the petitioner to the affected agency by separate documents, or upon consent of the petitioner and agency, such easements may be allowed to be reserved from the vacation upon the submittal of an alignment from the agency.

F. That the City Council find that this vacation is categorically exempt from the California Environmental Quality Act of 1970, pursuant to Article VII, Class 5(3), of the City's guidelines.

G. That, in conformance with Section 96.5(5) of the City Charter, the Council make the findings that the vacation is in substantial conformance with the General Plan.

H. That, in conformance with Section 892 of the California Streets and Highways Code, the Council determines that the vacation areas are not needed for nonmotorized transportation facilities.

I. That the requirement for the recordation of a new tract map be waived.

J. That the City Engineer be instructed to present an Ordinance of Intention for this vacation when the procedural requirements for such presentation have been satisfied. Vacation proceedings not completed within 2 years of the date of the Public Hearing, yet to be conducted, are to be terminated, with no further action by the Council.

K. That revocable permission to close and to occupy in the public areas shown colored blue on the attached Exhibit "B" be granted to the petitioner, after the approval of the City Engineer's Report subject to the Conditions for Revocable Permission listed below.

L. That the Resolution to Vacate be presented after the conclusion of the Public Hearing and Council's instruction to proceed with this vacation and upon compliance with the conditions established for this vacation.

M. That the petitioner be hereby notified that the vacation eliminates a public easement, and no findings are officially made as to the underlying fee interest in the vacation areas.

N. That following Council action, Council File No. 99-1309, be transmitted to the Land Development Group of the Bureau of Engineering for continued processing.

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

1. Pacific Christian School
Attn: Richard Riesen
625 Coleman Ave.
Los Angeles, CA 90042

2. Community Redevelopment Agency
354 S. Spring St.
Los Angeles, CA 90013

3. Council of the City of Los Angeles
Fourteenth District: Councilman Nick Pacheco
200 N. Main Street, Room 504
Los Angeles, CA 90012

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of $1,678.01 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. An additional fee of $502.90 was paid for the request for Revocable Permission to close and to occupy over the proposed vacation areas. Also, an additional processing 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.

CONDITIONS FOR STREET VACATION:

1. That the processing fees for the vacation proceedings be paid. If this fee is not paid within 1 year of the date of the Council's adoption of this report, this vacation proceeding will be terminated.

2. That a title report indicating the vestee of the underlying fee title interest in the areas to be vacated be submitted to the City Engineer.

3. That the petitioner dedicate a 20-foot radius property line return as public street at the northeasterly corner of the intersection of Ebey Avenue with Coleman Avenue adjoining the petitioner's properties in a manner satisfactory to the City Engineer.

4. That the petitioner clears one of the following satisfactory to the City Engineer:

   a. Construct a minimum 4-foot wide concrete sidewalk on the easterly side of Ebey Avenue together with an access ramp for the handicapped at the northeast corner of the intersection of Ebey Avenue with Coleman Avenue. OR

   b. Reconstruct and reopen the currently closed walkway from the school down to Ebey Avenue (near the intersection with Wheeling Way). OR

c. That a covenant and agreement be recorded requiring the petitioner to provide adequate signs to be posted along Ebey Avenue between Coleman Avenue and Avenue 59/Via Marisol requesting that pedestrians avoid walking along the easterly side of Ebey Avenue.

5. That arrangements be made with the Department of Water and Power, Pacific Bell, Southern California Gas Company, and Century Communications for the removal of affected facilities or the providing of easements or rights for the protection of affected facilities to remain in place.

6. That an agreement be recorded satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under the same ownership and its adjoining portion of the areas to be vacated, 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 said areas, a parcel map exemption is permitted or until released by the authority of the City of Los Angeles.

7. That plot plans be submitted to the Fire Department for their review and approval.

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 be installed as may be required by the Street Tree Division of the Bureau of Street Services.

CONDITIONS FOR REVOCABLE PERMISSION:

1. That the petitioner provides a copy of a title report, no more than three months old, indicating the ownership for all of the properties adjoining the vacation areas.

2. That the petitioner execute and record a Standard Waiver of Damages Agreement and submit two copies to the Land Development Group of the Bureau of Engineering, Suite 400, 634 South Spring Street for review prior to recording with the County Recorder.

3. That the petitioner provide liability and property damage insurance satisfactory to the Board of Public Works.

4. That the petitioner make any necessary arrangements with the Department of Water and Power, Pacific Bell, Southern California Gas Company, and Century Communications 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 a revocable permit be obtained from the Land Development Group of the Bureau of Engineering, 634 South Spring Street, Suite 400, prior to occupying and closing of the areas to be vacated and when condition Nos. 1, 2, 3, and 4 listed above, have been satisfactorily complied with.

TRANSMITTAL:

Council File No. 99-1309 with application dated May 14, 1999, from Richard Riesen of Pacific Christian School.

DISCUSSION:

Request: The petitioner, Richard Riesen, representing Pacific Christian School, owners of the properties shown outlined in yellow on Exhibit "B", is requesting the vacation of the public street areas shown colored blue to allow for a new entryway to the school facilities and for the expansion of their athletic field.

Zoning and Land Use: The properties surrounding the proposed vacation areas are zoned RD3-1 and R3-1 and are vacant lots with the exception of a single family residence located south of the proposed vacation areas. The property westerly of Lomitas Drive is the Pacific Christian School facilities.

Description of Areas to be Vacated: The areas sought to be vacated are Lomitas Drive from Via Marisol to Wheeling Way and Wheeling Way from Via Colina to Lomitas Drive. Lomitas Drive is a fully improved local street dedicated 60 feet wide with a 30-foot wide roadway, concrete curbs, gutters, and 6-foot wide concrete sidewalks on each side of the street. Wheeling Way from Via Colina to Lomitas Drive is an unimproved local street dedicated 60 feet wide.

Adjoining Streets and Alley: Via Marisol is a fully improved collector street dedicated 75 feet and variable width with a 60-foot wide roadway, concrete curbs, gutters, and sidewalks on both sides of the street. Via Colina is an improved local hillside street dedicated 46 feet wide with a 36-foot wide roadway, concrete curbs, gutters, and 5-foot wide sidewalks on each side of the street. Ebey Avenue is an improved local street dedicated 60 feet and variable width with a 40-foot wide roadway, concrete curbs, gutters, and 10-foot wide sidewalks on each side of the street from Avenue 59 to approximately 150 feet southerly thereof. Ebey Avenue then narrows to a 20-foot wide concrete roadway to Coleman Avenue. Coleman Avenue is also an improved local street dedicated 60 feet wide with a 30-foot and 20-foot wide concrete roadway and curbs that terminates approximately 330 feet easterly of Ebey Avenue. Coleman Avenue from the terminus to Via Colina is unimproved.

Effects of Vacation on Circulation and Access: The vacation of Lomitas Drive will not have any adverse effect on vehicle circulation and access since Lomitas Drive is used primarily for vehicular access to the school and Wheeling Way is an unimproved street. The streets are also not needed for the use of pedestrians, bicyclists or equestrians.

Reversionary Interest: The street easement over the vacation areas appear to have been dedicated by the map of Highland Park Addition. Upon vacation, the fee title interest of the vacation areas should revert to the adjoining owners to the street centerline. (Note that the petitioner is in the process of acquiring the properties surrounding the proposed vacation areas from the Community Redevelopment Agency).

These determinations are based upon the records in the Office of the City Engineer, and no official declaration of the underlying fee interest of the vacation areas are being made as to title or reversionary interest.

Dedications and Improvements: It will be necessary that the petitioner provides for the dedications and improvements as outlined under Conditions.

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

Public Utilities: The Department of Water and Power, Southern California Gas Company, Pacific Bell, and Century Communications maintain facilities in the areas proposed to be vacated.

Tract Map: Since the required dedication 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 agreements satisfactory to the Bureau of Engineering to hold each adjoining parcel of land under the same ownership and its adjoining portion of the areas being vacated, 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 requirements of a tract map or by other means, provisions are made for 1) lot consolidation, 2) driveway and access approval by the Department of Transportation and 3) any additional dedication and improvements necessary to bring all adjacent streets into conformance with the City's standard street dimensions.

City Fire Department: The Fire Department states that plot plans be submitted for their review and approval prior to recordation of the street vacation action.

Department of City Planning: The Director of Planning, on May 16, 2000, under City Plan Case No. 99-0501 PWA, recommended that the vacation be approved.

Conclusion: The vacation of the public street areas as shown colored blue on attached Exhibit "B" could be conditionally approved based upon the following:

1. They are unnecessary for present or prospective public use.

2. They are not needed for vehicular circulation or access.

3. They are not needed for nonmotorized transportation purposes.

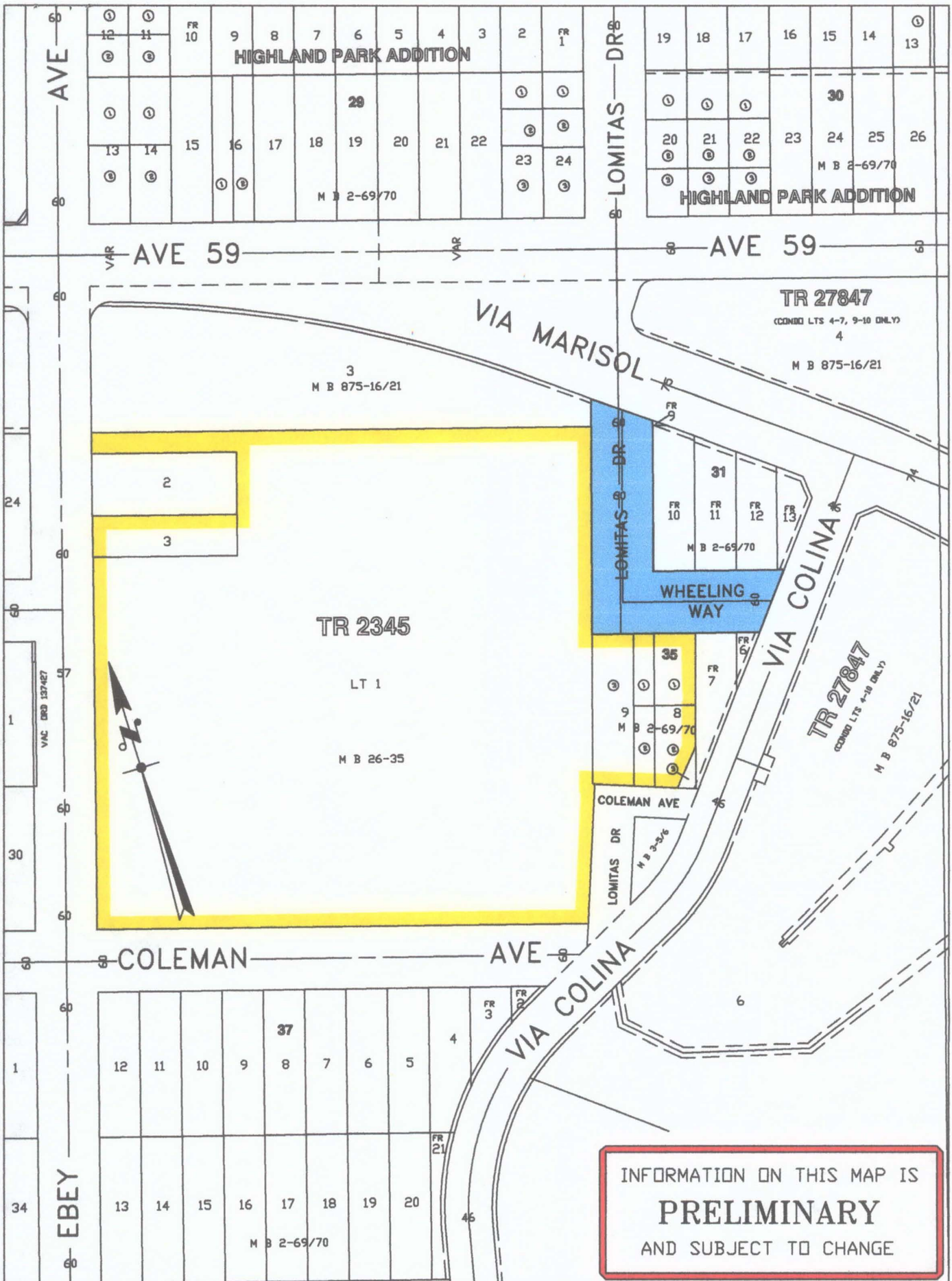
Environmental Determination: The City Engineer has determined that this vacation is exempt from the California Environmental Quality Act of 1970, pursuant to the categorical exemptions included in the City's Environmental Guidelines, under Article VII, Class 5(3).

Findings: In compliance with Section 96.5(5) of the City Charter, this vacation is in substantial conformance with the purpose, intent and provisions of the General Plan as determined by the Director of Planning on May 16, 2000 under City Plan Case No. 99-0501 PWA.

Respectfully submitted,

for Vitaly B. Troyan
City Engineer

RO/GD/DS/jk
A:e1400659.msw
LDG Div.



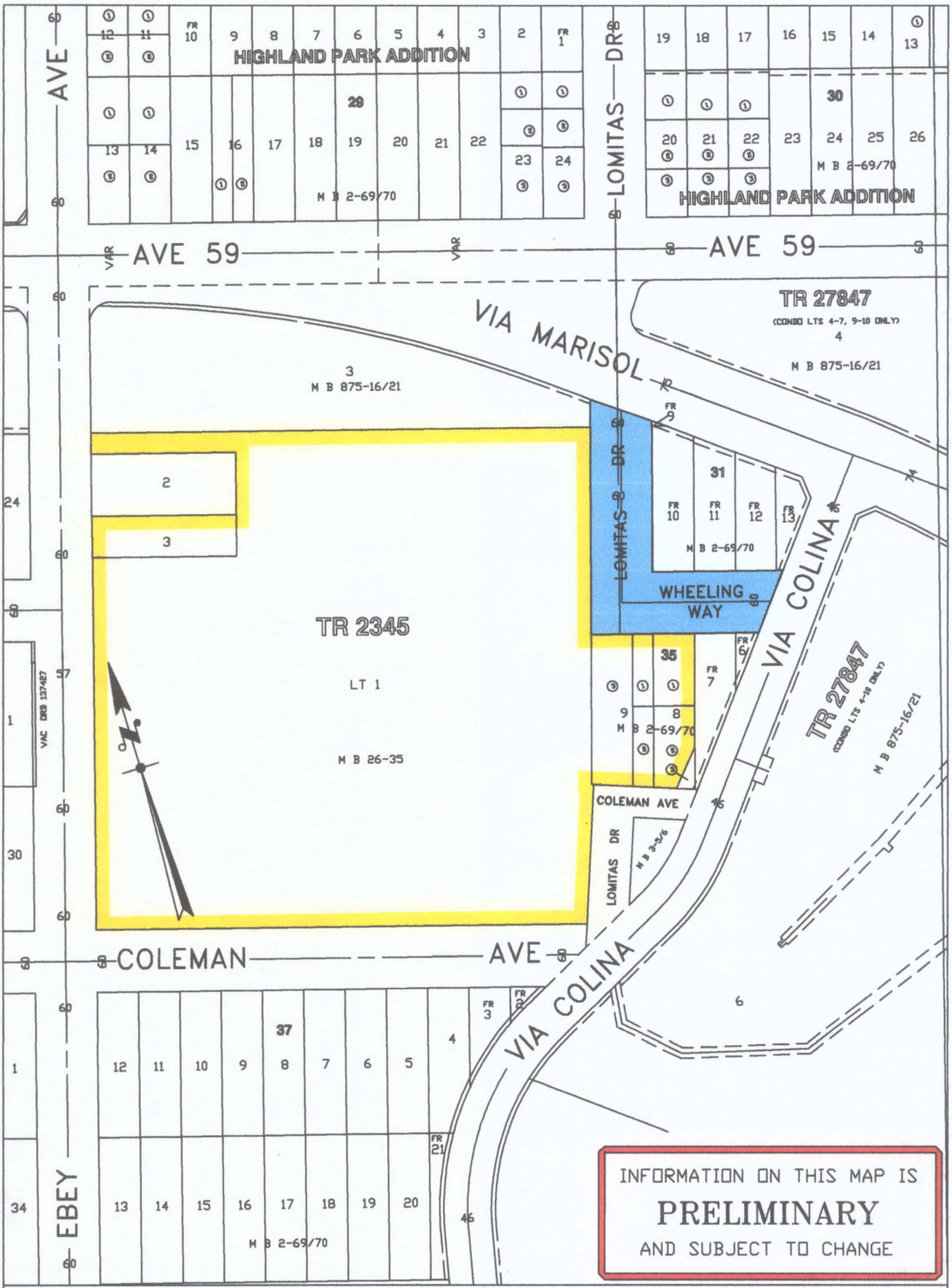
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WORK ORDER NO. VAC- E1400659
COUNCIL FILE NO. 99-1309
COUNCIL DIST. 14 **DIV. INDEX** 394
ENGR. DIST. CENTRAL **T.G.** 595-E3
DISTRICT MAP 148-5A231 & 148-5A233
150A231 & 150A233

CITY OF LOS ANGELES
DEPT. OF PUBLIC WORKS

VITALY B. TROYAN
CITY ENGINEER

EXHIBIT B



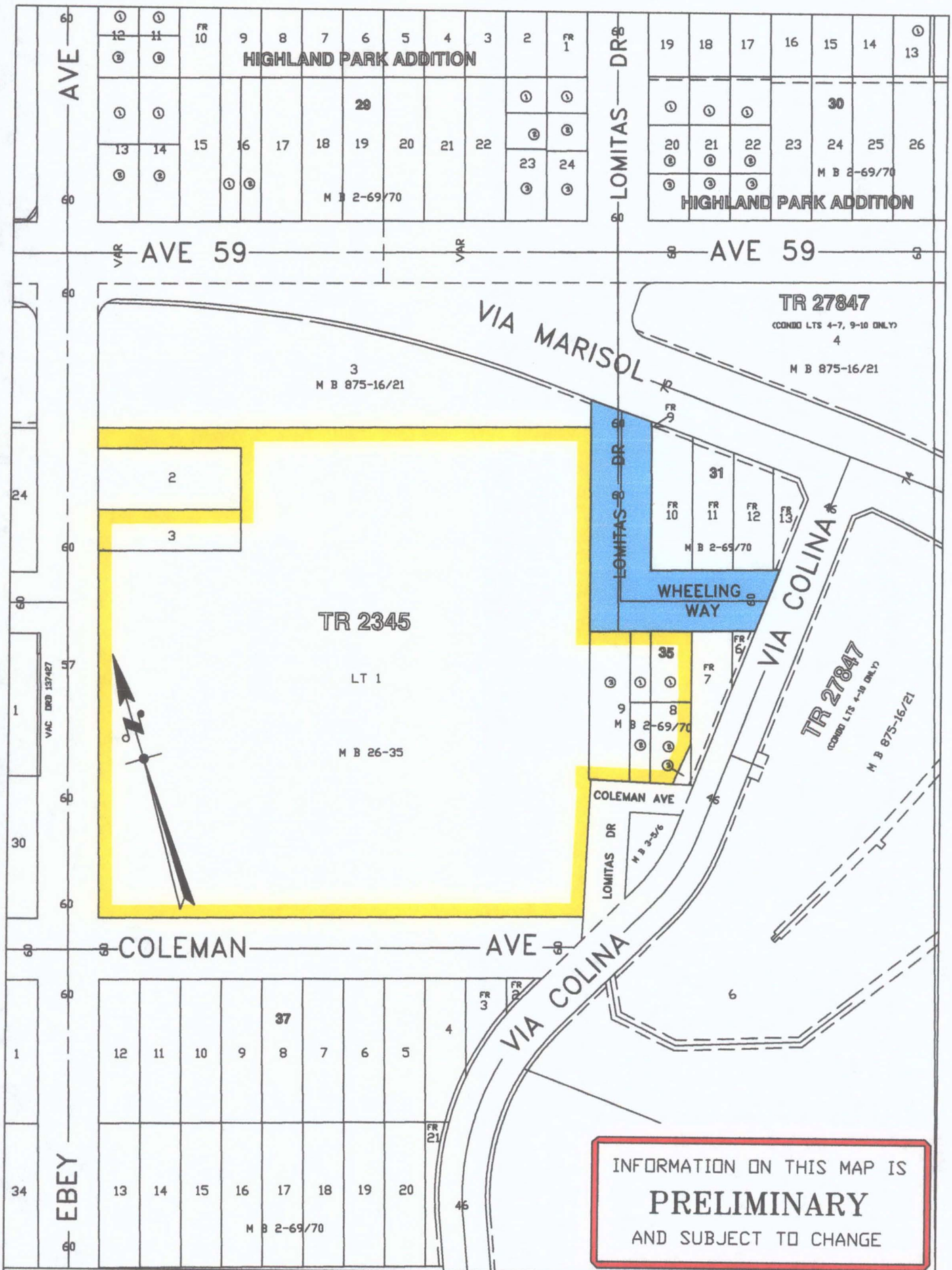
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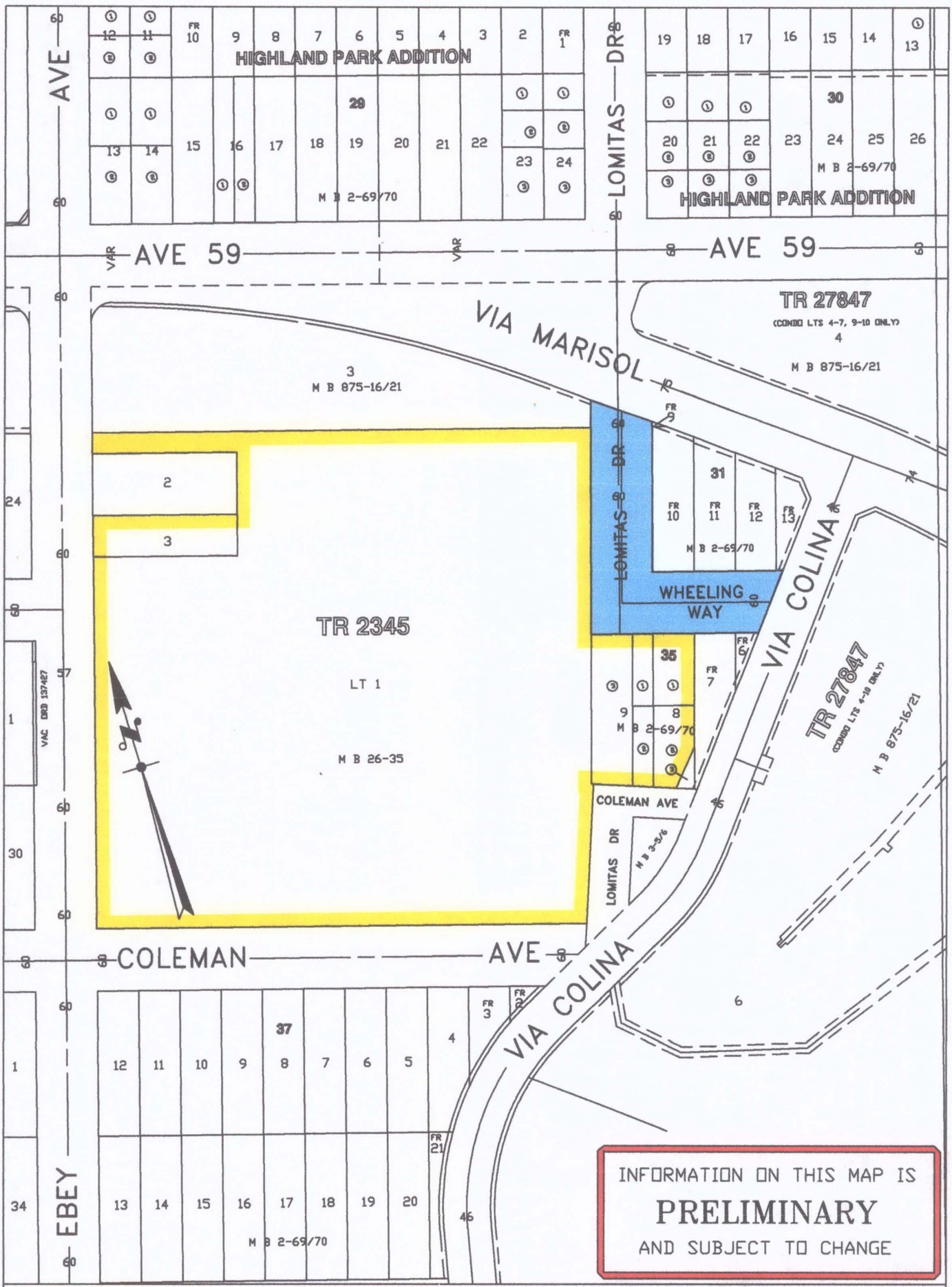
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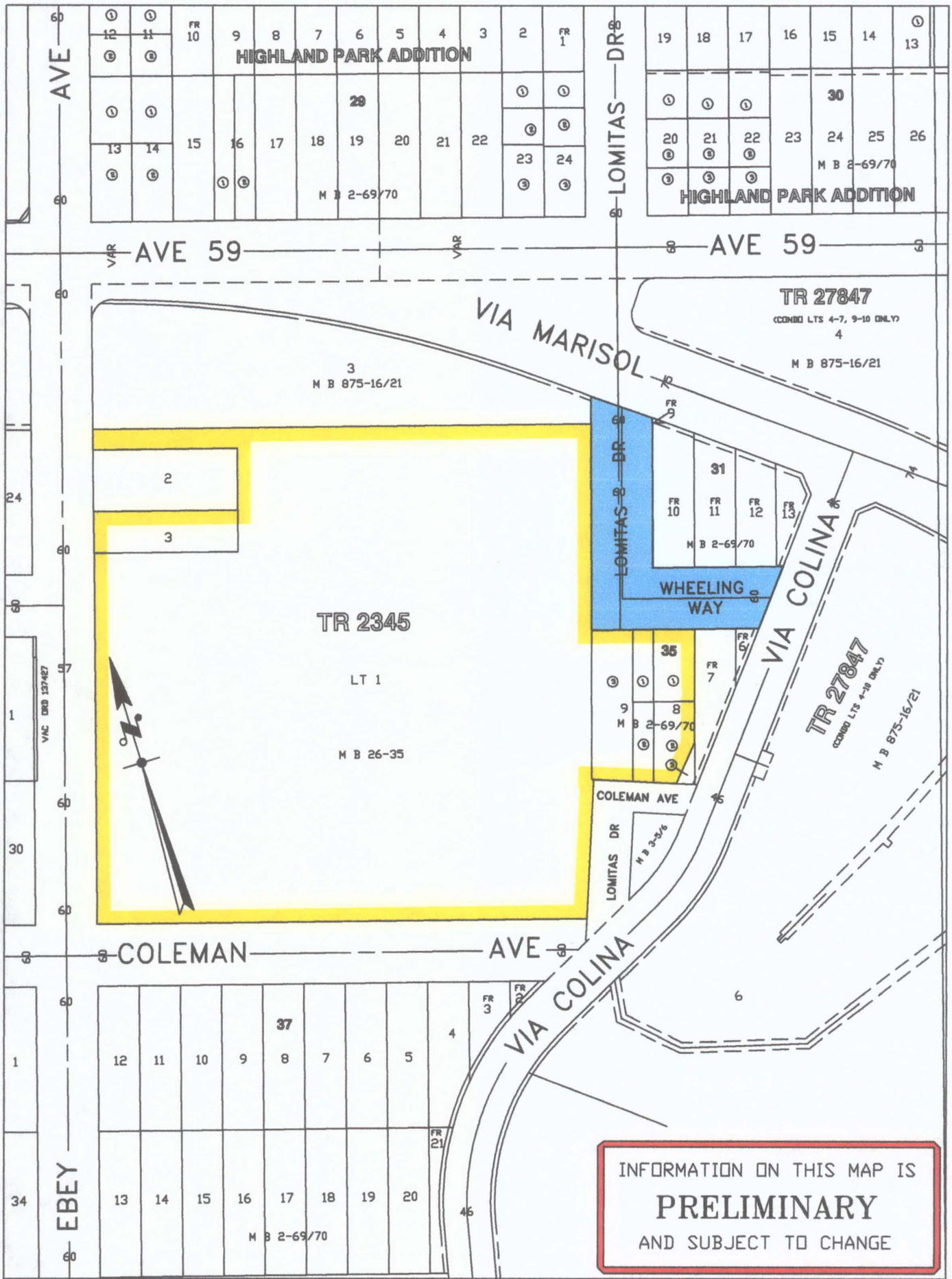
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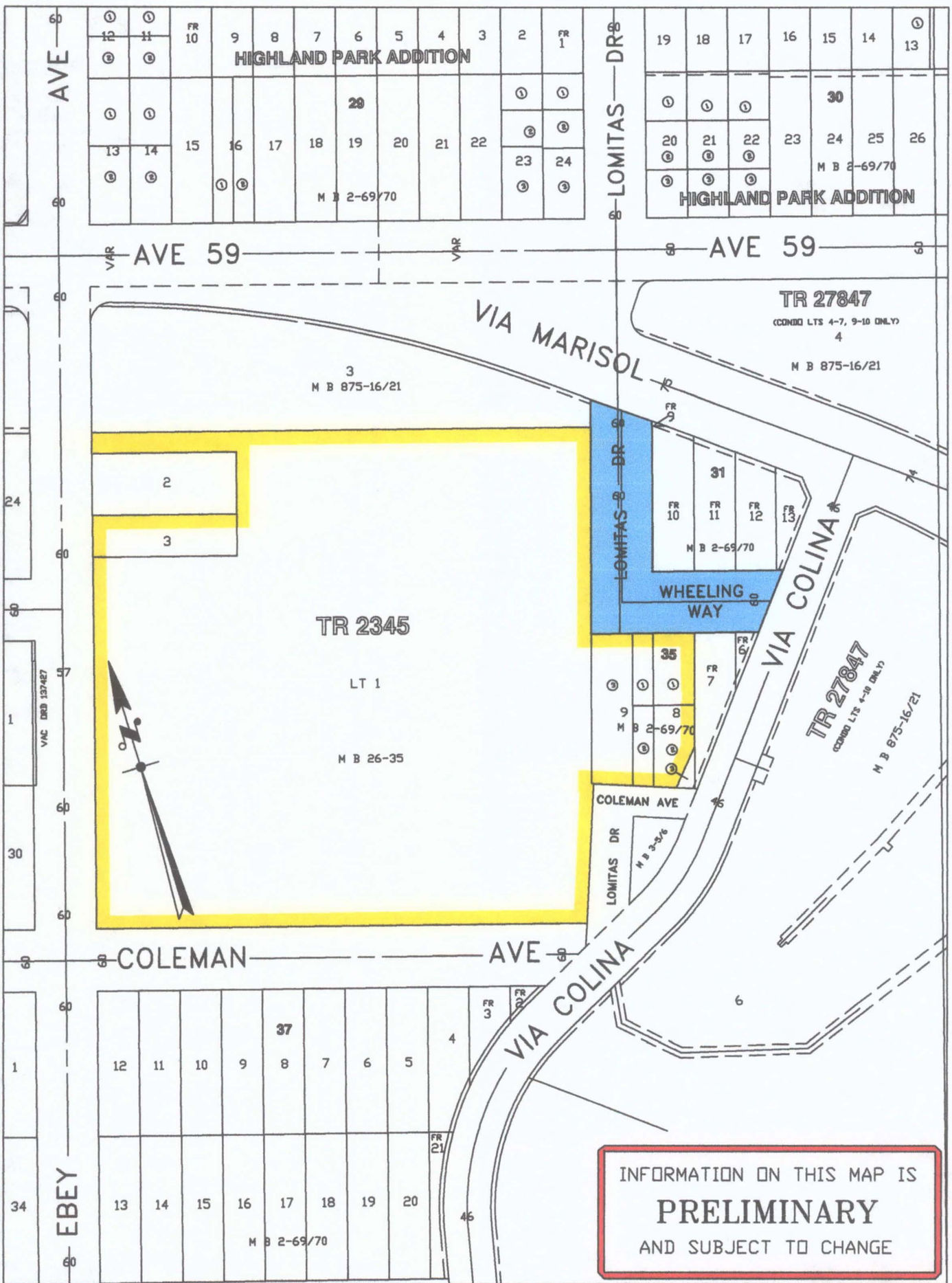
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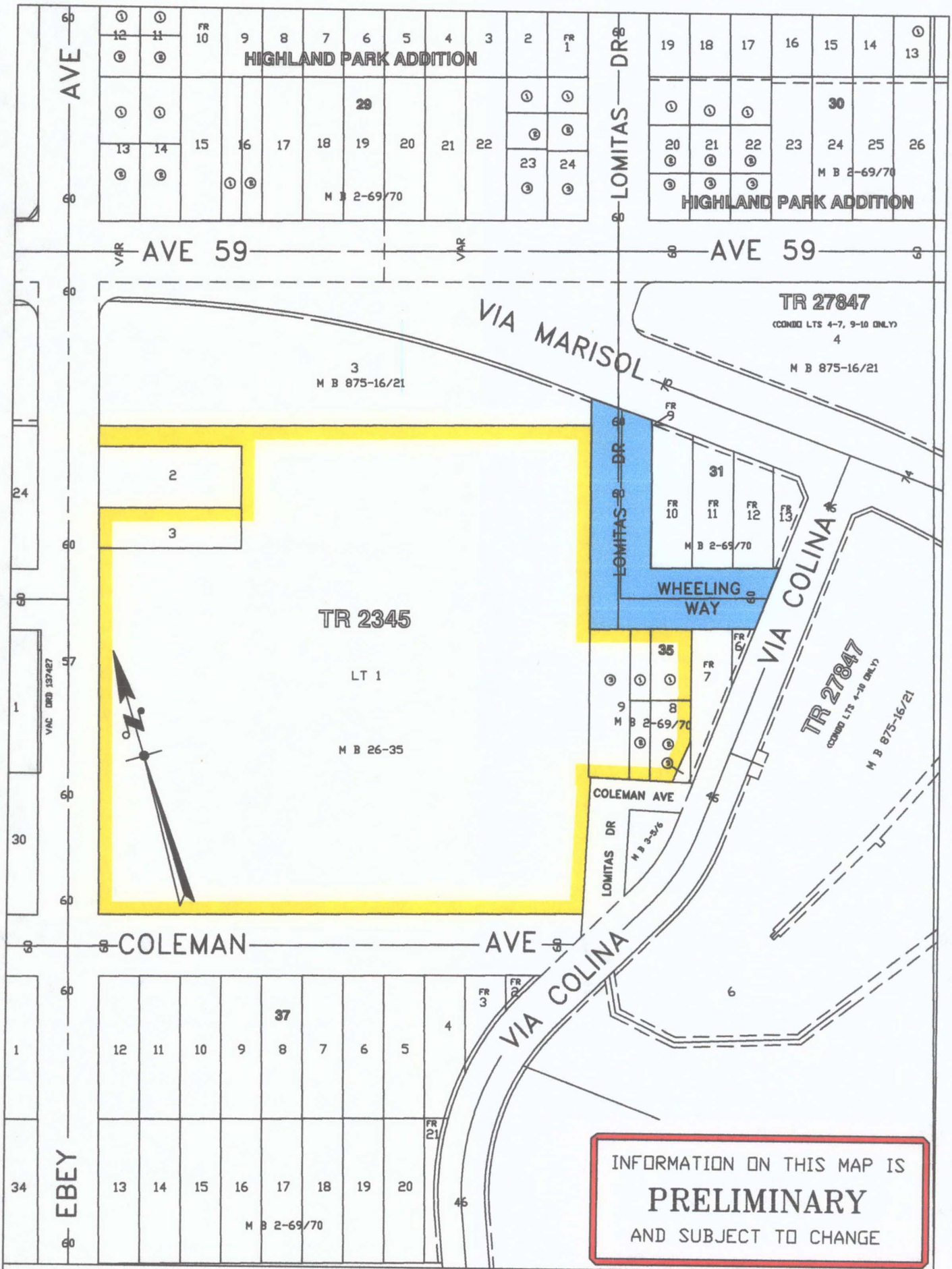
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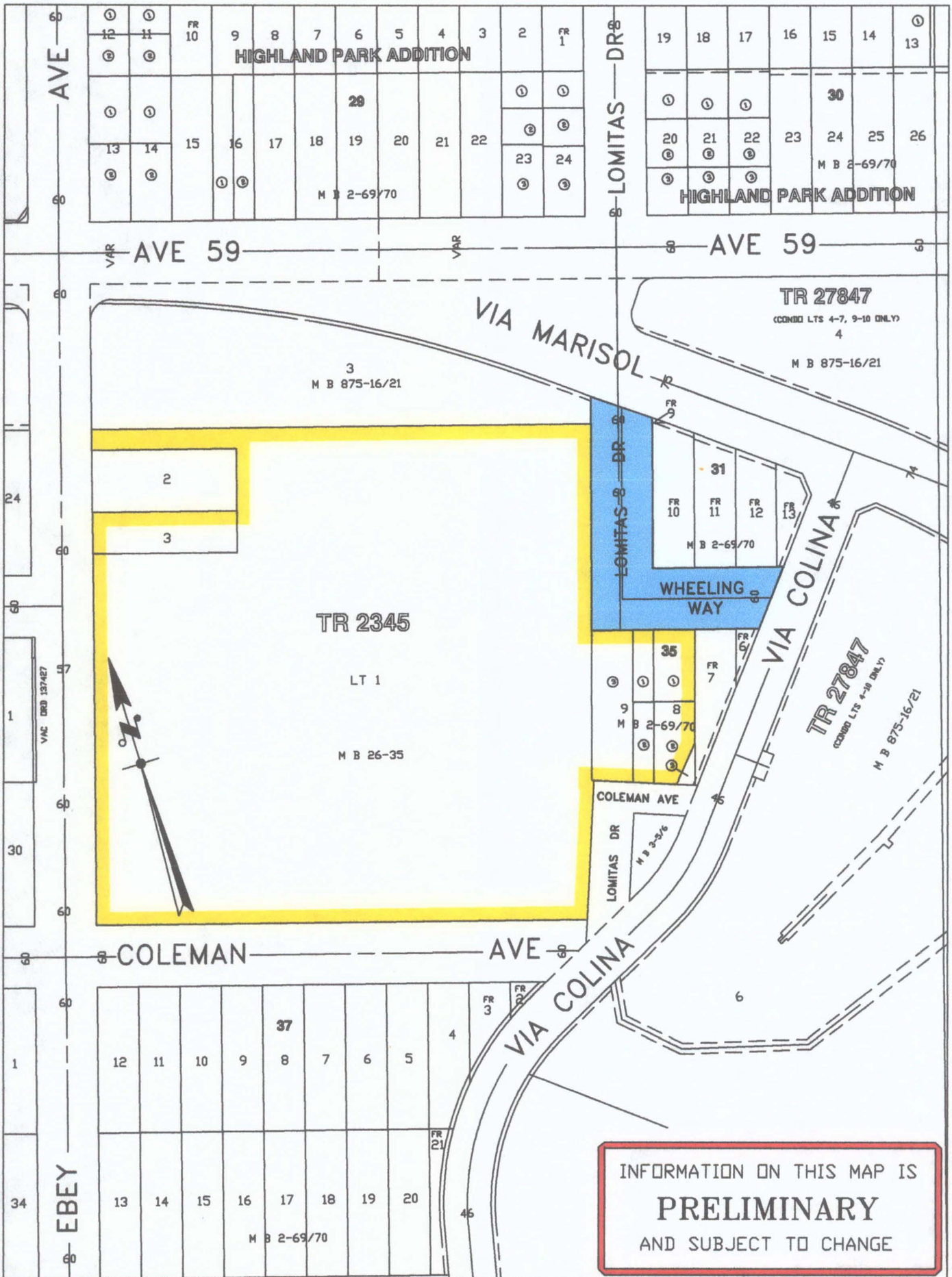
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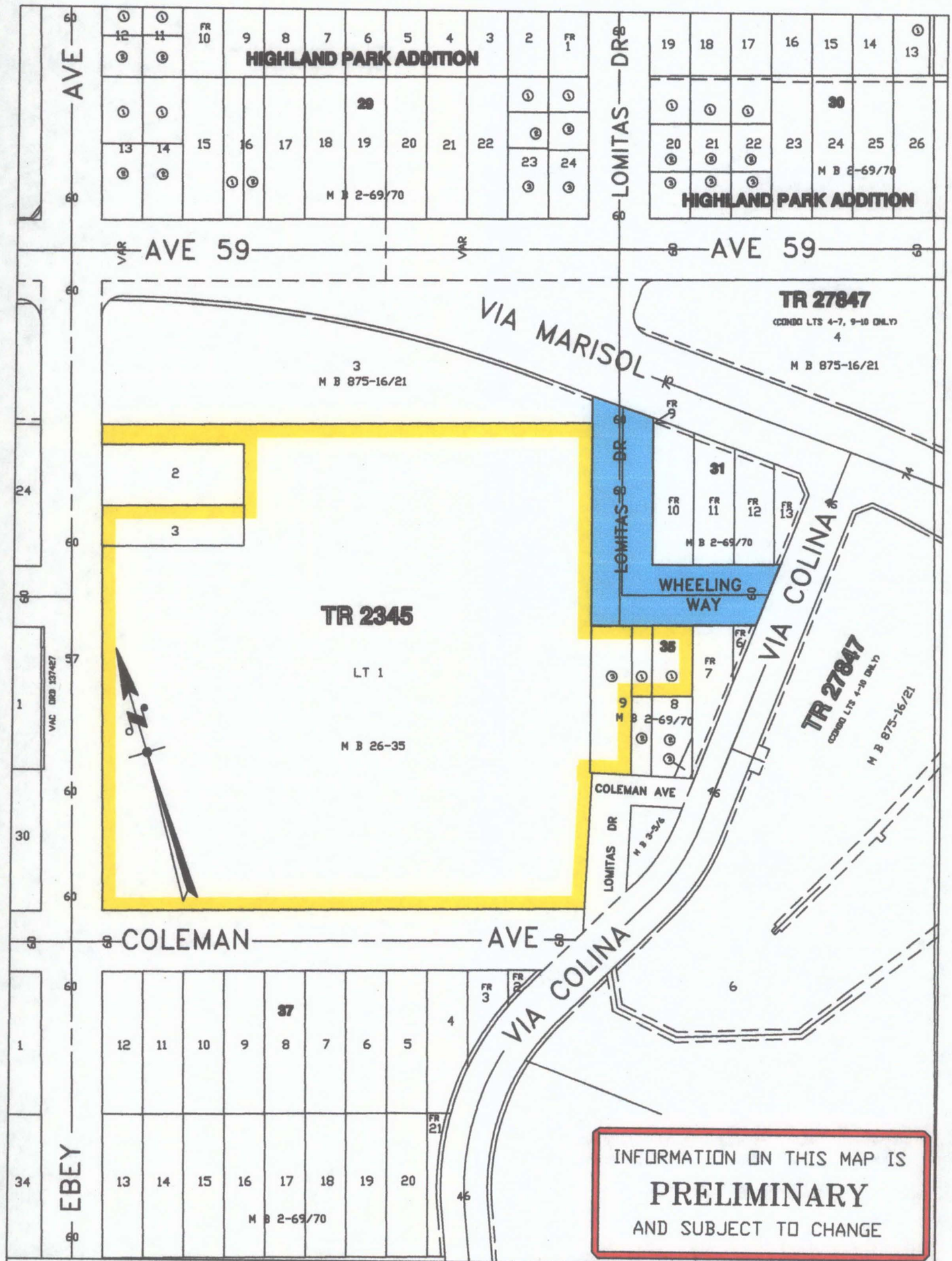
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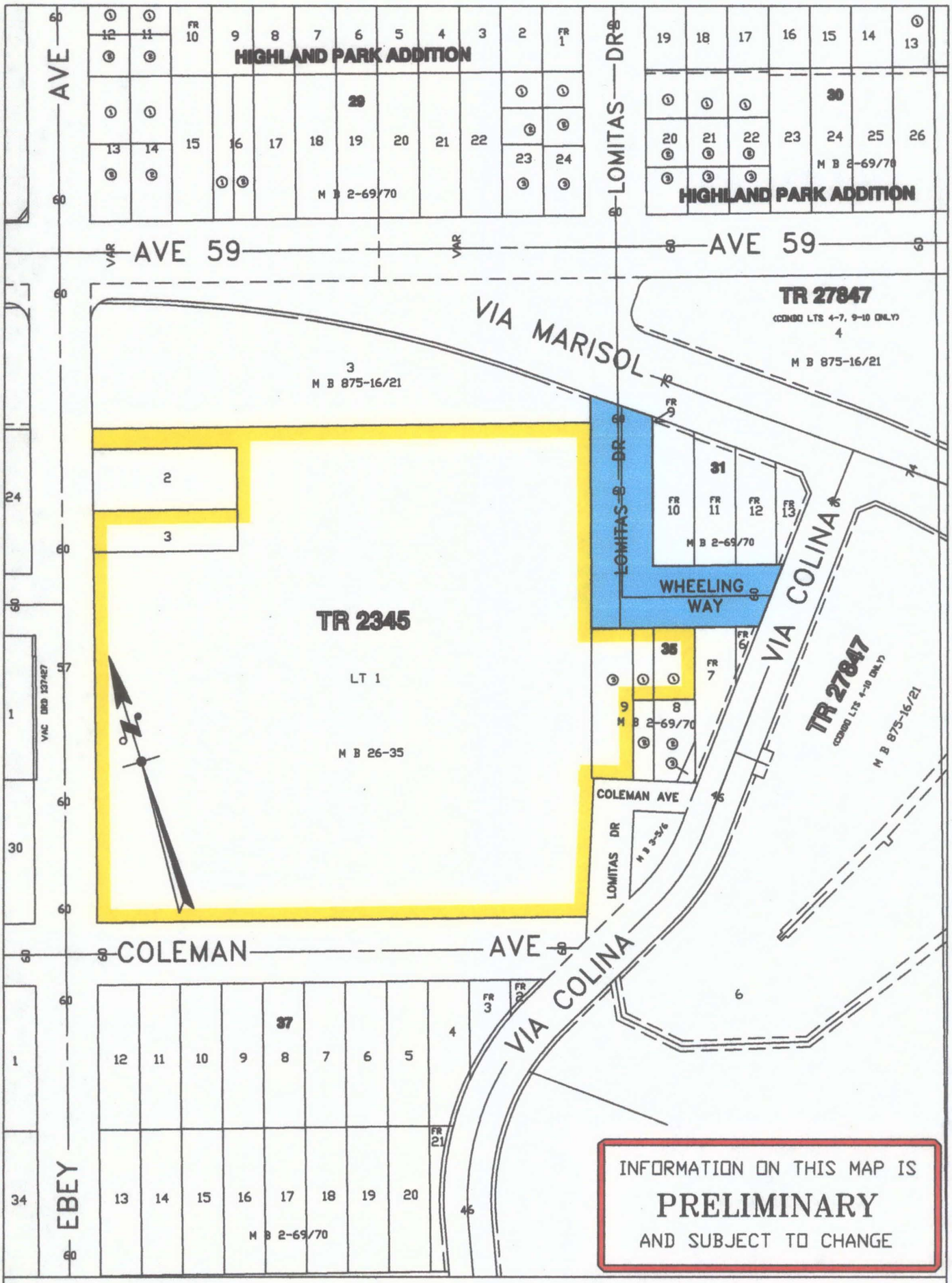


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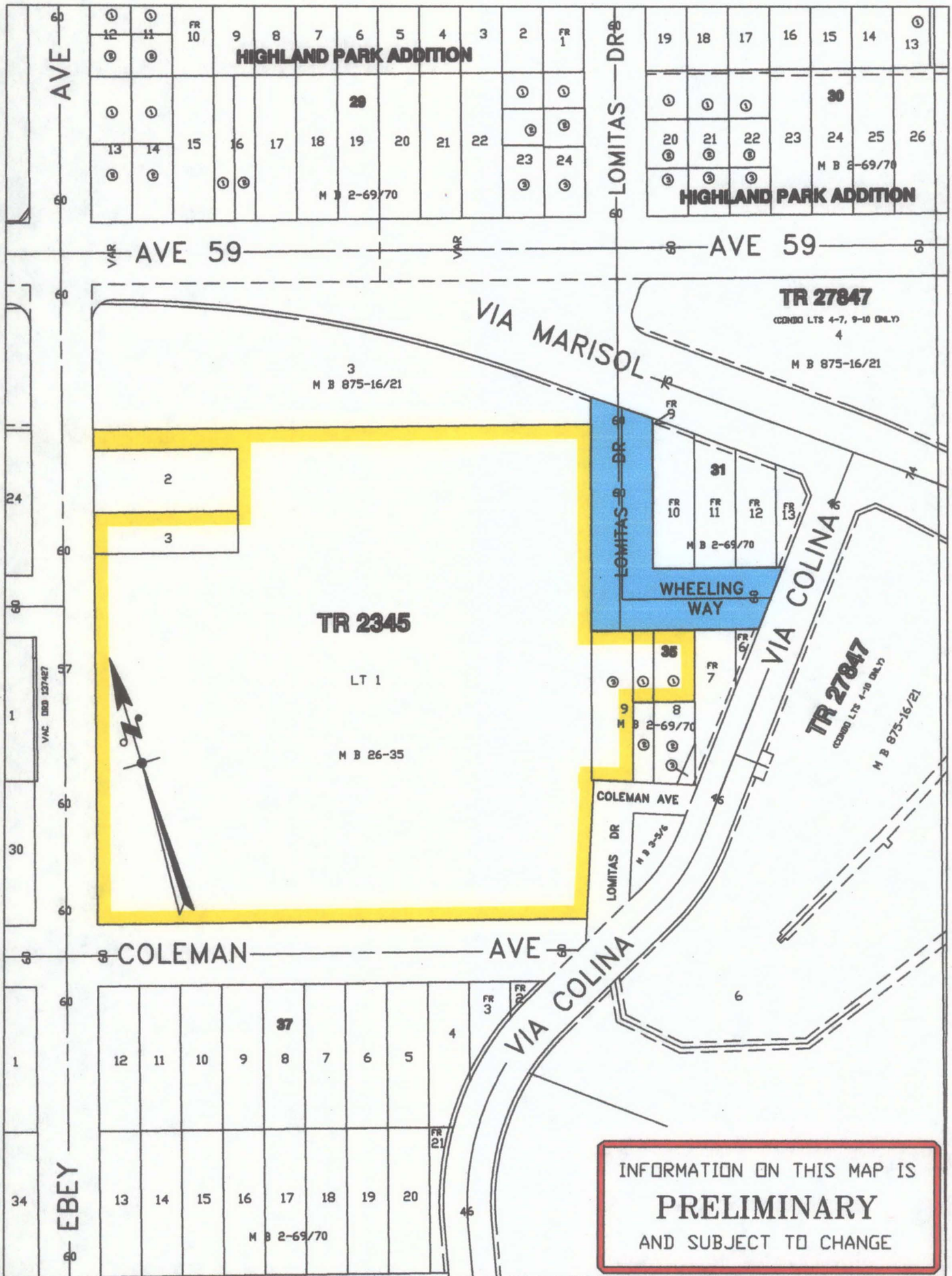


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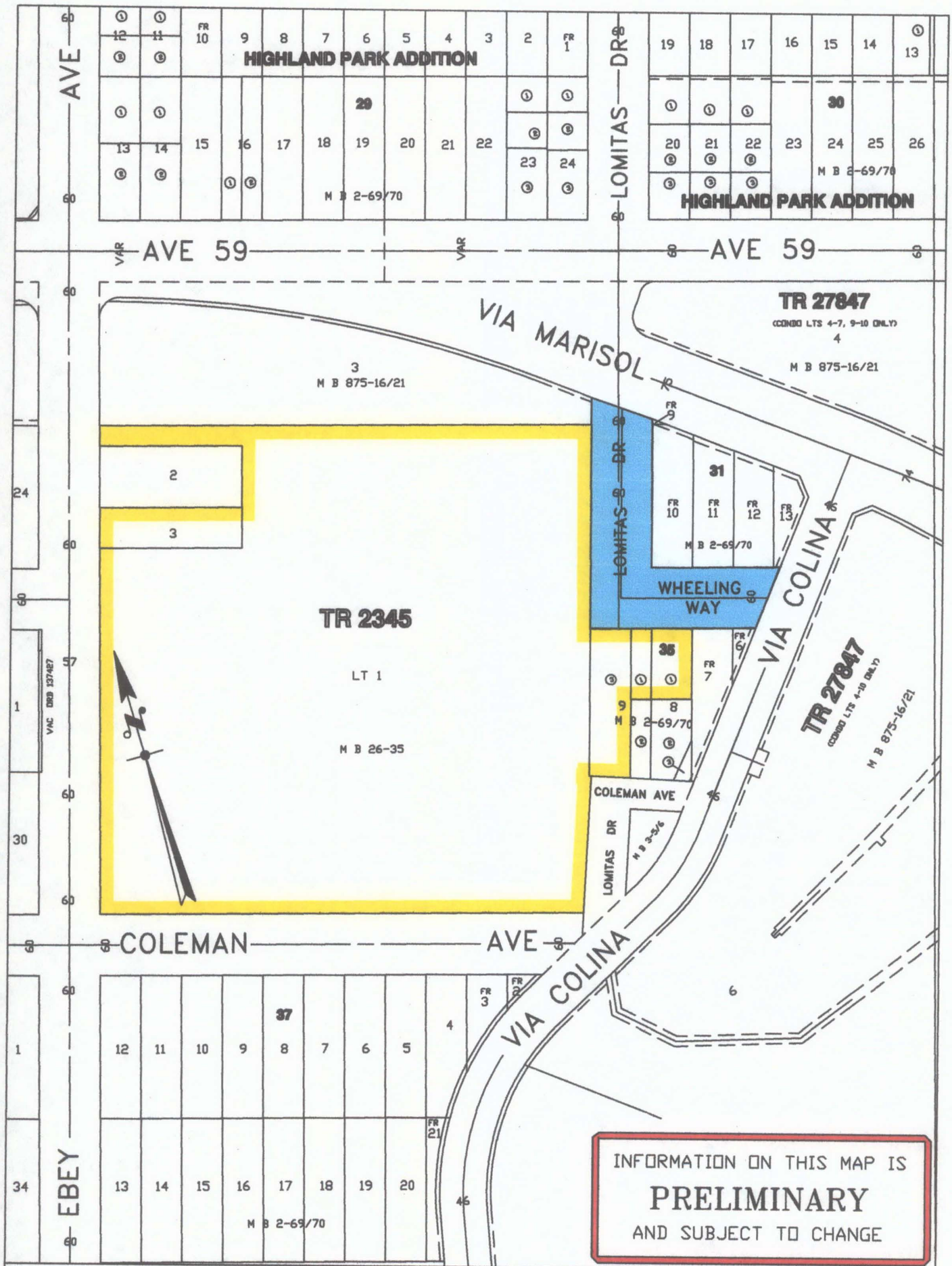


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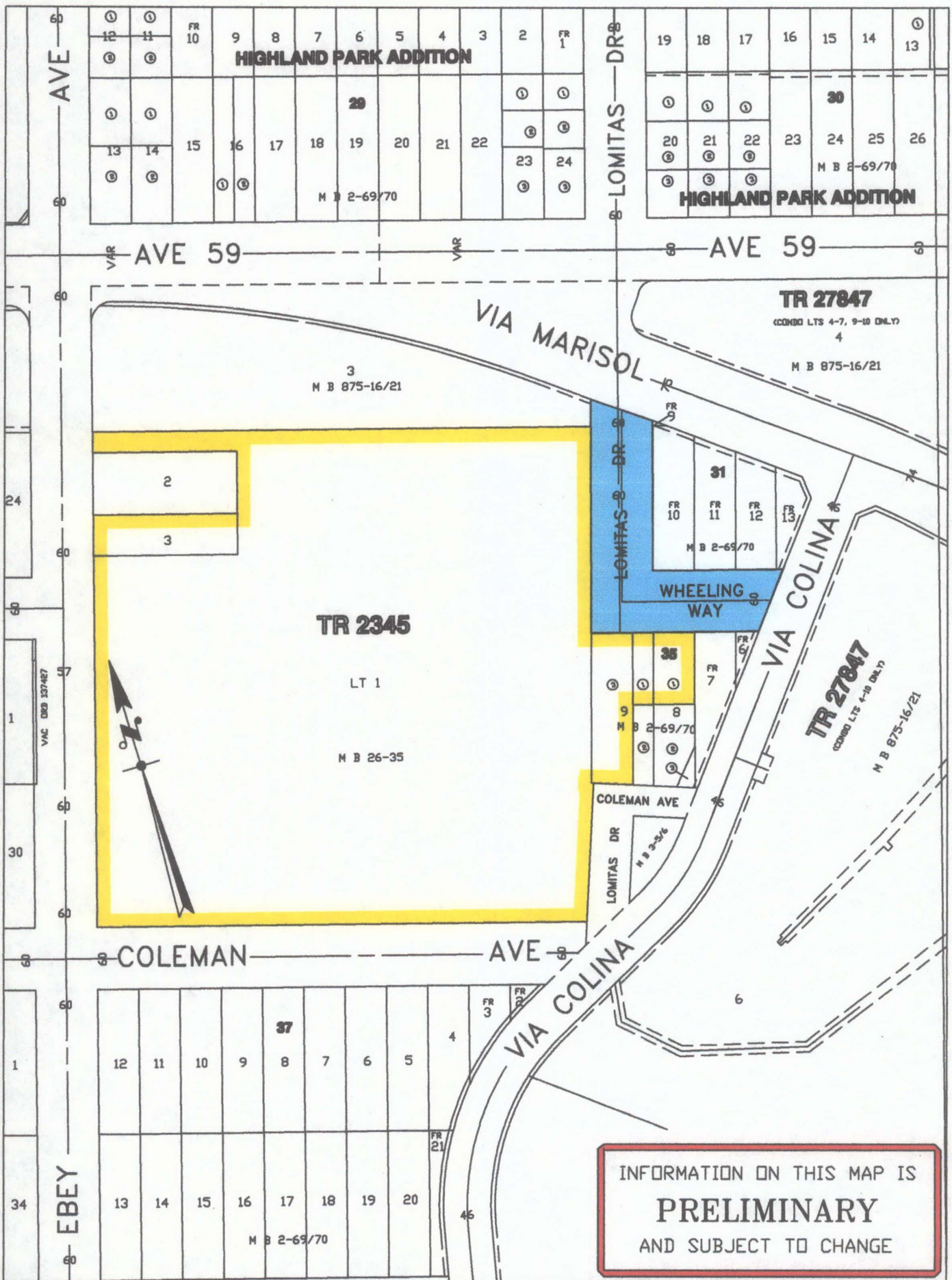
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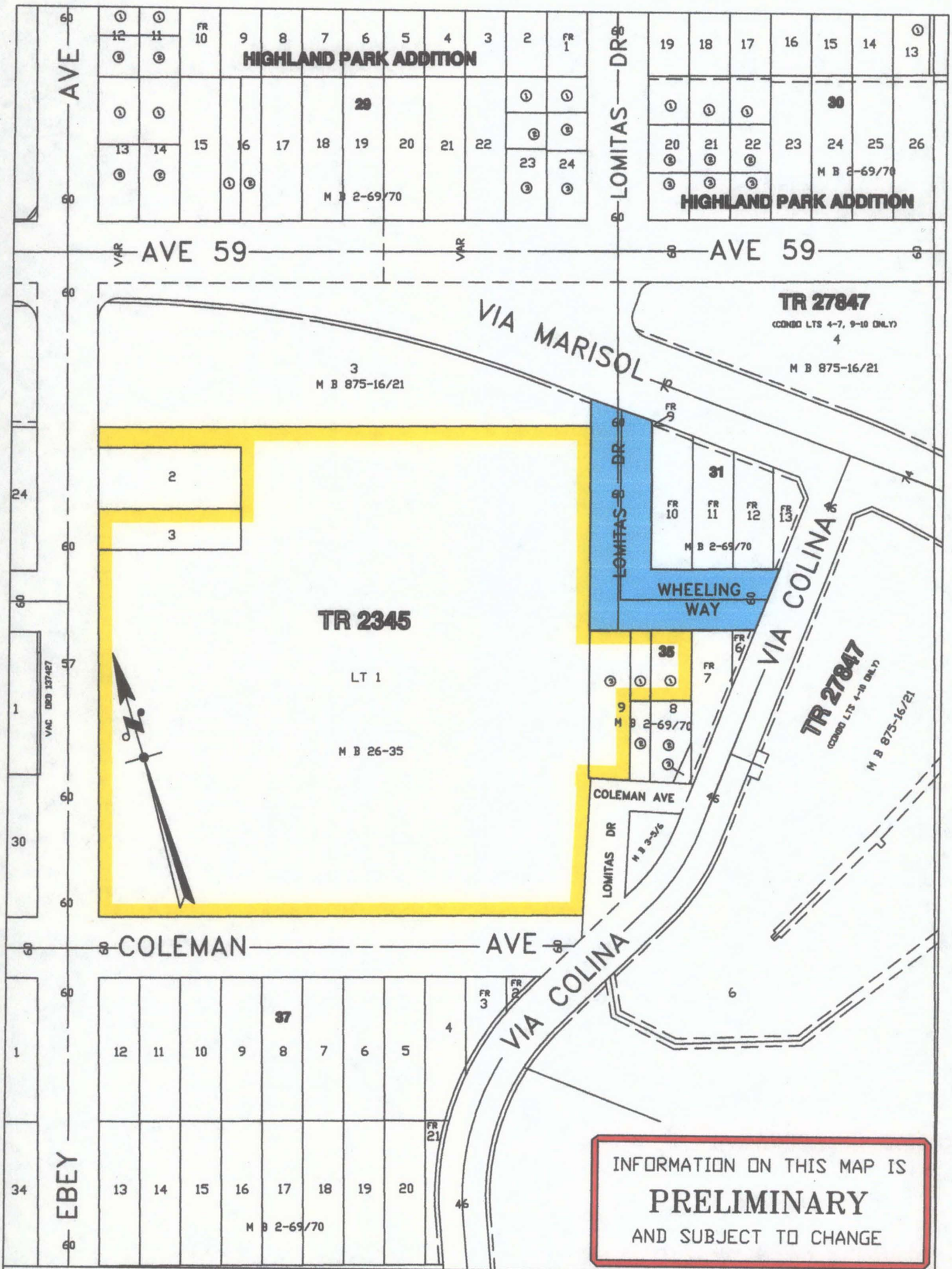
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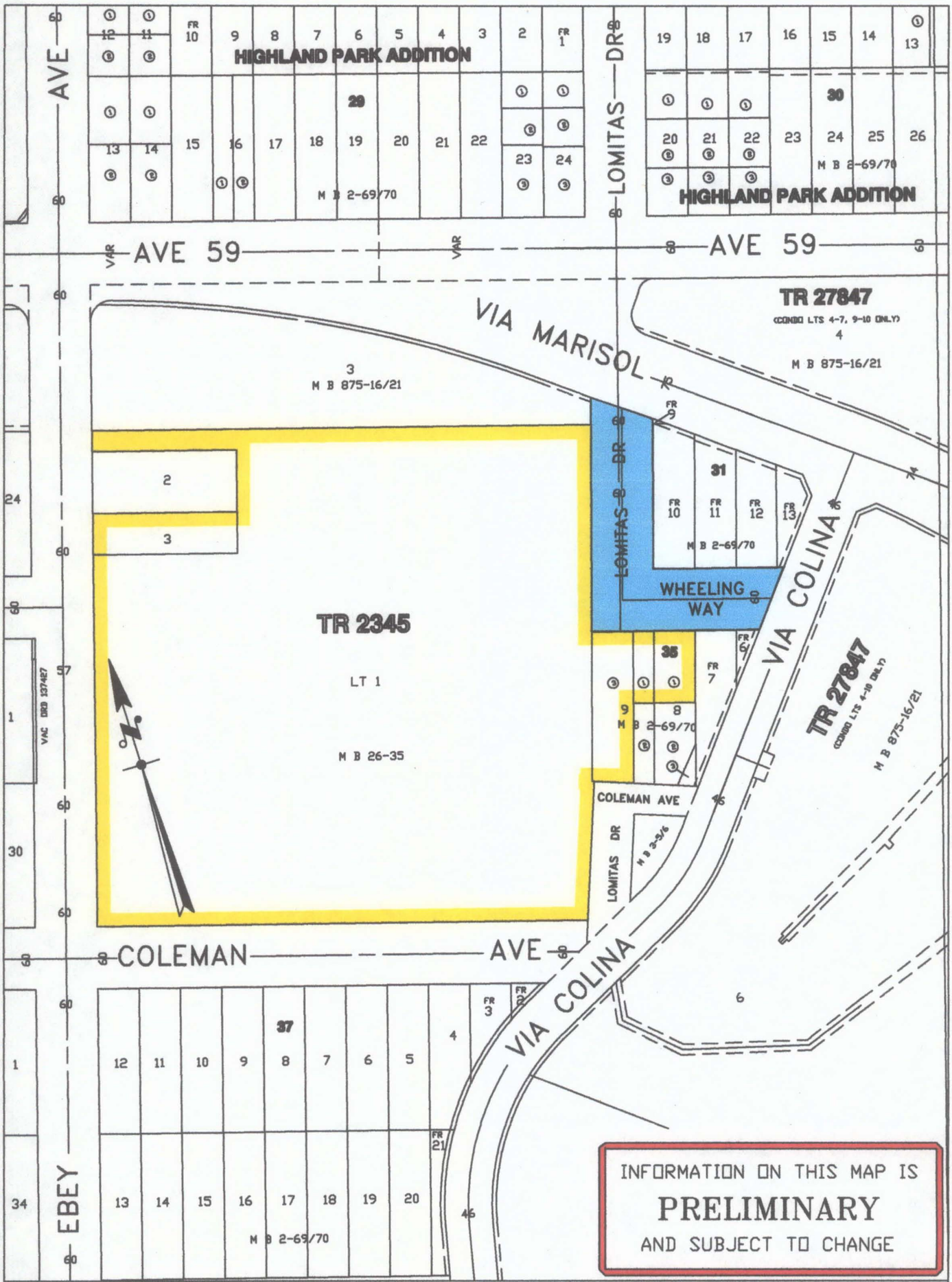
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