

NAUD STREET VACATION

2008-2019

CF 08-0474 CF 17-0965 CF 18-0629

MOTION PUBLIC WORKS & GANG REDUCTION

The property located at 1716 - 1756 North Spring Street / 1715 - 1749 North Naud Street ("Spring / Naud Property" or "Property") is receiving much-needed investment and redevelopment for multiple uses, including office; bar/lounge; entertainment, exhibit and multi-purpose cultural facility; and, restaurant ("Project"). Abutting the Property to the south, is Naud Street, which is not pedestrian-friendly and has a history of trash accumulation.

To improve the pedestrian environment and complement the existing and future uses of the Spring / Naud Property and nearby properties, the Project envisions a pedestrian-friendly walkway and landscaping along that portion of Naud Street abutting the Property's southern boundary, including paver walkways, box trees and seating areas ("Proposed Improvements"). The Proposed Improvements will enhance public safety and appearance, benefit nearby properties, encourage pedestrian activity and investment in the neighborhood. The Proposed Improvements will deliver a well-designed and executed walkway providing a valuable amenity for local employees, visitors and future residents.

Prior to installing the Proposed Improvements, the Project proposes the construction, use and maintenance of an electrical room (subject to LADWP approval) and ancillary structures for the Project. The petitioner has submitted an application to vacate the portion of Naud Street abutting the Property's southern boundary (project no. E-1401319). A Revocable Permit ("R-Permit") is now necessary to allow the start of construction for the Project and the Proposed Improvements prior to finalizing and recording of the vacation.

While recognizing the necessity of this motion to enable the further development of the Project, equally important is the protection of public safety through prohibition of adverse land uses. Toward this end, the City Council declares that special events commonly known as "Electrical Dance Music Raves" are prohibited within the Property unless attendance is limited to persons over 21 years of age, and unless Project receives a statement of non-opposition from the local Council District office. This prohibition shall be in force during any period in which the R-Permit is applicable.

Every provision in this Motion and every application of the provisions in this Motion are severable from one another. All valid applications of this Motion shall be severed from any applications that a court finds to be invalid.

I THEREFORE MOVE that the City Council instruct the Bureau of Engineering to issue an R-Permit, subject to the petitioner satisfying the conditions for issuing such a permit to close, fence, demolish, excavate, construct and occupy in the public right-of-way of Naud Street, abutting the Property located at 1716- 1756 North Spring Street / 1715 - 1749 North Naud Street, subject to a proposal for a vacation. The R-Permit will permit the encroachment and the Proposed Improvements and continued use of the structures proposed by the Project—including the electrical room and ancillary structures for the Project—prior to the recording of the vacation. The R-Permit will be issued on the condition that the petitioner appropriately guarantees to return and reconstruct, upon request, the right-of-way back to its present condition in the event that the petitioner does not complete the proposed Project and / or does not elect to vacate the subject street.

PRESENTED BY:


GILBERT A. CEDILLO
Councilmember, 1st District

SECONDED BY:


ORIGINAL

JUN 27 2018



F
2/22
C

File No. 18-0629

PUBLIC WORKS AND GANG REDUCTION COMMITTEE REPORT relative to issuing a Revocable Permit (R-Permit), to close, fence, demolish, excavate, construct and occupy in the public right-of-way of Naud Street, abutting the property located at 1716- 1756 North Spring Street and 1715 - 1749 North Naud Street.

Recommendation for Council action, pursuant to Motion (Cedillo - Buscaino):

INSTRUCT the Bureau of Engineering to issue an R-Permit, subject to the petitioner satisfying the conditions for issuing such a permit to close, fence, demolish, excavate, construct and occupy in the public right-of-way of Naud Street, abutting the property located at 1716- 1756 North Spring Street and 1715 - 1749 North Naud Street, subject to a proposal for a vacation. The R-Permit will permit the encroachment and the Proposed Improvements and continued use of the structures proposed by the project - including the electrical room and ancillary structures for the project—prior to the recording of the vacation. The R-Permit will be issued on the condition that the petitioner appropriately guarantees to return and reconstruct, upon request, the right-of-way back to its present condition in the event that the petitioner does not complete the proposed project and/or does not elect to vacate the subject street.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

SUMMARY

At the meeting held on February 6, 2019, your Public Works and Gang Reduction Committee considered a Motion (Cedillo - Buscaino) relative to issuing a Revocable Permit (R-Permit), to close, fence, demolish, excavate, construct and occupy in the public right-of-way of Naud Street, abutting the property located at 1716- 1756 North Spring Street and 1715 - 1749 North Naud Street, subject to a proposal for a street vacation. After an opportunity for public comment was held, the Committee moved to approve the recommendation contained in the Motion, as detailed above. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PUBLIC WORKS AND GANG REDUCTION COMMITTEE



| <u>MEMBER</u> | <u>VOTE</u> |
|---------------|-------------|
| BLUMENFIELD: | YES |
| RYU: | YES |
| BUSCAINO: | YES |
| O'FARRELL | YES |



Omar López
PPA

9400 Oakdale Ave.
Chatsworth, CA
91313-6511

tel: 818 700 3806
Olopez4@semprautilities.com

September 1, 2017

Ramzy Sawaya, Manager
Land Development and GIS Division
Bureau of Engineering
201 N. Figueroa St, Suite 200
Los Angeles, CA 90012

Subject: Proposed Street Vacation – Naud Street from 150 feet Northeasterly of Wilhardt Street to its Northeasterly Terminus
Work Order No. VAC-E1401319 SoCal Gas VAC 264416

We have received notice of the resolution of intention to vacate the above-named street pursuant to California Streets and Highways Code Section 8320.

Southern California Gas Company maintains gas piping facilities within the area of this proposed street vacation, which facilities provide essential service to our customers. A location print is enclosed for your reference.

We request that a permanent easement be reserved and excepted from this vacation pursuant to our franchise Ordinance No. 185008 and any renewals of it, to permit the construction, maintenance, operation, replacement, removal, renewal, or enlargement of our present and future facilities pursuant to the franchise in, upon, over, and across the street or highway proposed to be vacated. See California Streets and Highways Code Section 8340(a).

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

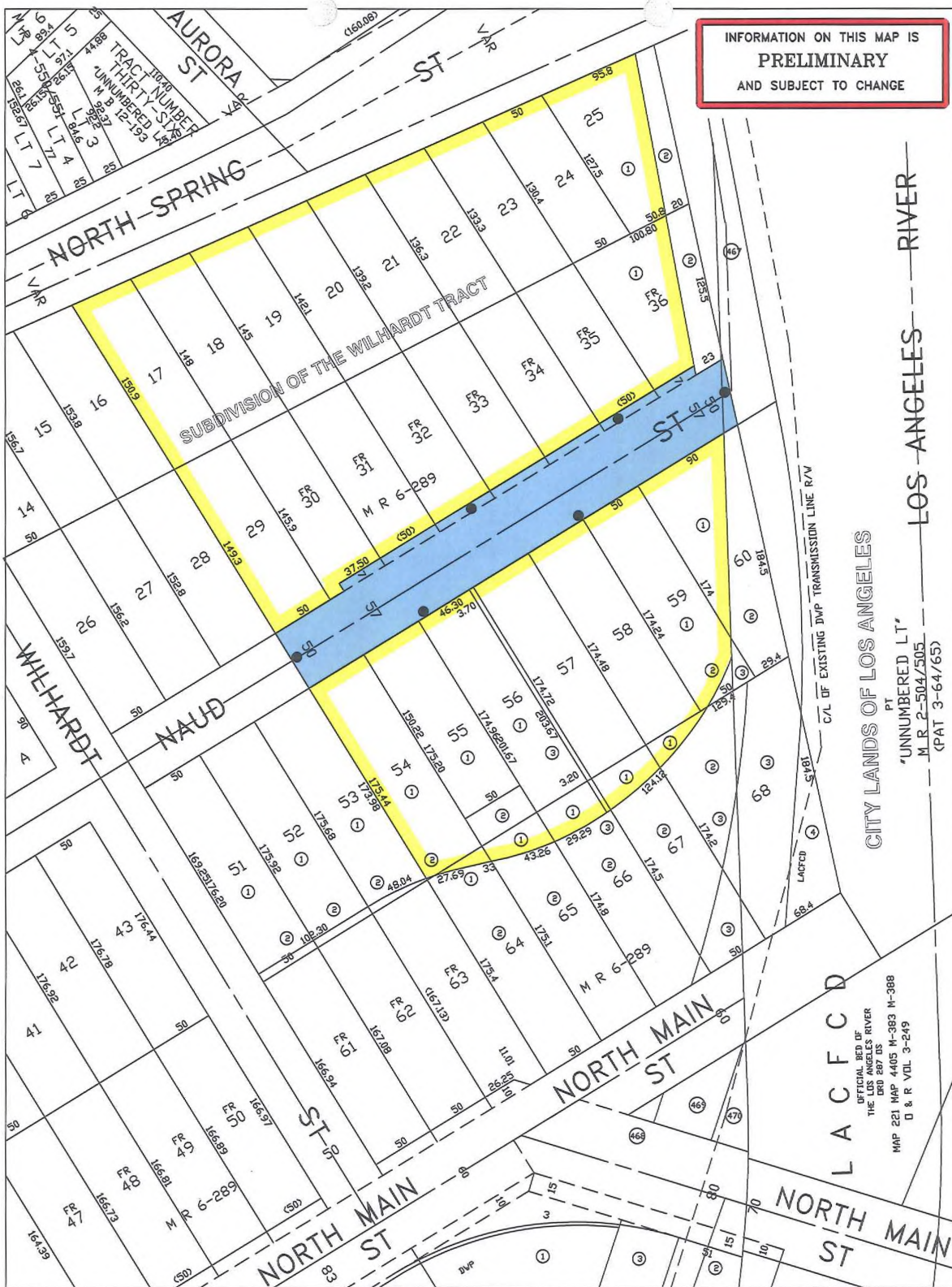
Thank you for bringing this matter to our attention. Should you have any questions or require additional information, please contact our Right of Way desk at 818 700 3806.

Sincerely,

Omar López
Distribution Planning Department

cc: Clerk of City of Los Angeles





TITLE: NAUD STREET EASTERLY OF WILHARDT STREET AND NORTHERLY OF MAIN STREET

WORK ORDER NO. VAC- E1401101
 COUNCIL FILE NO. 08-0474
 COUNCIL DIST. 01 DIV. INDEX 43
 ENG. DIST. CENTRAL T.G. 634-J1
 DISTRICT MAP 136-5 A 219



DEPT. OF PUBLIC WORKS
 BUREAU OF ENGINEERING
 CITY OF LOS ANGELES

EXHIBIT A

Legend: Vacation boundary as shown



DATE: May 3, 2011

TO: Interested Persons

FROM: Office of the City Clerk

SUBJECT: NOTICE OF EXPIRED FILE STATUS

In 2005, the Council approved a policy wherein all Council files pending before the City Council, which have not been placed on a Council or Committee agenda for consideration for a period of two years or more, are deemed "received and filed." The City Clerk is responsible for the administration of this process.

Quarterly each year, the City Clerk administratively closes all received and filed Council files. This letter provides notice that this Council file, and its subject matter, is no longer active as of May 3, 2011. This Council File is deemed closed.

ACCELERATED REVIEW PROCESS - I

Office of the City Engineer

Los Angeles, California

To the Honorable Council

Of the City of Los Angeles

August 22, 2017

Honorable Members:

C. D. No. 1

SUBJECT:

Initiation of Vacation Proceedings - Naud Street from 150 feet
Northeasterly of Wilhardt Street to its Northeasterly Terminus -
VAC - E1401319

RECOMMENDATIONS:

- A. That upon adoption of this report, the vacation proceeding to vacate Naud Street from 150 feet northeasterly of Wilhardt Street to its northeasterly terminus as shown on Exhibit A, be initiated pursuant to California Streets and Highways Code, Division 9, Part 3, Public Streets, Highways and Service Easements Vacation Law.
- B. That the Bureau of Engineering be directed to investigate the feasibility of this vacation request.
- C. That the Bureau of Engineering present its report regarding the feasibility of vacating the requested area to the Public Works and Gang Reduction Committee.
- D. That upon consideration and approval by the Public Works and Gang Reduction Committee, the City Clerk be directed to coordinate with the Chair, subject to the concurrence of the Council President and schedule this request for the City Council's consideration at the appropriate time consistent with the public hearing requirement under California Street and Highways Code Section 8320.

FISCAL IMPACT STATEMENT:

A fee of \$47,080.00 was paid by the petitioner for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code will be required of the petitioner.

TRANSMITTALS:

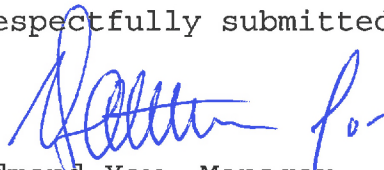
1. Application dated July 13, 2017 from La Tierra Consulting LLC.
2. Exhibit A

DISCUSSION:

The petitioner, La Tierra Consulting, LLC representing DP 1726-1756 Spring Street, LLC, owner of the properties, is requesting the City to vacate Naud Street from 150 feet northeasterly of Wilhardt Street to its northeasterly terminus to consolidate the properties adjoining the area proposed to be vacated.

The adoption of the recommendations does not constitute or imply approval of the vacation.

Respectfully submitted,



Edmond Yew, Manager
Land Development and GIS Division
Bureau of Engineering

EY/RS/

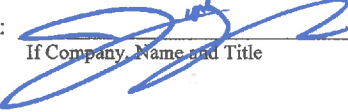
Q:\LANDDEV\STREET VACATIONS\E1401300-E1401399\E1401319\VAC
E1401319 Accelerated Initiation Report.doc

ORIGINAL – (No copies or faxes)

PROJECT LOCATION AND DESCRIPTION:

- (1) Area (in sq. ft.) to be vacated is: Naud Street, Portion Easterly of Wilhardt Street & Northerly of Main Street
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
- and is located between:
Spring Street and Main Street
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- Attach a map if necessary.
- (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. 1
- (c) District Map No. 136-5A219
- (d) A CRA Redevelopment Area: ☒ (YES) OR ☐ (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 23,000 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a vacation staff member to discuss the effect of this on the processing of your application prior to submittal. If the applicant is required to have an environmental determination performed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit. This will also increase the processing time by approximately 6 months.
- If the vacation is located within a Coastal Development Zone, a Coastal Development Permit will be required for the project. The applicant should be aware that vacations within a Coastal Development Zone will take longer to process and will be considerably more expensive. If the applicant is required to have a Coastal Development Permit processed by the Bureau of Engineering Environmental Management Group, the applicant must submit an additional \$32,100 fee deposit.
- Some city agencies, including LADOT, may require additional fees to be deposited to cover costs during the referral and investigation process. The applicant is responsible for paying the fees to the agency directly. Referral fees paid to other city agencies are separate from the Bureau of Engineering processing fees.
- If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.
- (4) Purpose of vacation (future use of vacation area) is: _____
Community space connecting lots currently adjoining Naud Street to the north and south.
- (5) Vacation is in conjunction with: (Check appropriately)
- ☐ Revocable Permit ☐ Tract Map ☐ Parcel Map ☐ Zone Change
☒ Other Stand-alone street vacation request.

PETITIONER / APPLICANT:

- (6) Petitioner(s): La Tierra Consulting, LLC
Print Name(s) of Petitioner(s) in full – Name or Company Name
- Signature(s):  Judy Lee, Agent for Owner
If Company, Name and Title
- (7) Mailing Address: 555 West 5th Street, 35th Floor, Los Angeles, CA 90013
(Address, City, State, Zip Code)
- (8) Daytime phone number of petitioner is: (949) 829-3286
FAX number: (949) 891-0968
E-mail number: judy@latierraconsulting.com
- (9) Petitioner is: (check appropriately) () Owner **OR** (✓) Representative of Owner

OWNERSHIPS:

- (10) Name(s) and address of the **Owner(s)** applying for vacation is/are:
- DP 1726-1756 SPRING STREET, LLC (Attention: Dan Lee)
- 818 West 7th Street, Suite 410
- Los Angeles, CA 90017
Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

Signature(s)

SIGN HERE

- (11) Petitioner is owner or representative of owner of: (check appropriately)

(✓) The property described in attached copy of Grant Deed **OR**

()

(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

PETITIONER / APPLICANT:

- (6) Petitioner(s): La Tierra Consulting, LLC
Print Name(s) of Petitioner(s) in full – Name or Company Name
- Signature(s): Judy Lee, Agent for Owner
If Company, Name and Title
- (7) Mailing Address: 555 West 5th Street, 35th Floor, Los Angeles, CA 90013
(Address, City, State, Zip Code)
- (8) Daytime phone number of petitioner is: (949) 829-3286
FAX number: (949) 891-0968
E-mail number: judy@latierraconsulting.com
- (9) Petitioner is: (check appropriately) () Owner **OR** (✓) Representative of Owner

OWNERSHIPS:

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

DP 1726-1756 SPRING STREET, LLC (Attention: Dan Lee)

818 West 7th Street, Suite 410

Los Angeles, CA 90017
Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")


Signature(s)

SIGN HERE

- (11) Petitioner is owner or representative of owner of: (check appropriately)

ORIGINAL - (No copies or faxes)

DATE:

(1) Area proposed to be vacated is: Naud St
(Street/Avenue/Boulevard/alley/walk: N/S/E/W of)
and is located between:

| | | |
|--|-----|--|
| | and | |
| (Street, Avenue, Boulevard or other limit) | | (Street, Avenue, Boulevard or other limit) |

(a) Engineering District: (check appropriately)

☒ Central ☐ Harbor ☐ Valley ☐ West Los Angeles

(b) Council District No. 1

(c) District Map No. 136.5 A 219

(d) A CRA Redevlopment Area: _____ OR X
(YES) (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 21,065.5 sq. ft. If over 10,000 sq. ft. of buildable area, the vacation is not categorically exempt from the California Environmental Quality Act Guidelines and will require a higher level of environmental review. Contact a Vacation staff member to discuss the effect of this on the processing of your application prior to submittal.

o If the vacation is located within a Coastal Development Zone, prior approval from the California Coastal Commission will be required before the vacation application can be submitted.

If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.

(4) Purpose of vacation (future use of vacation area) is: Community Space, limited access
access

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

() Revocable Permit () Tract Map () Parcel Map (x) Zone Change
() Other

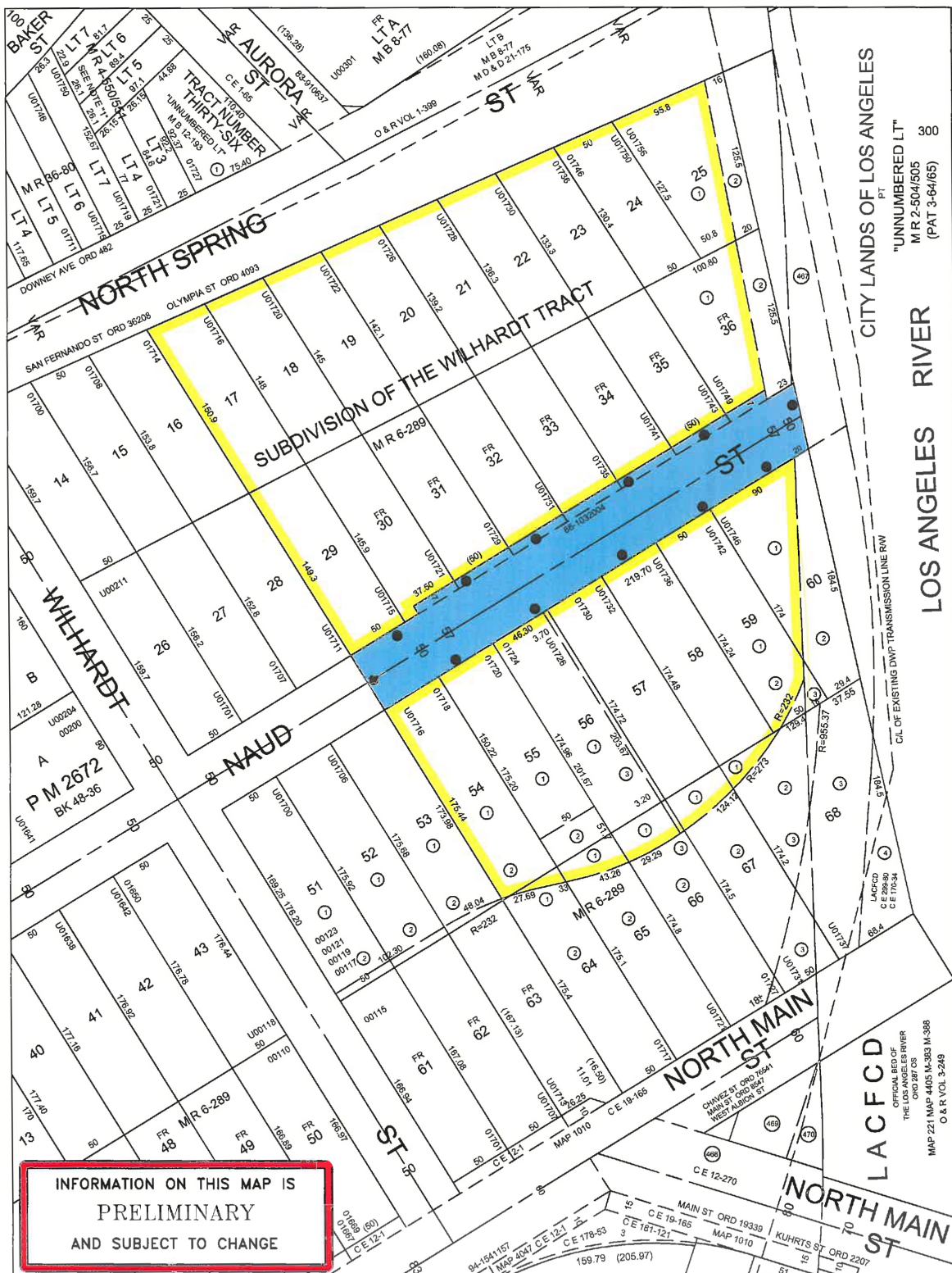
(6) **Petitioner(s):** Spring Naud Associates LTD
Print Name(s) of Petitioner(s) in full - Name or Company Name

Signature(s): Dean Hobbs, Jr. Development + manager
If Company, Name and Title

(7) Mailing Address- 2664 Lacy St Los Angeles CA 90031
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (323) 222-5250
FAX number: (323) 223-8703
E-mail number: Dreau@creativenvironments.net

(9) Petitioner is: (check appropriately) (x) Owner OR () Representative of Owner



TITLE: NAUD STREET FROM 150 FEET NORTHEASTERLY OF WILHARDT STREET TO ITS NORTHEASTERLY TERMINUS.

WORK ORDER NO. VAC- E1401319
 COUNCIL FILE NO. _____
 COUNCIL DIST. 1 DIV. INDEX 43
 ENG. DIST. CENTRAL T.G. 634-J1
 DISTRICT MAP 136-5A219



DEPT. OF PUBLIC WORKS
 BUREAU OF ENGINEERING
 CITY OF LOS ANGELES

EXHIBIT A

Legend: Vacation boundary as shown



PUBLIC WORKS

MOTION

On March 5, 2002, under Council File No. 01-1459, the City Council adopted new procedures for processing street vacations, which require the adoption of a Rule 16 motion to initiate street vacation proceedings. Under these new procedures, when a petitioner submits an application and a fee deposit to the Bureau of Engineering, the Chair of the Public Works Committee is required to introduce a motion for the purposes of assigning a Council File Number and initiating the investigation of the vacation.

Spring Naud Associates LTD., owner of the properties legally described as Lots 29-35, 36 Arb 1, 54-58, 59 Arb 1 and 60 Arb 1 of the Subdivision of the Wilhardt Tract, has submitted an application for a vacation located in Council District 1. The petitioner has also submitted a fee deposit to cover the cost of processing the vacation proceedings.

Additionally, the adoption of the following recommendations does not constitute or imply approval of the vacation.


I THEREFORE MOVE that upon adoption of this motion, street vacation proceedings to vacate Naud Street Easterly of Wilhardt Street and Northerly of Main Street, be initiated pursuant to California Streets and Highways Code, Division 9, Part 3, Public Streets, Highways and Service Easements Vacation Law.

I FURTHER MOVE that the Bureau of Engineering be directed to investigate the feasibility of this vacation request.

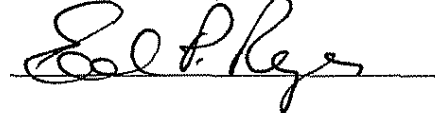
I FURTHER MOVE that the Bureau of Engineering present its report regarding the feasibility of vacating the requested area to the Public Works Committee.

I FURTHER MOVE that upon review of the Public Works Committee, the City Clerk be directed to schedule this request for the City Council's consideration at the appropriate time under the City's Street Vacation procedures.

PRESENTED BY:


BILL ROSENDAHL
Councilmember, 11th District

SECONDED BY:



FEB 29 2008

08-0474

Wp

CD1

CITY OF LOS ANGELES

CALIFORNIA

KAREN E. KALFAYAN
City Clerk



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division

www.cityclerk.lacity.org

When making inquiries
relative to this matter,
please refer to the Council
File No.

08-0474

CD 1

September 9, 2008

Councilmember Rosendahl
Councilmember Reyes
Bureau of Engineering
Board of Public Works
Public Works Committee
Attn: Adam Lid

RE: INITIATING STREET VACATION PROCEEDINGS FOR NAUD STREET EASTERLY OF WILHARDT
STREET AND NORTHERLY OF MAIN STREET

At the meeting of the Council held September 2, 2008, the following action was taken:

| | |
|---|--------------|
| Attached report adopted | _____ |
| Attached motion (Rosendahl - Reyes) adopted | <u> X </u> |
| Attached resolution adopted | _____ |
| Ordinance adopted | _____ |
| Ordinance number | _____ |
| Publication date..... | _____ |
| Effective date | _____ |
| Mayor approved | _____ |
| FORTHWITH | _____ |
| Mayor concurred | _____ |
| To the Mayor FORTHWITH | _____ |

City Clerk
OS

PUBLIC WORKS

MOTION

On March 5, 2002, under Council File No. 01-1459, the City Council adopted new procedures for processing street vacations, which require the adoption of a Rule 16 motion to initiate street vacation proceedings. Under these new procedures, when a petitioner submits an application and a fee deposit to the Bureau of Engineering, the Chair of the Public Works Committee is required to introduce a motion for the purposes of assigning a Council File Number and initiating the investigation of the vacation.

Spring Naud Associates LTD., owner of the properties legally described as Lots 29-35, 36 Arb 1, 54-58, 59 Arb 1 and 60 Arb 1 of the Subdivision of the Wilhardt Tract, has submitted an application for a vacation located in Council District 1. The petitioner has also submitted a fee deposit to cover the cost of processing the vacation proceedings.

Additionally, the adoption of the following recommendations does not constitute or imply approval of the vacation.


I THEREFORE MOVE that upon adoption of this motion, street vacation proceedings to vacate Naud Street Easterly of Wilhardt Street and Northerly of Main Street, be initiated pursuant to California Streets and Highways Code, Division 9, Part 3, Public Streets, Highways and Service Easements Vacation Law.

I FURTHER MOVE that the Bureau of Engineering be directed to investigate the feasibility of this vacation request.

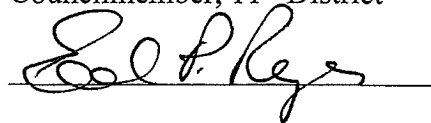
I FURTHER MOVE that the Bureau of Engineering present its report regarding the feasibility of vacating the requested area to the Public Works Committee.

I FURTHER MOVE that upon review of the Public Works Committee, the City Clerk be directed to schedule this request for the City Council's consideration at the appropriate time under the City's Street Vacation procedures.

PRESENTED BY:


BILL ROSENDAHL
Councilmember, 11th District

SECONDED BY:



FEB 29 2008

Motion
ADOPTED

SEP 02 2003

LOS ANGELES CITY COUNCIL

INT. VAC

BOARD OF PUBLIC WORKS
MEMBERS

CYNTHIA M. RUIZ
PRESIDENT

JULIE B. GUTMAN
VICE PRESIDENT

PAULA A. DANIELS
PRESIDENT PRO TEMPORE

VALERIE LYNNE SHAW
COMMISSIONER

ANDREA A. ALARCÓN
COMMISSIONER

JAMES A. GIBSON
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, P.E.
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

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

NOV 20 2009

Council File No.: 08-0474
Council District: 1
Contact Person: Dale Williams
Phone No.: (213) 977-7096

Public Works Committee

Transmittal:

Transmitted herewith, is the City Engineer's report dated NOV 20 2009 for Council review and approval of:

VACATION DENIAL – VAC E1401101 - Council File No. 08-0474 – Naud Street (Portion Easterly of Wilhardt Street and northerly of Main Street.

RECOMMENDATIONS:

1. That the request for Naud Street (portion easterly of Wilhardt Street and northerly of Main Street) shown colored blue on the attached Exhibit "A", be denied

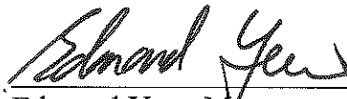
2. Adopt the City Engineer report dated NOV 20 2009

3. Fiscal Impact Statement:

The petitioner has paid a fee of \$6,420.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code.

4. The Department of City Planning opposes the vacation request.

Attachment:


Edmond Yew, Manager
Land Development Group

EY//
LDG



Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

NOV 20 2009

Honorable Members:

C. D. No. 1

SUBJECT:

VACATION DENIAL - VAC- E1401101 - Council File No. 08-0474 – Naud Street
Portion Easterly of Wilhardt Street and Northerly of Main Street.

RECOMMENDATIONS:

- A. That the request for the vacation of that portions of Naud Street Easterly of Wilhardt as shown colored blue on the attached Exhibit "A", be denied.

FISCAL IMPACT STATEMENT:

The petitioner has paid a fee of \$6,420.00 for the investigation of this request pursuant to Section 7.42 of the Administrative Code. Any deficit fee to recover the cost pursuant to Section 7.44 of the Administrative Code will be required of the petitioner.

NOTIFICATION:

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

1. Spring Naud Associates LTD
Attn: Drew Robins
2664 Lacy Street
Los Angeles, CA 90031

TRANSMITTAL:

Application dated January 23, 2008, from Drew Robbins.

DISCUSSION:

Request: The petitioner, Drew Robbins, Development Manager of Spring Naud Associates, owners of the properties shown outlined in yellow on Exhibit "A", is requesting the vacation of the public street area shown colored blue. The purpose of the vacation request is for private community space.

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

Previous Council Action: The City Council on September 8, 2008, under Council File No. 08-0474 adopted a Rule 16 Motion initiating street vacation proceedings.

Zoning and Land Use: The properties adjoining the proposed areas to be vacated are zoned MR-2 and are presently developed as commercial and industrial buildings.

Description of Area to be Vacated: The areas sought to be vacated is a portion of Naud Street lying approximately 150-feet easterly of Wilhardt Street to the easterly terminus at the Los Angeles River LACFCD. Said portion of Naud Street is an improved 50-foot wide V shaped street paved with asphalt concrete pavement and a 4-foot wide longitudinal brick gutter in the middle of the roadway.

Adjoining Streets: North Spring Street is an improved Major Highway – Class II. The existing right of way varies from 80-feet to 100-feet width and is improved with a 64-foot roadway and an 8-foot wide concrete sidewalk on each side.

Effects of Vacation on Circulation and Access: The proposed vacation will have an adverse effect on pedestrian and vehicular access and circulation in this area for safe public access to the Los Angeles River. The vacation is inconsistent with the vision supported in the adopted Los Angeles River Revitalization Master Plan (LARRMP) as well as the future Cornfield-Arroyo Seco Specific Plan (CASP) that is being developed by the City Planning Department, Community Planning Bureau, Metro Unit, River Unit.

Sewers and Storm Drains: There is an existing 8 inch sewer line in Naud Street within the area proposed to be vacated.

Public Utilities: The Southern California Gas Company, AT &T, Bureau of Street Lighting and the Department of Water and Power maintain facilities in the area proposed to be vacated.

City Department of Transportation: The Department of Transportation did not respond to the Bureau of Engineering's referral letter dated February 19, 2008.

City Fire Department: The Fire Department did not respond to the Bureau of Engineering's referral letter dated April 2nd, 2008.

Department of City Planning: The City Planning Department in a memo dated April 24, 2008, stated its objection to the proposed vacation. The vacation is inconsistent with the vision supported in the adopted Los Angeles River Revitalization Master Plan (LARRMP) as well as the future Cornfield-Arroyo Seco Specific Plan (CASP) that is currently being developed by the City Planning Department. The LARRMP designated the area in which the requested street vacation is located in, as one of five "Opportunity Areas" along the river because of its potential to enable safe, public access to the river, make the river the focus of activity, foster civic pride, connect neighborhoods to the river, extend open space, recreation and water quality features into neighborhoods. Because Naud street terminates at the river and it is a key access point to the river and the future greenway, in the future it is likely that Naud Street will serve as an important circulation corridor for pedestrians and bicyclists to safely traverse to and from the river.

Conclusion: The vacation of that portion of Naud Street easterly of Wilhardt Street as shown colored blue on the attached Exhibit "A" should be denied since Naud Street will serve as an important circulation corridor for pedestrians and bicyclists to safely traverse to and from the Los Angeles River.

Respectfully submitted,



Edmond Yew, Manager
Land Development Group
Bureau of Engineering

Report Prepared By:
Land Development Group

Ken Alson
Civil Engineer Associate III
(213)977-8951

EY/DW/ka
H:\LANDDEV\STREET VACATIONS\1401101 - Naud Street.