

APPROVED
JAN 18 2006

REPORT OF GENERAL MANAGER

NO. 06-18

DATE January 18, 2006

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PENMAR GOLF COURSE – CONSENT TO THE VACATION OF FREDERICK STREET FROM COMMONWEALTH AVENUE TO THE ALLEY SOUTHEASTERLY THEREOF

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>ca files</u>

Robert H. Jensen (Sr)
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board authorize staff to prepare an inter-departmental memorandum, for signature by Department management, to the City's Bureau of Engineering consenting to the vacation of Frederick Street from Commonwealth Avenue to the alley southeasterly thereof.

SUMMARY:

Graeme and Diana Nicholson, owners of a residential property legally described as Lot 173 of Tract 5109, have submitted an application to the Bureau of Engineering (BOE) requesting the vacation of a portion of Frederick Street adjacent to the applicants' property and the Department's Penmar Golf Course. The subject vacation area is an approximate 5,500 square foot portion of an unimproved street located between the applicants' Lot 173 and the Department's Lot 172 of Tract 5109, part of Penmar Golf Course.

The proposed street vacation proceedings were initiated by City Council [Council File No. 04-1274] in accordance with City approved procedures [Council File No. 01-1459]. The procedures direct BOE to investigate the feasibility of the proposed street vacation and prepare a report of its findings for consideration by the Public Works Committee.

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The City Engineer's report, dated May 19, 2005, states that the applicants have submitted their request in order to transform the unimproved portion of the vacation area adjacent to their residence into a safe and useable side yard. The report found that the vacation area, a portion of an unimproved "paper" street, is not needed for vehicular access/circulation or for non-motorized transportation purposes. The report recommends that vacation proceedings of the subject area be instituted with certain conditions/requirements, including consent to the proposed vacation by the owner of Lot 172, Tract 5109, under the Department's jurisdictional control. The proposed vacation will not affect access to the Department's Penmar Golf Course. The vacated area adjacent to Penmar Golf Course will be maintained by the Department as open space to preserve an existing pedestrian dirt path.

On July 19, 2005, the City Council approved the Public Works Committee's recommendations to find that the street vacation is categorically exempt from the California Environmental Quality Act of 1970 pursuant to Article VII, Class 5(3) of the City of Los Angeles Environmental Guidelines and adopt the City Engineer's report with the conditions contained therein.

Staffs from the Department's Golf Operations and the Council District Eleven have been consulted and concur with this report's recommendation.

FISCAL IMPACT STATEMENT:

Consent to the proposed street vacation will not have any direct fiscal impact to the Department. Any costs associated with the street vacation, including application fees and any/all City-required improvements, are the responsibility of the applicants. The proposed vacation will have no impact on the Department's Penmar Golf Course.

Report prepared by Drew Tolliffe, Management Analyst, Real Estate and Asset Management.