Department of Public Works

Bureau of Engineering
Bureau of Street Services
Joint Report No. 1

September 4, 2020
CD No. 11

1500 GRANVILLE AVENUE - AUTHORIZATION FOR THE CITY OF LOS ANGELES TO ENTER INTO A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION

RECOMMENDING THE BOARD OF PUBLIC WORKS (BOARD):

AUTHORIZE the President or two members of the Board to execute the Landscape Maintenance Agreement (Transmittal No. 1) for 1500 Granville Avenue with the California Department of Transportation (Caltrans), subject to the conditions listed in this report.

CONDITIONS

The property owner(s) record the executed Covenant and Agreement (Transmittal No. 2) to and with the City to maintain the encroachments, including the landscaping and irrigation system at no cost to the City, with the Los Angeles County Recorder, and submit the recorded copy to the Bureau of Engineering Permit Case Management Division, 201 N. Figueroa St., 2nd Floor.

TRANSMITTALS

1. Caltrans Landscape Maintenance Agreement.
2. Signed Covenant and Agreement Form.

DISCUSSION

Background

South Santa Monica and East Granville (LA) Owner, LLC, the property owner, requested permission from Caltrans to install landscaping within the parkway and irrigation lines under the sidewalk along Santa Monica Boulevard. The property owner, per their Letter of Determination in relation to CPC-2016-2363-DB-SPR, is required to provide trees per the current Urban Forestry Division standards. However, the Urban Forestry Division does not maintain trees within State Highways, of which Santa Monica Boulevard is classified, and is not mandating trees in that location. Therefore, this condition has been satisfied. However, according to City Planning, the development is required to replace trees that are removed on a 1:1 basis within the Public Right-of-Way. The developer is proposing to replace five trees along Santa Monica Boulevard, and install other landscaping materials including plants and irrigation lines within the parkway area. The developer has received approval from Caltrans to replace five trees along Santa Monica Boulevard. The landscaping would provide an aesthetic benefit to the area and is consistent with City landscaping guidelines the Public Right of Way as reviewed by the landscaping section.
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within Streets LA.

In order for the developer to be authorized to place the landscaping and irrigation lines within Santa Monica Boulevard, an encroachment permit from Caltrans is required. However, prior to issuing the encroachment permit, Caltrans is requiring the City to execute a Landscape Maintenance Agreement to maintain the landscaping should the property owner fail to do so.

There is no known controversy or conflict associated with this encroachment. The encroachment is consistent with the aesthetics and environmental characteristics of the immediate area and does not have adverse impact on vehicular or pedestrian movements. The City currently does not have the resources to perform maintenance of the proposed landscaping on a State highway. However, by requiring the property owner to record a Covenant and Agreement to maintain the landscaping, the risk that the City would be required to perform maintenance can be minimized. The recorded Covenant and Agreement demonstrates that the property owner, and any subsequent property owners, will be maintaining the landscaping indicated in the Caltrans Landscape Maintenance Agreement and allows the City to recover costs should the property owner fail to meet the maintenance commitment. The City Attorney has been consulted and agrees with this method of conveying the responsibility of maintenance to the property owner. Therefore, considering the aesthetic and environmental benefits that the street trees and landscaping would provide, and the minimized risk to the City, it is recommended that the President or two members of the Board execute the Caltrans Landscape Maintenance Agreement for maintaining landscaping within the State Highway upon prior recordation of the Covenant and Agreement.

Report Reviewed by

BOE (ADM and BSS)

Report prepared by:

Permit Case Management Division

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Questions regarding this report may be referred to:
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Respectfully submitted,

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