

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY  
ORIGINAL – (No copies or faxes)

DATE: 5/10/24

PROJECT LOCATION AND DESCRIPTION:

- (1)

Area proposed to be vacated is: Reseda Blvd

(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)

and is located between:

Sunset Blvd

(Street, Avenue, Boulevard or other limit)

and

Mulholand Drive

(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. 11

(c)

District Map No. 132B133

(d)

A CRA Redevelopment Area:  OR X

(YES)(NO)
- (3)

Area (in sq. ft.) of the proposed vacation area is approx. 3,641 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:to maintain landscaped are

(5)

Vacation is in conjunction with: (Check appropriately) N/A

( ) Revocable Permit

( ) Tract Map

( ) Parcel Map

( ) Zone Change

( ) Other

PETITIONER / APPLICANT:

- (6)

Petitioner(s):

Amy Studarus/Pacific Crest Consultants

Print Name(s) of Petitioner(s) in full – Name or Company Name
- Signature(s):

If Company, Name and Title
- (7)

Mailing Address:

29635 Agoura Rd, Agoura Hills, CA 91301

(Address, City, State, Zip Code)
- (8)

Daytime phone number of petitioner is: ( 661 )

644-6212

FAX number: ( )

E-mail number: amy@pccla.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:

Alireza Mehrabani and Delaram Fakhrai

13741 Romany Drive

Los Angeles, CA 90272

Print Name(s) and Address of Owner(s) in Full

(If Owner is Petitioner, Indicate “Same as above”)
- DocuSigned by:

Alireza Tarighat Mehrabani

53FAF092D18A4B3...

Fakhrai

Signature(s)
- (11)

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

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

(X) Lot 7 of Tract No. 14968

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

- (12) The following are the available signatures of other property owners who also own properties adjoining the area proposed to be vacated and whose ownership’s are indicated on the attached map by use of “circled letters”. **(1)** Print Name(s), **(2)** Provide mailing addresses, **(3)** Indicate Lots owned and **(4)** Obtain signatures.  
(See Example Ownership List)

Ownership Information may be obtained from:

Los Angeles City Clerk Land Records Division Room 730 201 North Figueroa Street Los Angeles, CA 90012 Phone: (213) 977-6001	<b>or</b> for the <u>most</u> current information	Los Angeles County Assessor Ownership Information 500 West Temple Street Los Angeles, CA 90012 Phone: (213) 974-3211
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Provide the **information** as indicated:

<b>A</b>	Alireza Mehrabani and Delaram Fakhrai ----- 13741 Romany Drive, Los Angeles, CA 90272    Owner: Lot 7 of Tract No 14968
<b>B</b>	-----
<b>C</b>	-----
<b>D</b>	-----
<b>E</b>	-----
<b>F</b>	-----
<b>G</b>	-----
<b>H</b>	-----
<b>I</b>	-----
<b>J</b>	-----
<b>K</b>	-----

Add extra sheet(s) if necessary

(revised 10-28-14)





CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
OFFICE OF THE CITY ENGINEER

ENVIRONMENTAL ASSESSMENT FORM

(Subject to Revision)

Return to: Land Development Group  
201 No. Figueroa Street  
2<sup>nd</sup> Floor, Suite 200  
Los Angeles, CA 90012

Attention: \_\_\_\_\_  
Section Head

PLEASE TYPE

DATE SUBMITTED: \_\_\_\_\_

PROJECT TYPE: \_\_\_\_\_

PROJECT ADDRESS/LOCATION: \_\_\_\_\_

BETWEEN \_\_\_\_\_ AND \_\_\_\_\_

PROJECT AREA (IN ACRES) \_\_\_\_\_

REFERENCES: PROJECT NO. \_\_\_\_\_

C.D. \_\_\_\_\_ C.F. NO. \_\_\_\_\_

ENGR. DIST. \_\_\_\_\_ W.O. \_\_\_\_\_

DIST. MAP \_\_\_\_\_ DIV. INDEX \_\_\_\_\_

OTHERS (SPECIFY) \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code \_\_\_\_\_

NOTE: Not all projects will necessitate the preparation of an Environmental Impact Report (EIR). In order to make a determination as to whether any significant environmental impacts could result from the proposed project or action, the following Environmental Assessment Form must be filled out and submitted to the City Engineer.

As soon as possible, the Office of the City Engineer will determine whether or not the application will require an Environmental Impact Report and will notify the applicant accordingly.

If your available data indicates that the project will have a significant adverse impact on the environment, you may be required to submit a Draft Environmental Impact Report in addition to this assessment form.

Please attach any maps, photographs, plot plans, preliminary development plans, or other pertinent information which will assist in determining the significance of this project's impact.

## SECTION I

Please complete the following on attached typewritten pages.

### A. Description of Project

#### 1. Objectives – Purpose of Project

Describe in sufficient detail the objectives or purposes of the project.

If the project could result in any adverse environmental effects or public objections, the applicant may use this Subsection to explain why the proposed project is believed to be the best course of action, describing the factors of overriding importance supporting this conclusion.

#### 2. Project Characteristics

Describe the project's physical (technical and environmental) characteristics including the actions or activities associated with the project (temporary construction activities as well as permanent operating activities). The description should not supply extensive detail beyond that needed to assess the potential environmental effects of the project's characteristics.

#### 3. Existing Use of Property

Describe the existing use of the property and the density or intensity of any structures to be removed.

#### 4. Relationship to Other Projects

If the project is a component of larger plans or programs, describe the project's future phases or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference the Negative Declaration in this Subsection.

Describe existing projects in the surrounding area, which may have a major influence on, or be influenced by the proposed project.

#### 5. Other Project Permits Required

List subsequent or subordinate public agency approvals or permits which will be necessary to the completion of the project (e.g. building permits, sewer connection permits, zone change or variance, conditional use, tract or parcel maps, APCD approval, etc.). Specify the type of permit or approval and the public agency involved, including Special Districts.

### B. Description of Existing Environmental Conditions

Briefly describe the environmental conditions (social, economic and physical) in the area affected by the proposed project as existing prior to commencement of the project.

Detailed information concerning individual environmental conditions should be provided only if the questions under Section II indicate that the project could result in a change in a particular environmental condition. For example, if views could be obstructed or changed by the project, then the environmental description should provide greater detail concerning the existing visual conditions that may be obstructed or changed. Similarly, if traffic congestion could be increased by the project, then the existing traffic pattern and levels of congestion should also be described in greater detail, if such increase is significant.



## SECTION II

Please answer the following questions. If your answer is YES to one or more of the questions, please explain each YES answer on a separate typewritten page(s) attached to this Form.

- |  | YES   | NO       |
|--|-------|----------|
| 1. Could the project result in higher densities and more intensive land use?   | _____ | <u>X</u> |
| 2. Could the project serve to encourage or facilitate development of presently undeveloped areas or intensify development of already developed areas outside the project establish any project area? Could the project establish any precedents or facilitate any other projects of which the impact may be significant? |       |          |
| NOTE: Examples include the introduction or expansion of facilities such as streets, water mains or sewer lines, or the increase in development pressure resulting from changes in adjacent property values induced by the proposed project.  |       | <u>X</u> |
| 3. Could the project result in the temporary or permanent displacement of people or annoyance to community residents?  | _____ | <u>X</u> |
| 4. Could employment or the availability of housing in the community be affected by the project?  | _____ | <u>X</u> |
| 5. Could any racial, ethnic, religious or other established social group in the community be affected by the project? Could the social or economic composition of the community be changed by the project?   | _____ | <u>X</u> |
| 6. Could the project cause increased traffic congestion or draw non-residential traffic through a residential neighborhood, or cause increased street parking or loading? Could the project cause increased congestion in the use of other facilities (recreational, commercial or other)?                               | _____ | <u>X</u> |
| 7. Could views from neighboring properties be changed or obstructed by the project? Could the project affect the aesthetic character of the neighborhood or community?   | _____ | <u>X</u> |
| 8. Could existing ambient noise levels be increased by the project (including during its construction period) to the extent that present or future residents or passersby would be annoyed to any degree? Could adjoining occupational, recreational or wildlife areas be affected by increases in ambient noise levels? | _____ | <u>X</u> |
| 9. Could the project change or disrupt any historical, cultural or archaeological site or its setting?   |       |          |
| NOTE: The setting of such sites includes surrounding areas, the nature of which are important to the understanding and enjoyment of the site itself.   |       | <u>X</u> |

- |  | YES | NO |
|--|-----|----|
| 10. Are any of the natural or man-made features in the project area unique; that is, not found in other parts of the City? |     |    |

NOTE: Unique features include those areas, structures, biological phenomena, etc., that exhibit distinguishing characteristics not found in other areas, or found only in a small number of areas.

- |  |  |   |
|--|--|---|
| 11. Could the project change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource? |  | X |
|--|--|---|

- |  |  |   |
|--|--|---|
| 12. Could the project affect the potential use, extraction or conservation of a scarce natural resource? |  | X |
|--|--|---|

NOTE: Examples include, but are not limited to:

Developments which affect the extraction of rock, sand, gravel or other mineral resources.

Use which affect the multiple use of natural resources in scarce supply.

Activities which tend to affect the supply or availability of natural resources that are in scarce supply.

- |   |  |   |
|---|--|---|
| 13. Does the project area serve as a habitat, food source, nesting place, source of water, etc., for any rare or endangered plant, wildlife or fish species?                      |  | X |
| 14. Could the project injure fish, or wildlife, or their habitat, or interfere with the movement of any resident or migratory fish or wildlife species?                           |  | X |
| 15. Could the project change existing features of any lagoon, bay, tideland or their setting?   |  | X |
| 16. Could the project change existing features of any beach or its surroundings, or is it located within 1,000 yards of mean high tide?   |  | X |
| 17. Will the project produce emission of any type, which will be directly injected into the atmosphere? (Particulate matter as well as chemical pollutants should be considered.) |  | X |
| 18. Will the project produce any offensive or irritating odors?   |  | X |
| 19. Will trees or landscaping be removed?   |  | X |
| 20. Does the project involve construction in hilly or mountainous terrain?  |  | X |
| 21. Could any grading, blasting, excavating or drilling be required to implement the project?   |  | X |
| 22. Will the project involve construction in areas involving possible geologic or soils hazards or in areas subject to periodic flooding?   |  | X |



- |   | YES   | NO       |
|---|-------|----------|
| 23. Could the proposed project have any effect on the quality or quantity, of either surface or subsurface existing water supplies?                                     | _____ | <u>X</u> |
| 24. Will the operation or activities of the project exceed any established national, state or local environmental standards (air, water, noise, vibration, glare, etc)? | _____ | <u>X</u> |
| 25. Will the project involve the application, use or disposal of potentially hazardous materials requiring a special permit by the Municipal Code?                      | _____ | _____    |

NOTE: Examples include, but are not limited to, toxic substances (including pesticides, rodenticides, and herbicides), radioactive wastes, or use of explosive materials.

- |  |       |          |
|--|-------|----------|
| 26. Could the project generate a controversy or result in public objections?   | _____ | <u>X</u> |
| 27. Has an environmental impact report already been prepared or is one under preparation for any portion or phase of the project, or for any portion or phase of any other project that is dependent upon or directly influenced by the project? | _____ | <u>X</u> |
| 28. Other than no projects at all, are there any less environmental offensive alternatives to the project?   | _____ | <u>X</u> |
| 29. Would the project have a significantly beneficial effect upon the environment?   | _____ | <u>X</u> |
| 30. Could the existing environmental conditions (social, economic or physical) subject the project to any potentially adverse effects?   | _____ | _____    |

NOTE: Examples of such conditions are:

Natural hazards, (i.e., flood plains, seismic zones, landslide prone areas, fire hazard areas, etc.)

Non-natural conditions (i.e., disturbing noise levels, polluted air or water, high crime rate neighborhoods, etc.)

\_\_\_\_\_ X

Submitted by: Amy Studarus  
(Owner/Applicant)

Prepared by: (If by other than the owner or applicant)

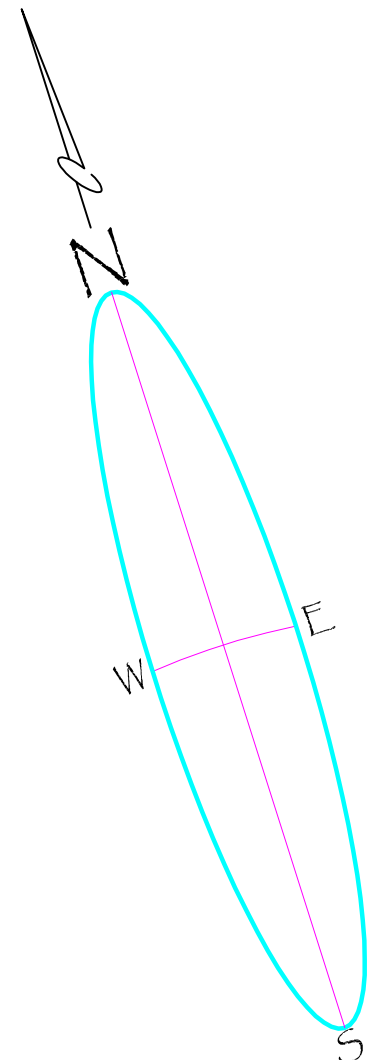
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City



# Topography Survey



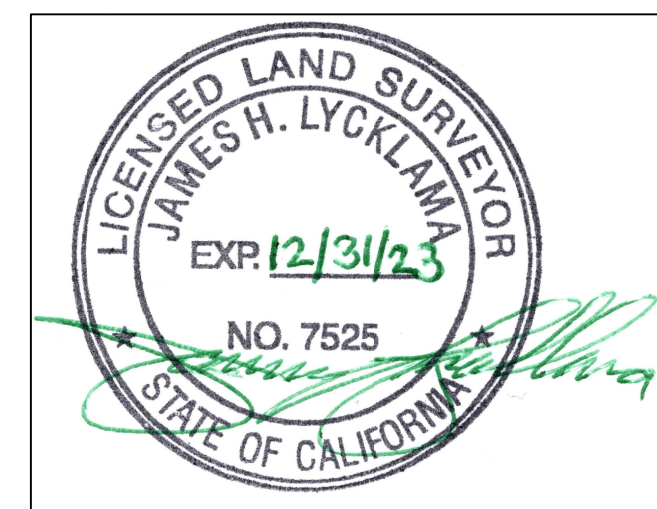
Scale 1" = 8'

Reseda Boulevard

Romany Drive

## Legend:

BS = Bottom of Step  
BW = Bottom of Wall  
FF = Finished Floor  
FL = Flowline  
FS = Finished Surface  
GR = Ground  
RF = Roof  
TC = Top of Curb  
TH = Threshold  
TS = Top of Step  
TW = Top of Wall



- Notes:
- Boundary information is from Tract Map and legal description that was received for this property.
  - Easements are shown per District Map and Tract Map only. No title report was received for this property. All easements may not be shown.
  - Tree drip lines are not to scale.

These plans are instruments of service and the property of NorthLake Land Surveying, Inc. All information contained on these drawings is for use on this specified project. If plans are provided in an electronic format (computer disk, compact disk or via e-mail, etc.) as a courtesy to our client, the delivery of electronic files does not constitute the delivery of our professional work product. Only paper prints signed by a licensed surveyor employed by NorthLake Land Surveying, Inc. constitute our professional work product. NorthLake Land Surveying, Inc. shall not be responsible for any modifications made to the electronic files, or for any products derived from electronic files which are not reviewed and signed by a licensed surveyor employed by NorthLake Land Surveying, Inc.

Copyright: NorthLake Land Surveying, Inc.  
All Rights Reserved.

Legal Description: Lot 7 of Tract No. 14968, Map Book 407 Pages 26-27.

Bench Mark: Elevations shown are sea level datum per city GIS maps online.

Boundary: Record information adjusted to found city centerline monuments.

Date of Survey: November 18, 2022

Site Address: 13741 Romany Drive, Pacific Palisades

Area: 12,818 square feet, 0.29 acres

Plan Prepared For:  
Alireza Tarighat and Delaram Fakrai  
c/o Structure Home

Plan Prepared By:  
NorthLake Land Surveying, Inc.  
32218 N. Big Oak Lane  
Castaic, CA 91384  
(661) 775-9130  
James Lycklama, LS 7525



# **APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY RESEDA BLVD. ADJACENT TO 13741 ROMANY DRIVE**

## **RESPONSES FOR ENVIRONMENTAL ASSESSMENT FORM**

### **SECTION I – Description of Project**

#### **1. Objectives – Purpose of Project**

The objective is to incorporate existing landscape improvements that are located within the public right-of-way, so that the property owner will have full responsibility and authority for their continued maintenance. These include: the majority of a wood deck; wood stairs; a shed; a chain link fence; retaining walls constructed from railroad ties; and a substantial portion of three planter beds. The vacation of the adjacent portion of Reseda Boulevard is requested to be consistent with the already effectuated vacation of Reseda Boulevard north of the subject property at 13731 Romany Drive, and south of the subject property at 14229 Sunset Boulevard, 14205 Evans Road, 14209 Evans Road, 14215 Evans Road.

#### **2. Project Characteristics**

Nothing is proposed to be done within the vacated portion of Reseda Boulevard, which will comprise 3,641 square feet, other than the continued maintenance of the existing landscape features, under the responsibility and authority of the property owner. Easements for water, sewers and hiking/equestrian trails will be reserved for the benefit of the City, in accordance with existing easements previously established within vacated portions of the street to the south and north.

#### **3. Existing use of Property**

The subject property is presently improved with an existing one-story single family dwelling, with attached garage, constructed in 1953 and containing 2,794 square feet of floor area, according to the records of the Los Angeles County Assessor. There is an existing swimming pool and spa located in the rear of the property adjacent to the Reseda Boulevard right-of-way. The remainder of the property is extensively landscaped.

#### **4. Relationship to Other Projects**

The proposed project is not a component of larger plans or programs. There are no existing projects in the surrounding area which may have a major influence on, or be influenced by, the proposed project.



## **5. Other Project Permits Required**

There are no known development or remodel plans for the subject property. Therefore, no other project permits are presently anticipated or required.

### **SECTION I – Description of Existing Environmental Conditions**

With respect to social and economic environmental conditions: the project will not result in the displacement of people or annoyance to community residents, since the project will be limited to the subject property and involve no remodels/additions to existing improvements. Employment or the availability of housing in the community will not be affected. There are no racial, ethnic, religious or other social group in the community that may be affected by the project, nor would it change the social or economic composition of the community. The project will not change or disrupt any historical, cultural or archaeological site or its setting. The project will not change or affect the continued use or enjoyment of a natural, ecological, recreational or scenic area or resource; it is in the vicinity of Will Rogers State Park, but will have no effect upon that facility. It is anticipated that the project will not generate controversy or result in public objections.

With respect to environmental conditions, see the selective responses to questions in Section II.

### **SECTION II – Selective Responses to Questions**

#### **30. Could the existing environmental conditions (social, economic or physical) subject the project to potentially adverse effects?**

There are no social or economic environmental conditions that could subject the project to potentially adverse effects. With respect to physical environmental conditions: the property is not within a Flood Zone. It is located in a Very High Fire Hazard Severity Zone as designated by the Los Angeles Fire Department; these areas must comply with the Brush Clearance Requirements of the Fire Code. The property is located within the Santa Monica Fault Zone, but is not subject to earthquake-induced soils liquefaction or landslide.

EXHIBIT 'A'  
PROPOSED STREET VACATION

THAT PORTION OF RESEDA BOULEVARD AS SHOWN ON TRACT NO. 14968 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 407, PAGES 26 AND 27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 7 OF SAID TRACT NO 14968, SAID CORNER BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2040.00 FEET, A RADIAL LINE AT SAID SOUTHWESTERLY CORNER HAVING A BEARING OF NORTH 69°49'01" WEST; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 7 AN ARC DISTANCE OF 91.92 FEET, THROUGH A CENTRAL ANGLE OF 2°34'54" TO THE NORTHWESTERLY CORNER OF SAID LOT 7, A RADIAL BEARING AT SAID NORTHWESTERLY CORNER HAVING A BEARING OF NORTH 72°24'03" WEST; THENCE NORTH 72°24'03" WEST 40.00 FEET TO THE CENTERLINE OF SAID RESEDA BOULEVARD BEING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID RESEDA BOULEVARD AN ARC DISTANCE OF 90.12 FEET, THROUGH A CENTRAL ANGLE OF 2°34'54" TO THE PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 7, HAVING A RADIAL BEARING OF NORTH 69°49'01" WEST; THENCE SOUTH 69°49'01" EAST ALONG SAID PROLONGATION 40.00 FEET TO THE POINT OF BEGINNING.

THE LAND DESCRIBED ABOVE CONTAINS 3,641 SQUARE FEET

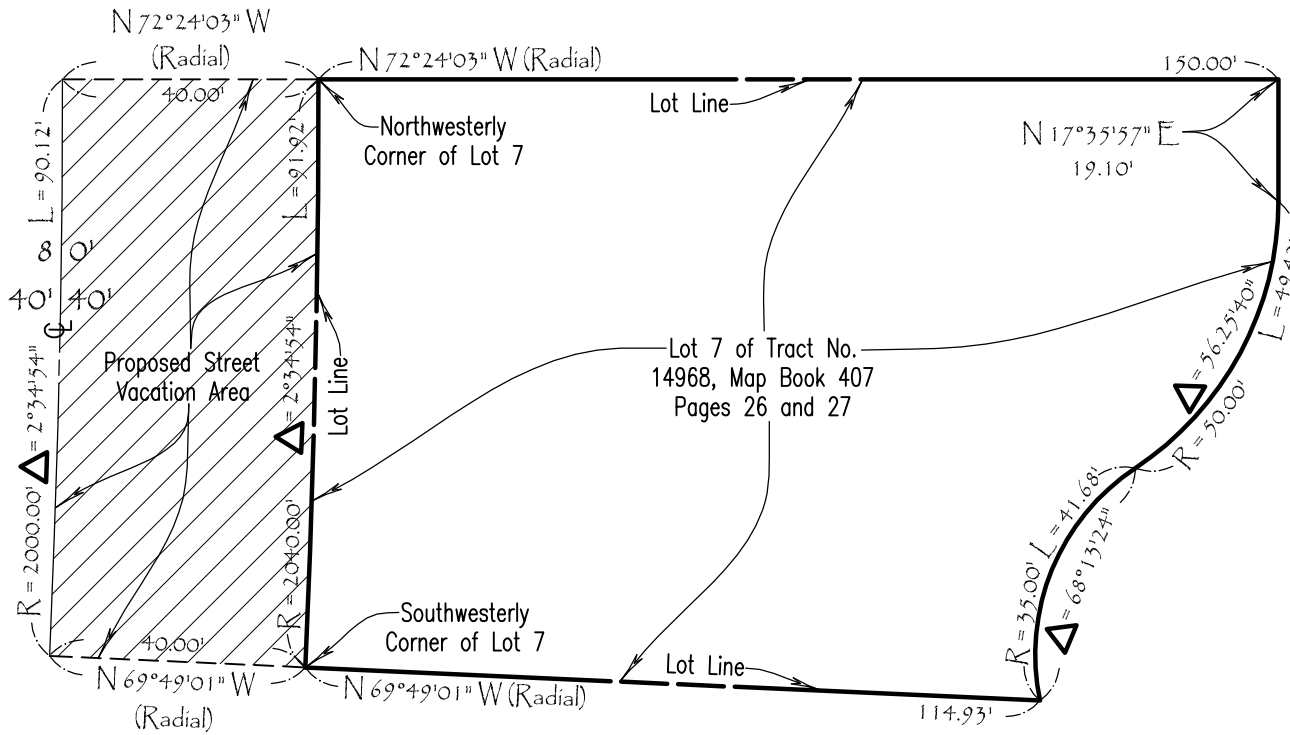
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JAMES LYCKLAMA, LS 7525

EXP. 12/31/2025

# Exhibit 'B'

Reseda Boulevard



3 2'  
16' 16'

Varies

Romany Drive

Scale 1" = 30'

