

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)

DATE: 10/31/2022

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Ralston Street and Art Street
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
- and is located between:
Wicks Avenue and Art 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 (x) Valley () West Los Angeles
- (b) Council District No. 6
- (c) District Map No. _____
- (d) A CRA Redevelopment Area: _____ OR _____
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 47,500 sf 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: Restricted unwanted criminal activity including but not limited to housing stolen goods, dumping of miscellaneous trash, dirt, construction debris, abandoned cars, drugs, etc.
- (5) Vacation is in conjunction with: (Check appropriately)
- (x) **Revocable Permit** () Tract Map () Parcel Map () Zone Change
() Other _____

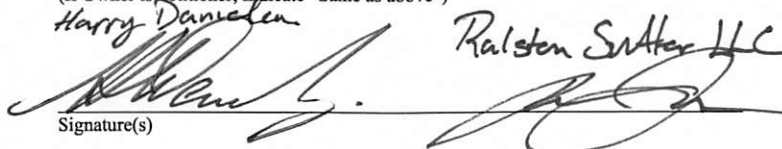
PETITIONER / APPLICANT:

- (6) Petitioner(s): Harry H Danielian, Ralston Sutter LLC (Razmik Danoukh)
Print Name(s) of Petitioner(s) in full – Name or Company Name
- Signature(s): _____
If Company, Name and Title
- 11738 Wicks St. Sun Valley CA 91352 - Harry Danielian
440 Western Ave Suite 203 Glendale CA 91201 - Ralston Sutter LLC
- (7) Mailing Address: _____
(Address, City, State, Zip Code)
- (8) Daytime phone number of petitioner is: (818) 402.3457
FAX number: () _____
E-mail number: danoukh@gmail.com
- (9) Petitioner is: (check appropriately) (x) Owner **OR** () Representative of Owner

OWNERSHIPS:

- (10) Name(s) and address of the **Owner(s)** applying for vacation is/are: Same as Above
- Harry H Danielian - 11738 Wicks St Sun Valley CA 91352, 9249 Ralston St Sun Valley CA 91352
Ralston Sutter LLC - 9203, 9209, 9211, 9219, 9221, 9229, 9233, 9239 Ralston St Sun Valley CA 91352
9232 Sutter St Sun Valley CA 91352

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

Harry Danielian Ralston Sutter LLC

Signature(s)

- (11) Petitioner is owner or representative of owner of: (check appropriately)
- () The property described in attached copy of Grant Deed **OR**
APN 2538-008-001, 2538-008-006
- () _____
APN 2538-008-021, 2538-008-020, 2538-008-017, 2538-008-016
2538-008-015, 2538-008-014, 2538-008-009, 2538-008-008, 2538-008-011
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

211 10/11/18 10/11/18
10/11/18 10/11/18

- (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)

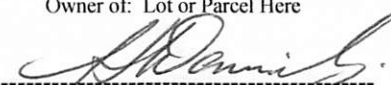
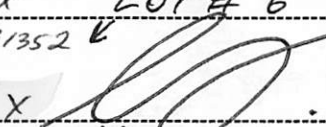
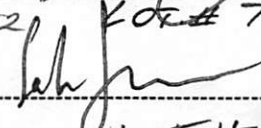
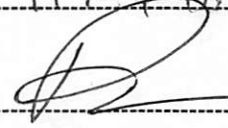

Ownership Information may be obtained from:

Los Angeles City Clerk
Land Records Division
Room 730
201 North Figueroa Street
Los Angeles, CA 90012
Phone: (213) 977-6001

or for the most
current
information

Los Angeles County Assessor
Ownership Information
500 West Temple Street
Los Angeles, CA 90012
Phone: (213) 974-3211

Provide the **information** as indicated:

	Print Names(s) of Property Owner(s) Here	Signature(s) Here
A	Print Mailing Address Here	Owner of: Lot or Parcel Here
B	HARRY DANNIELIAN 9249 RALSTON AVE. Sun Valley 91352 LOT # 6 11738 WICKS ST. Sun Valley 91352 LOT # 1	
C	HUTCH DANNIELIAN X LOT # 6 9249 RALSTON AVE. Sun Valley 91352	
D	HEATHER JACKSON X 9243 RALSTON Sun Valley 91352	
E	LEONIS GARY 1144 WICK ST LOT # 2 Ralston Sutter LLC	
F	Patricia Danoukh Lots 8, 9, 14, 15, 16, 17, 20, 21, 11	
G	Will Wilson 11749 Wick St Sun Valley CA 91352	
H	Peña Demolition Lot # 3	
I	11752 Wicks St Sun Valley, CA 91352	
J	Antonio Castellanos Lot # 10 11752 Wick St Sun Valley, Ca. 91352	
K	Add extra sheet(s) if necessary	(revised 10-28-14)

8

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2538

8

SCALE 1" = 80'

LOS ANGELES LAND AND WATER
CO'S SUBDIVISION OF A PART
OF MACLAY RANCHO

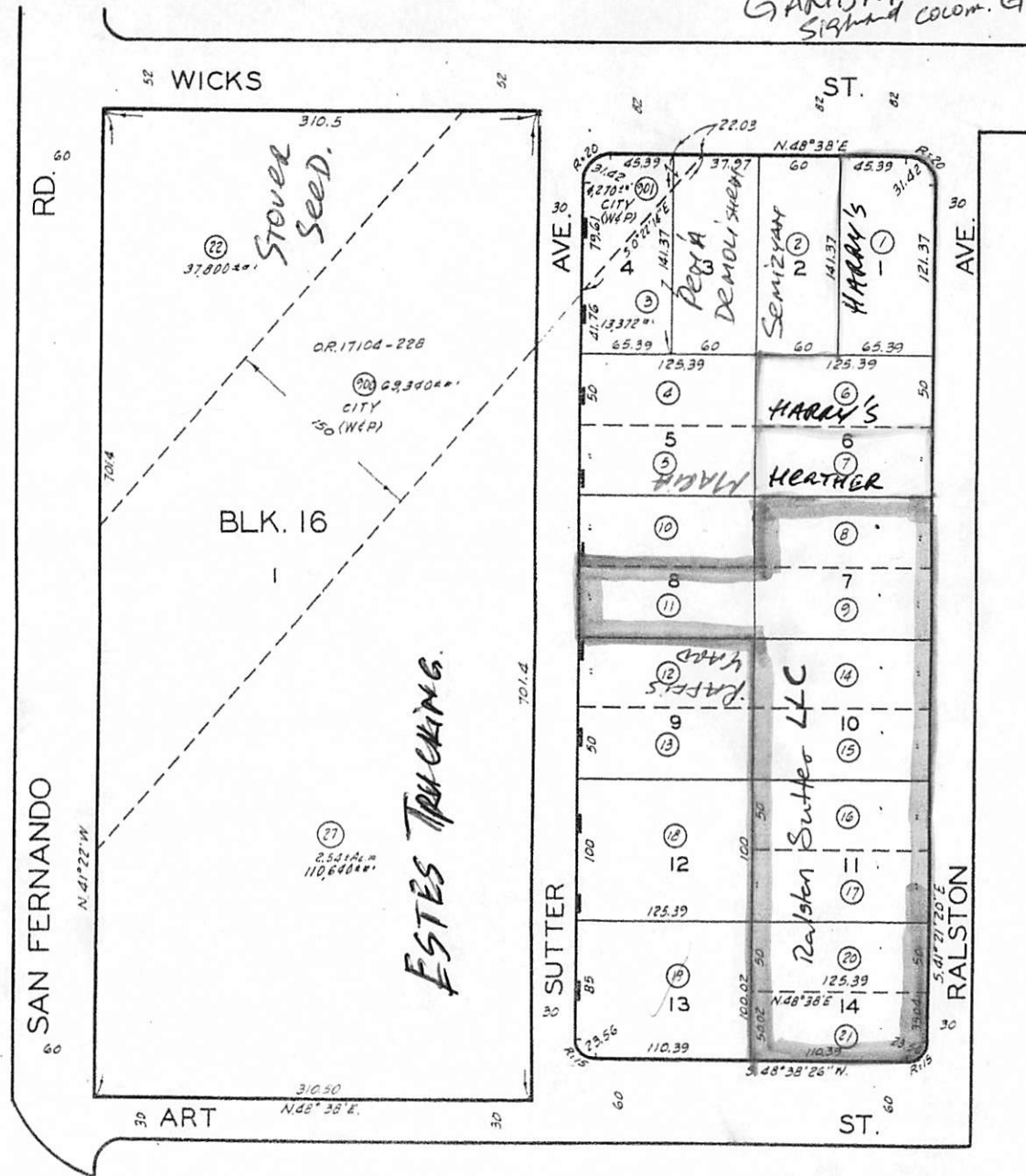
M.B. 3-17-18

TRACT NO. 7979

M.B. 131-49-50

CODE
13

FOR PREV. ASSMT. SEE: 681-217



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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
2nd 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: Harry H Danielian & Ralston Sutter LLC Phone 818.402.3457

Address: 11738 Wicks St

City: Sun Valley, CA Zip Code 91352

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.

_____ x

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?

YES NO

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.

____ x ____

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?

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.

____ x ____

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

Harry H Danielian

Submitted by: Ralston Sutter LLC/Razmik Danoukh
(Owner/Applicant)

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

Harry H Danielian

Name

11738 Wicks St

Address

Sun Valley CA 91352

City

CONSENT AND WAIVER FORM FOR VACATION PROJECTS

City Engineer
Attention: Street Vacation Section
Land Development Group
201 North Figueroa Street
2nd Floor, Suite 200
Los Angeles, CA 90014

Date: _____

Dear Sir:

The undersigned hereby certifies to be the owner(s) of the property in the City of Los Angeles, County of Los Angeles, State of California, legally described as:

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

I (We) am (are) informed that proceedings for the vacation of: _____

(Street Name, Alley, Walk, Other and Location)

which lies _____ (i.e., northerly, northeasterly, southwesterly, etc) of and adjoins my (our) property, have been instituted by the City of Los Angeles under Council File No. _____

I (We) hereby consent to this vacation and waive any and all damages that may accrue to my (our) property by reason of said vacation.

It being understood that the above waiver relates solely to the vacating of the public easement over the above mentioned public right of way, pursuant to the "Public Streets, Highways, and Service Easements Vacation Law of the California Streets and Highway Code. This Consent and Waiver is binding upon the undersigned, their heirs, successors in interest and assignees.

NAME (Print and Sign)

ADDRESS

DATE

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

----- Attach Notarial Acknowledgement Below -----