

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

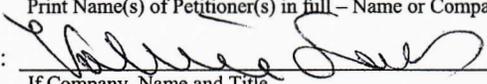
DATE: November 18, 2022

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Portion of Magenta Lane
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between: Please see Exhibit B (legal description and map).
_____ and _____
(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. 5
- (c) District Map No. 150B153
- (d) A CRA Redevelopment Area: _____ OR no
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 4500 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: Please see attached explanation.

- (5) Vacation is in conjunction with: (Check appropriately)
- Revocable Permit** Tract Map Parcel Map Zone Change
 Other _____
- The owners of the reversionary interests anticipate requesting a lot line adjustment subsequent to the street vacation.

PETITIONER / APPLICANT:

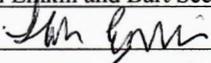
(6) Petitioner(s): Valerie Sacks, BZD Group
Print Name(s) of Petitioner(s) in full - Name or Company Name
Signature(s): 
If Company, Name and Title

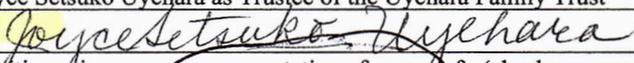
(7) Mailing Address: 5665 Wilshire Blvd., #1423, Los Angeles CA 90036
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: () 310 500 6282
FAX number: () 844 943 3322
E-mail number: valerie@bzdgroup.net

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

OWNERSHIPS:

(10) Name(s) and address of the **Owner**(s) applying for vacation is/are:
Leah Emkin and Bart Seemen, Co-Trustees of the Seemen Emkin Family Trust
 10307 W. Viretta Lane
Signature(s)  Los Angeles, CA 90077
Signature(s)

Joyce Setsuko Uyehara as Trustee of the Uyehara Family Trust
 15872 Villanova Circle
(11) Petitioner is owner or representative of owner of: (check appropriately) Westminster, CA 92683

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

(x) Please see attached "Summary of Ownership"
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)

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

Signature(s)

- (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)

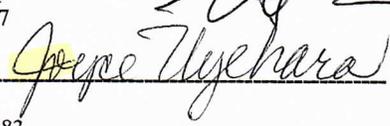
Ownership Information may be obtained from:

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	Leah Emkin and Bart Seemen, Trustees, Seemen-Emkin Family Trust Owner of Lots "I" on Property Ownership Map 10307 W. Viretta Lane, Los Angeles CA 90077	
C	Joyce Uyehara, Trustee, Uyehara Family Trust Owner of Lot 2 on Property Ownership Map 15872 Villanova Circle, Westminster, CA 92683	
D	_____	_____
E	_____	_____
F	_____	_____
G	_____	_____
H	_____	_____
I	_____	_____
J	_____	_____
K	_____	_____

Add extra sheet(s) if necessary

(revised 10-28-14)

Summary of Ownership

Seemen Emkin Family Trust, Bart Seemen and Leah Emkin, Trustees:

10307 W. Viretta Lane:

Lot 13, Arb 2, Tract TR 6775, Block None, APN 4371045002; and

1800, 1806, 1810 N. Magenta Lane:

Lots 84, 85, 86, Arb None, Tract TR 1033, Block 22, APN 4371045025



Leah Emkin

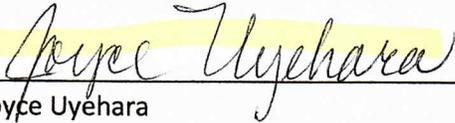


Bart Seemen

Uyehara Family Trust, Joyce Uyehara, Trustee:

1811 N. Magenta Lane:

Lot 14, Arb None, Tract TR 6775, Block None, APN 4771045003



Joyce Uyehara

APPLICATION FOR STREET VACATION

(4) PURPOSE OF VACATION

Unimproved portion of Magenta Lane

Project Overview

The Parties and Their Properties

The Applicants herein are two neighbors whose hillside properties appear adjacent but are actually separated by a paper street, a portion of Magenta Lane, in the Bel Air – Beverly Crest Community Plan area just east of Beverly Glen Boulevard.

Bart Seemen and Leah Emkin, husband and wife (“Seemen/Emkin”), own the properties adjacent to the easterly and northerly portion of this segment of Magenta Lane. The home the Seemen-Emkin family lives in is located at 10307 Viretta Lane and is accessed by that street. In addition, they own three small, tied lots uphill from Magenta Lane. Legally, these steep hillside lots are separated from their house by a public street, Magenta Lane. In actuality, these lots, all vacant other than some footpaths and decks deck, appear to be part of their backyard, as there is no access to these properties by any manner other than through their home at 10307 Viretta Lane.

Joyce Uyehara (“Uyehara”) owns the property adjacent to the westerly and southerly portion of this segment of Magenta Lane, 1811 N. Magenta Lane. While Zimas uses this address for the property, other records show this property with the address 10315 Viretta Lane. Although the property is in a family trust, Joyce Uyehara is the sole trustee subsequent to the passing of her husband, with whom she had been co-trustee.

The Need for the Street Vacation

Seemen/Emkin and Uyehara (“the neighbors”) are requesting this street vacation together because they each have specific needs for portions of the street that appear to be, and function as, parts of their property. In order to be able to maintain and improve their homes and grounds, they would like the legal status of the area in question to match physical reality.

Uyehara’s sole access to the house, which is perched above Viretta Lane, is via a stone staircase that is in fact situated entirely on the unimproved portion of Magenta Lane. The retaining wall that supports her house is also located almost entirely on this paper street, along with a variety of mature, graceful trees that meander along the staircase that leads up to the deck/landing area from which she enters the house. A portion of this deck is also in the middle of the paper street.

Seemen-Emkin would also like legal ownership of the area that is currently used as part of their backyard. This is one of the few relatively flat portions of what appears to be their property, and is currently improved with a large deck, most of which is actually in the “street.” The deck was there when they purchased the property in 2016, and they did not until recently realize that the deck was actually on property technically located on the public right of way. Seemen and Emkin have two young children and would like the ability to add square footage to their home in order to make it roomier as their children get older, as well as to address some inefficiencies in the house’s layout. They would potentially like to be able to add square footage to the house in the direction of the “backyard,” which

area is the most efficient and least impactful area to add square footage given the topography and existing improvements.

They would also like the ability to make other structural improvements in the outdoor area located in the “street” over time, both uphill in their “backyard” and in the “street” at the bottom of the hill, where a portion of their carport, a portion of their retaining wall, and various paths used for access to their property, are located. They expect this property to be their “forever home,” and are looking ahead to the needs of their family over time.

Finally, the neighbors recognize the importance of brush clearance and appropriate maintenance of trees and other mature landscaping for fire and pest purposes and for the health of the mature trees. It certainly facilitates that process for all concerned if the practical concerns match the legal responsibility for maintenance. It is not clear what provisions the City of Los Angeles has ever made to maintain the “street” that it owns, and which is technically its responsibility.

Based upon research undertaken to confirm the reversionary rights of this portion of Magenta Lane if the street vacation is approved, the reversionary rights to the uphill and easterly portions of Magenta Lane will revert to Seemen-Emkin. Uyehara would hold the reversionary rights to the downhill and westerly portions of the proposed vacation area. While some of the area that Uyehara needs would revert to Seemen-Emkin, and vice versa, subsequent to the requested street vacation, the parties have agreed in advance to adjust the lot lines as appropriate to ensure that, once it is private property, the vacated area will be redistributed amongst themselves in accordance with the respective needs of the parties. This may involve applying for a lot line adjustment and/or executing lot tie covenants.