

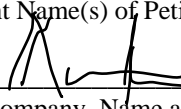
APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY
ORIGINAL – (No copies or faxes)

DATE: 16 AUG 2023

PROJECT LOCATION AND DESCRIPTION:

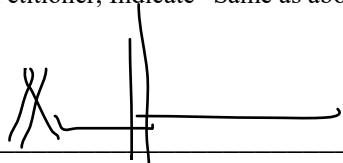
- (1) Area proposed to be vacated is: 7214 & 7220 W Pacific View Dr.
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
- and is located between:
Pacific View Terrace and Hockey Terrace
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)
- Attach a map if necessary.
- (2) The vacation area lies within or is shown on:
- (a) Engineering District: (check appropriately)
- ☐ Central ☐ Harbor ☒ Valley ☐ West Los Angeles
- (b) Council District No. CD4-Nithya Raman
- (c) District Map No. 156 A 181
- (d) A CRA Redevelopment Area: _____ OR X
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 2,747 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: for mor practical access to the property and mitigate hardships imposed by the Hillside Ordinance due to property line being too far from the edge of the street.
- (5) Vacation is in conjunction with: (Check appropriately)
- ☐ **Revocable Permit** ☐ Tract Map ☐ Parcel Map ☐ Zone Change
☒ Other partial street vacation request

PETITIONER / APPLICANT:

- (6) Petitioner(s): Pacific View 6681 LLC
Print Name(s) of Petitioner(s) in full – Name or Company Name
- Signature(s):  Mandi Rafaty, Manager
If Company, Name and Title
- (7) Mailing Address: 1117 N Sherbourne Dr. West Hollywood, CA 90069
(Address, City, State, Zip Code)
- (8) Daytime phone number of petitioner is: (323) 702-0145
FAX number: () _____
E-mail number: mandi@tagfront.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

Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")
- 
Signature(s)
- (11) Petitioner is owner or representative of owner of: (check appropriately)
- (X) The property described in attached copy of Grant Deed **OR**
- () _____

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

NOTE:

Vacation only involves owner of subject property described in the grant deed and the City Of Los Angeles

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	-----	
C	-----	
D	-----	
E	-----	
F	-----	
G	-----	
H	-----	
I	-----	
J	-----	
K	-----	

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
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: Mandi Rafaty Phone 310-734-8477

Address: 1117 N Sherbourne Dr

City: West Hollywood Zip Code 90069

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>

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? | | |
| <p>NOTE: Examples include, but are not limited to, toxic substances (including pesticides, rodenticides, and herbicides), radioactive wastes, or use of explosive materials.</p> | | |
| 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: Pacific View 6681 LLC / Mandi Rafaty
(Owner/Applicant)

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

Name

Address

City

CONSENT AND WAIVER FORM FOR VACATION PROJECTS

City Engineer

Date: 16 AUG 2023

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

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 19 & 40, Tract 8628

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

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

7214 & 7220 W Pacific View Dr

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

which lies westerly (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

MANDI RAFATI1117 N. SHERBOURNE DR8/16/23PACIFIC VIEW 6681 LLCWEST HOLLYWOODCA, 90069

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

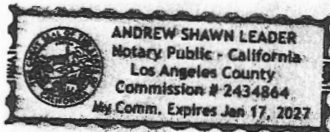
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On 8/17/23 before me, Andrew Shawn Leader, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Mandi Rafaty
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

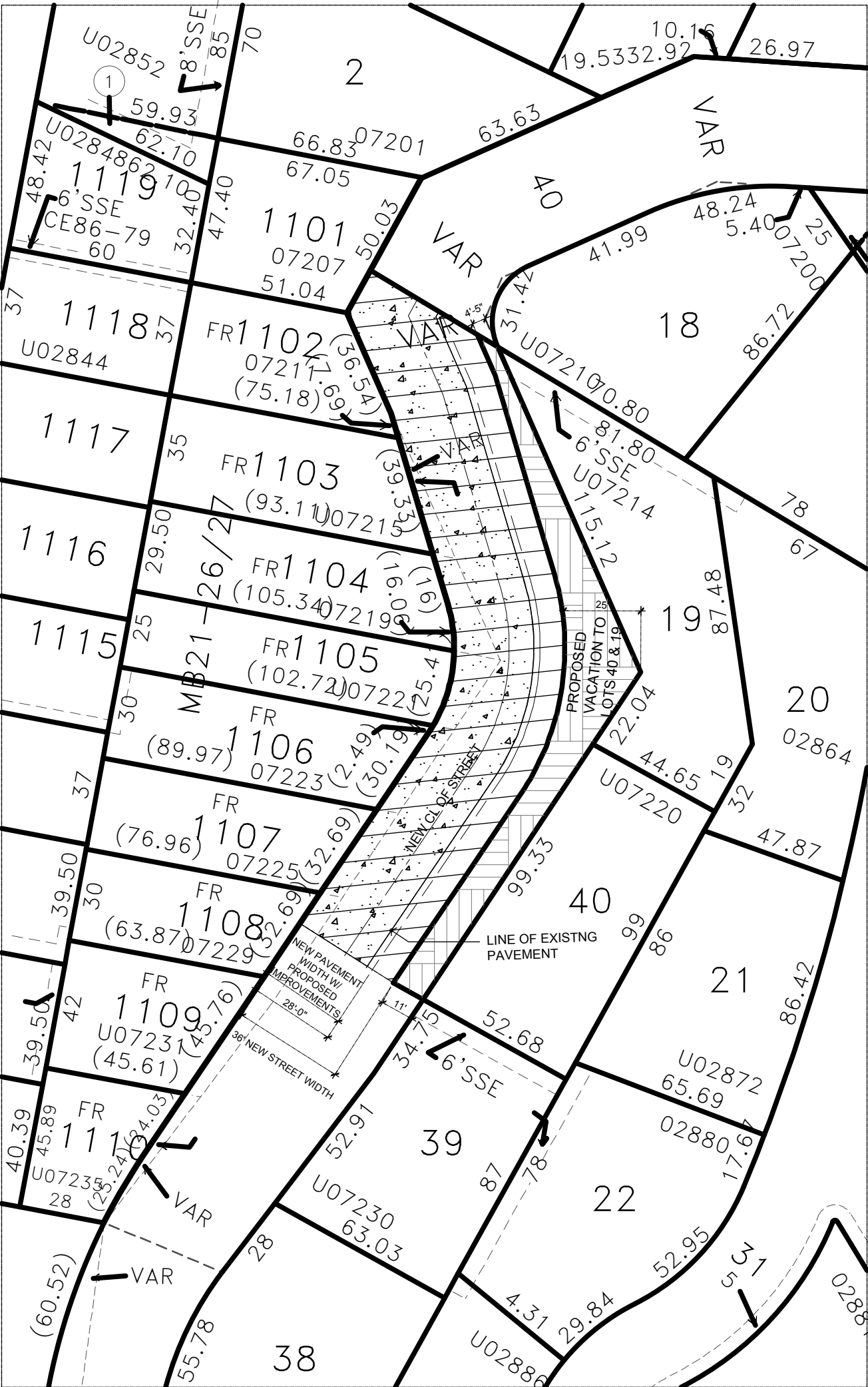
Description of Attached Document

Title or Type of Document: Consent & Waiver Form for Vacation Project
 Document Date: 8/17/23 Number of Pages: _____
 Signer(s) Other Than Named Above: _____

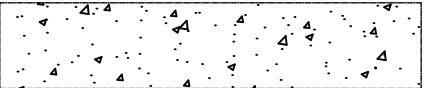
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

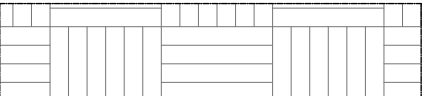
Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____



NEW 36' WIDE STREET



**28' NEW IMPROVED PAVEMENT
WIDTH W/ CURB & GUTTER**



**AREA TO BE VACATED TO
LOTS 40 AND 19**