

ORIGINAL – (No copies or faxes)

DATE: 1/11/2021

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Diana Street West of Westmoreland Avenue
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
- and is located between:
Westmoreland Avenue and Eastern border of Shatto Recreation Center & Park
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

- (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. 13

- (c) District Map No.
- 135B197

- (d) A CRA Redevelopment Area: _____ OR no
(YES) (NO)

- (3) Area (in sq. ft.) of the proposed vacation area is approx. 17,742 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.

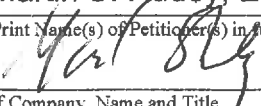
- If the proposed vacation is only for a portion of the Right-of-Way or a partial block, contact a vacation staff member prior to submitting application.

- (4) Purpose of vacation (future use of vacation area) is: To prevent ongoing crime, fires, vermin (rats, mosquitoes, wasps), overgrown trees encroaching into neighboring yards, and continuing 311 requests related to illegal dumping. The adjoining property owners will landscape the adjoining property and incorporate it into their yards, so as to avoid the frequent health, safety and crime issues.

- (5) Vacation is in conjunction with: (Check appropriately)

- () **Revocable Permit** () **Tract Map** () **Parcel Map** () **Zone Change**
() **Other**


PETITIONER / APPLICANT:

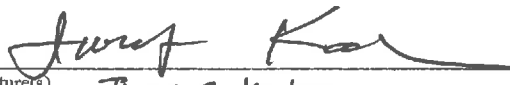
- (6) Petitioner(s): Martin S. Rudoy, Esq.
Print Name(s) of Petitioner(s) in Full - Name or Company Name
- Signature(s): 
If Company, Name and Title
- (7) Mailing Address: c/o Martin S. Rudoy, Esq., 16000 Ventura Blvd., Suite 1000, Encino CA 91436
(Address, City, State, Zip Code)
- (8) Daytime phone number of petitioner is: () 818 730 7314
FAX number: () _____
E-mail number: marty@rudoylaw.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:
Theodore Merrill or Kellye Marlene Ross, 335 S. Westmoreland Ave., Los Angeles CA 90020;
Jung S. Kahm, 323 S. Westmoreland Ave., Los Angeles CA 90020

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


Theodore Ross
335 S. Westmoreland Ave
Los Angeles, CA 90020


Signature(s) Jung S. Kahm
323 S. Westmoreland Ave
Los Angeles, CA 90020


Kellye Ross
335 S. Westmoreland Ave
Los Angeles, CA 90020

- (11) Petitioner is owner or representative of owner of: (check appropriately)
- () The property described in attached copy of Grant Deed **OR**
- (☒) Kellye & Theodore Ross: Lot 1, Tract SOUTH HALF OF THE WEST END UNIVERSITY ADDITION
- Jung S. Kahm: Lots 5-6, Tract SOUTH HALF OF THE WEST END UNIVERSITY ADDITION
- (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

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		
C		
D		
E		
F		
G		
H		
I		
J		
K		

Add extra sheet(s) if necessary (revised 10-28-14)

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 1 of Block 34 and Lots 5- 8 of Block 35 of the South Half of the West End University Addition recorded in M.R. 24-59/60

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

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

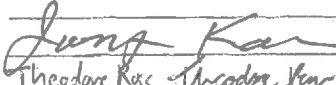
Diana Street west of Westmoreland and east of the Shatto Recreation Center & Park

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

which lies Between 323 - 335 S Westmoreland (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
Jung S. Kahm	323 S. Westmoreland Ave. Los Angeles, CA 90020	2/8/2021
	335 S. Westmoreland Ave. Los Angeles, CA 90020	2/17/2021
Kellye Ross	335 S. Westmoreland Ave. Los Angeles, CA 90020	2/17/2021

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

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 02/08/2021 before me, C. Ku, Notary Public,
(Here Insert name and title of the officer)

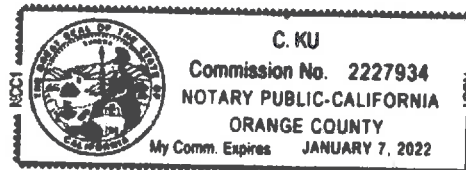
personally appeared Jung Suk Kahon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

C. Ku
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Application for Vacation of Public
(Title or description of attached document)

Right of Way
(Title or description of attached document continued)

Number of Pages 10 Document Date 2/8/2021

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA 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 02/17/2021 before me, Chelsea Jones Notary Public
(Date) (Here Insert Name and Title of the Officer)

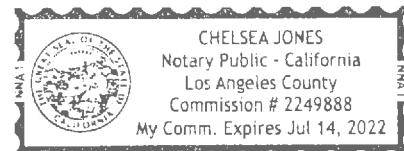
personally appeared Kellye Marlene Ross,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Application for vacation of public right of way Document Date: 1/11/21

Number of Pages: 10 Signer(s) Other Than Named Above: _____

Additional Information: _____

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

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STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On 02/17/2021 before me, Chelsea Jones Notary Public
(Date) (Here Insert Name and Title of the Officer)

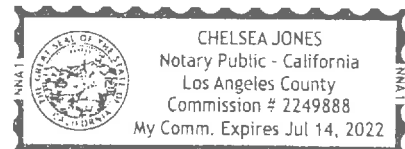
personally appeared Theodore Merrill Ross,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their 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 of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Application for vacation Document Date: 1/11/21
OF PUBLIC RIGHT OF WAY

Number of Pages: 10 Signer(s) Other Than Named Above: _____

Additional Information: _____