

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

**DATE:** Feb 11, 2022

**PROJECT LOCATION AND DESCRIPTION:**

- (1) Area proposed to be vacated is: 300 W. Avenue 33rd  
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)  
and is located between:  
Artesian Street and Avenue 33rd  
(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. CD-1 Gilbert Cedillo
- (c) District Map No. 142-5A221
- (d) A CRA Redevelopment Area: \_\_\_\_\_ OR NO  
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 22,100 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 REDUCE CRIME, POLLUTION, AND DESTRUCTION OF PRIVATE PROPERTY
- (5) Vacation is in conjunction with: (Check appropriately)
- Revocable Permit    Tract Map    Parcel Map    Zone Change  
 Other N/A

**PETITIONER / APPLICANT:**

(6) Petitioner(s): Robert Plant with Flex Design Group  
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s):  **Robert Plant Owner**  
If Company, Name and Title

(7) Mailing Address: 686 Diamond Street, Laguna Beach, CA. 92651  
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: ( **949** ) 280 3411 cell  
FAX number: ( ) \_\_\_\_\_  
E-mail number: robert@flexarch.design

(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:

**TDP PROPERTIES LLC**

DBA G. A. GERTMENIAN & SONS \_\_\_\_\_

**300 W Avenue 33**

**Los Angeles, CA 90031**

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)

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

(x) **APN #5205006053 Tract-Daly St. Tract; Map MR 34-54; Block 2;**

**Lots 1 thru 52**

\_\_\_\_\_  
(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 for the <u>most</u> current information</b>	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>	Print Names(s) of Property Owner(s) Here	Signature(s) Here
	-----	-----
	Print Mailing Address Here	Owner of: Lot or Parcel Here
<b>B</b>	-----	
	Department of Water & Power 221 N. Figueroa Street Los Angeles, CA 90012 213 977 6001	
<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: Street Vacation to Stop Illegal activities

PROJECT ADDRESS/LOCATION: Artesian Street

BETWEEN Artesian Street AND Avenue 33rd

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

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

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

ENGR. DIST. Central District W.O. \_\_\_\_\_

DIST. MAP 142-5A221-290 DIV. INDEX \_\_\_\_\_

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

Applicant's Name: Robert Plant Phone 949 280 3411

Address: 686 Diamond Street

City: Laguna Beach, CA. Zip Code 92651

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?                      |       |                |

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: ROBERT PLANT WITH FLEX DESIGN GROUP/APPLICATE  
(Owner/Applicant)

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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

**\*26. THE PEOPLE THAT ARE CURRENTLY SELLING FOOD & BEVERAGES WITH NO PERMITS, OR HEALTH DEPARTMENT OVER SITE WILL COMPLAIN.**

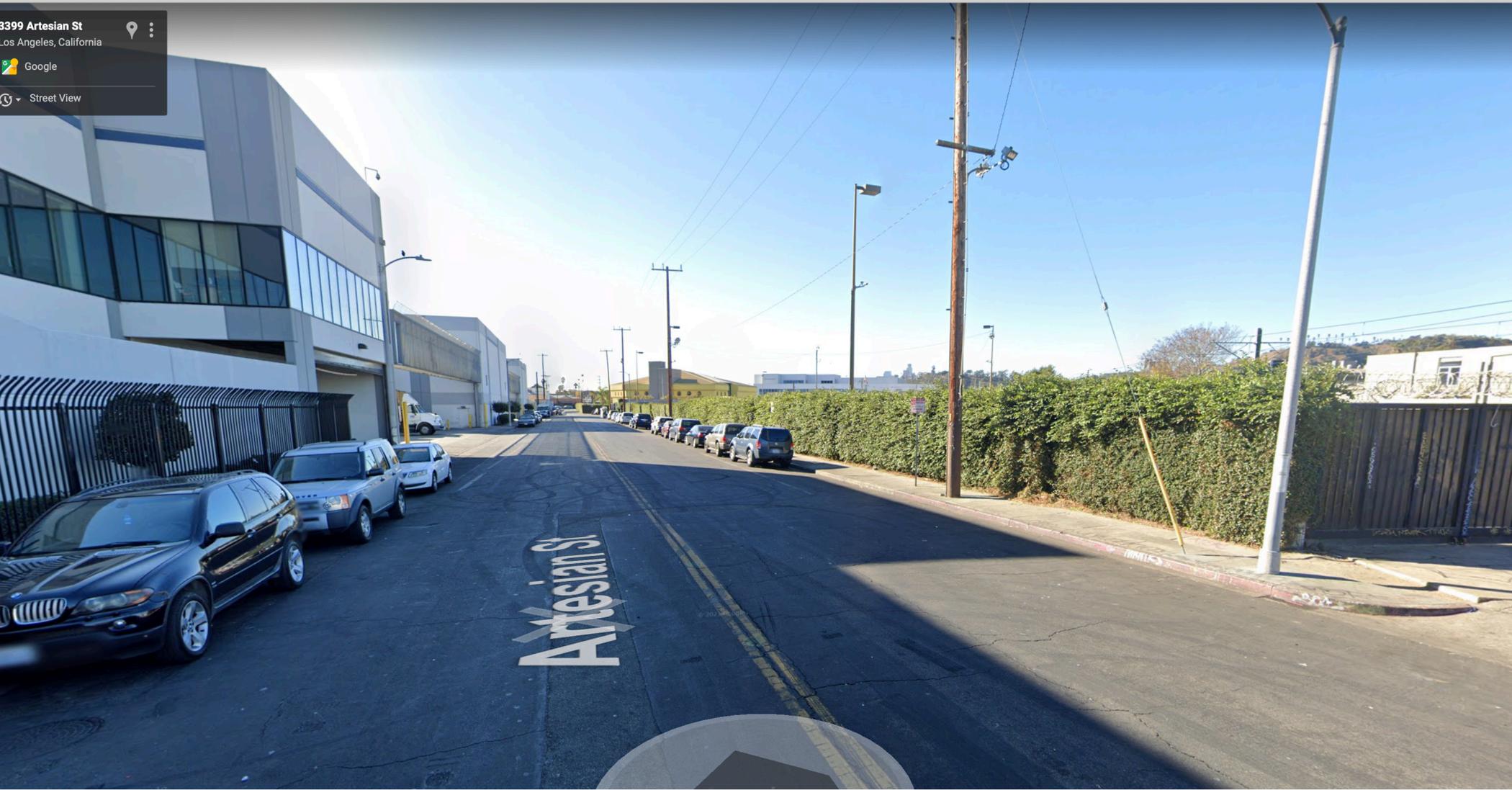
**\*28. IF THE POLICE AND THE HEALTH DEPARTMENT SHOWED UP AT THE SITE AND CLOSED DOWN ILLEGAL FOOD & BEVERAGE SALES WE WOULD NO LONGER HAVE AN ISSUE. IF THE PEOPLE THROWING THIS EVEN APPLIED FOR A PERMIT TO HAVE THE EVENT WE WOULD BE THERE TO STOP IT OR HAVE THEM CLEAN UP THEIR MESS THEY LEAVE EACH NIGHT.**

## Street Vacation on Artesian Street

1. **Purpose of the project:** Back in 2008 we made a herculean effort to develop this street and property from a nasty run-down Brownfield site to a clean, beautiful warehouse facility, to handle the Gertmenian rug business. Everyday, large semi-trucks deliver shipments of rugs from overseas to this warehouse. Then the rug shipments are broken down and shipped to stores across America from this site. We would like to return the street back to what it was just two years ago; a clean street for shipping rugs.
2. **Project Characteristics:** The street used to have several semi-trucks coming and going from the loading docks at a very slow pace. There used to be soccer matches in the street at lunch time because the traffic was slow and sleepy on this brand-new city street which the Gertmenians had built. We would like to restore the street back to that environment. Currently, there is a trash problem, with rodents running about eating all the dropped food from the previous nights' street party. Taco grease has spilled all over the sidewalks and gathered in the gutter I recently built. The city has allowed a health hazard to develop, grow and fester on Artesian Street. A food party every night of the week is polluting our street environment. At great expense, the Gertmenians built one of the first Rainwater management systems in the city to collect rainwater from the roofs and parking lots of their building in order to reduce pollution in our oceans. On Artesian Street, the city has allowed illegal dumping of grease and oil onto the street and into the gutters. We would like to stop all the current pollution and bring the street back to what it was before it became an illegal food court gathering spot.
3. **Existing use of the Property:** From 5:00 pm until 8:00 a.m., a world without law and order starts up on Artesian Street. There are illegal sales of food and beverages going on. Spilling of food and trash gathers all over the street. At the end of the evening, the people leave and the rodents move in and feed on the remains. Rodent population has spiked dramatically with all the trash and dumping of food. We would like to stop the illegal sale of food and the dumping of trash so we can combat the rodents and filth. By vacating the property and installing a large iron gate, law and order can be restored to the area. Then employees that work in this neighborhood are safe from rodents who carry disease.
4. **Relationship to Other Projects:** Artesian Street has three main users: the Gertmenian Rug Company, the Department of Water & Power and a cabinet shop. All require clean access to the street during standard business hours for their employees. The random food sales and trash after 5:00 pm compromise those three businesses. Their ability to conduct a safe working environment for their employees is being impeded. By vacating the street and installing a fence that is only open from 7:00 am to 5:00 pm, the environment will return to what it used to be: clean and beautifully maintained.

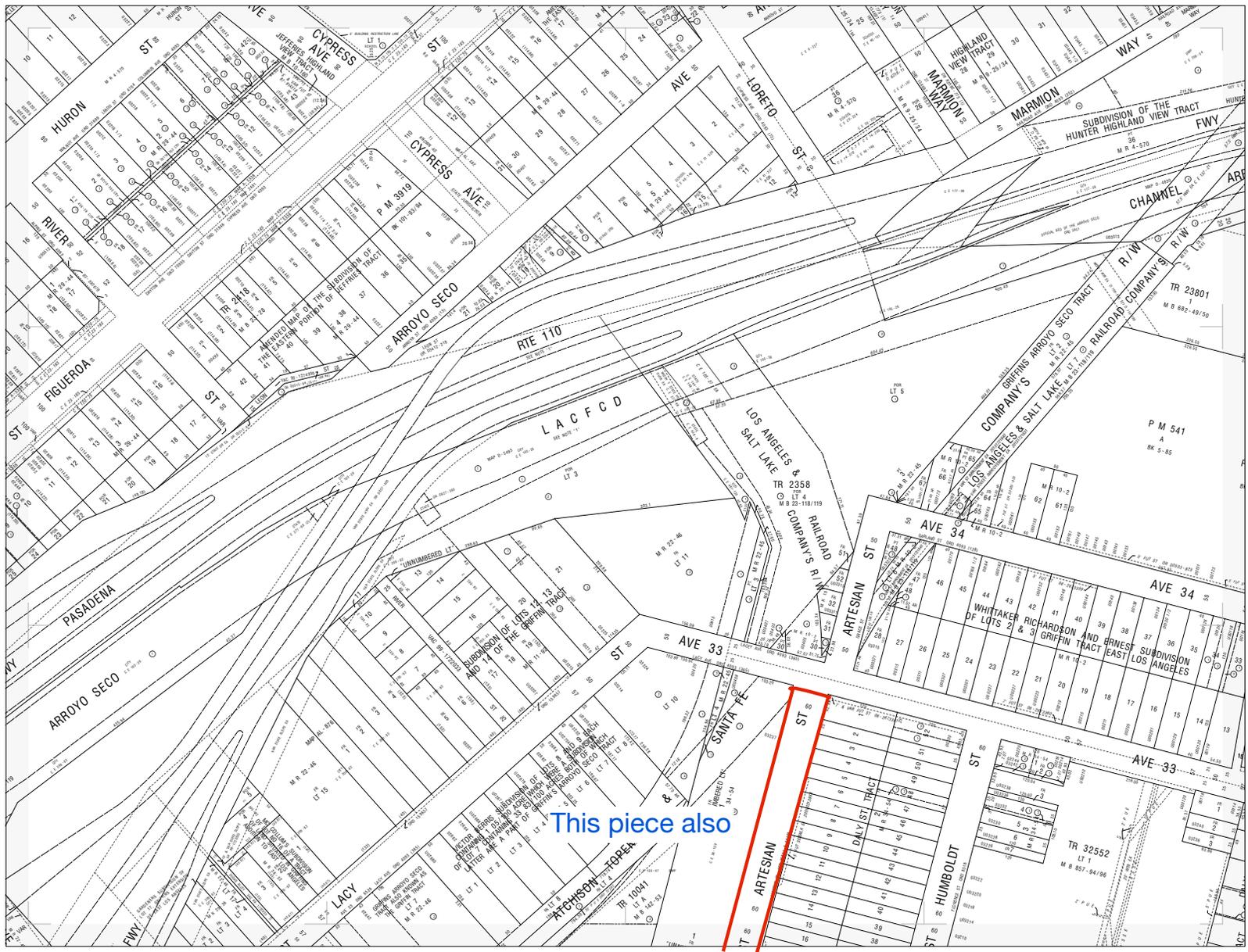
5. **Other Project permits required:** A permit for an 8' rod iron fence similar to the one surrounding the Gertmenian Rug company.
6. **Description of Existing Conditions:**
  - a. Picture of Artesian during the day
  - b. Picture of Artesian at 6:00 pm
  - c. Picture of Artesian at 2:00 am
  - d. Picture of Artesian at 8:00 am

3399 Artesian St  
Los Angeles, California  
Google  
Street View



# 142-5A221

144A221



142-5A219

142-5A223

141A221

142-5A221

NOTE "1"  
FOR HISTORICAL INFORMATION SEE  
CANCELLED COASTAL MAP BOOKS BELOW

PLOT AS OF: 12/10/2020



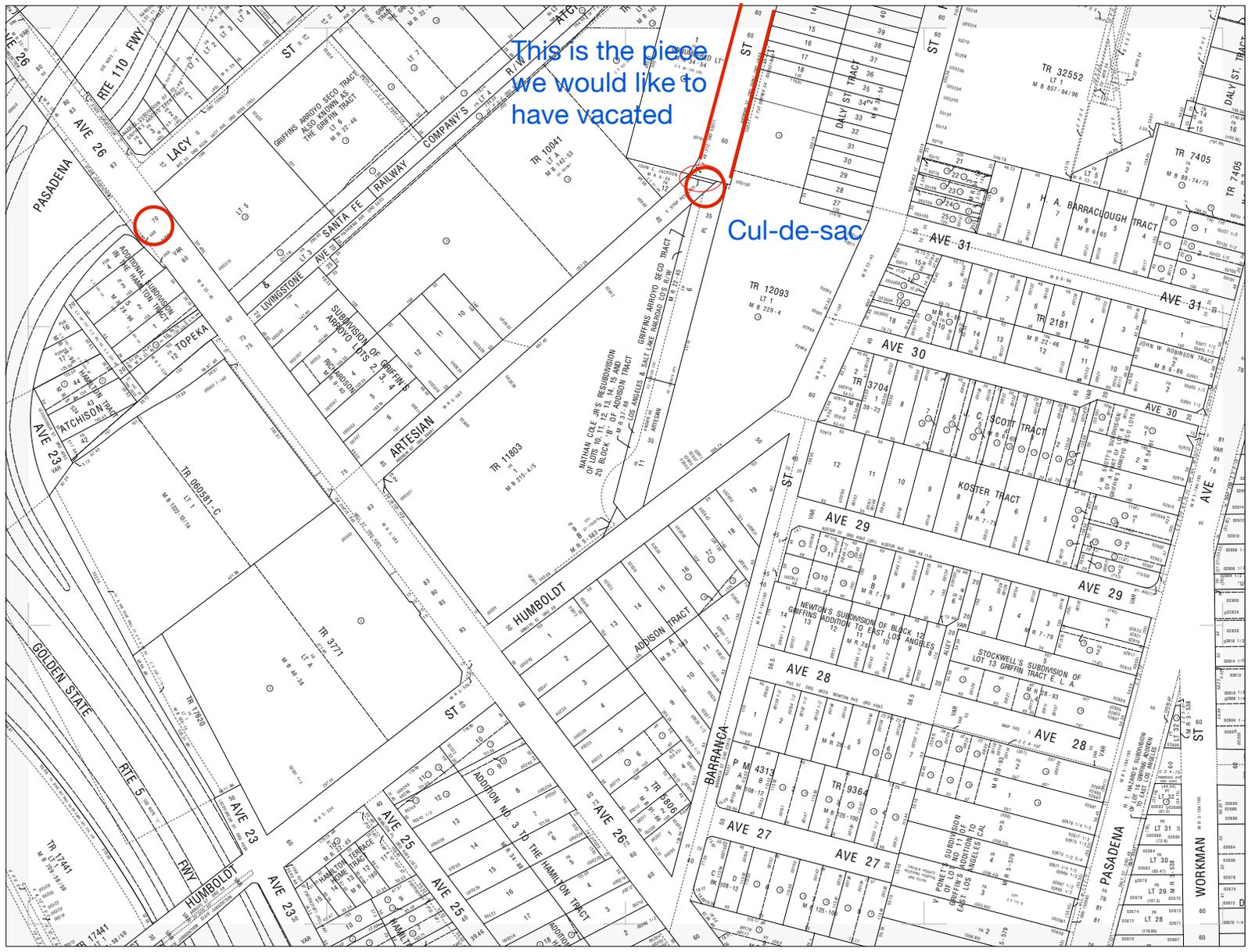
CITY OF LOS ANGELES  
GARY LEE MOORE CITY ENGINEER  
BUREAU OF ENGINEERING GIS DIVISION  
ESSAM AMARAGY DIVISION MANAGER  
RAUL VIRGEN GIS CHIEF

142-5A221

# 141A221

142 - 5A221

139 - 5A221



NOTE "1"  
FOR HISTORICAL INFORMATION SEE  
CANCELLED CHANGING MAP BOOK BELOW

PLOT AS OF: 12/10/2020



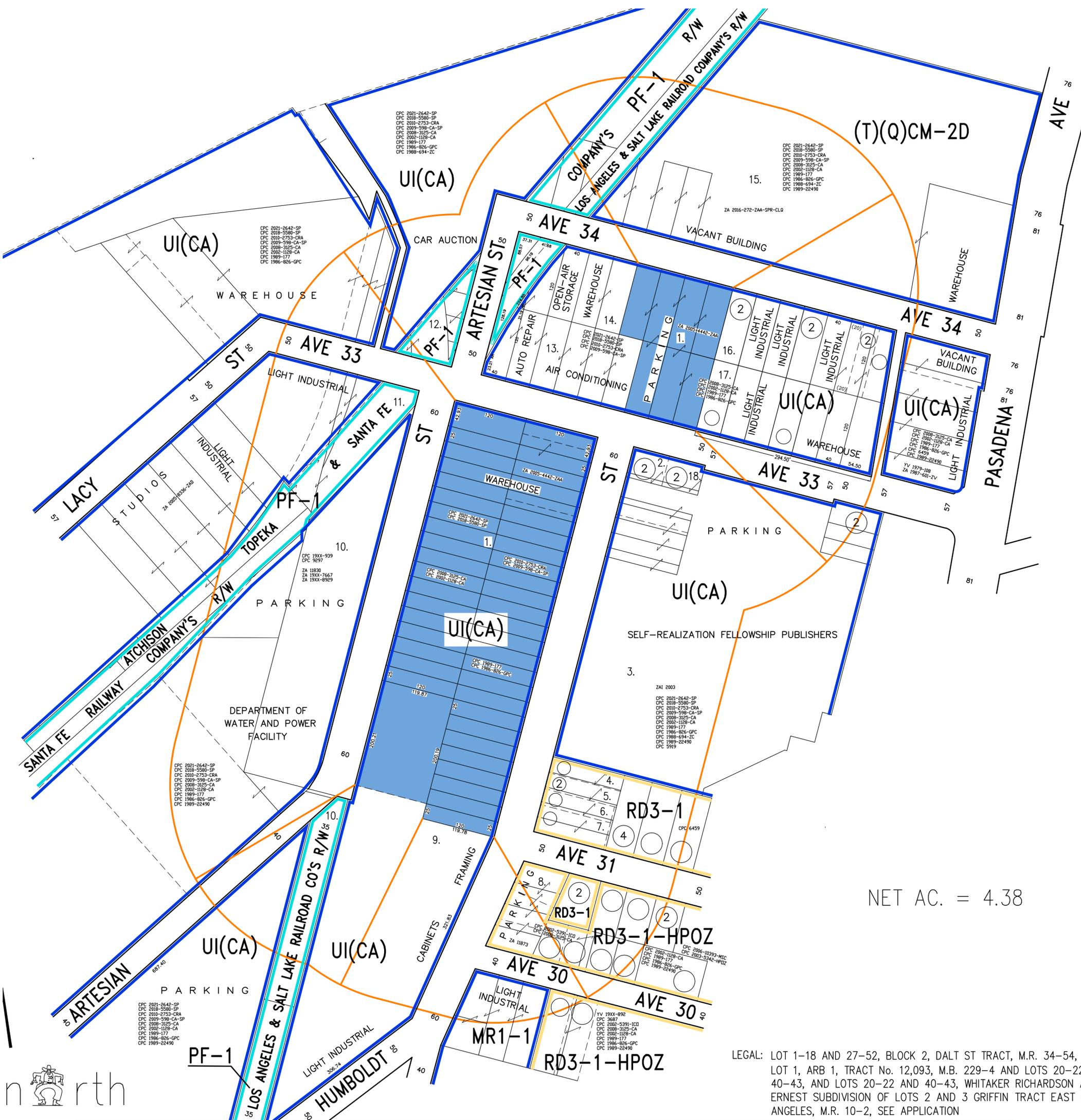
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UNIVERSITY DIVISION  
141 B 221

CITY OF LOS ANGELES  
GARY LEE MOORE CITY ENGINEER  
BUREAU OF ENGINEERING GIS DIVISION  
ESSAM AMARRAGY DIVISION MANAGER  
RAUL VIRGEN GIS CHIEF

COPYRIGHT 2020 MAP 141 B 221  
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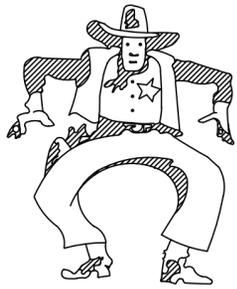
LEGAL: LOT 1-18 AND 27-52, BLOCK 2, DALT ST TRACT, M.R. 34-54, LOT 1, ARB 1, TRACT No. 12,093, M.B. 229-4 AND LOTS 20-22 40-43, AND LOTS 20-22 AND 40-43, WHITAKER RICHARDSON / ERNEST SUBDIVISION OF LOTS 2 AND 3 GRIFFIN TRACT EAST I ANGELES, M.R. 10-2, SEE APPLICATION



# WAIVER OF DEDICATION AND/OR

## IMPROVEMENT (WDI)

THOMAS BROS.  
 PAGE: 595  
 GRID: A/6  
 C.D. 1  
 C.T. 1990.00  
 P.A. 010  
 CADFILE: ARTESIAN-RAD  
 TS 22-3182



### THE TROUBLE SHOOTER

22225 LEADWELL ST.  
 CANOGA PARK, CA 91303  
 818-346-4096

CASE NO.:  
 DATE: MARCH 15, 2022  
 DRAWN BY: ANDRES RAAB  
 818-833-9059  
 D.M. NO.: 141 A 221  
 SCALE: 1" = 100'  
 USES: FIELD  
 CONTACT PERSON: ROBERT PLANT  
 949-280-3411