

# APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)

DATE: 4-16-2022

## PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: FEDERAL AVE.  
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
- and is located between:  
PICO BLVD and EXPOSITION BLVD  
(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. 11
- (c) District Map No. 123B153
- (d) A CRA Redevelopment Area: \_\_\_\_\_ OR  \_\_\_\_\_  
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 810 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: Federal Avenue is a  
Local street and is overdedicated, the excessive land (10' wide) would be vacated for a new  
apt. Bldg. 2' of the vacated area will be used for sidewalk easement as shown on the exhibit
- (5) Vacation is in conjunction with: (Check appropriately)
- ( ) **Revocable Permit** ( ) Tract Map ( ) Parcel Map ( ) Zone Change  
 Other Density Bonus

**PETITIONER / APPLICANT:**

(6) Petitioner(s): DHS & Associates/ Steve Nazemi  
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): \_\_\_\_\_  
If Company, Name and Title

(7) Mailing Address: 275 Centennial Way, #205, Tustin, CA 92780  
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: ( 714 ) 665-6569  
FAX number: ( 714 ) 665-1580  
E-mail number: steve@dhsengineering.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:

Paddock Group, LLC, Attn: Reza Ghasem

P.O. Box 24021

Los Angeles, CA 90024

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**

( ) \_\_\_\_\_

Lot 40, Tract No. 7542, M.B. 80, Pages 27/29

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

**PETITIONER / APPLICANT:**

- (6) Petitioner(s): DHS & Associates/ Steve Nazemi  
Print Name(s) of Petitioner(s) in full - Name or Company Name
- Signature(s): *Steve Nazemi, Civil Engineer*  
If Company, Name and Title
- (7) Mailing Address: 275 Centennial Way, #205, Tustin, CA 92780  
(Address, City, State, Zip Code)
- (8) Daytime phone number of petitioner is: ( 714 ) 665-6569  
FAX number: ( 714 ) 665-1580  
E-mail number: steve@dhsengineering.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:  
Paddock Group, LLC, Attn: Reza Ghasem  
P.O. Box 24021  
Los Angeles, CA 90024  
Print Name(s) and Address of Owner(s) in Full  
(If Owner is Petitioner, Indicate "Same as above")
- Signature(s): *R. Ghasem*
- (11) Petitioner is owner or representative of owner of: (check appropriately)  
(  ) The property described in attached copy of Grant Deed OR  
( ) \_\_\_\_\_  
Lot 40, Tract No. 7542, M.B. 80, Pages 27/29  
(Lot, Tract No.) (Parcel, Parcel Map L.A. No.) (Other)