

Date: 2/20/19

To: Edmond Yew
Land Development Group
Bureau of Engineering | Department of Public Works

Subject: VAC-E1401317; VENTURA BLVD (PORTION OF
SOUTHWESTERLY SIDE) FROM APPROX.
190 FEET TO 312 FEET WESTERLY OF WHITSETT AVE

Dear Mr. Yew,

Thank you for your review of our request to adjust the vacation boundary for VAC-E1401317, based on the following information:

- Our client proposes to build a commercial project consisting of offices, restaurants, and parking on his property, fronting Ventura Blvd. SEE EXHIBIT A, SITE PLAN.
- To assemble land for this purpose, we filed VAC-E1401317 on behalf of our client. This was a request to a) vacate an over dedicated strip of Ventura Blvd.in front of client's Lots 8 and 9, b) vacate an unused paper walkway running along the easterly boundary of Lot 8, and c) abandon and relocate a storm drain easement running between Lots 8 and 9. SEE EXHIBIT B, ASSESSOR'S MAP.
- At the time we filed, Lots 8 and 9 ran from Ventura Blvd. to Sunswept Dr.,and contained both residential and commercial zones. Since then, we filed AA-2017-3413-PMEX to adjust the configuration of the Lot Lines along zone boundaries. SEE EXHIBIT C, AA-2014-3413-PMEX APPROVAL AND RECORDED CERTIFICATES OF COMPLIANCE.
- In effect, the northerly portions of the former Lots 8 and 9 fronting Ventura Blvd. are now known as Parcel 1. Parcel 1 contains only commercial zoned land (C1.5-1VL-RIO). The southerly portions of the former Lots 8 and 9 fronting Sunswept Dr. are now known as Parcel 2. Parcel 2 contains only residential zoned land (R1-1-RIO). The commercial project is proposed to fall only within the commercially-zoned lots, including Parcel 1, shown in red on the attached Zoning Exhibit. SEE EXHIBIT D, ZONE EXHIBIT.
- Thus, we are requesting BOE to adjust the vacation boundary to include ONLY the commercial lots along Ventura Blvd. and exclude the residential lots. We request to vacate only the portion of the walkway adjoining the commercial property part of this project, and defer vacation of the walkway adjoining the residential property, and any associated conditions, to a future residential project. SEE EXHIBIT E, PROPOSED VACATION EXHIBIT.
- We respectfully request that BOE adjust the vacation boundary of the 6' walkway for VAC-E1401317, as shown on EXHIBIT E. Additionally, we request that dedication and improvement requirements pertaining to Sunswept Dr. be removed from the BOE Report Conditions. SEE EXHIBIT F, PROPOSED CHANGES TO CONDITIONS.

Please contact our office if you have any comments, questions or require additional information. We appreciate your taking the time to consider our request and all your work on this application.

Sincerely,



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