

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL - (No copies or faxes)

DATE: 10/22/18

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LAND DEVELOPMENT GROUP
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PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: Eleanor Avenue
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:
Seward Street and Sunset Las Palmas Studios
(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)
(x) Central () Harbor () Valley () West Los Angeles
- (b) Council District No. 4
- (c) District Map No. 144B185
- (d) A CRA Redevelopment Area: (YES) OR (X) (NO)

(3) Area (in sq. ft.) of the proposed vacation area is approx. 8,700 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: See Attachment A

(5) Vacation is in conjunction with: (Check appropriately) N/A

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

PETITIONER / APPLICANT:

(6) Petitioner(s): Mark Lammas, COO and CEO / Sunset Las Palmas Entertainment Properties, LLC
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): 
If Company, Name and Title

(7) Mailing Address: 11601 Wilshire Boulevard, 9th Floor, Los Angeles, CA 90025
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (323) 468-3258 (Chris Pearson)
FAX number: (310) 445-5710
E-mail number: cpearson@hudsonppi.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:

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)

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

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

Attachment A

Sunset Las Palmas Entertainment Properties, LLC

Application for Street Vacation of Eleanor Avenue

Purpose of Vacation

Sunset Las Palmas Entertainment Properties, LLC (“Applicant”) request to vacate Eleanor Avenue, a dead-end public street located west of Seward Street and east of the entrance to the Sunset Las Palmas Studios (“Studio”). The Applicant owns the properties that abut Eleanor Avenue on the north, south and west and the street is used solely for access to the Studio.

The Applicant received the necessary city entitlements and approvals to redevelop the Studio, including demolishing the existing buildings located on the southwest corner Eleanor Avenue, north of Romaine Avenue and constructing a new four-story office building with one level of subterranean parking. By vacating Eleanor Avenue and utilizing the street area, the Applicant will be able reconfigure the east entrance, secure the entire property with a new gate and fencing and control the access to the planned new office building to the south and the existing Studio buildings to the north. Because Eleanor Avenue is used only by Studio employees and visitors to the Studio, the street vacation will not impact the public or interrupt the flow of traffic on Seward Street.