

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

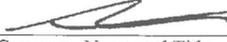
DATE: 12/19/2019 (Orig. Submittal Date) // 07/06/2020 (Revised)

PROJECT LOCATION AND DESCRIPTION:

- (1) Area proposed to be vacated is: Alley south of Washington Boulevard
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:
Claudina Avenue and Vineyard Avenue
(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. 10
- (c) District Map No. 126B181
- (d) A CRA Redevelopment Area: _____ OR X
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 1,728 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: A surface parking lot providing up to 26 automobile parking stalls for the exclusive use of the Nate Holden Performing Arts Center (located at 4708 W. Washington Blvd.). See Project Description, attached, for additional information.
- (5) Vacation is in conjunction with: (Check appropriately)
- () **Revocable Permit** () Tract Map () Parcel Map () Zone Change
 Other Conditional Use Permit (City Planning Case No. ZA-2020-0844-CU)

PETITIONER / APPLICANT:

(6) Petitioner(s): Matt Plourde, DK Engineer Corp.
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): 
If Company, Name and Title

(7) Mailing Address: 6420 Wilshire Blvd. Suite 1000 Los Angeles, CA 90048
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (909) 559-7361
FAX number: () _____
E-mail number: mplourde@dkengineercorp.com

(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:
WAC, LP
11150 W. Olympic Boulevard, Suite 620 Los Angeles CA 90064

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) Lot C of Tract No. 4416

(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:

- A WAC, LP 

11150 W. Olympic Boulevard, Suite 620, Los Angeles CA 90064 Lot C of Tract No. 4416
- B City of Los Angeles 

1200 W. 7th Street, Los Angeles CA 90017 Lot A & B of Tract No. 4416
- C -----
- D -----
- E -----
- F -----
- G -----
- H -----
- I -----
- J -----
- K -----

Add extra sheet(s) if necessary

(revised 10-28-14)

STREET VACATION APPLICATION

VAC-E1401379

PROJECT DESCRIPTION

The Applicant, Meta Housing Corporation, is requesting the vacation of the east / west alley, located parallel to and south of Washington Boulevard, between Claudina Avenue and Vineyard Avenue. The area of the proposed alley vacation is approximately 1,728 square feet.

Approval of the requested alley vacation will accommodate a larger surface parking lot, located at 1915 - 1919 S. Vineyard Avenue and 1914 S. Claudina Avenue (collectively referred to as the “Project Site”), which will exclusively serve the City-owned Nate Holden Performing Arts Center¹, which is located at 4708 W. Washington Boulevard (Los Angeles, CA 90016). The use of Project Site as a surface parking lot was recently approved via a Conditional Use Permit (City Planning Case No. ZA-2020-0844-CU) by City Planning’s Office of Zoning Administration. The surface parking lot will contain up to 26 automobile parking stalls.

Currently, offsite parking for the Nate Holden Performing Arts Center is provided on two surface parking lots that are located north of the Project Site. Both of these properties are owned by the City of Los Angeles. One property is located at 4600 W. Washington Boulevard, which is adjacent to and north of the Project Site. The other property is located at 4601 W. Washington Boulevard, which is located north of the Project Site, and across Washington Boulevard.

These two properties were part of a City of Los Angeles Request for Qualifications / Request for Proposals process that sought a partner to redevelop them with affordable housing, as well as to provide offsite replacement parking for the Nate Holden Performing Arts Center. Meta Housing Corporation was selected as the City’s partner to improve these two properties with a total of 56 residential dwelling units, 55 of which are restricted to Extremely Low and Low Income Households, as well provide offsite replacement parking for the Theater.

Pursuant to City Planning Case No. Dir-2018-5417-TOC, the Director of City Planning approved a 100% affordable housing development at 4600 W. Washington Boulevard, which permits the construction, use and maintenance of a mixed-use affordable housing development that includes 23 residential dwelling units (3 dwelling units are restricted to Extremely Low-Income Households and 20 dwelling units are restricted to Low Income Households) and approximately 1,000 SF of commercial floor area. A total of 16 parking spaces were proposed, although only 2 parking spaces are required and only for the commercial uses (there is no parking required for the residential units). Any remaining nonrequired parking spaces will be used by the Nate Holden Performing Arts Center.

Pursuant to City Planning Case No. Dir-2018-5415-TOC, the Director of City Planning approved a 100% affordable housing development at 4601 W. Washington Boulevard, which

¹ According to the City of Los Angeles Department of Cultural Affairs (<https://culturela.org/culturalcenters/nate-holden-performing-arts-center/>), “[t]he Nate Holden Performing Arts Center is a world class, state-of-the-art performing arts regional center primed for local, national and international events”. It is currently operated by the Ebony Repertory Theater (<https://www.ebonyrep.org/about-ert.htm>), which is “the only African American professional theatre company, (Actors Equity) in Los Angeles.”

STREET VACATION APPLICATION (VAC-E1401379)

PROJECT DESCRIPTION

permits the construction, use and maintenance of a mixed-use affordable housing development that includes 33 residential dwelling units (3 dwelling units are restricted to Extremely Low Income Households, 29 dwelling units are restricted to Low Income Households and 1 unrestricted manager unit) and approximately 3,175 SF of commercial floor area. A total of 74 parking spaces were proposed, although only 6 parking spaces are required and only for the commercial uses (there is no parking required for the residential units). Any remaining non-required parking spaces will be used by the Nate Holden Performing Arts Center.

Since the approval of these two mixed-use affordable housing projects, and due to current market conditions, providing some of the offsite parking for the Nate Holden Performing Arts Center within the project located at 4601 W. Washington Boulevard has been rendered infeasible. In order to make up for this parking shortfall, and in direct support of the Nate Holden Performing Arts Center, Meta Housing Corporation agreed to purchase the Project Site and redevelop it with a surface parking lot.

In order to maximize the number of parking spaces on the Project Site, Meta Housing Corporation is seeking the vacation of the subject alley. Approval of the requested alley vacation will allow up to 26 automobile spaces for exclusive use by the Nate Holden Performing Arts Center. This, in turn, will benefit the construction of two 100% affordable housing developments, located on 4600 W. Washington Boulevard and 4601 W. Washington Boulevard, providing a total of 56 residential dwelling units, including 55 units restricted to Very Low and Low Income Households.

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