

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

ORIGINAL – (No copies or faxes)

DATE: 4-16-26

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: Alley west of Figueroa Street
(Street/Avenue/Boulevard/alley/walk: N/S/E/W of)
and is located between:
Pacific Coast Highway and Harbor Freeway Anaheim Exit R&
(Street, Avenue, Boulevard or other limit) (Street, Avenue, Boulevard or other limit)

(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. 15

(c) District Map No. 033B193

(3) Area (in sq. ft.) of the proposed vacation area is approx. 3,000 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 Land Development/Right-of-Way Section 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.


(4) Purpose of vacation (future use of vacation area) is: Automated Car Wash

(5) Vacation is in conjunction with: (Check appropriately)

() Revocable Permit () Tract Map () Parcel Map () Zone Change
 Other Conditional Use Permit ZA- 2024-4412-CUZ

PETITIONER / APPLICANT:

(6) Petitioner(s): Rob Katherman
Print Name(s) of Petitioner(s) in full – Name or Company Name

Signature(s): Rob2  Digitally signed by Rob2
Date: 2026.04.16 11:37:59 -07'00'
If Company, Name and Title

(7) Mailing Address: 46E Peninsula Center #284 Rolling Hills Estates, CA 90
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (310) 383-0451
FAX number:
E-mail: rob.katherman@icloud.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:
Curtis Fralin - Sticks Holdings
9826 Kincardine Ave.
Los Angeles, CA. 90034
Print Name(s) and Address of Owner(s) in Full
(If Owner is Petitioner, Indicate "Same as above")

DocuSigned by:

0F32EF259B614AB...
Signature(s)

(11) Petitioner is owner or representative of owner of: (check appropriately)

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

See attached

(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 ownerships 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 or for the most
 Property and Land Ownership Current
 200 North Spring Street information
 Room 360
 Los Angeles, CA 90012
 Phone: (213) 482-0060

Los Angeles County Assessor
 Ownership Information
 500 West Temple Street
 Los Angeles, CA 90012
 Phone: (213) 974-3211

Provide the **information** as indicated:

	Print Names(s) of Property Owner(s) Here	Signature(s) Here
A	----- Print Mailing Address Here	----- Owner of: Lot or Parcel Here
B	-----	-----
C	-----	-----
D	-----	-----
E	-----	-----
F	-----	-----
G	-----	-----
H	-----	-----
I	-----	-----
J	-----	-----
K	-----	-----

Add extra sheet(s) if necessary.

THE PCH CARWASH

1350 W. PACIFIC COAST HWY
WILMINGTON, CA. 90744

LR/A

LR/ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

N O T E

THESE DRAWINGS ARE PROPERTY OF THE ARCHITECT. THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER OR OTHER PERSONS FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS SET FORTH IN THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS SET FORTH IN THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

SUBMITTALS	DATE	DESCRIPTION
PRE-BID:		
BLD'G. DEPT.:		
BID SET:		

RELEASES:	NO.	DATE	DESCRIPTION

ARCH/CONSULTANT:



PROJECT

NEW COMMERCIAL

CARWASH
1350 W. PACIFIC COAST HWY.
WILMINGTON, CA 90744

CLIENT

INFINITY CF, LLC.
3701 STOCKER ST. STE 410
LOS ANGELES, CA 90008

REVISIONS

ISSUE	DATE	REVISION
△		
△		
△		
△		
△		
△		
△		
△		

DRAWN CHECKED

STAFF RE

CAD FILE

23634 - A-0.0 COVER SHEET

JOB NO.

23.634.00

DATE

12/5/25

SCALE

AS SHOWN

TITLE

TITLE SHEET

SHEET

A-0.0

BUILDING HEIGHT: 30'-0" FROM LOWEST GRADE (ALLOWED 45'-0" MAX.)
NUMBER OF STORIES: 1- STORY PROVIDED (3 STORIES ALLOWED)
LANDSCAPE: 7,100 SQ.FT. PROVIDED (STREET BUFFER 3,954 SQ.FT.)
23, 24" BOX TREES PROVIDED
FLOOR AREA RATIO: 4.450 SQ.FT. PROVIDED
1.5:1 ALLOWED (45,000 x 1.5 = 67,500 SQ.FT.)
FRONT SETBACK: 68'-7" PROVIDED (NONE REQUIRED)
SIDE SETBACKS: 47'-7" PROVIDED (NONE REQUIRED)
REAR SETBACKS: 39'-8" PROVIDED (NONE REQUIRED)
EXISTING STRUCTURES: BUILDING 'A' 1,756 SINGLE STORY (1977)
BUILDING 'B' 1,500 SINGLE STORY (1990)
LOT SIZE: EXISTING 44,838.66 SQ.FT.
EXISTING ALLEY 161.34 SQ.FT.
NEW LOT SIZE 45,000.00 SQ.FT.
BUILDABLE AREA: 4,450 SQ.FT. PROVIDED (45,000 SQ.FT. ALLOWED)

PARKING REQUIREMENTS:
EMPOWERMENT ZONE 1 SPACE FOR 500 SQ.FT.
NEW BUILDING 4450 SQ.FT. / 500 SQ.FT. PER SPACE (STALL)
REQUIRED PARKING = 9 SPACES (STALLS)
PROVIDE 19 (STALLS)
1 ADA SPACE (STALL)
1 EV SPACE (STALL)
17 STANDARD SPACES
BICYCLE REQUIREMENTS:
COMMERCIAL USES:
LONG TERM 1 PER 10,000 SQ.FT. (MIN. 2 SPACES)
4450/10,000 = 0.445 = 1 = 2 SPACES PROVIDE
SHORT TERM 1 PER 10,000 SQ.FT. (MIN. 2 SPACES)
4450/10,000 = 0.445 = 1 = 2 SPACES PROVIDE

ENTITLEMENT : ZA-2024-4412-CU2

- PROPOSED 4450 SQ.FT. DRIVE THRU CARWASH ONE STORY.
- PROPOSED LOT TIE ALL EXISTING LOTS (TO KEEP EXISTING EXISTING CONDITIONS)
- VACATE EXISTING ALLEY TO BE INCLUDED IN THE DEVELOPMENT.
- CLOSE EXISTING DRIVEWAY.
- MODIFY EXISTING DRIVE WAY TO INCLUDE LEFT TURN INGRESS AND EGRESS.
- PROVIDE LOW IMPACT DEVELOPMENT REQUIREMENTS.
- DEMOLISH EXISTING BUILDINGS.
- EXISTING STREET TREES AND UTILITIES, SEE CIVIL PLAN.

"THE PROJECT SHALL INCORPORATE A 120 HP INTERNATIONAL DRYER COMPANY PREDATOR SYSTEM OR EQUIVALENT TO MEET THE ACOUSTICAL BENCHMARKS."

NO EXISTING TREES OR SHRUBS ARE PROPOSED TO BE REMOVED

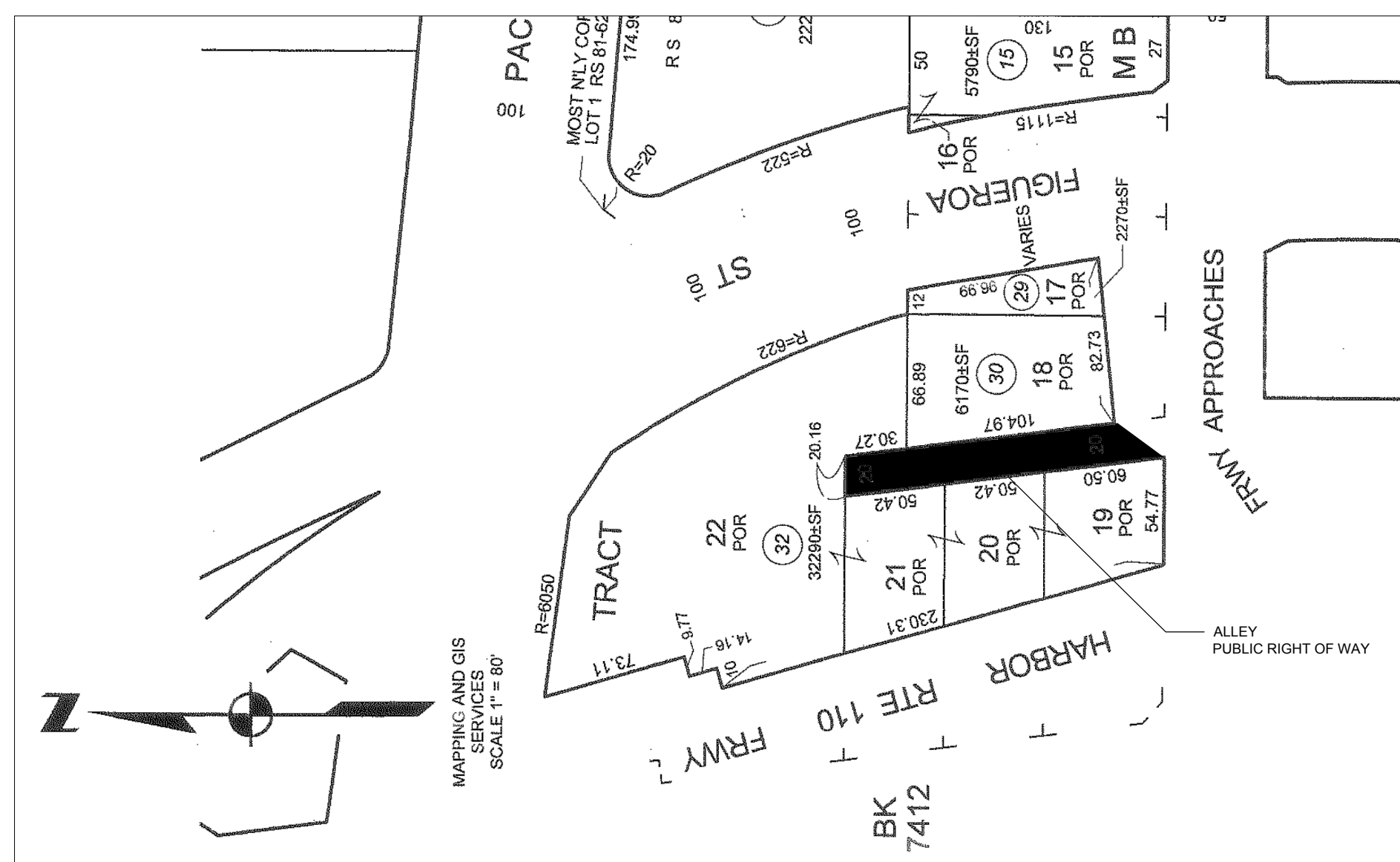
THE PROPOSED PROJECT CONSISTS OF A ONE-STORY 4,450 SF AUTOMATED CAR WASH WITH TOTAL OF 19 PARKING SPACES ON THE 0.99-ACRE PROPERTY. THE CAR WASH IS PROPOSED TO OPERATE FROM 7:00 AM TO 9:00 PM DAILY. A CONDITIONAL USE PERMIT APPLICATION IS REQUESTING A DEVIATION FROM THE ALLOWED HOURS OF OPERATION OF 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, SATURDAY 9:00 AM TO 8:00 PM AND SUNDAY 11:00 AM TO 8:00 PM AS REQUIRED BY LAMC SECTION 12.22 A.28 (B)(5) AND DEVIATION FROM PROVIDING 50% TRANSPARENT WINDOWS ON EXTERIOR WALL AND DOORS THAT FRONT FIGUEROA STREET AS REQUIRED BY LAMC SECTION 12.22 A.28 (A).

SCOPE OF WORK

PARKING REQUIREMENTS:
EMPOWERMENT ZONE 1 SPACE FOR 500 SQ.FT.
NEW BUILDING 4450 SQ.FT. / 500 SQ.FT. PER SPACE (STALL)
REQUIRED PARKING = 9 SPACES (STALLS)
PROVIDE 19 (STALLS)
1 ADA SPACE (STALL)
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17 STANDARD SPACES
BICYCLE REQUIREMENTS:
COMMERCIAL USES:
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SHORT TERM 1 PER 10,000 SQ.FT. (MIN. 2 SPACES)
4450/10,000 = 0.445 = 1 = 2 SPACES PROVIDE

FLOOR AREA RATIO REQUIREMENTS:
LOT SIZE: 45,000 SQ.FT.
FAR ALLOWED: 45,000 x 1.5 = 67,500 SQ.FT.
NEW BUILDING: 4,450 SQ.FT. (.09 OF LOT)

SUMMARY TABLE



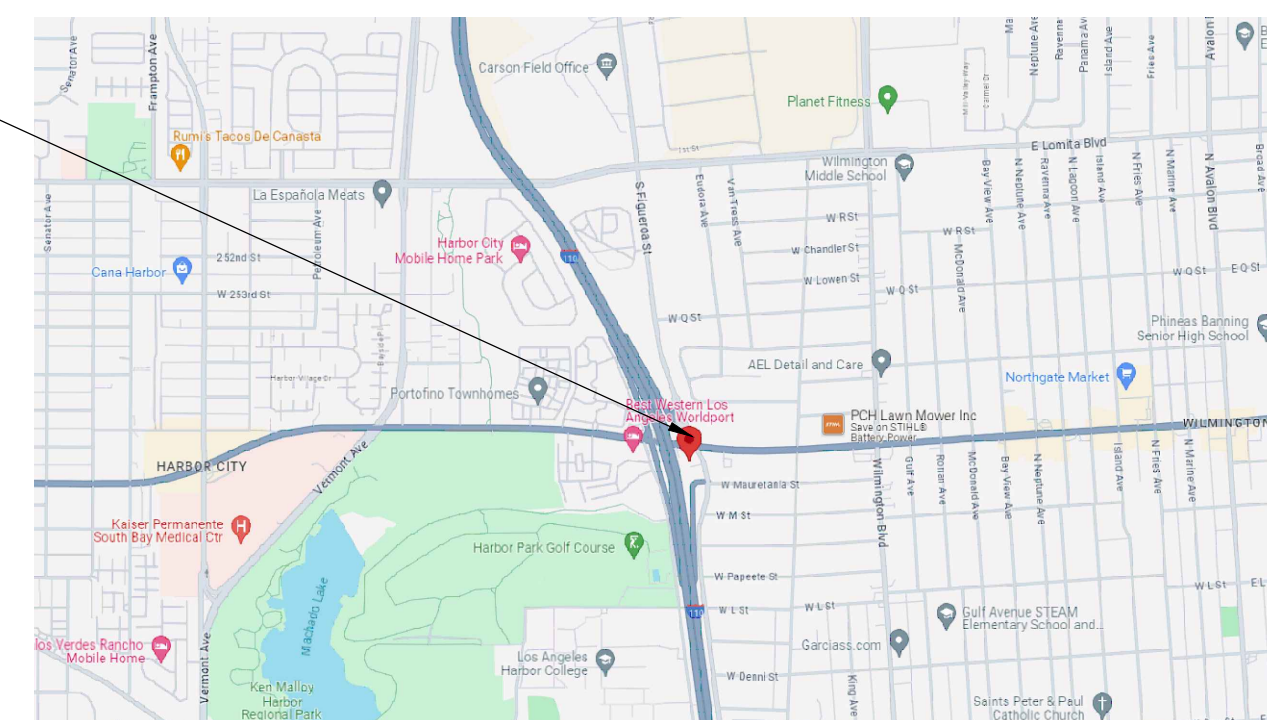
ASSESSORS MAP (VACATE ALLEY)

PARKING ANALYSIS

FLOOR AREA RATIO

PROJECT INFORMATION

SITE LOCATION



VICINITY MAP

ARCHITECTURAL:

- A-0.0 TITLE SHEET
- A-0.1 SPECIFICATIONS
- A-0.2 SITE LIGHTING PLAN
- A-1.0 SITE PLAN W/ COLOR
- A-1.0 SITE PLAN
- A-1.1 FLOOR PLAN
- A-2.0 EXTERIOR ELEVATIONS
- A-3.0 TRASH ENCLOSURE AND SITE PLAN DETAILS

LANDSCAPE:

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS
- L-3 IRRIGATION PLAN
- L-4 IRRIGATION DETAILS AND NOTES
- L-5 MWEO COMPLIANCE

SHEET 1 OF 1 TOPOGRAPHIC SURVEY/
DEMOLITION PLAN

SHEET INDEX

LR/A

LR/ARCHITECTURE

Architecture
Planning
Interior Design

Construction Management

217 W. Alameda Avenue, Suite 203
Burbank, CA 91502
(818) 840-8361 Fax (818) 840-8341

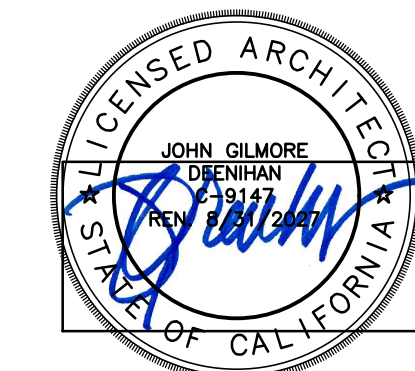
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SUBMITTALS	DATE	DESCRIPTION
PRE-BID:		
BLD'G. DEPT.:		
BID SET:		

RELEASES:	NO.	DATE	DESCRIPTION
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

ARCH/CONSULTANT:



PROJECT
NEW COMMERCIAL CARWASH
1350 W. PACIFIC COAST HWY.
WILMINGTON, CA 90744

CLIENT
INFINITY CF, LLC.
3701 STOCKER ST. STE 410
LOS ANGELES, CA 90008

REVISIONS	ISSUE	DATE	REVISION
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DRAWN _____ CHECKED _____
STAFF _____ RE _____

CAD FILE
23634 - A-0.0 COVER SHEET

JOB NO.
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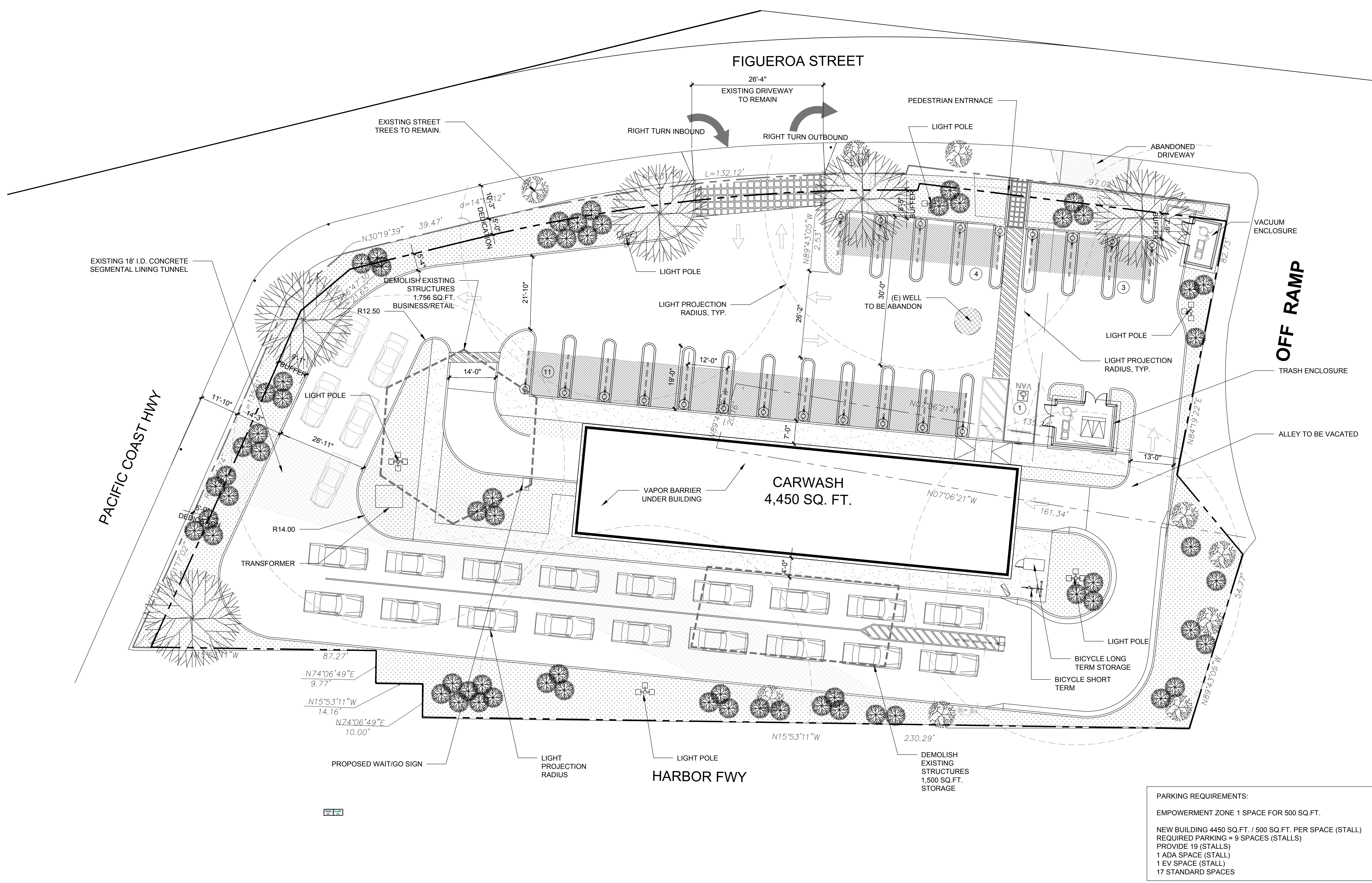
SCALE
AS SHOWN

TITLE

SITE PLAN

SHEET

A-1.0



PARKING REQUIREMENTS:
EMPOWERMENT ZONE 1 SPACE FOR 500 SQ.FT.
NEW BUILDING 4450 SQ.FT. / 500 SQ.FT. PER SPACE (STALL)
REQUIRED PARKING = 9 SPACES (STALLS)
PROVIDE 19 (STALLS)
1 ADA SPACE (STALL)
1 EV SPACE (STALL)
17 STANDARD SPACES

Project Description VAC – 1401447

The existing development to be demolished consists of an approximate 1,756 SF office retail building used for building supply sales and a 1,500 SF open storage building that was used for auto and truck repair. The property is unoccupied since November 1, 2025, but was being used for construction equipment, materials and truck storage

A certified abandoned and capped oil well and storage tank has been demolished in 2022.

The proposed project consists of a one-story 4,450 SF automated car wash with total of 19 parking spaces on the 0.99-acre property.

The Car Wash is proposed to operate from 7:00 am to 9:00 pm daily. A Conditional Use Permit application is requesting a deviation from the allowed hours of operation of 7:00 am to 7:00pm Monmated car washday through Friday, Saturday 9:00 am to 8:00 pm and Sunday 11:00 am to 8:00 pm as required by LAMC Section 12.22 A.28 (b)(5) and Section 12.22 A23.

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The applicant proposes to develop a 4,450. Square Foot, one-story Automated Car Wash with 19 parking spaces on an approximately one-acre commercial corner property located on the south side of Pacific Coast Highway at the intersection of Figueroa St. Both streets are major Highways. The Property is adjacent to the Harbor Freeway on the west and a Harbor Freeway ramp on the southerly side of the subject property.

The subject property is zoned [Q]C2-1VL-O-CUGU and is currently developed with a truck storage yard.

Surrounding uses in addition to the Harbor Freeway on the westerly and southerly sides of the property other uses include a mini retail use on the easterly corner of Figueroa St. and a single-family development to the south. The northeasterly corner is developed with a rideshare parking lot with pop up retail.

The proposed car wash will be redeveloped to current City building, environmental and landscaping standards.

Hence the project will enhance the built environment in the surrounding neighborhood and will provide a beneficial service to the community.

2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

The subject property is surrounded by the Harbor Freeway on the west and south, a mini retail use to the east on the corner of Figueroa St. and a single-family development to the south. The northeasterly corner of PCH and Figueroa Street is developed with a rideshare parking lot with pop up retail.

The carwash will be a one story, 21-foot height with a 30-foot high architectural tower max and will operate from 7 am to 9 pm daily. The carwash tunnel will operate in a north to south direction which will screen any noise impact to the house on the easterly side of Figueroa Street which is more than 200 feet from the carwash tunnel opening on the south.

Accordingly, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The General Plan designates the subject property for General Commercial uses and the existing [Q]C2 zoning allows the proposed automated Car Wash through the Conditional Use process.

CP13-7823 Supplemental Findings:

- 1. Project approval will not create or add to a detrimental concentration of automotive uses in the vicinity of the proposed automotive use.**

The proposed automated car wash will not create a detrimental concentration in the vicinity. There is a manual hand carwash and a car audio and alarm store easterly of Figueroa Street within 500 feet of the subject development.

- 2. Based on data provided by the Department of Transportation or a licensed traffic engineer, ingress to, egress from and associated parking of the automotive use will not constitute a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

A traffic study dated ...has been prepared by Lochner Traffic Engineers and approved by LADOT shows that the ingress and egress to the subject property will not constitute a traffic hazard if the currently existing southerly driveway is closed as a condition of approval for this project. In addition, the approved Traffic Study analysis shows that the project will not cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

- 3. Any spray painting will be conducted within a fully enclosed structure located at least 500feet away from a school or A or R zone, and that all spray painting will be conducted in full compliance with the provisions of Article 7, Chapter 5 of this code, as well as South Coast Air Quality Management District Rules 1132 and 1151, regulating these installations.**

No auto spray painting is proposed.

- 4. The applicant has submitted an appropriate landscape plan setting forth all plant materials and irrigation systems, and a written maintenance schedule indicating how the landscaping will be maintained.**

A landscape plan has been submitted as part of the project plans for drought tolerant planting including an irrigation system. The landscaping will be maintained by a landscaping contractor on a weekly basis.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 17 AND 18 OF TRACT 5605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 170 PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LOT 17, INCLUDED WITHIN THE LINES OF THE LANE DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 15, 1953 AS INSTRUMENT NO. 3492 IN BOOK 42691 PAGE 381 OF OFFICIAL RECORDS.

EXCEPT AND RESERVING TO THE GRANTOR HEREIN, HIS SUCCESSORS AND ASSIGNS ALL HIS INTEREST IN AND TO THE OIL, OIL RIGHTS, MINERAL, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS, BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT HOWEVER, THE RIGHTS EVER TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREFORE OR OTHERWISE DEVELOP THE SAME IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON THE LAND HEREIN CONVEYED, AS RESERVED BY THE FARMERS AND MERCHANTS TRUST COMPANY OF LONG BEACH, IN DEED RECORDED SEPTEMBER 15, 1953 IN BOOK 42691 PAGE 381 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 7415-001-030; 7415-001-029

PARCEL 2:

THOSE PORTIONS OF LOTS 19, 20, 21 AND 22 OF TRACT 5605, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 170 PAGES 16 AND 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED LINES: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 19, THENCE ALONG THE SOUTHERLY LINE OF LAST SAID LOT, NORTH 89° 55' 39" WEST 54.77 FEET; THENCE NORTH 16° 05' 45" WEST 326.31 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 6050.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT SOUTHERLY 500.00 FEET, MEASURED RADially FROM THE CENTER LINE OF PACIFIC COAST HIGHWAY, 100.00 FEET WIDE, AS SHOWN ON MAP OF TRACT 25037, RECORDED IN BOOK 659 PAGE 44 OF SAID MAPS, THENCE EASTERLY ALONG SAID CONCENTRIC CURVE, FROM A TANGENT WHICH BEARS SOUTH 82° 90' 42" EAST THROUGH AN ANGLE OF 1° 17' 02", AN ARC DISTANCE OF 135.57 FEET, THENCE SOUTH 56° 59' 02" EAST 22.28 FEET, THENCE SOUTH 30° 31' 30" EAST 39.04 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 531.00 FEET LAST SAID CURVE BEING CONCENTRIC WITH AND DISTANT SOUTHWESTERLY 41.00 FEET, MEASURED RADially FROM THE CENTER LINE OF FIGUEROA STREET, 76.00 FEET WIDE, AS SHOWN ON MAP FILED IN BOOK 81 PAGE 62 OF RECORD OF SURVEYS, IN SAID OFFICE, THENCE SOUTHEASTERLY ALONG SAID LAST CONCENTRIC CURVE THROUGH AN ANGLE OF 14° 15' 20" AN ARC DISTANCE OF 132.12 FEET TO THE SOUTHERLY LINE OF SAID LOT 22, THENCE ALONG SAID SOUTHERLY LINE NORTH 89° 55' 39" WEST 76.50 FEET TO THE EASTERLY LINE OF THE ALLEY 20.00 FEET WIDE, AS SHOWN ON FIRST SAID MAP, THENCE ALONG SAID EASTERLY LINE NORTH 7° 15' 34" WEST 30.27 FEET TO THE NORTHEASTERLY CORNER OF SAID ALLEY, THENCE ALONG THE NORTHERLY LINE OF SAID ALLEY NORTH 89° 55' 39" WEST 10.06 FEET TO THE CENTER LINE OF SAID ALLEY; THENCE ALONG LAST SAID CENTER LINE SOUTH 7° 15' 34" EAST 161.34 FEET TO THE EASTERLY PROLONGATION OF SAID SOUTHERLY LINE OF SAID LOT 19, THENCE ALONG SAID PROLONGATION NORTH 89° 55' 39" WEST 10.08 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF THE ALLEY, 20.00 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT 5605, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 19 OF SAID TRACT, THENCE ALONG THE EASTERLY PROLONGATION OF SAID SOUTHERLY LINE OF SAID LOT, SOUTH 89° 55' 39" EAST A DISTANCE OF 10.08 FEET TO THE CENTER LINE OF SAID ALLEY 20.00 FEET WIDE; THENCE NORTH 7° 15' 34" WEST 161.34 FEET MORE OR LESS TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 21 OF SAID TRACT, SAID NORTHERLY LINE BEING ALSO THE NORTHERLY LINE OF SAID ALLEY; THENCE ALONG SAID NORTHERLY LINE NORTH 89° 55' 39" WEST 10.08 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER OF SAID LOT 21, BEING ALSO THE NORTHWESTERLY CORNER OF SAID ALLEY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ALLEY TO THE POINT OF BEGINNING.

EXCEPT ALL OIL, OIL RIGHTS, MINERALS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS, BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT EVER TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREFOR, OR OTHERWISE DEVELOP, SAME IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON THE LAND HEREIN CONVEYED AS RESERVED BY FARMERS AND MERCHANTS TRUST COMPANY OF LONG BEACH, A CORPORATION, IN DEED RECORDED JULY 15, 1953 IN BOOK 42224 PAGE 6, OF OFFICIAL RECORDS, AFFECTING LOTS 19 AND 20, AND AS RESERVED BY SAMUEL B. CALVIN AND ALICE W. CALVIN, HUSBAND AND WIFE, IN DEED RECORDED NOVEMBER 17, 1952 IN BOOK 40312 PAGE 260 OF OFFICIAL RECORDS, AFFECTING LOTS 21 AND A PORTION OF LOT 22, AND AS RESERVED BY WESTMIL L. MENVEG, ET AL., IN DEED RECORDED OCTOBER 1, 1953 IN BOOK 42829 PAGE 110 OF OFFICIAL RECORDS, AFFECTING A PORTION OF LOT 22.

ASSESSOR'S PARCEL NUMBER: 7415-001-032

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

DATE: 8-3-23

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- (1) Area proposed to be vacated is: Alley
(Street/Avenue/Boulevard/alley/walk:N/S/E/Wof)
and is located between:
Pacific Coast Highway and Harbor Freeway Anaheim Exit Ramp
(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 (x) Harbor () Valley () West Los Angeles
- (b) Council District No. 15
- (c) District Map No. 033B193
- (d) A CRA Redevelopment Area: _____ OR x
(YES) (NO)
- (3) Area (in sq. ft.) of the proposed vacation area is approx. 3,000 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.
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 - 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: Future Fast Food Restaurant

- (5) Vacation is in conjunction with: (Check appropriately)
() Revocable Permit () Tract Map () Parcel Map () Zone Change
(x) Other Conditional Use Permit - Commercial Corner

PETITIONER / APPLICANT:

(6) Petitioner(s): Rob Katherman
Print Name(s) of Petitioner(s) in full - Name or Company Name

Signature(s): 
If Company, Name and Title

(7) Mailing Address: 46-E Peninsula Center #284, Rolling Hills Estates, CA 90274
(Address, City, State, Zip Code)

(8) Daytime phone number of petitioner is: (310) 383-0451
FAX number: () _____
E-mail number: rob.katherman@icloud.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:

Curtis Fralin - ~~Stick Holdings~~ *Infinity, CP, LLC*

~~3701 Stoker St. #410, Los Angeles, CA 90008~~ *9826 Kinnardine Ave Los Angeles, CA 90034*

curtis@sticksholdings

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)

- (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:

	Print Name(s) of Property Owner(s) Here	Signature(s) Here
A	_____	_____
	Print Mailing Address Here	Owner of: Lot or Parcel Here
B	All abutting owners are public right of way	
C	_____	
D	_____	
E	_____	
F	_____	
G	_____	
H	_____	
I	_____	
J	_____	
K	_____	

Add extra sheet(s) if necessary (revised 10-28-14)

B. Description of Existing Environmental Conditions

The project site is located on a site that was originally built more than 60 years ago and is located along the commercial corridor of Pacific Coast Highway. The property is bounded on all sides by public highways or a freeway.

The closest residential use is a single-family development located southeasterly of the subject property on the east side of Figueroa. There are retail commercial uses on the northeast and east along both the north and south sides of Pacific Coast highway.

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?	_____	_____ <u>x</u>
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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>
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3. Could the project result in the temporary or permanent displacement of people or annoyance to community residents?	_____	_____ <u>x</u>
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4. Could employment or the availability of housing in the community be affected by the project?	_____	_____ <u>x</u>
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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>
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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>
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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>
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9. Could the project change or disrupt any historical, cultural or archaeological site or its setting?	_____	_____ <u>x</u>
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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>
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	YES	NO
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?	_____	_____
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? | _____ | _____x |
| 24. Will the operation or activities of the project exceed any established national, state or local environmental standards (air, water, noise, vibration, glare, etc)? | _____ | _____x |
| 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.

- | | | |
|--|-------|--------|
| | _____ | _____x |
| 26. Could the project generate a controversy or result in public objections? | _____ | _____x |
| 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? | _____ | _____x |
| 28. Other than no projects at all, are there any less environmental offensive alternatives to the project? | _____ | _____x |
| 29. Would the project have a significantly beneficial effect upon the environment? | _____ | _____x |
| 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
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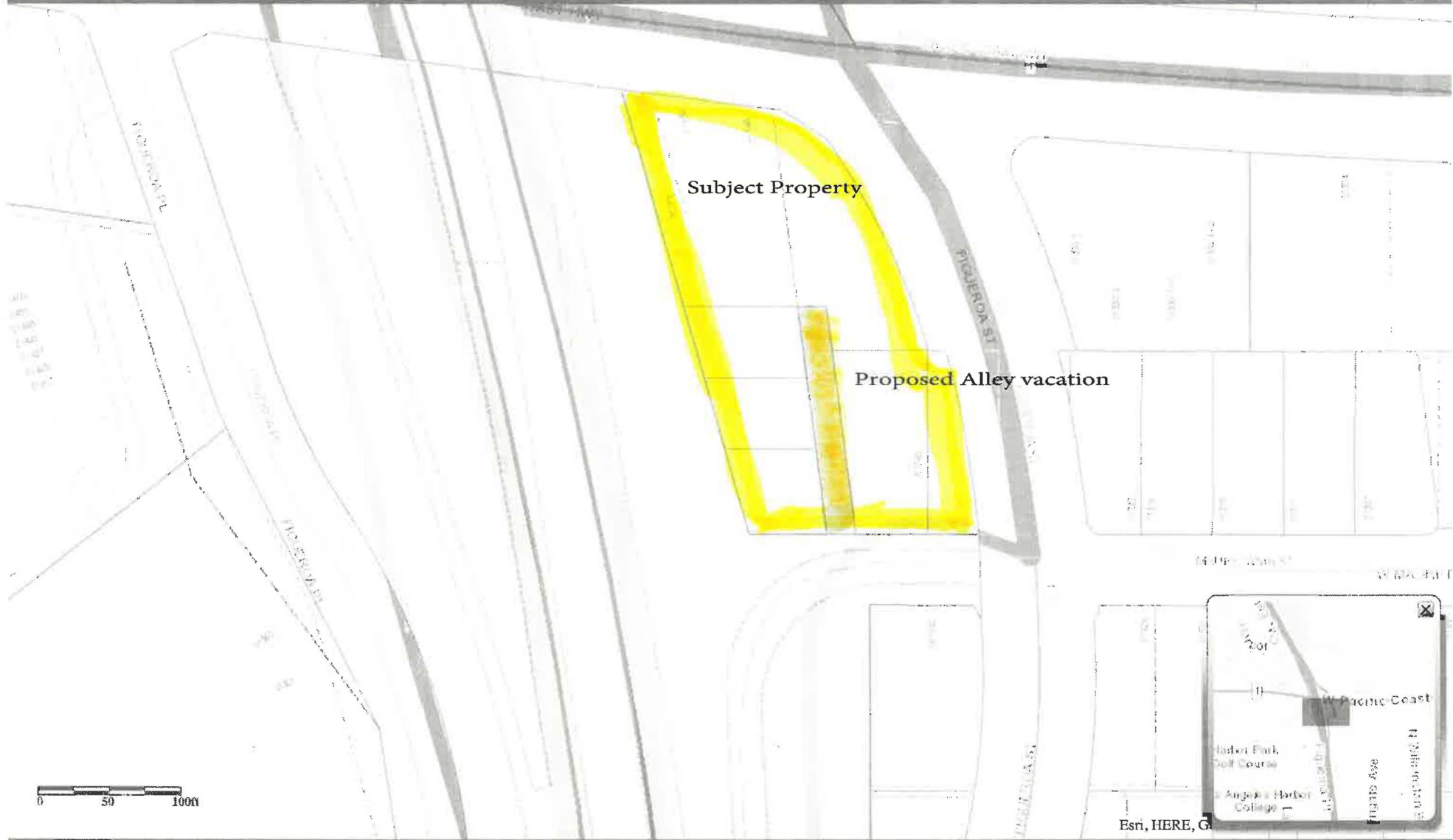
Submitted by: Rob Katherman
(Owner/Applicant)

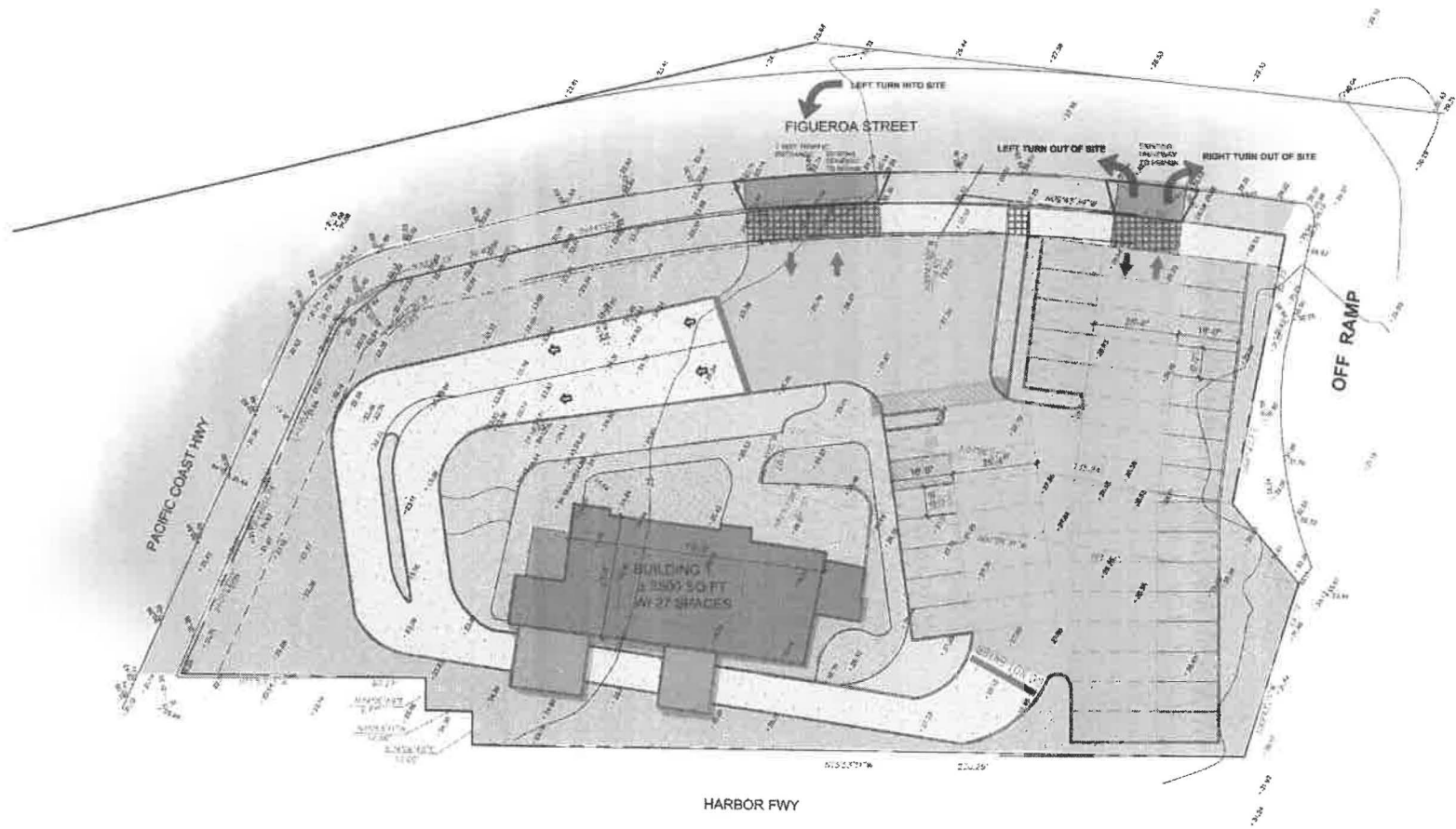
Prepared by: (If by other than the owner or applicant)

Name

Address

City





LR/A
LR/ARCHITECTURE

DATE 0' 16' 32' 64'

SITE PLAN 2

1350 W. PACIFIC COAST HWY. WILMINGTON, CA SCHEMATIC



