MEMORANDUM TO FILE

DATE: November 7, 2006

COUNCIL FILE NO.: 94-0670

RE: EXPIRED COUNCIL FILE

This memorandum notes the expiration of the accompanying Council file/contents; the file is deemed terminated (received and filed) and the subject matter contained herein is closed. No other action is forthcoming.

Pursuant to Council action of September 13, 2005, all Council files pending before the City Council, which have not been placed on a Council or Committee agenda for consideration for a period of two years or more, are deemed received and filed (CF 05-0553). City Clerk, Council File Index Section: 213.978.1044

Adam R. Lid
Legislative Assistant I

cc: Index Section

#940670_Exp.wpd

PLACE IN FILES
NOV 17 2006
DEPUTY

RETURN IN FIVE DAYS TO
OFFICE OF
CITY CLERK
RM. 395, 200 N. SPRING STREET
LOS ANGELES, CA 90012

"AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER"

94-0670

MOVED, LEFT NO ADDRESS

RETURNED TO SENDER

Tesfaye Kinfe
1180 E. 58th Street
Los Angeles, CA 90011

LOS ANGELES CA SEP 17'04

U S POSTAGE
0.60

P.B. METER 6729355

Isophene

PUBLIC WORKS COMMITTEE

FRIDAY, SEPTEMBER 24, 2004

ROOM 1060, CITY HALL - 9:00 AM
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER GREIG SMITH, CHAIR
COUNCILMEMBER TOM LABONGE
COUNCILMEMBER JAN PERRY

(Isophine Atkinson - Legislative Assistant - (213) 978-1072 or iatkinson@clerk.lacity.org)

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Assistive listening devices are available at the meeting. Upon 72-hour advance notice, other accommodations, such as sign language interpretation and translation services, will be provided. Contact the Legislative Assistant listed above for the needed services. TDD is available at (213) 978-1055.

FILE NO.	SUBJECT
	(1)
94-0670 CD 9	City Engineer report relative to vacation request for Naomi Avenue between 58th Street and its southerly terminus (VAC-E1400863). Fiscal Impact Statement Submitted: Yes, by City Engineer DISPOSITION Continued 30 days TO 11/12/04 mtg
	(2)
01-0982 CD 5	City Engineer report relative to vacation request for alley westerly of Laurel Canyon Boulevard from Weddington Street to its southerly terminus (VAC-E1400749). Fiscal Impact Statement Submitted: Yes, by City Engineer DISPOSITION _____
	(3)
03-0540 CD 5	City Engineer report relative to vacation request for Walnut Drive southerly of Ridpath Drive adjoining Lots 251-253 and portion of Lot 250, Tract 798 (VAC-E1400852). Fiscal Impact Statement Submitted: Yes, by City Engineer DISPOSITION _____

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

Council File No. **94-0670**

September 17, 2004

TO WHOM IT MAY CONCERN:

The subject of the attached report from the City Engineer will be considered by the Public Works Committee of the City of Los Angeles City Council at 9:00 AM or shortly thereafter on Friday, **September 24, 2004**, in Room 1060, City Hall (10th Floor), 200 North Spring Street, Los Angeles, CA 90012. Entrance to City Hall is from Main Street. Please allow time to pass through the security measures in place at the entrance.

If you cannot attend, but wish to have your opinion considered at the meeting, I must receive your mailed or faxed letter at the following address by no later than 8:00 AM, Friday, **September 24, 2004**:

Council of the City of Los Angeles
Attn: Public Works Committee
City Hall
200 North Spring Street
Los Angeles, CA 90012

FAX: (213) 978-1079

Isophine Atkinson
Deputy City Clerk
(213) 978-1072

BOARD OF PUBLIC WORKS
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PRESIDENT

ELLEN STEIN
VICE PRESIDENT

JANICE WOOD
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RONALD LOW
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CALIFORNIA

JAMES K. HAHN
MAYOR

OFFICE OF THE
BOARD OF PUBLIC WORKS

200 NORTH SPRING STREET
ROOM 361, CITY HALL
LOS ANGELES, CA 90012

JAMES A. GIBSON
SECRETARY

GENERAL INFORMATION
Tel: 213-978-0261 Fax: 213-978-0278

Department of Public Works
Bureau of Engineering
Land Development Group
201 North Figueroa Street, Suite 200
Los Angeles, CA 90012

MAY 1 4 2004

Council File No.: 94-0670
Council District: 9
Contact Person: Phillip Martinez
Phone No.: (213) 977-6954

Honorable Greig Smith, Chair
Public Works Committee

RECEIVED
CITY CLERK'S OFFICE
2004 MAY 19 AM 11:28
CITY CLERK
BY
DEPUTY

Transmittal:

Transmitted herewith, is the City Engineer's report dated May 14, 2004 for Council review and approval of:

VACATION REQUEST – VAC E1400863 - Council File No. 94-0670 – Naomi Avenue between 58th Street and its Southerly Terminus.

RECOMMENDATIONS:

1. That the request for the vacation of Naomi Avenue between 58th Street and its southerly terminus as shown colored blue on the attached Exhibit "A", be denied.

2. Adopt the City Engineer report dated May 14, 2004.

3. Fiscal Impact Statement:

   To date, an estimated $ 1,963.77 in charges have been expended in the investigation and processing of this proceeding. Motion adopted by the City Council on March 19, 2003, under Council File No. 94-0670, waived all fees associated with this vacation.

OBJECTIONS TO THE VACATION:

Solano Investments, LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, westerly of the proposed vacation area and lessee of the MTA property south of the vacation area has concerns about the street vacation. Andrew S. Begun, representing the owner, in a letter dated June 12, 2003 expressed his concern that the rights to this vacation area may revert to parties other than his client and may impact his client's rights of access to the furniture store business that his client has

PUBLIC WORKS MAY 19 2004

southerly of this site. A letter dated June 30, 2003 from the Metropolitan Transportation Authority, owner of the property southerly of the terminus of the proposed vacation also expressed concern on the street vacation and would prefer to keep Naomi Avenue open at this time.

Attachment:

Jeffrey C. Moore FOR
Edmond Yew, Manager
Land Development Group

EY//
LDG

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

MAY 14 2004

Honorable Members:

C. D. No. 9

SUBJECT:

VACATION REQUEST - VAC- E1400863 - Council File No. 94-0670 – Naomi Avenue between 58th Street and its Southerly Terminus.

RECOMMENDATIONS:

That the request for the vacation of Naomi Avenue between 58th Street and its southerly terminus as shown colored blue on the attached Exhibit 'A", be denied.

NOTIFICATION:

That notification of the time and place of the Public Works Committee meeting to consider this request be sent to:

1. Solano Investments, LLC
   Attn: Ramiro Solano
   5800 S. Central Avenue
   Los Angeles, CA 90011

2. Tesfaye Kinfe
   1180 E. 58th Street
   Los Angeles, CA 90011

3. Metropolitan Transportation Authority (MTA)
   Attn: Mark Moorhusen
   Sr. Real Estate Officer
   One Gateway Plaza, 14th Floor
   Los Angeles, CA 90012-2952

4. Council District No. 9
   200 N. Main St., Room 508, City Hall East
   Los Angeles, CA 90012

5. Nevers, Palazzo, Maddux & Packard, PLC
   Attn: Andrew S. Begun
   31248 Oak Crest Drive, Suite 100
   Westlake Village, CA 91361

TRANSMITTAL:

City Council Motion adopted on March 19, 2003, from Council District No. 9.

FISCAL IMPACT STATEMENT:

To date, an estimated $ 1,963.77 in charges have been expended in the investigation and processing of this proceeding. Motion adopted by the City Council on March 19, 2003, under Council File No. 94-0670, waived all fees associated with this vacation.

DISCUSSION:

Request: On December 15, 1993, Behzad Kahoolyzadeh, the previous owner of Lots 338 through 341, requested the vacation of Naomi Avenue between 58th Street and its southerly terminus. The purpose of the vacation request was to remove a public nuisance (criminal activity, illegal dumping, prostitution, and drug activity). The vacation request was recommended to be received and filed by Bureau of Engineering report dated June 11, 2002 since the applicant had not remitted the Investigation Fee. Councilmember Perry, under Council File No. 94-0670, supported going ahead with the initiation of the vacation, thus superseding the City Engineer's report dated June 11, 2002.

Solano Investments LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, is currently processing an alley vacation for the alley easterly of Central Avenue from 58th Street to its southerly terminus, under Council File No. 02-2541.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Previous Council Action: The City Council on March 19, 2003, under Council File No. 94-0670 adopted a motion, requested by Council District No. 9, initiating street vacation proceedings and waived the fees associated with this vacation.

Zoning and Land Use: The properties surrounding the proposed vacation area are zoned MR1-1 and are developed to the west and to the south for a furniture store and warehouses.

Description of Area to be Vacated: The area sought to be vacated is Naomi Avenue between 58th Street and its Southerly terminus. The street is dedicated 60 feet wide and is improved.

Adjoining Street: 58th Street is an improved local street dedicated 60 feet wide.

Surrounding Properties: The adjoining owners, Solano Investments, LLC, Tesfaye Kinfe and the Metropolitan Transportation Authority (MTA), have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: The vacation of the public street will not have an adverse effect on vehicular circulation for the public since the street terminates approximately 146 feet southerly of 58th Street. However, the street is needed for access to Mr. Solano's property and the property leased from the MTA. The vacation of this street would have adverse impact on Mr. Solano's business operation in this case.

Objections to the vacation: Solano Investments, LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, westerly of the proposed vacation area and lessee of the MTA property south of the vacation area has concerns about the street vacation. Andrew S. Begun, representing the owner, in a letter dated June 12, 2003 expressed his concern that the rights to this vacation area may revert to parties other than his client and may impact his client's rights of access to the furniture store business that his client has southerly of this site. A letter dated June 30, 2003 from the Metropolitan Transportation Authority, owner of the property southerly of the terminus of the proposed vacation also expressed concern on the street vacation and would prefer to keep Naomi Avenue open at this time.

City Department of Transportation: The Department of Transportation states that Naomi Avenue, along this reach, is a "dead end" street which is constantly used by area residents for illegal trash dumping. It should be noted that there are no residences nor businesses that front along this reach, however, there is a driveway at the terminus which serves a furniture store parking lot/loading dock. The Department of Transportation states that based on field investigations and traffic considerations, the vacation is not opposed if the owner of the furniture store and all other abutting property owners are in agreement with the proposed vacation. Also, if gates are being considered for installation, the installation plans must be reviewed and approved by DOT, the Bureau of Engineering (BOE), and the Fire Department, and shall be installed at no cost to the City under BOE's "B" Permit process.

City Fire Department: The Fire Department states that the subject property has been investigated by members of the Fire Department and that they have no objections to the vacation request.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated June 4, 2003.

Conclusion: The street vacation was initiated by Councilmember Perry. However, Solano Investment and Metropolitan Transportation Authority, owners of properties westerly and southerly, respectively, of the proposed vacation area, both expressed concerns on the impact of the street vacation on the future use of their properties. I recommend this street vacation request not be approved at this time.

Report prepared by:
Land Development Group

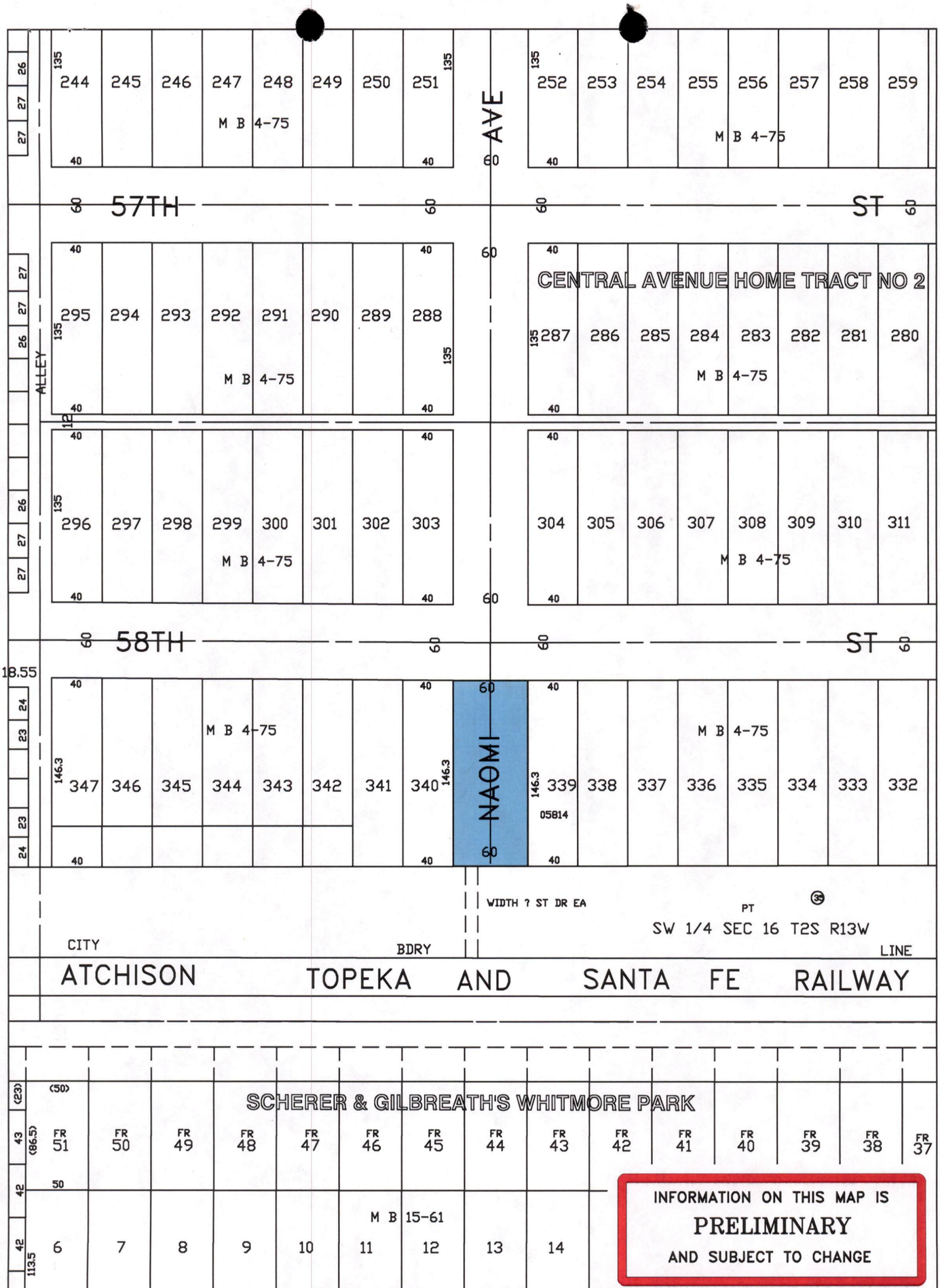
Phillip Martinez
Civil Engineering Associate II
Phone (213) 977-6954

Respectfully submitted,

John C. Mack FOR

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/pm
LDG



TITLE: NAOMI AVENUE BETWEEN 58TH STREET AND ITS SOUTHERLY TERMINUS.

WORK ORDER NO. VAC- E1400863
COUNCIL FILE NO. 94-0670
COUNCIL DIST. 9 **DIV. INDEX** 168
ENG. DIST. CENTRAL **T.G.** 674-E4
DISTRICT MAP 108 B 209

DEPT. OF PUBLIC WORKS
BUREAU OF ENGINEERING
CITY OF LOS ANGELES

EXHIBIT A

Legend: Vacation boundary as shown

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

HELEN GINSBURG
Chief, Council and Public Services Division

94-0670

CD 9

March 20, 2003

Councilmember Perry
Chief Legislative Analyst
Bureau of Engineering
Land Development Group

RE: INITIATING VACATION PROCEEDINGS FOR NAOMI AVENUE BETWEEN 58TH STREET AND ITS SOUTHERLY TERMINUS

At the meeting of the Council held MARCH 19, 2003, the following action was taken:

Motion adopted to approve communication recommendation(s)	X
Mayor approved	
FORTHWITH	
Mayor concurred	
To the Mayor FORTHWITH	
Ordinance adopted	
Ordinance number	
Publication date	
Effective date	
Findings adopted	
Categorically exempt	
Generally exempt	

J. Michael Carey
City Clerk
vdw

steno\940670

Cert 3/26/03

PLACE IN FILES
MAR 26 2003
DEPUTY

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Rule 70

PUBLIC WORKS COMMITTEE

~~Report~~/Communication for Signature

Council File Number 94-0670

Committee Meeting Date 3-12-03

Council Date 3-19-03

COMMITTEE MEMBER	YES	NO	ABSENT
Councilmember Jan Perry, Chair	✓		
Councilmember Tom LaBonge			✓
Councilmember Pacheco			✓

Remarks Naomi Ave nan 58th St vacation initiation

Cynthia Landis, Legislative Assistant ★★★★ Telephone 213-978-1074

42

Cal 3/19/03

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED

MAR 14 2003

#54

COMMUNICATION

TO: LOS ANGELES CITY COUNCIL File No. 94-0670

FROM: COUNCILMEMBER JAN PERRY, Chair
PUBLIC WORKS COMMITTEE

	Yes	No
Public Comments	___	XX

COMMUNICATION FROM CHAIR, PUBLIC WORKS COMMITTEE relative to initiating vacation proceedings for Naomi Avenue between 58th Street and its southerly terminus.

Recommendation for Council action:

INSTRUCT the Bureau of Engineering (BOE)to initiate vacation proceedings for Naomi Avenue between 58th Street and its southerly terminus.

Fiscal Impact Statement: None submitted by the BOE. Neither the City Administrative Officer (CAO) nor the Chief Legislative Analyst (CLA) has completed a financial analysis of this report.

SUMMARY

On March 12, 2003, the Chair of the Public Works Committee considered a City Engineer report relative to a vacation request for Naomi Avenue between 58th Street and its southerly terminus. The City Engineer reported that it was recommending the vacation request be received and filed inasmuch as the applicant had not remitted the Investigation Fee. The City Engineer indicated, however, that if a Councilmember requests the initiation of vacation proceedings, the City Engineer's Office can proceed with the investigation and waive the fees. The Chair indicated that as Councilmember of the Ninth District, she supported going ahead with the initiation of the vacation, thus superseding the City Engineer's report dated June 11, 2002.

Respectfully submitted,

48

COUNCILMEMBER JAN PERRY, Chair
Public Works Committee

ADOPTED

MOTION ADOPTED TO APPROVE COMMUNICATION RECOMMENDATION

MAR 19 2003

LOS ANGELES CITY COUNCIL

CD 9

CAL
3/13/03
#940670

COUNCIL VOTE

Mar 19, 2003 10:24:18 AM, #5

Items For Which Public Hearings Have Not Been Held - Items 19-47
Voting on Item(s): 21-35,37-39,41-45,47
Roll Call

BERNSON	Yes
GALANTER	Absent
GARCETTI	Yes
GREUEL	Yes
HAHN	Yes
HOLDEN	Yes
LABONGE	Yes
MISCIKOWSKI	Absent
PACHECO	Yes
PARKS	Yes
PERRY	Absent
REYES	Yes
WEISS	Yes
ZINE	Yes
*PADILLA	Yes

Present: 12, Yes: 12 No: 0

PUBLIC WORKS COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 94-0670

- [x] Council Member(s) 9
- [ ] Petitioner/Communicant
- [ ] Board of Public Works (Mail Stop 465)
- [ ] Bureau of Accounting (Mail Stop 470)
- [ ] Bureau of Contract Administration (Mail Stop 480)
- [x] Bureau of Engineering (Mail Stop 901) Land Development/~~Real Estate Div~~
- [ ] Bureau of Street Services (Mail Stop 550)
- [ ] Bureau of Street Lighting (Mail Stop 545)
- [ ] Fire Department
- [ ] Police Department
- [ ] Controller
- [ ] Mayor (with/without file)
- [x] Chief Legislative Analyst
- [ ] City Administrative Officer
- [ ] City Attorney (with blue sheet)
- [ ] City Clerk
- [ ] DOT (Mail Stop 725)
- [ ]
- [ ]

BOARD OF PUBLIC WORKS
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MARIBEL MARIN
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JAMES K. HAHN
MAYOR

DEPARTMENT OF
PUBLIC WORKS
BUREAU OF
ENGINEERING
VITALY B. TROYAN, P.E.
CITY ENGINEER
650 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911
http://eng.lacity.org

FEB 2 8 2003

Naomi Ave. bet. 58th Street &
its southerly terminus

Carter, Tabone and Associates
5015 Eagle Rock Blvd., Suite 310
Los Angeles, CA 90041
Attn: Mr. Richard B. Carter

Dear Mr. Carter:

A previous investigation fee letter, dated April 29th, 1994 (see attached),was sent to you in regards to your application dated December 15th, 1993 requesting the vacation of Naomi Avenue between 58th Street and its southerly terminus.

We have kept the file active waiting for your reply and/or remittance of the aforementioned investigation fee. If you are still interested in pursuing this vacation request please contact Jeff Moore of my staff within 10 days of the date of this letter at 213-977-6394. Due to the City's budget and staffing situation we can not continue to maintain the file in an active state. If we receive no reply within 10 days, we will be forced to terminate the request.

Sincerely,

Jeffrey C. Moore FOR

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

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BOARD OF PUBLIC WORKS
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J. P. ELLMAN
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PERCY DURAN, III
M. E. "RED" MARTINEZ

JAMES A. GIBSON
SECRETARY

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
PUBLIC WORKS
BUREAU OF
ENGINEERING
ROBERT S. HORII
CITY ENGINEER

650 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911

APR 29 1994

Carter, Tabone and Associates
5015 Eagle Rock Blvd., Suite 310
Los Angeles, CA 90041
Attn: Mr. Richard B. Carter

Naomi Ave. bet. 58th St.
and its Sly Terminus
Investigation Fee
VAC-E1400488
C.F.NO.94-0670

Dear Mr. Carter:

We have received your completed application dated December 15, 1993 requesting the vacation of Naomi Avenue between 58th Street and its southerly terminus.

Pursuant to Section 7.42 of the Los Angeles Administrative Code, the payment of an Investigation Fee in the amount of $1,555.00 for this vacation is required. Please note that this fee includes a 7% surcharge (Los Angeles City Ordinance 168,843) and a 2% surcharge (Los Angeles City Ordinance 157,383) and is nonrefundable. Please also note that additional fees will be due at later stages of the vacation process which may total in excess of $6,000.00.

Please present or mail **(1)** the enclosed copy of this letter and **(2)** a check in the amount of $1,555.00, to the Land Development and Mapping Division, Street Vacation Section, Room 705, City Hall, 200 North Spring Street, Los Angeles, CA 90012. Please make check payable to: Department of Public Works, City of Los Angeles.

Upon payment of the Investigation Fee, this office will proceed with an investigation and prepare a report to the Public Works Committee of the City Council. If this fee is not paid within **4 months** of the date of this letter, a Notice of Termination for this vacation request will be processed.

The Street Vacation Section personnel are available to assist you in person AFTER 10:00 a.m. daily in Room 705, City Hall, or by telephone AFTER 1:00 p.m. daily at (213) 485-3024. When making an inquiry, please refer to the above project Title.

Sincerely,

Louie S. Yamanishi by ms

Louie S. Yamanishi, Acting Division Engineer
Land Development and Mapping Division
Bureau of Engineering

LSY/HM/td
A:338tdSTV

Enc.

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Office of the City Engineer

To the Public Works Committee

Los Angeles, California

Of the Honorable Council

Of the City of Los Angeles

JUN 11 2002

Honorable Members:

C. D. No. 9

SUBJECT:

Vacation Request - Naomi Avenue between 58th Street and its Southerly Terminus - Council File No. 94-0670.

RECOMMENDATION:

That the vacation request to vacate Naomi Avenue between 58th Street and its southerly terminus under Council File No. 94-0670 be received and filed for the reason in the discussion herein.

FISCAL IMPACT STATEMENT:

By receiving and filing this application, no additional City funds are required for this project.

DISCUSSION:

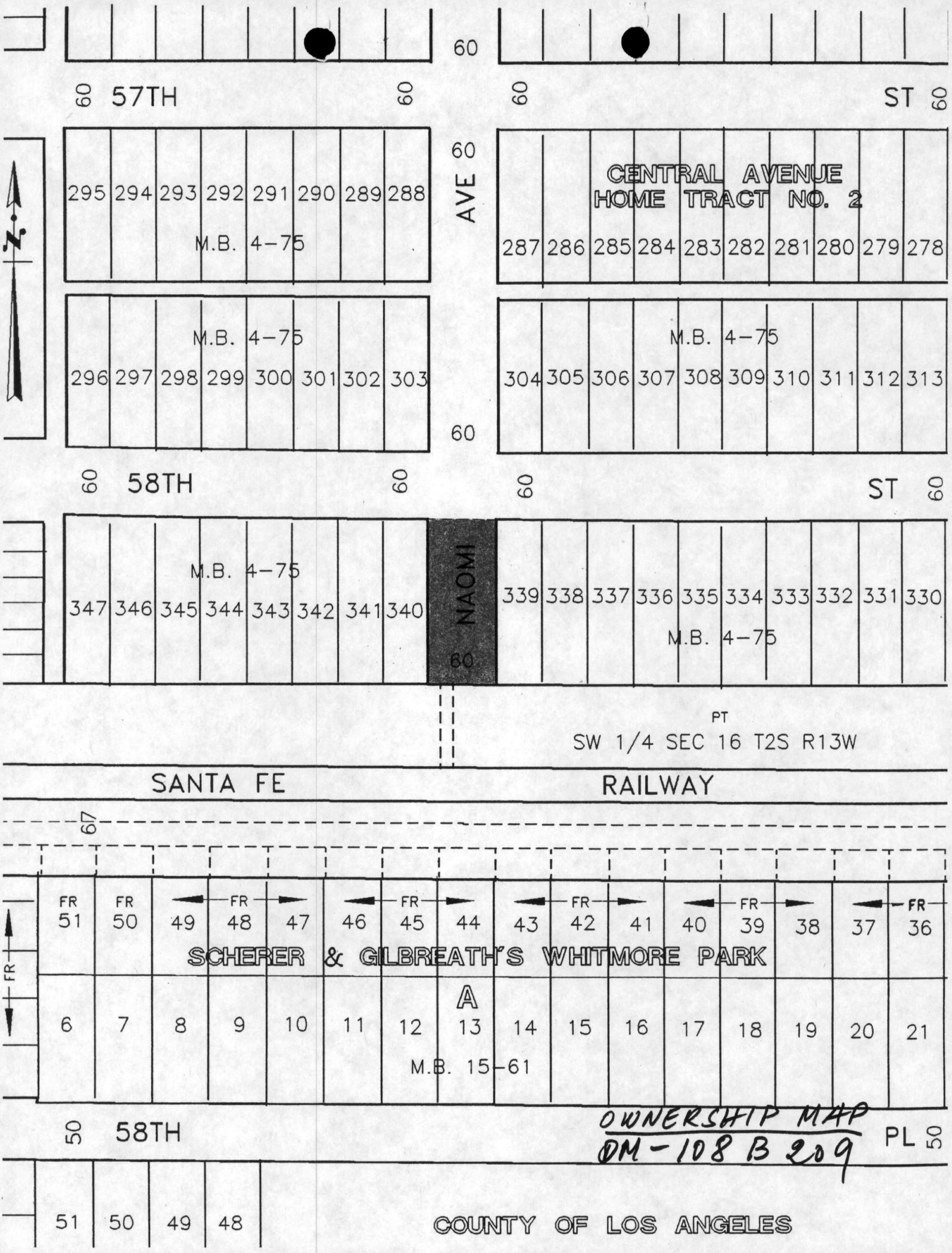
The investigation fee required for the processing of this vacation request was never paid. The vacation application should be received and filed.

Respectfully submitted,

Edmond Yew

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/gt
H:\ldg\gtWP178



OWNERSHIP MAP
DM-108 B 209

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-0670

CD 9

April 27, 1994

CITY ENGINEER
PUBLIC WORKS COMMITTEE

In accordance with Council Rules, initiation of vacation proceedings: Naomi Avenue between 58th Street and its southerly terminus, was referred on April 26, 1994, to the CITY ENGINEER and PUBLIC WORKS COMMITTEE.

Elias Martinez

City Clerk
amm

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FORM GEN. 160 (Rev. 6-80)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

mep

Date: 4-21-94

To: City Clerk's Office
Attention: Mimi Donlin
Room 395, City Hall

From: Louie Yamanishi, Division Engineer
Land Development and Mapping Division
Bureau of Engineering

Subject: Assignment of Council File Number.

PLease assign a Council File Number to this request for initiation of vacation proceedings:

Naomi Avenue between 58th Street and its southerly terminus.

C. D. No. 9

LY/DS/
A:VAC95.1

Referred to City Engineer
Ans. Pending Cmte.

APR 26 1994

FILED
CITY CLERK'S

'94 APR 21 P4:30

CITY CLERK

BY _____ DEPUT

APPLICATION FOR VACATION OF PUBLIC RIGHT OF WAY

DATE: 12-15-93

PROJECT LOCATION AND DESCRIPTION:

(1) Area proposed to be vacated is: Street - Naomi
(Street Name, Alley, Walk, Other)

and is located between:

South of Fifty Eight Street (Street, Avenue, Boulevard or other limit) and To Slauson Avenue (Street, Avenue, Boulevard or other limit)

(2) The project lies within or is shown on:

(a) Engineering District: (check appropriately)

(X) Central ( ) Harbor ( ) Valley ( ) West Los Angeles

(b) Council District No. 9

(c) District Map No. 108B209

(d) Thomas Guide Reference: S2 (Page No.), C-4 (Letter/Number Intersection Point)

(3) Area (in square feet) of the proposed vacation area is: 8580 Sq. Ft.

(4) Purpose of vacation (future use of vacation area) is: Nuisance, to remove criminal activity. Dumping. Prostitution, and drug activity.

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

( ) Tract Map ( ) Parcel Map ( ) Zone Change (X) Other [explain]:

OWNERSHIPS:

(6) Applicant(s): Richard Carter, Esq. and Behzad Kahoolyzadeh
Print Name(s) of Applicant(s) in Full

Signature(s): Richard K. Carter Behzad Kahoolyzadeh

(7) Mailing Address: 5015 Eagle Rock Blvd., Suite 310, Los Angeles, CA
(Address, City, State, Zip Code)

(8) Daytime phone number of applicant is: (213) 254-4141

(9) Applicant is: (check appropriately) ( ) Owner OR (X) Representative of Owner(s)

(10) Name(s) and address of the Owner(s) is/are:

(A) BEZAD KAHOOLYZADEH, A.K.A.; BEZAD COHEN
Print Name(s) and Address of Owner(s) in Full (If Owner is Applicant, indicate "Same as Above")

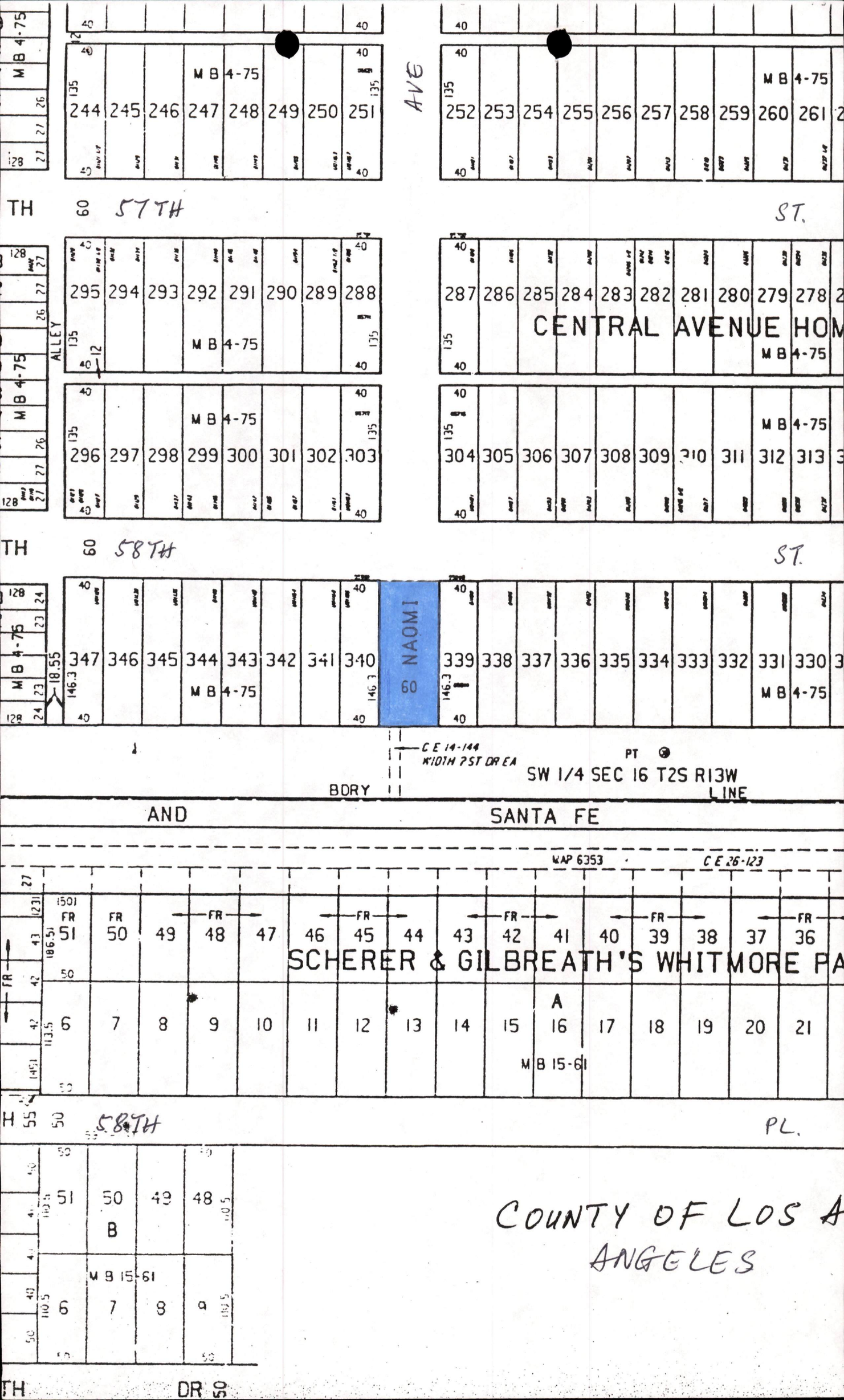
9361 AIRDROME STREET, LOS ANGELES, CA 90035

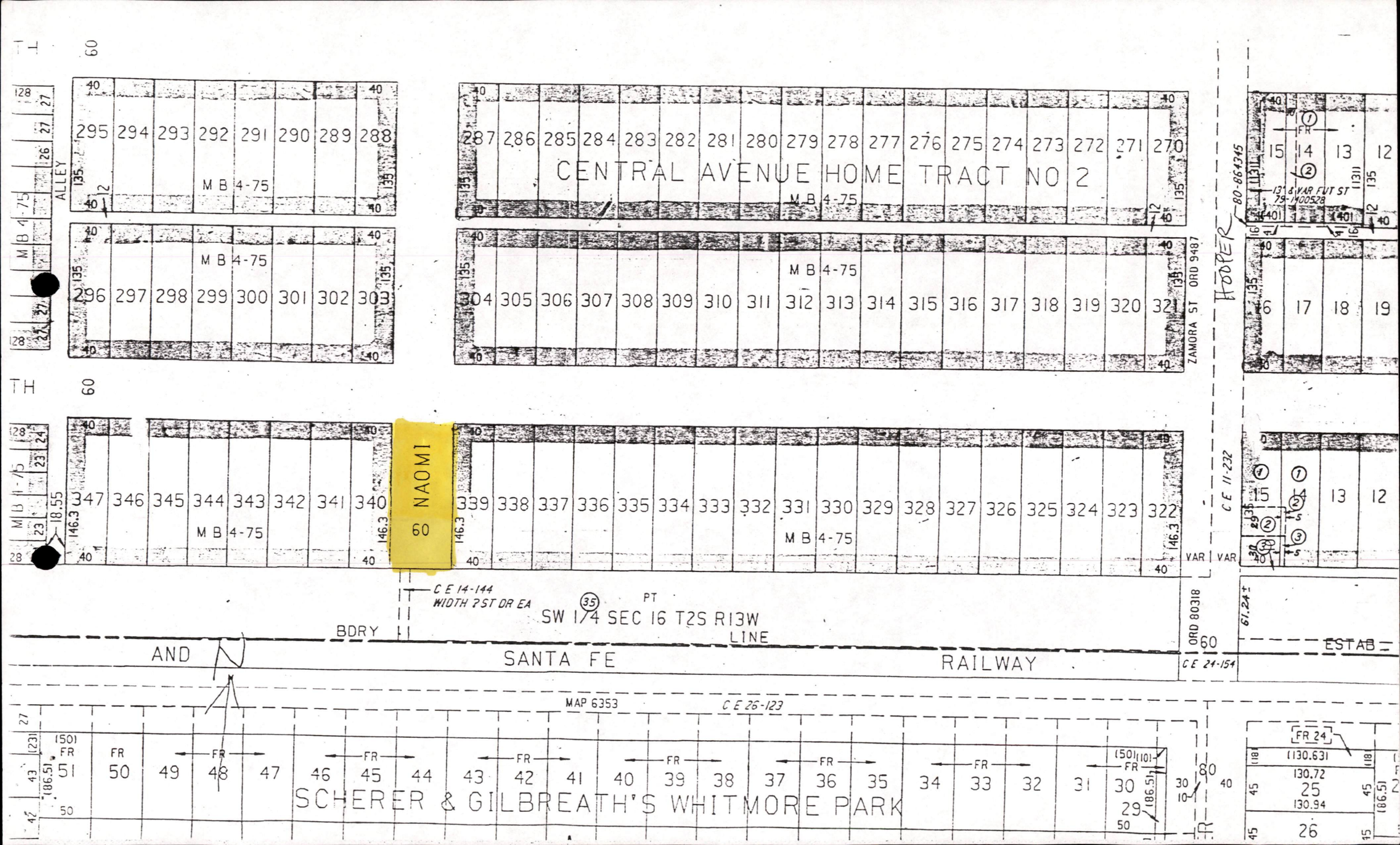
(11) Applicant is owner or representative of owner of: (check appropriately and provide required materials or information)

( ) The property described in attached copy of Grant Deed

OR

( ) Central Avenue Home Tract #2 339 340 (Lot, Tract No.) SW ¼ Sec. 16 T2S-R13W - ARB 35 (Parcel, Parcel Map L.A. No.) (Other)


AVE
57TH
ST.
CENTRAL AVENUE HOM
ALLEY
58TH
ST.
NAOMI
60
BDRY
C E 14-144
K101H 7ST DR EA
PT
SW 1/4 SEC 16 T2S R13W
LINE
AND
SANTA FE
MAP 6353
C E 26-123
SCHERER & GILBREATH'S WHITMORE PA
M B 15-61
58TH
PL.
COUNTY OF LOS A
ANGELES


CENTRAL AVENUE HOME TRACT NO 2
M B 4-75
ALLEY
ZAMORA ST ORD 9487
HOOPER
80-864345
131 & VAR FUT ST
79-1400528
NAOMI
60
C E 14-144
WIDTH 2ST OR EA
BDRY
SW 1/4 SEC 16 T2S R13W
PT
LINE
AND
SANTA FE
RAILWAY
ORD 80318
C E 24-154
ESTAB
C E 11-232
VAR
MAP 6353
C E 26-123
SCHERER & GILBREATH'S WHITMORE PARK
FR 24
130.631
130.72
130.94

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LOS ANGELES, CA 90014-1911
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FEB 2 8 2003

Naomi Ave. bet. 58th Street &
its southerly terminus

Carter, Tabone and Associates
5015 Eagle Rock Blvd., Suite 310
Los Angeles, CA 90041
Attn: Mr. Richard B. Carter

Dear Mr. Carter:

A previous investigation fee letter, dated April 29th, 1994 (see attached),was sent to you in regards to your application dated December 15th, 1993 requesting the vacation of Naomi Avenue between 58th Street and its southerly terminus.

We have kept the file active waiting for your reply and/or remittance of the aforementioned investigation fee. If you are still interested in pursuing this vacation request please contact Jeff Moore of my staff within 10 days of the date of this letter at 213-977-6394. Due to the City's budget and staffing situation we can not continue to maintain the file in an active state. If we receive no reply within 10 days, we will be forced to terminate the request.

Sincerely,

Jeffrey C. Moore FOR

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

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BUREAU OF
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ROBERT S. HORII
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650 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911

APR 29 1994

Carter, Tabone and Associates
5015 Eagle Rock Blvd., Suite 310
Los Angeles, CA 90041
Attn: Mr. Richard B. Carter

Naomi Ave. bet. 58th St. and its Sly Terminus
Investigation Fee
VAC-E1400488
C.F.NO.94-0670

Dear Mr. Carter:

We have received your completed application dated December 15, 1993 requesting the vacation of Naomi Avenue between 58th Street and its southerly terminus.

Pursuant to Section 7.42 of the Los Angeles Administrative Code, the payment of an Investigation Fee in the amount of $1,555.00 for this vacation is required. Please note that this fee includes a 7% surcharge (Los Angeles City Ordinance 168,843) and a 2% surcharge (Los Angeles City Ordinance 157,383) and is nonrefundable. Please also note that additional fees will be due at later stages of the vacation process which may total in excess of $6,000.00.

Please present or mail **(1)** the enclosed copy of this letter and **(2)** a check in the amount of $1,555.00, to the Land Development and Mapping Division, Street Vacation Section, Room 705, City Hall, 200 North Spring Street, Los Angeles, CA 90012. Please make check payable to: Department of Public Works, City of Los Angeles.

Upon payment of the Investigation Fee, this office will proceed with an investigation and prepare a report to the Public Works Committee of the City Council. If this fee is not paid within **4 months** of the date of this letter, a Notice of Termination for this vacation request will be processed.

The Street Vacation Section personnel are available to assist you in person AFTER 10:00 a.m. daily in Room 705, City Hall, or by telephone AFTER 1:00 p.m. daily at (213) 485-3024. When making an inquiry, please refer to the above project Title.

Sincerely,

Louie S. Yamanishi by ees
Louie S. Yamanishi, Acting Division Engineer
Land Development and Mapping Division
Bureau of Engineering

LSY/HM/td
A:338tdSTV

Enc.

Recyclable and made from recycled waste

Office of the City Engineer

To the Public Works Committee

Los Angeles, California

Of the Honorable Council

Of the City of Los Angeles

JUN 1 1 2002

Honorable Members:

C. D. No. 9

SUBJECT:

Vacation Request - Naomi Avenue between 58th Street and its Southerly Terminus - Council File No. 94-0670.

RECOMMENDATION:

That the vacation request to vacate Naomi Avenue between 58th Street and its southerly terminus under Council File No. 94-0670 be received and filed for the reason in the discussion herein.

FISCAL IMPACT STATEMENT:

By receiving and filing this application, no additional City funds are required for this project.

DISCUSSION:

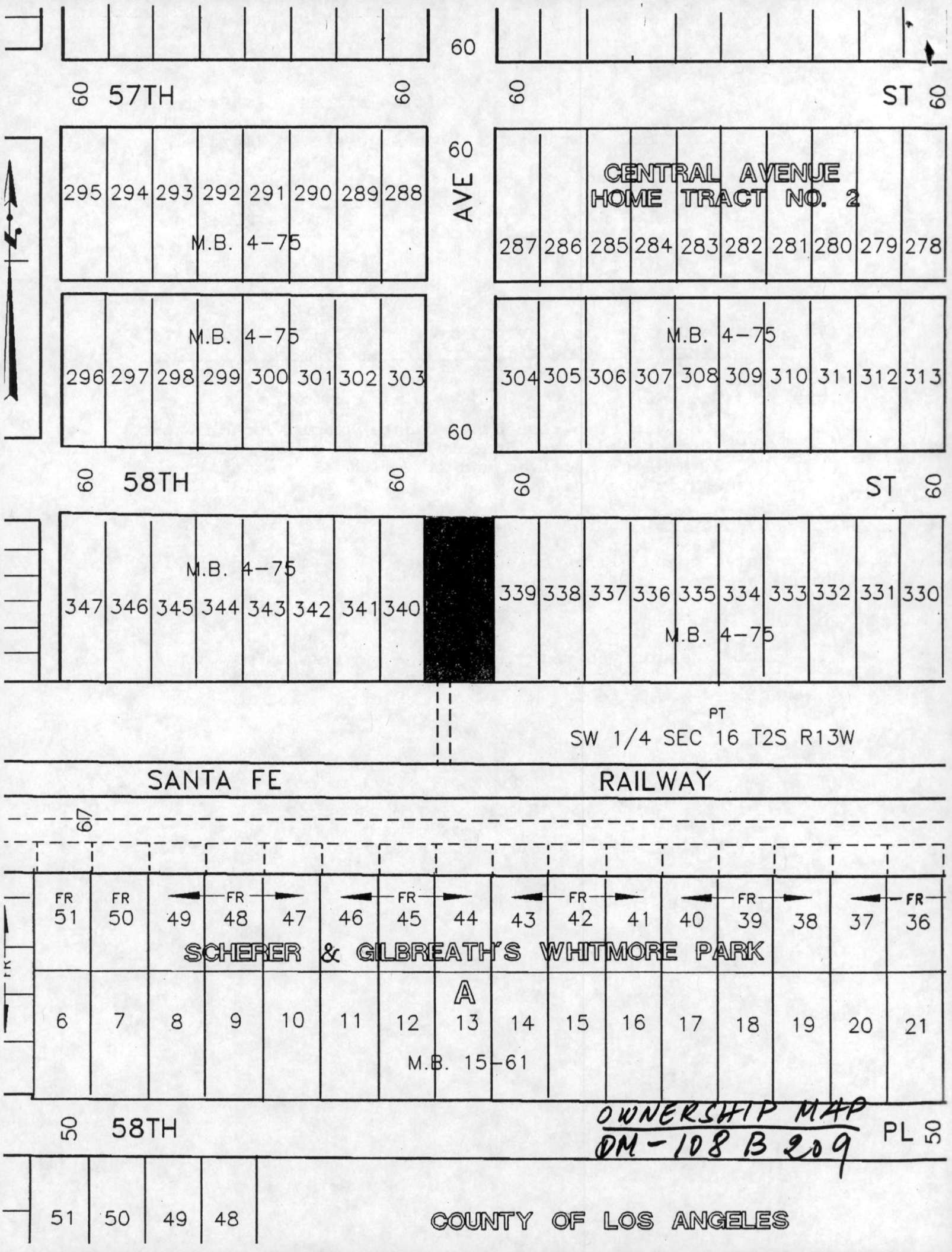
The investigation fee required for the processing of this vacation request was never paid. The vacation application should be received and filed.

Respectfully submitted,

Edmond Yew

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/gt
H:\ldg\gtWP178


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M.B. 4-75
AVE
60
CENTRAL AVENUE
HOME TRACT NO. 2
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M.B. 4-75
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M.B. 4-75
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M.B. 4-75
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M.B. 4-75
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SW 1/4 SEC 16 T2S R13W
SANTA FE RAILWAY
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SCHERER & GILBREATH'S WHITMORE PARK
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M.B. 15-61
50 58TH
OWNERSHIP MAP
DM-108 B 209
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COUNTY OF LOS ANGELES

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650 SOUTH SPRING ST., SUITE 200
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FEB 2 8 2003

Naomi Ave. bet. 58th Street &
its southerly terminus

Carter, Tabone and Associates
5015 Eagle Rock Blvd., Suite 310
Los Angeles, CA 90041
Attn: Mr. Richard B. Carter

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Sincerely,

Jeffrey A. Moore FOR

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

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APR 29 1994

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5015 Eagle Rock Blvd., Suite 310
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Naomi Ave. bet. 58th St.
and its Sly Terminus
Investigation Fee
VAC-E1400488
C.F.NO.94-0670

Dear Mr. Carter:

We have received your completed application dated December 15, 1993 requesting the vacation of Naomi Avenue between 58th Street and its southerly terminus.

Pursuant to Section 7.42 of the Los Angeles Administrative Code, the payment of an Investigation Fee in the amount of $1,555.00 for this vacation is required. Please note that this fee includes a 7% surcharge (Los Angeles City Ordinance 168,843) and a 2% surcharge (Los Angeles City Ordinance 157,383) and is nonrefundable. Please also note that additional fees will be due at later stages of the vacation process which may total in excess of $6,000.00.

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Sincerely,

Louie S. Yamanishi by mas

Louie S. Yamanishi, Acting Division Engineer
Land Development and Mapping Division
Bureau of Engineering

LSY/HM/td
A:338tdSTV

Enc.

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Office of the City Engineer

To the Public Works Committee Los Angeles, California

Of the Honorable Council

Of the City of Los Angeles JUN 11 2002

Honorable Members: C. D. No. 9

SUBJECT:

Vacation Request - Naomi Avenue between 58th Street and its Southerly Terminus - Council File No. 94-0670.

RECOMMENDATION:

That the vacation request to vacate Naomi Avenue between 58th Street and its southerly terminus under Council File No. 94-0670 be received and filed for the reason in the discussion herein.

FISCAL IMPACT STATEMENT:

By receiving and filing this application, no additional City funds are required for this project.

DISCUSSION:

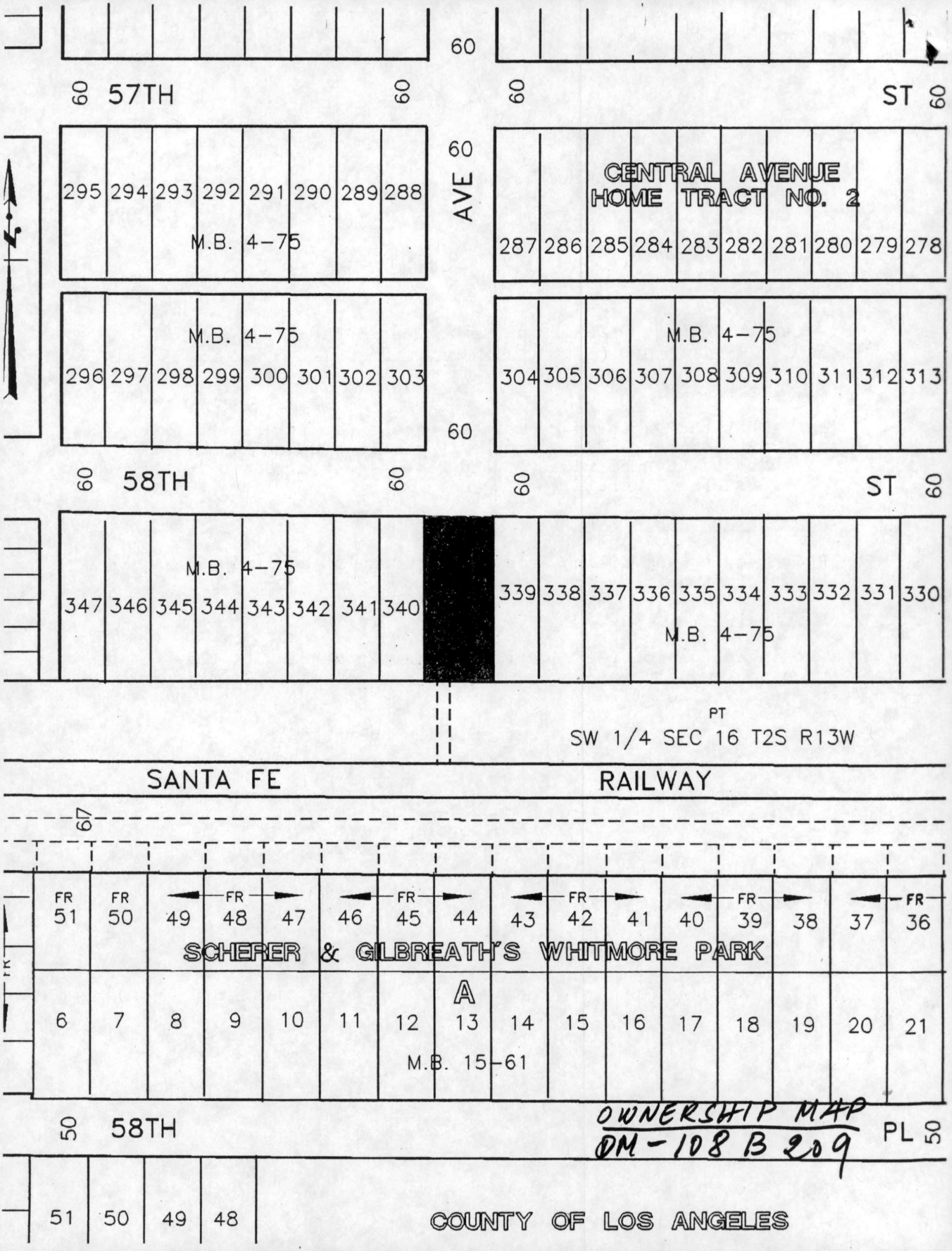
The investigation fee required for the processing of this vacation request was never paid. The vacation application should be received and filed.

Respectfully submitted,

Edmond Yew

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/gt
H:\ldg\gtWP178



OWNERSHIP MAP
DM-108 B 209

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FEB 2 8 2003

Naomi Ave. bet. 58th Street &
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Sincerely,

Jeffrey C. Moore FOR

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

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VAC-E1400488
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Sincerely,

Louie S. Yamanishi by mm

Louie S. Yamanishi, Acting Division Engineer
Land Development and Mapping Division
Bureau of Engineering

LSY/HM/td
A:338tdSTV

Enc.

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Office of the City Engineer

To the Public Works Committee

Los Angeles, California

Of the Honorable Council

Of the City of Los Angeles

JUN 1 1 2002

Honorable Members:

C. D. No. 9

SUBJECT:

Vacation Request - Naomi Avenue between 58th Street and its Southerly Terminus - Council File No. 94-0670.

RECOMMENDATION:

That the vacation request to vacate Naomi Avenue between 58th Street and its southerly terminus under Council File No. 94-0670 be received and filed for the reason in the discussion herein.

FISCAL IMPACT STATEMENT:

By receiving and filing this application, no additional City funds are required for this project.

DISCUSSION:

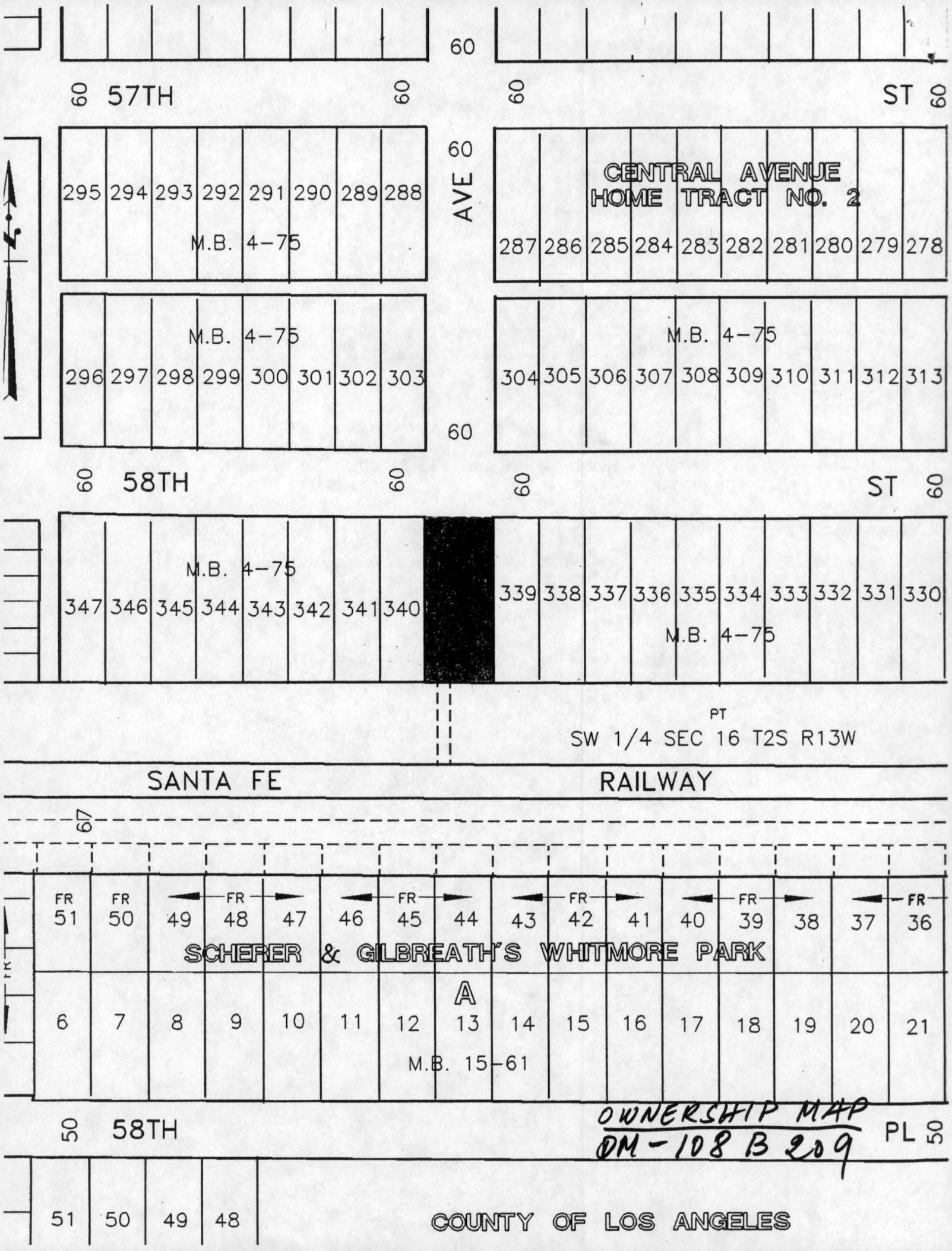
The investigation fee required for the processing of this vacation request was never paid. The vacation application should be received and filed.

Respectfully submitted,

Edmond Yew

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/gt
H:\ldg\gtWP178



OWNERSHIP MAP
DM-108 B 209

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

MAY 14 2004

Honorable Members:

C. D. No. 9

SUBJECT:

VACATION REQUEST - VAC- E1400863 - Council File No. 94-0670 – Naomi Avenue between 58th Street and its Southerly Terminus.

RECOMMENDATIONS:

That the request for the vacation of Naomi Avenue between 58th Street and its southerly terminus as shown colored blue on the attached Exhibit 'A", be denied.

NOTIFICATION:

That notification of the time and place of the Public Works Committee meeting to consider this request be sent to:

1. Solano Investments, LLC
   Attn: Ramiro Solano
   5800 S. Central Avenue
   Los Angeles, CA 90011

2. Tesfaye Kinfe
   1180 E. 58th Street
   Los Angeles, CA 90011

3. Metropolitan Transportation Authority (MTA)
   Attn: Mark Moorhusen
   Sr. Real Estate Officer
   One Gateway Plaza, 14th Floor
   Los Angeles, CA 90012-2952

4. Council District No. 9
   200 N. Main St., Room 508, City Hall East
   Los Angeles, CA 90012

5. Nevers, Palazzo, Maddux & Packard, PLC
   Attn: Andrew S. Begun
   31248 Oak Crest Drive, Suite 100
   Westlake Village, CA 91361

TRANSMITTAL:

City Council Motion adopted on March 19, 2003, from Council District No. 9.

FISCAL IMPACT STATEMENT:

To date, an estimated $ 1,963.77 in charges have been expended in the investigation and processing of this proceeding. Motion adopted by the City Council on March 19, 2003, under Council File No. 94-0670, waived all fees associated with this vacation.

DISCUSSION:

Request: On December 15, 1993, Behzad Kahoolyzadeh, the previous owner of Lots 338 through 341, requested the vacation of Naomi Avenue between 58th Street and its southerly terminus. The purpose of the vacation request was to remove a public nuisance (criminal activity, illegal dumping, prostitution, and drug activity). The vacation request was recommended to be received and filed by Bureau of Engineering report dated June 11, 2002 since the applicant had not remitted the Investigation Fee. Councilmember Perry, under Council File No. 94-0670, supported going ahead with the initiation of the vacation, thus superseding the City Engineer's report dated June 11, 2002.

Solano Investments LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, is currently processing an alley vacation for the alley easterly of Central Avenue from 58th Street to its southerly terminus, under Council File No. 02-2541.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Previous Council Action: The City Council on March 19, 2003, under Council File No. 94-0670 adopted a motion, requested by Council District No. 9, initiating street vacation proceedings and waived the fees associated with this vacation.

Zoning and Land Use: The properties surrounding the proposed vacation area are zoned MR1-1 and are developed to the west and to the south for a furniture store and warehouses.

Description of Area to be Vacated: The area sought to be vacated is Naomi Avenue between 58th Street and its Southerly terminus. The street is dedicated 60 feet wide and is improved.

Adjoining Street: 58th Street is an improved local street dedicated 60 feet wide.

Surrounding Properties: The adjoining owners, Solano Investments, LLC, Tesfaye Kinfe and the Metropolitan Transportation Authority (MTA), have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: The vacation of the public street will not have an adverse effect on vehicular circulation for the public since the street terminates approximately 146 feet southerly of 58th Street. However, the street is needed for access to Mr. Solano's property and the property leased from the MTA. The vacation of this street would have adverse impact on Mr. Solano's business operation in this case.

Objections to the vacation: Solano Investments, LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, westerly of the proposed vacation area and lessee of the MTA property south of the vacation area has concerns about the street vacation. Andrew S. Begun, representing the owner, in a letter dated June 12, 2003 expressed his concern that the rights to this vacation area may revert to parties other than his client and may impact his client's rights of access to the furniture store business that his client has southerly of this site. A letter dated June 30, 2003 from the Metropolitan Transportation Authority, owner of the property southerly of the terminus of the proposed vacation also expressed concern on the street vacation and would prefer to keep Naomi Avenue open at this time.

City Department of Transportation: The Department of Transportation states that Naomi Avenue, along this reach, is a "dead end" street which is constantly used by area residents for illegal trash dumping. It should be noted that there are no residences nor businesses that front along this reach, however, there is a driveway at the terminus which serves a furniture store parking lot/loading dock. The Department of Transportation states that based on field investigations and traffic considerations, the vacation is not opposed if the owner of the furniture store and all other abutting property owners are in agreement with the proposed vacation. Also, if gates are being considered for installation, the installation plans must be reviewed and approved by DOT, the Bureau of Engineering (BOE), and the Fire Department, and shall be installed at no cost to the City under BOE's "B" Permit process.

City Fire Department: The Fire Department states that the subject property has been investigated by members of the Fire Department and that they have no objections to the vacation request.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated June 4, 2003.

Conclusion: The street vacation was initiated by Councilmember Perry. However, Solano Investment and Metropolitan Transportation Authority, owners of properties westerly and southerly, respectively, of the proposed vacation area, both expressed concerns on the impact of the street vacation on the future use of their properties. I recommend this street vacation request not be approved at this time.

Report prepared by:
Land Development Group

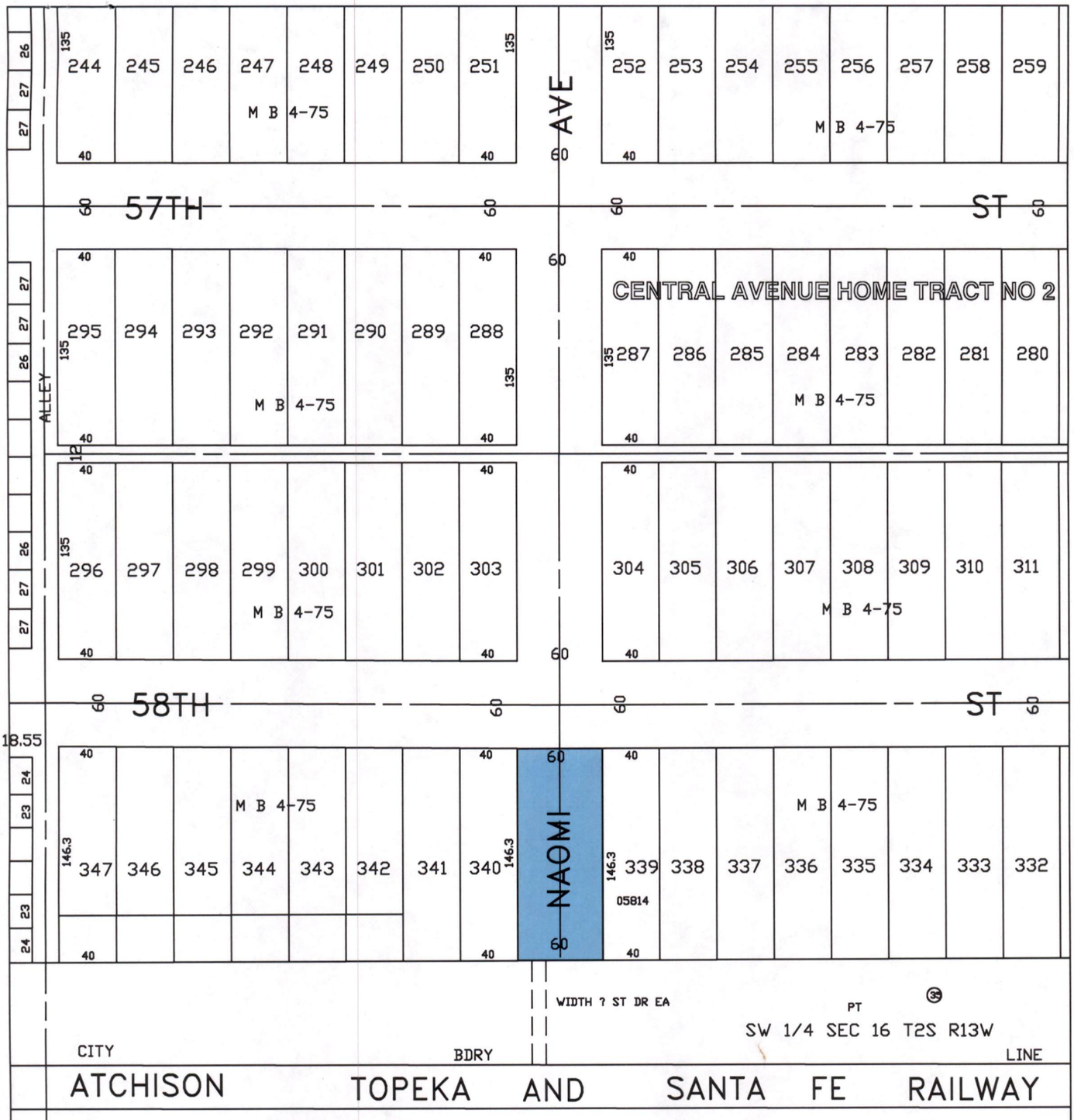
Phillip Martinez
Civil Engineering Associate II
Phone (213) 977-6954

Respectfully submitted,

John C. Mack FOR

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/pm
LDG



INFORMATION ON THIS MAP IS
PRELIMINARY
AND SUBJECT TO CHANGE

TITLE: NAOMI AVENUE BETWEEN 58TH STREET AND ITS SOUTHERLY TERMINUS.

WORK ORDER NO. VAC- E1400863
COUNCIL FILE NO. 94-0670
COUNCIL DIST. 9 **DIV. INDEX** 168
ENG. DIST. CENTRAL **T.G.** 674-E4
DISTRICT MAP 108 B 209

DEPT. OF PUBLIC WORKS
BUREAU OF ENGINEERING
CITY OF LOS ANGELES

EXHIBIT A Legend: Vacation boundary as shown

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

MAY 14 2004

Honorable Members:

C. D. No. 9

SUBJECT:

VACATION REQUEST - VAC- E1400863 - Council File No. 94-0670 – Naomi Avenue between 58th Street and its Southerly Terminus.

RECOMMENDATIONS:

That the request for the vacation of Naomi Avenue between 58th Street and its southerly terminus as shown colored blue on the attached Exhibit 'A", be denied.

NOTIFICATION:

That notification of the time and place of the Public Works Committee meeting to consider this request be sent to:

1. Solano Investments, LLC
   Attn: Ramiro Solano
   5800 S. Central Avenue
   Los Angeles, CA 90011

2. Tesfaye Kinfe
   1180 E. 58th Street
   Los Angeles, CA 90011

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   Los Angeles, CA 90012-2952

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DISCUSSION:

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Solano Investments LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, is currently processing an alley vacation for the alley easterly of Central Avenue from 58th Street to its southerly terminus, under Council File No. 02-2541.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Previous Council Action: The City Council on March 19, 2003, under Council File No. 94-0670 adopted a motion, requested by Council District No. 9, initiating street vacation proceedings and waived the fees associated with this vacation.

Zoning and Land Use: The properties surrounding the proposed vacation area are zoned MR1-1 and are developed to the west and to the south for a furniture store and warehouses.

Description of Area to be Vacated: The area sought to be vacated is Naomi Avenue between 58th Street and its Southerly terminus. The street is dedicated 60 feet wide and is improved.

Adjoining Street: 58th Street is an improved local street dedicated 60 feet wide.

Surrounding Properties: The adjoining owners, Solano Investments, LLC, Tesfaye Kinfe and the Metropolitan Transportation Authority (MTA), have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: The vacation of the public street will not have an adverse effect on vehicular circulation for the public since the street terminates approximately 146 feet southerly of 58th Street. However, the street is needed for access to Mr. Solano's property and the property leased from the MTA. The vacation of this street would have adverse impact on Mr. Solano's business operation in this case.

Objections to the vacation: Solano Investments, LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, westerly of the proposed vacation area and lessee of the MTA property south of the vacation area has concerns about the street vacation. Andrew S. Begun, representing the owner, in a letter dated June 12, 2003 expressed his concern that the rights to this vacation area may revert to parties other than his client and may impact his client's rights of access to the furniture store business that his client has southerly of this site. A letter dated June 30, 2003 from the Metropolitan Transportation Authority, owner of the property southerly of the terminus of the proposed vacation also expressed concern on the street vacation and would prefer to keep Naomi Avenue open at this time.

City Department of Transportation: The Department of Transportation states that Naomi Avenue, along this reach, is a "dead end" street which is constantly used by area residents for illegal trash dumping. It should be noted that there are no residences nor businesses that front along this reach, however, there is a driveway at the terminus which serves a furniture store parking lot/loading dock. The Department of Transportation states that based on field investigations and traffic considerations, the vacation is not opposed if the owner of the furniture store and all other abutting property owners are in agreement with the proposed vacation. Also, if gates are being considered for installation, the installation plans must be reviewed and approved by DOT, the Bureau of Engineering (BOE), and the Fire Department, and shall be installed at no cost to the City under BOE's "B" Permit process.

City Fire Department: The Fire Department states that the subject property has been investigated by members of the Fire Department and that they have no objections to the vacation request.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated June 4, 2003.

Conclusion: The street vacation was initiated by Councilmember Perry. However, Solano Investment and Metropolitan Transportation Authority, owners of properties westerly and southerly, respectively, of the proposed vacation area, both expressed concerns on the impact of the street vacation on the future use of their properties. I recommend this street vacation request not be approved at this time.

Report prepared by:
Land Development Group

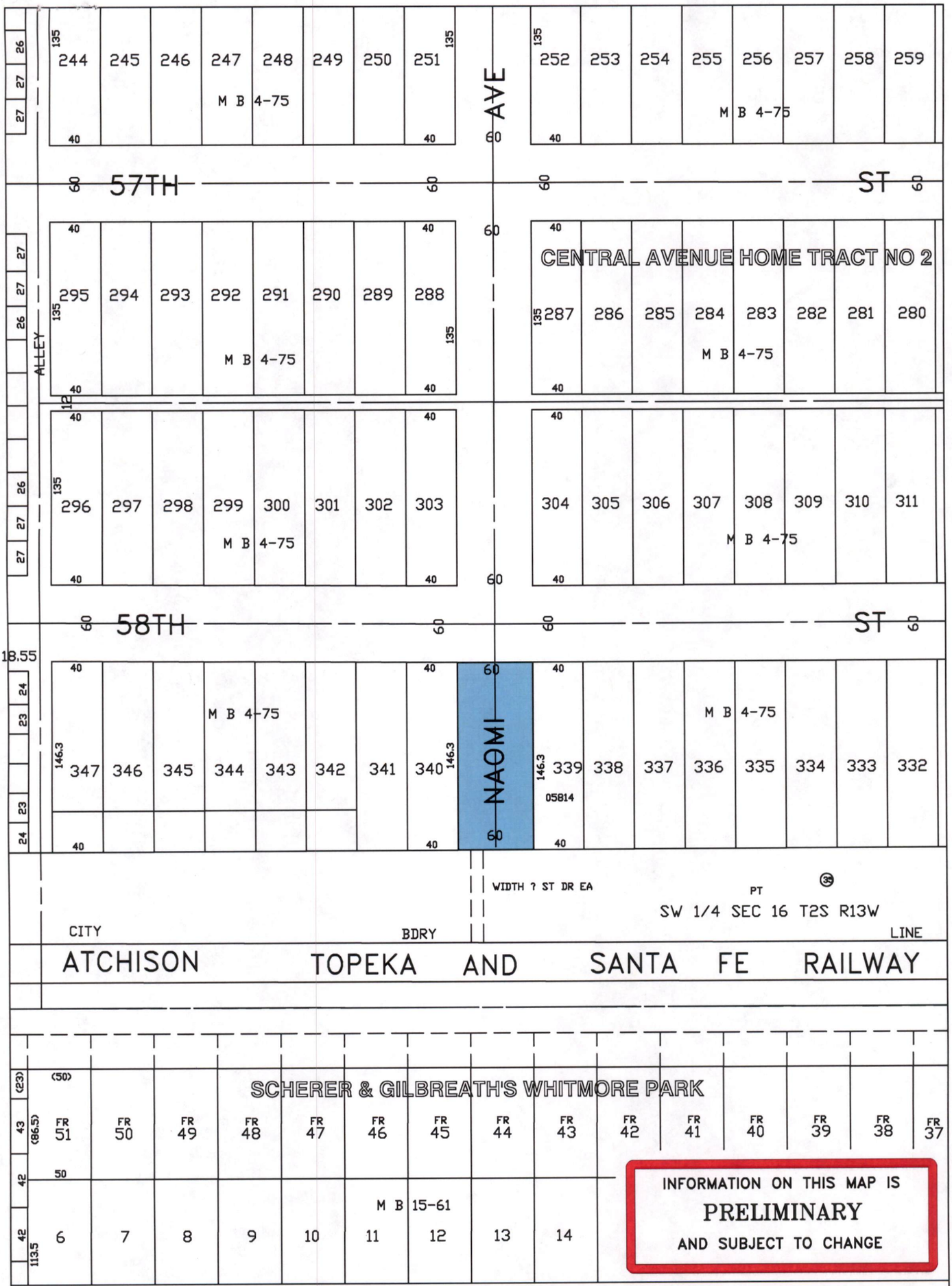
Phillip Martinez
Civil Engineering Associate II
Phone (213) 977-6954

Respectfully submitted,

John C. Mack FOR

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/pm
LDG



TITLE: NAOMI AVENUE BETWEEN 58TH STREET AND ITS SOUTHERLY TERMINUS.

WORK ORDER NO. VAC- E1400863
COUNCIL FILE NO. 94-0670
COUNCIL DIST. 9 **DIV. INDEX** 168
ENG. DIST. CENTRAL **T.G.** 674-E4
DISTRICT MAP 108 B 209

DEPT. OF PUBLIC WORKS
BUREAU OF ENGINEERING
CITY OF LOS ANGELES

EXHIBIT A

Legend: Vacation boundary as shown

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

MAY 14 2004

Honorable Members:

C. D. No. 9

SUBJECT:

VACATION REQUEST - VAC- E1400863 - Council File No. 94-0670 – Naomi Avenue between 58th Street and its Southerly Terminus.

RECOMMENDATIONS:

That the request for the vacation of Naomi Avenue between 58th Street and its southerly terminus as shown colored blue on the attached Exhibit 'A", be denied.

NOTIFICATION:

That notification of the time and place of the Public Works Committee meeting to consider this request be sent to:

1. Solano Investments, LLC
   Attn: Ramiro Solano
   5800 S. Central Avenue
   Los Angeles, CA 90011

2. Tesfaye Kinfe
   1180 E. 58th Street
   Los Angeles, CA 90011

3. Metropolitan Transportation Authority (MTA)
   Attn: Mark Moorhusen
   Sr. Real Estate Officer
   One Gateway Plaza, 14th Floor
   Los Angeles, CA 90012-2952

4. Council District No. 9
   200 N. Main St., Room 508, City Hall East
   Los Angeles, CA 90012

5. Nevers, Palazzo, Maddux & Packard, PLC
   Attn: Andrew S. Begun
   31248 Oak Crest Drive, Suite 100
   Westlake Village, CA 91361

TRANSMITTAL:

City Council Motion adopted on March 19, 2003, from Council District No. 9.

FISCAL IMPACT STATEMENT:

To date, an estimated $ 1,963.77 in charges have been expended in the investigation and processing of this proceeding. Motion adopted by the City Council on March 19, 2003, under Council File No. 94-0670, waived all fees associated with this vacation.

DISCUSSION:

Request: On December 15, 1993, Behzad Kahoolyzadeh, the previous owner of Lots 338 through 341, requested the vacation of Naomi Avenue between 58th Street and its southerly terminus. The purpose of the vacation request was to remove a public nuisance (criminal activity, illegal dumping, prostitution, and drug activity). The vacation request was recommended to be received and filed by Bureau of Engineering report dated June 11, 2002 since the applicant had not remitted the Investigation Fee. Councilmember Perry, under Council File No. 94-0670, supported going ahead with the initiation of the vacation, thus superseding the City Engineer's report dated June 11, 2002.

Solano Investments LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, is currently processing an alley vacation for the alley easterly of Central Avenue from 58th Street to its southerly terminus, under Council File No. 02-2541.

This vacation procedure is being processed under procedures established by Council File No. 01-1459 adopted by the Los Angeles City Council on March 5, 2002.

Previous Council Action: The City Council on March 19, 2003, under Council File No. 94-0670 adopted a motion, requested by Council District No. 9, initiating street vacation proceedings and waived the fees associated with this vacation.

Zoning and Land Use: The properties surrounding the proposed vacation area are zoned MR1-1 and are developed to the west and to the south for a furniture store and warehouses.

Description of Area to be Vacated: The area sought to be vacated is Naomi Avenue between 58th Street and its Southerly terminus. The street is dedicated 60 feet wide and is improved.

Adjoining Street: 58th Street is an improved local street dedicated 60 feet wide.

Surrounding Properties: The adjoining owners, Solano Investments, LLC, Tesfaye Kinfe and the Metropolitan Transportation Authority (MTA), have been notified of the proposed street vacation.

Effects of Vacation on Circulation and Access: The vacation of the public street will not have an adverse effect on vehicular circulation for the public since the street terminates approximately 146 feet southerly of 58th Street. However, the street is needed for access to Mr. Solano's property and the property leased from the MTA. The vacation of this street would have adverse impact on Mr. Solano's business operation in this case.

Objections to the vacation: Solano Investments, LLC, the current owner of Lots 340 through 347 and Lots 348 through 353, westerly of the proposed vacation area and lessee of the MTA property south of the vacation area has concerns about the street vacation. Andrew S. Begun, representing the owner, in a letter dated June 12, 2003 expressed his concern that the rights to this vacation area may revert to parties other than his client and may impact his client's rights of access to the furniture store business that his client has southerly of this site. A letter dated June 30, 2003 from the Metropolitan Transportation Authority, owner of the property southerly of the terminus of the proposed vacation also expressed concern on the street vacation and would prefer to keep Naomi Avenue open at this time.

City Department of Transportation: The Department of Transportation states that Naomi Avenue, along this reach, is a "dead end" street which is constantly used by area residents for illegal trash dumping. It should be noted that there are no residences nor businesses that front along this reach, however, there is a driveway at the terminus which serves a furniture store parking lot/loading dock. The Department of Transportation states that based on field investigations and traffic considerations, the vacation is not opposed if the owner of the furniture store and all other abutting property owners are in agreement with the proposed vacation. Also, if gates are being considered for installation, the installation plans must be reviewed and approved by DOT, the Bureau of Engineering (BOE), and the Fire Department, and shall be installed at no cost to the City under BOE's "B" Permit process.

City Fire Department: The Fire Department states that the subject property has been investigated by members of the Fire Department and that they have no objections to the vacation request.

Department of City Planning: The Department of City Planning did not respond to the Bureau of Engineering's referral letter dated June 4, 2003.

Conclusion: The street vacation was initiated by Councilmember Perry. However, Solano Investment and Metropolitan Transportation Authority, owners of properties westerly and southerly, respectively, of the proposed vacation area, both expressed concerns on the impact of the street vacation on the future use of their properties. I recommend this street vacation request not be approved at this time.

Report prepared by:
Land Development Group

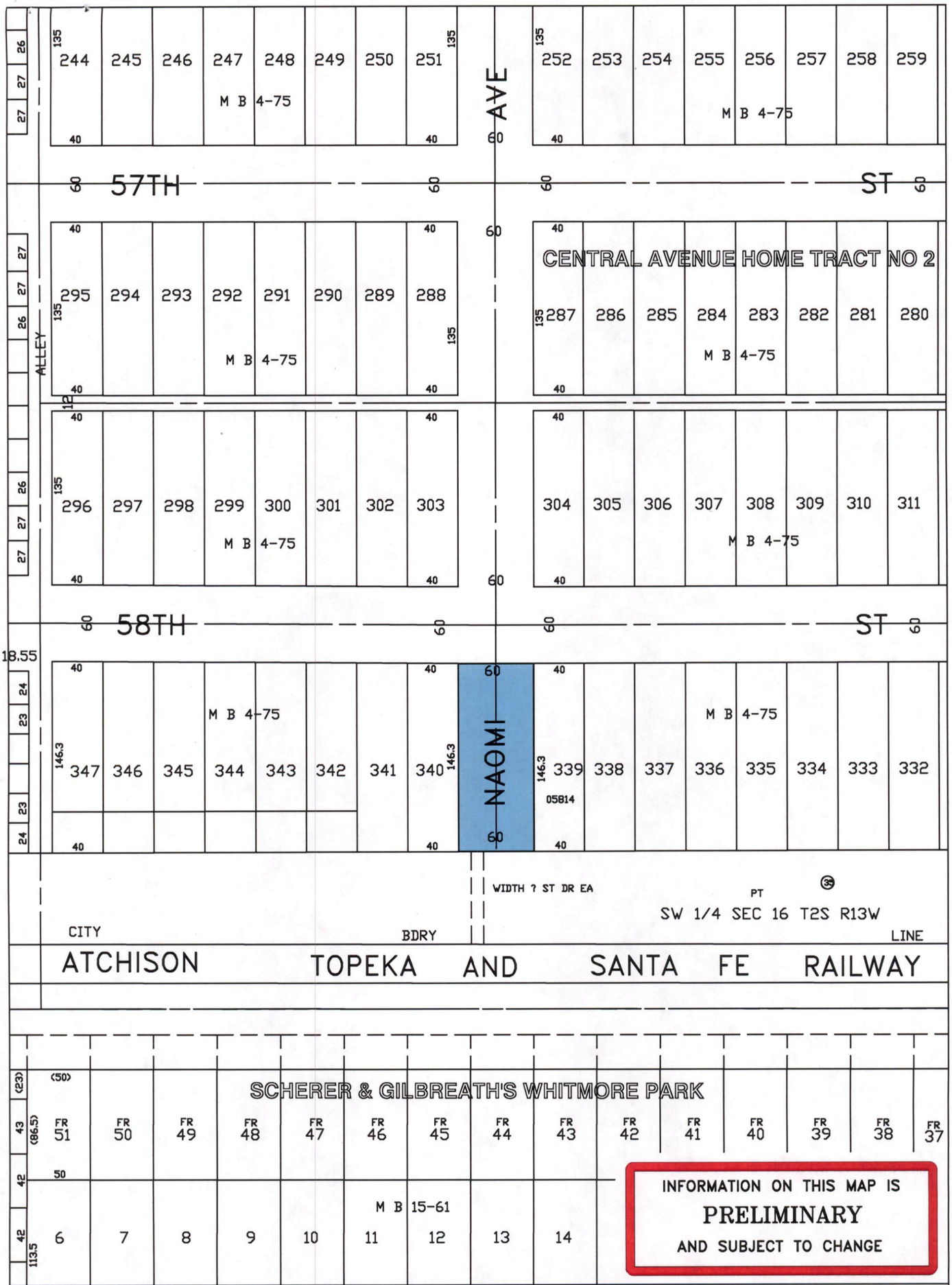
Phillip Martinez
Civil Engineering Associate II
Phone (213) 977-6954

Respectfully submitted,

John C. Mack FOR

Edmond Yew, Manager
Land Development Group
Bureau of Engineering

EY/pm
LDG



INFORMATION ON THIS MAP IS
PRELIMINARY
AND SUBJECT TO CHANGE

TITLE: NAOMI AVENUE BETWEEN 58TH STREET AND ITS SOUTHERLY TERMINUS.

WORK ORDER NO. VAC- E1400863
COUNCIL FILE NO. 94-0670
COUNCIL DIST. 9 **DIV. INDEX** 168
ENG. DIST. CENTRAL **T.G.** 674-E4
DISTRICT MAP 108 B 209

DEPT. OF PUBLIC WORKS
BUREAU OF ENGINEERING
CITY OF LOS ANGELES

EXHIBIT A

Legend: Vacation boundary as shown

Office of the City Engineer

Los Angeles, California

To the Public Works Committee

Of the Honorable Council

Of the City of Los Angeles

MAY 14 2004

Honorable Members:

C. D. No. 9

SUBJECT:

VACATION REQUEST - VAC- E1400863 - Council File No. 94-0670 – Naomi Avenue between 58th Street and its Southerly Terminus.

RECOMMENDATIONS:

That the request for the vacation of Naomi Avenue between 58th Street and its southerly terminus as shown colored blue on the attached Exhibit 'A", be denied.

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Report prepared by:
Land Development Group

Phillip Martinez
Civil Engineering Associate II
Phone (213) 977-6954

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EXHIBIT A

Legend: Vacation boundary as shown