


**TRANSMITTAL TO CITY COUNCIL
Charter Section 245**

Case No. AA-2011-2831-PMLA-1A ENV-2011-2832-CE	CD No. 14- Huizar		
Planning Staff Name(s) and Contact No. Darryl Mackey-213-978-1456 Garland Cheng-213-978-1348	Last Day to Appeal: Not Applicable		
Name(s), Applicant/Representative, Address, and Phone Number			
<table style="width: 100%;"><tr><td style="width: 50%; vertical-align: top;">Applicant: John Cheng 4911 College View Avenue Los Angeles, CA 90041 323-254-2608</td><td style="width: 50%; vertical-align: top;">Representatives: Engles Shen 1111 Corporate Center Drive #302 Monterey Park, CA 91754 323-266-0866 englesshen@gmail.com</td></tr></table>		Applicant: John Cheng 4911 College View Avenue Los Angeles, CA 90041 323-254-2608	Representatives: Engles Shen 1111 Corporate Center Drive #302 Monterey Park, CA 91754 323-266-0866 englesshen@gmail.com
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Name(s), Appellant/Representative, Address, and Phone Number			
<table style="width: 100%;"><tr><td style="width: 50%; vertical-align: top;">Appellant: Same as Applicant</td><td style="width: 50%; vertical-align: top;">Representative:</td></tr></table>		Appellant: Same as Applicant	Representative:
Appellant: Same as Applicant	Representative:		
<u>Project Description</u> <p>AN APPEAL of the Deputy Advisory Agency decision to disapprove pursuant to Section 17.52-A and 17.53-E of the Los Angeles Municipal Code, and pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act) the Preliminary Parcel Map No. AA-2011-2831-PMLA-to allow a two parcel single family development located at 4911 College View Avenue.</p> <p>Per Charter Section 245 of the Municipal Code, the Council District is asserting jurisdiction on the determination of the East Los Angeles Area Planning Commission, dated October 10, 2012. See Council File 12-1638 attached motion.</p>			
Prepared by: 	Date 10-24-12		

MASTER APPEAL FORM

City of Los Angeles – Department of City Planning

APPEAL TO THE: City L.A. Planning Commission
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: AA-2011-2831-PMLA-PS

PROJECT ADDRESS: 4911 College View Avenue

FINAL DATE TO APPEAL: 8-8-2012

- TYPE OF APPEAL:
1. ☒ Appeal by Applicant
 2. ☐ Appeal by a person, other than the applicant, claiming to be aggrieved
 3. ☐ Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: John CHENG

- Are you filing for yourself or on behalf of another party, organization or company?

☒ Self

☐ Other: _____

Address: 4911 College View Ave

Los Angeles, CA Zip: 90041

Telephone: 323-254-2608 E-mail: _____

- Are you filing to support the original applicant's position?

☒ Yes

☐ No

REPRESENTATIVE INFORMATION

Name: ENGLES SHEN

Address: 1111 Corporate Center Dr. #302

Monterey Park, Ca Zip: 91754

Telephone: 323-266-0866 E-mail: englesshe@gmail.com

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

☒ Entire

☐ Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
 - Master Appeal Form
 - Justification/Reason for Appealing document
 - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."

--CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: _____

8/6/2012

Planning Staff Use Only

Amount \$ <u>7663.60</u>	Reviewed and Accepted by <u>[Signature]</u>	Date <u>8-8-12</u>
Receipt No. <u>8090</u>	Deemed Complete by _____	Date _____

☐ Determination Authority Notified

☐ Original Receipt and BTC Receipt (if original applicant)

August 6, 2012

Planning Commission
City of Los Angeles

CASE NO. AA-2011-2831-PMLA-PS
4911 NORTH COLLEGE VIEW AVENUE
APPEAL FOR ADVISORY AGENCY DENY

Dear Commissioners:

The reason I file this appeal because I honestly believe that the Advisory Agency erred its decisions.

The project site is situated on the west side of College View Avenue south of Colorado Boulevard, at the southwest corner of Fair Park Avenue and College View Avenue in the Eagle Rock Area of the City of Los Angeles (please see attachment 1).

The reason Advisory Agency denied the preliminary parcel map was based on an incorrect comparison with a prior map submitted by other engineer in 2008. They are very different as follows:

- a. Decision letter said: "fails to provide acceptable lot design or lot size".

The proposed Parcel A and Parcel B are all rectangular in shape 8,546 sq. ft. and 7,149 sq. ft. respectively. They are compatible to the lots in the neighborhood.

Decision letter said: "the proposed parcel map would create a lot configuration similar to a flag lot which does not exist in that neighborhood".

The proposed parcel map create two typical residential lots to and from College View Avenue through a private street designed per City standards including Type D curb and gutter. Also, there are flag lots in the neighborhood, for example, 2323 Loy Lane, APN 5682-020-014 (please see attachment 2).

There is also a situation that an access driveway 10-foot wide serving six lots connected to College View Avenue on west side, just north of Resthaven Drive. They are not designated flag lots but worse (please see attachment 3).

- b. Decision letter said: "The proposed parcel map conflicts with the text of the Los Angeles Community Plan Policy 1-3.1: The establish of a private street along the northerly portion of the project site parallel to Fair Park Avenue at the intersection with College View Avenue will create a lot configuration similar to a flag lot; this layout would impact adjoining properties. The project would not protect the quality and scale of the current residential environment".

The proposed parcel map create two typical residential lots accessed through a private street, as stated above is not a flag lot. The proposed design provided separation between the private street and Fair Park Avenue and a raised concrete median at said intersection which directs traffic movement will increase traffic safety considerably (please see attachment 4). Also, the proposed Parcel B is for residential use only, not for any other purposes; the proposed building has not been designed yet, I can not see why and how proposed lot/building would not be compatible design and impact the quality of the existing residential environment.

- c. Decision letter said: "The proposed site design conflicts with Objective 1-3 and Policy 1-3.2 of the Community Plan: The subject site is a sloping parcel and the creation of the private street for another dwelling, will create an increase in the ingress and egress of vehicular traffic near the intersection of Fair Park and College View Avenues. The establishment of a private street parallel to Fair Park Avenue at the intersection with College View Avenue create an awkward intersection which jeopardizes the visibility at the intersection, and contributes to the impediment of emergency access. The irregular shaped lot does not provide any alternative for redesigning the project in a way that would protect the quality and scale of the residential environment".

The project site is located in the designated hillside grading area, all of the building sites in the neighborhood are sloping. As far as lot shapes are concerned, attached is a Zimas Map of the very

neighborhood (please see attachments 5 and 6), it is obvious that the subject site is not irregular as cited. The site is one of the most gently sloped lot, if not the only lot. Actually, along the west side of College View Avenue from Colorado Boulevard southerly to Resthaven Drive, this project site is the most gentle, better access and livable lot.

Regarding visibility and access of emergency vehicles, this design with treatments we provided is much preferred proposal. Just north of the project site and Fair Park Avenue, an 8-foot wide driveway accessed from College View Avenue on the west side (please see attachment 7), visibility? Nothing.

We did work out an alternative design without private street (please see attachment 8), discussed with Department of Transportation and showed them photos of the existing conditions at the intersection. D.O.T. chose the submitted parcel map and issued a typical letter of approval (please see attachment 4b).

- d. Decision letter said: "the project site is located within a high fire hazard severity zone, within a hillside grading area, within a fault zone, and within a liquefaction area. These factors accompanied with the site configuration and site design will not contribute to a physically suitable development at the proposed density".

The project site is indeed within all these cited zones (Parcel B is not in liquefaction zone). However, it is not only this site alone. All neighborhoods in the area west of College View Avenue are within the very same zones. Before we submit the application for a parcel map, City Building and Safety's Grading Section approved a soils and geology report and issued an approval letter dated May 31, 2012 (please see attachment 9), cleared the issue.

The property, same as other properties, zoned R1, 5,000 sq. ft. minimum area per lot, totaled a little over 19,000 sq. ft.; it has enough area for three residential houses, we applied for only two parcels. Traffic volume generated for two houses should be less than for three houses.

I made a thorough study on density within R1 zoned area in 800-foot radius of the project site to verify Advisory Agency's concern of

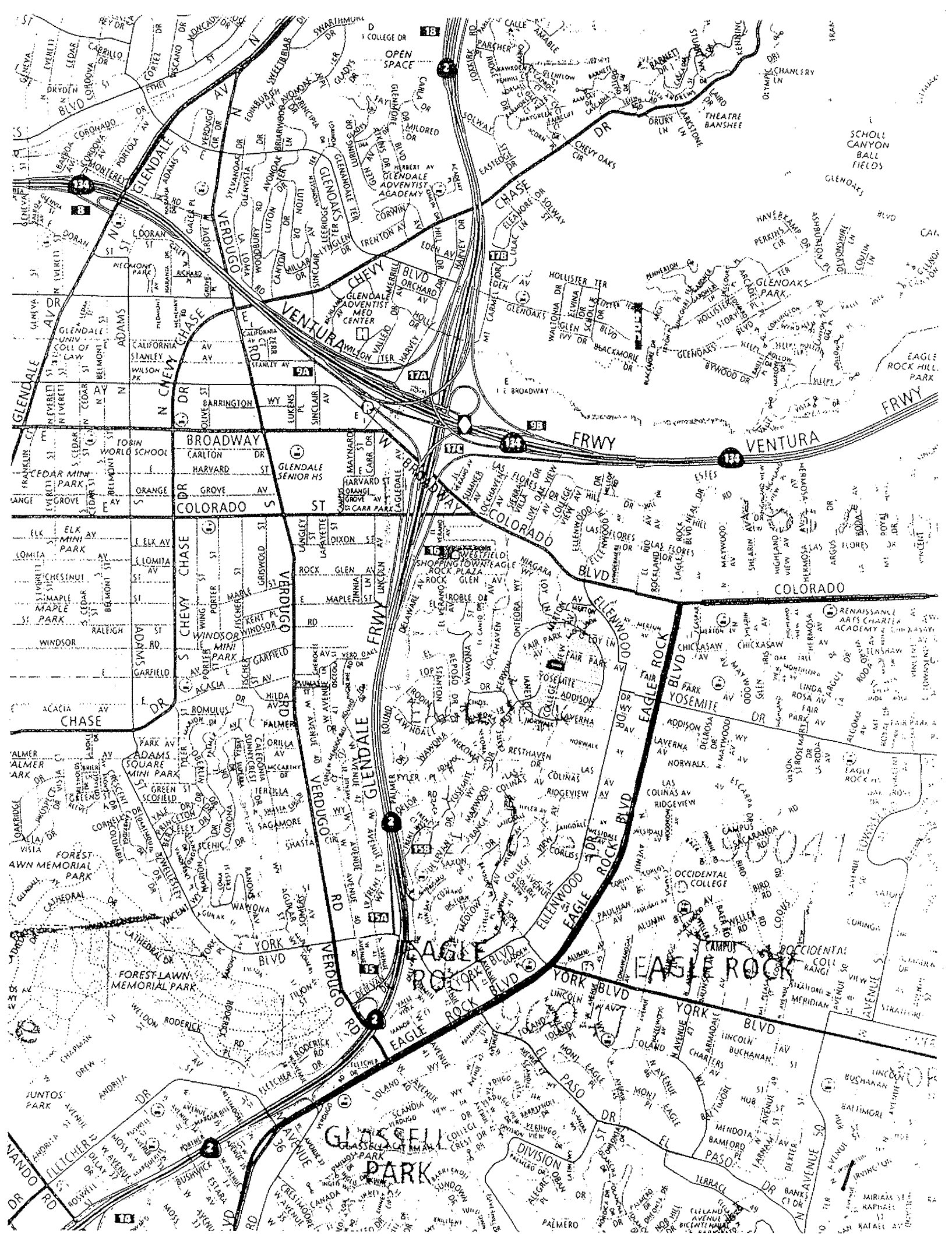
density. Attached is a summary of my study for your review (please see attachment 10). From this study, the project site is the lot which has the lowest density within all the neighborhoods under study. Even after lot split, it is still way below the average density in the whole neighborhood.

Therefore, if your Commission approves my appeal, I am willing to sit down with Advisory Agency to work out an acceptable map.

Respectfully submitted,

John Cheng

By: 
Engles Shen, Engineer of Record



08/03/2012

Generalized Zoning

ZIMAS INTRANET



Zoning: R1-1
General Plan Low Residential

Tract: ALMOND HEIGHTS TRACT

Block: None

Lot: FR LT A

Arb 3

Address: 4711 N COLLEGE VIEW AVE

APN: 5684031004

PIN #: 160-5A219 302

3a



PRELIMINARY : ARCEL MAP L.A. NO. 2011-2831

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT NO. 9614, AS PER MAP RECORDED IN BOOK 156,
PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

PROJECT:

4911 COLLEGE VIEW AVE
LOS ANGELES, CA 90041
APN: 5683-023-008

OWNER/SUBDIVIDER:

JOHN CHENG
4911 COLLEGE VIEW AVENUE
LOS ANGELES, CA. 90041
TEL: (323) 254-2608

PREPARED BY:

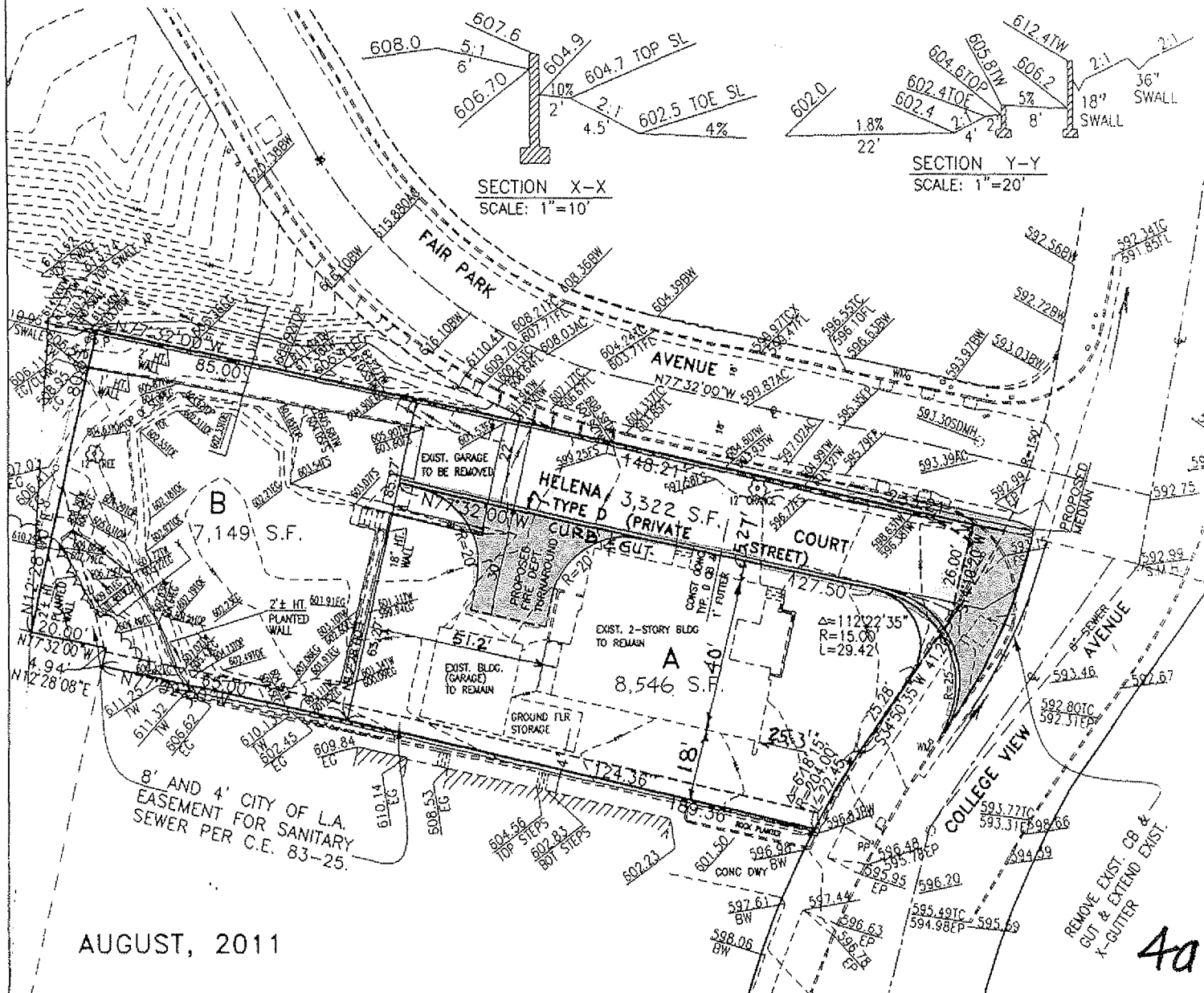
ENGLES SHEN & ASSOCIATES, INC.
1111 CORPORATE CENTER DR., #302
MONTEREY PARK, CA. 91754
TEL: (323) 266-0866
FAX: (323) 266-0867

N
SCALE: 1"=40'



NOTES:

ZONE: R1-1
LOT SIZE: 19,017 S.F. (0.44AC)
EXIST. LAND USE: ONE SINGLE HOUSE
PROP. LAND USE: 2 NEW HOUSES (2-STORY)
NO. OF PARCELS: 2
PARCEL A: 8,546 S.F.
PARCEL B: 7,149 S.F.
NO OAK TREE, NO WESTERN SYCAMORE,
NO SOUTHERN CALIFORNIA BLACK WALNUT,
NO CALIFORNIA BAY TREES.
NO HAZARD MATERIALS ON SITE
ALL PARCELS TO BE FIRE SPRINKLERED
DRAINAGE: GRAVITY FLOW TO STREET
SEWER: PUBLIC
WATER: PUBLIC
PRIVATE STREET : 3,322 S.F.



AUGUST, 2011

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

4911 N. College View Ave.

Date: May 26, 2011

To : Deputy Advisory Agency
Department of City Planning

From: Taimour Tanavoli, Associate Transportation Engineer III
Department of Transportation

Subject: **PARCEL MAP NO. 2011-2831**

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

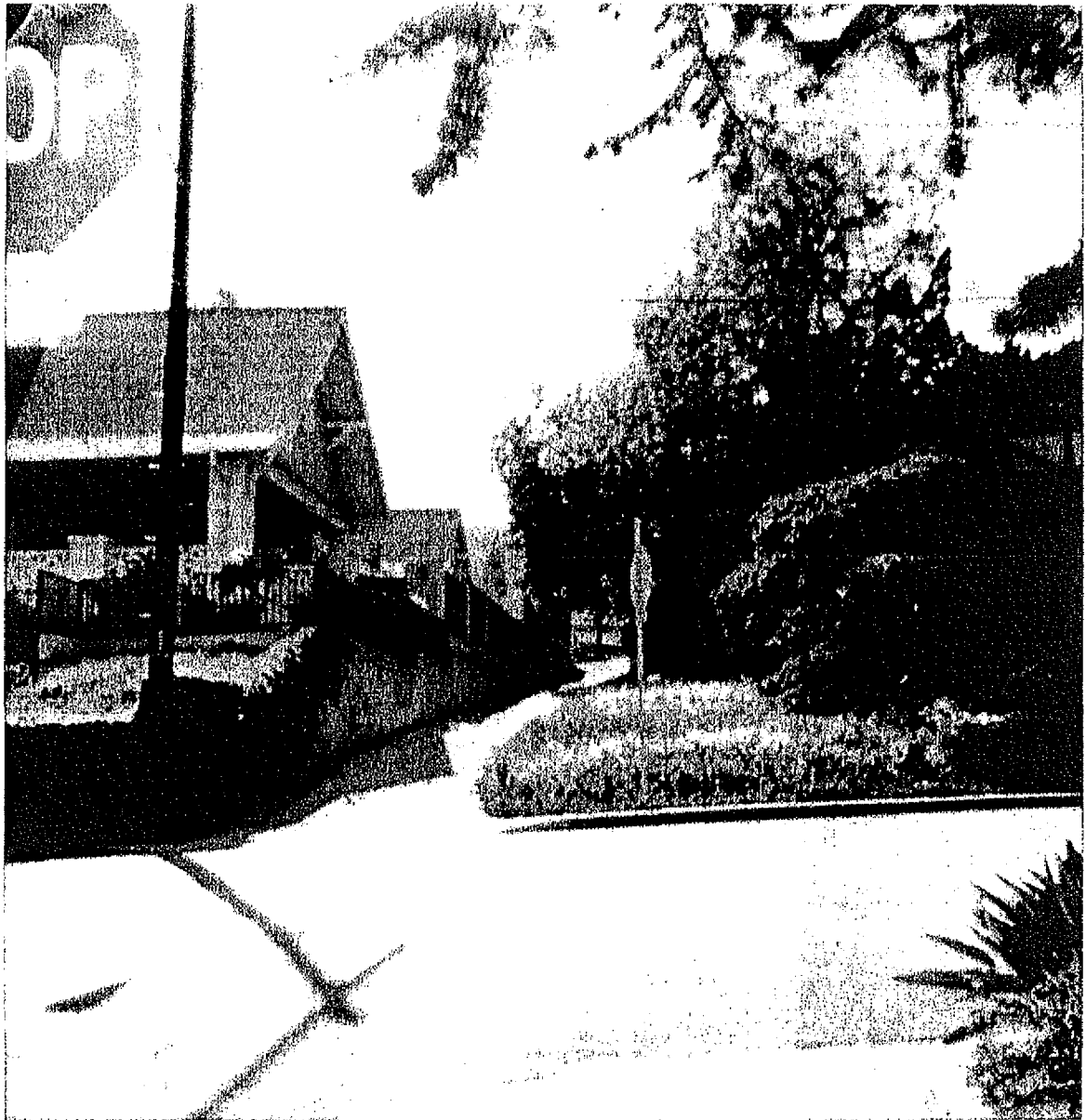
1. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line; or to the satisfaction of the Department of Transportation.
2. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
3. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024.

Please contact this section at (213) 482-7024 for any questions regarding the above.

Council District No. 14
Central District







PRELIMINARY PARCEL MAP L.A. NO. 2011-

IN THE CITY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT A OF TRACT NO. 9614, AS PER MAP RECORDED IN BOOK 156,
PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

PROJECT:

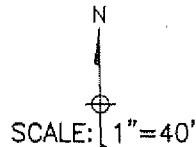
4911 COLLEGE VIEW AVE
LOS ANGELES, CA 90041
APN: 5683-023-008

OWNER/SUBDIVIDER:

JOHN CHENG
4911 COLLEGE VIEW AVENUE
LOS ANGELES, CA. 90041
TEL: (323) 254-2608

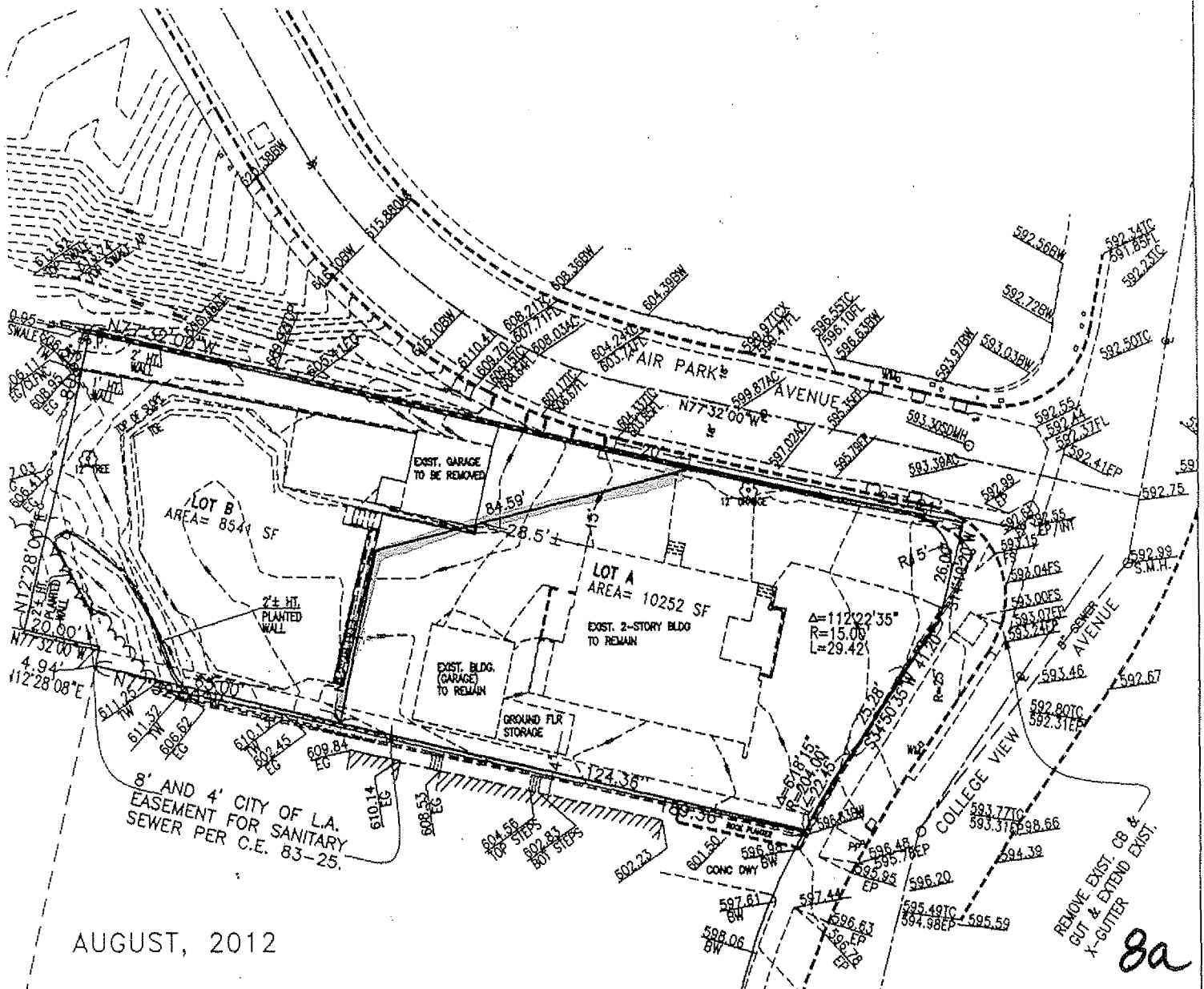
PREPARED BY:

ENGLES SHEN & ASSOCIATES, INC.
1111 CORPORATE CENTER DR., #302
MONTEREY PARK, CA. 91754
TEL: (323) 266-0866
FAX: (323) 266-0867



NOTES:

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PROP. LAND USE: 2 NEW HOUSES (2-STORY)
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NO HAZARD MATERIALS ON SITE
ALL PARCELS TO BE FIRE SPRINKLERED
DRAINAGE: GRAVITY FLOW TO STREET
SEWER: PUBLIC
WATER: PUBLIC



AUGUST, 2012



CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

SOILS REPORT APPROVAL LETTER

May31, 2012

LOG # 77394
SOILS FILE - 2
LIQ

To: Jim Tokunaga, Deputy Advisory Agency
Department of City Planning
200 N. Spring Street, 7th Floor, Room 750

From: Dana Prevost, Engineering Geologist III
Department of Building and Safety

PARCEL MAP: AA-2011-2831-PMLA
LOT(S): Parcel A & B
LOCATION: 4911 N. College View

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE(S) OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
Soils Report	GSS-1117-7	07/07/2011	GSS

<u>CURRENT REFERENCE</u>	<u>REPORT</u>	<u>DATE(S) OF</u>	<u>PREPARED BY</u>
<u>REPORT/LETTER(S)</u>	<u>No.</u>	<u>DOCUMENT</u>	
Dept. Approval Letter	61751	02/27/2008	LADBS

The Grading Division of the Department of Building and Safety has reviewed the proposed Parcel Map #AA-2011-2831-PMLA, filed with the Los Angeles Department of City Planning receipt dated 04/06/2012 and the referenced report providing recommendations for the proposed two story, single family residence to be constructed on Parcel B. The map shows that the existing structures on Parcel are to remain. No new construction on Parcel A is proposed or approved at this time.

The earth materials at the subsurface exploration locations consist of up to 1 feet of uncertified fill underlain by natural sand.

The upper 3 feet of the existing soils are not considered adequate to support the proposed foundations. These soils shall be removed and recompacted. The consultants recommend to support the proposed structure on conventional foundations bearing on properly placed fill.

The site was investigated in the past. Construction of a garage/recreation room was conditionally approved by the Department on 02/27/2008, LOG #61751.

Engineering analyses provided by GSS is based on field and laboratory testing performed by HU Associates. GSS is accepting responsibility for use of the data in accordance to Code section 91.7008.5 of LABC.

Page 2
4911 N. College View

The site is located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. However, the Parcel B is located outside of the liquefaction Hazard Zone, as indicated on Plate 1 of the current report. This satisfies the requirement of the 2011 Los Angeles City Building Code Section 1802.2.7.

(Note: Numbers in parenthesis () refer to applicable sections of the 2011 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. This approval is for a construction of a single family residence on Parcel B. No new construction on Parcel A is proposed or approved at this time
2. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report. (7006.1)
3. All recommendations of the report by GSS dated 07/07/2011 signed by Chenlun Lee, GE 2781, which in addition to or more restrictive than the conditions contained herein shall also be incorporated into the plans for the project. (7006.1)
4. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
5. A grading permit shall be obtained for all structural fill. (106.1.2)
6. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
7. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and obtained approval. (7008.2)
8. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater[, except at locations where lateral over excavation is not possible (i.e., foundations adjacent to property lines or structures), in which case the foundations may be deepened to bear in native soils, as recommended] (7011.3)..
9. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2)

OCT 19 2012

12-1638
CD14

MOTION

for call 10/23/12


On October 10, 2012, the East Los Angeles Area Planning Commission acted to deny the appeal of a Deputy Advisory Agency Decision disapproving a proposed lot split and private street on an oversized lot located at 4911 College View Ave within the Northeast Community Plan Area, case # AA-2011-2831-PMLA-1A. The proposed lot split is supported by the Eagle Rock Association and surrounding neighbors.

The Area Planning Commission may have erred in this judgment, for the applicant/appellant introduced new information at the hearing that may have not been fully considered in the public record. Immediate action is needed to assert jurisdiction over this matter in order to veto the Commission's action and to approve the appeal. The last day for Council to assert jurisdiction is October 23, 2012.

I THEREFORE MOVE that pursuant to Charter Section 245 the City Council assert jurisdiction over the October 10, 2012 East Los Angeles Area Planning Commission's action to deny the appeal of a Deputy Advisory Agency Decision disapproving a proposed lot split and private street on an oversized lot located at 4911 College View Ave within the Northeast Community Plan Area, case # AA-2011-2831-PMLA-1A.

I FURTHER MOVE that upon assertion of jurisdiction the Council veto the Commission's action and approve the appeal.

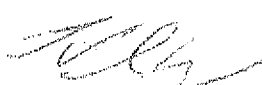
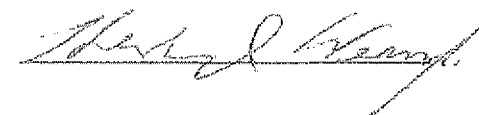
PRESENTED BY:



JOSE HUIZAR

Councilmember, 14th District

SECONDED BY:



ORIGINAL

BTC

BETTER TECHNOLOGY CORPORATION

201 N. Los Angeles St., Ste. 13A
Los Angeles, CA 90012
(213) 617-9600
Fax (213) 617-9643

14540 Sylvan St., Ste. A
Van Nuys, CA 91411
(818) 779-8866
Fax (818) 779-8870

MAILING AFFIDAVIT

City Planning Commission
Case No. _____

CF No. _____

Zoning Administrator
Case No. _____

Coastal Permit
Case No. _____

Design Review Board
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

Parcel Map No. PM-12-823 PMUA-CC

Private Street No. _____

Area Planning Commission
Central, Harbor, SV, ELA, SLA, WLA, NV
Case No. _____

SITE ADDRESS: 757 E 12th Street

I, Lisa Klein, certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did, on the 25th day of July, 2012, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- ☒ 500-foot radius
- ☐ Abutting the subject site
- ☒ Owners and Occupants
- ☐ Tenant Notice
- ☐ 100-foot coastal notice
- ☐ State Coastal Commission
- ☐ Adjacent City (ies)
- ☒ Applicant and Representative (where indicated)
- ☐ city _____ Newspaper Notice
- ☐ LA Unified School District, LA County Regional Planning
- ☐ Caltrans
- ☐ Council's Own Initiative
- ☐ Metropolitan Transit Authority
- ☒ Certified Neighborhood Council (dept. of Neighborhood Empowerment)
- ☒ Council Office and Council District Office
- ☐ city _____ Homeowners Associations
- ☐ Other
- ☐ Appellant

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

[Signature]
BTC Hearing Notice Mailing Clerk

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Others

This notice is sent to you because you own property or are currently an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing By: Advisory Agency
Date: Wednesday, August 8, 2012
Time: Time: 9:45 a.m.
Place: Los Angeles City Hall
200 North Spring Street, Room 1020
Los Angeles, CA 90012

Staff Contact: Daryll Mackey
Phone No.: (213) 978-1456

Case No.: AA-2012-823-PMLA-CC
CEQA No.: ENV-2012-824-CE
Incidental Cases: NA
Related Cases: N/A
Council No.: 9
Plan Area: Central City
Specific Plan: N/A
Certified NC: Downtown Los Angeles
GPLU: Light Manufacturing
Zone: M2-2D

Applicant: 12th Street, KLC, LLC
Representative: James Santa Maria

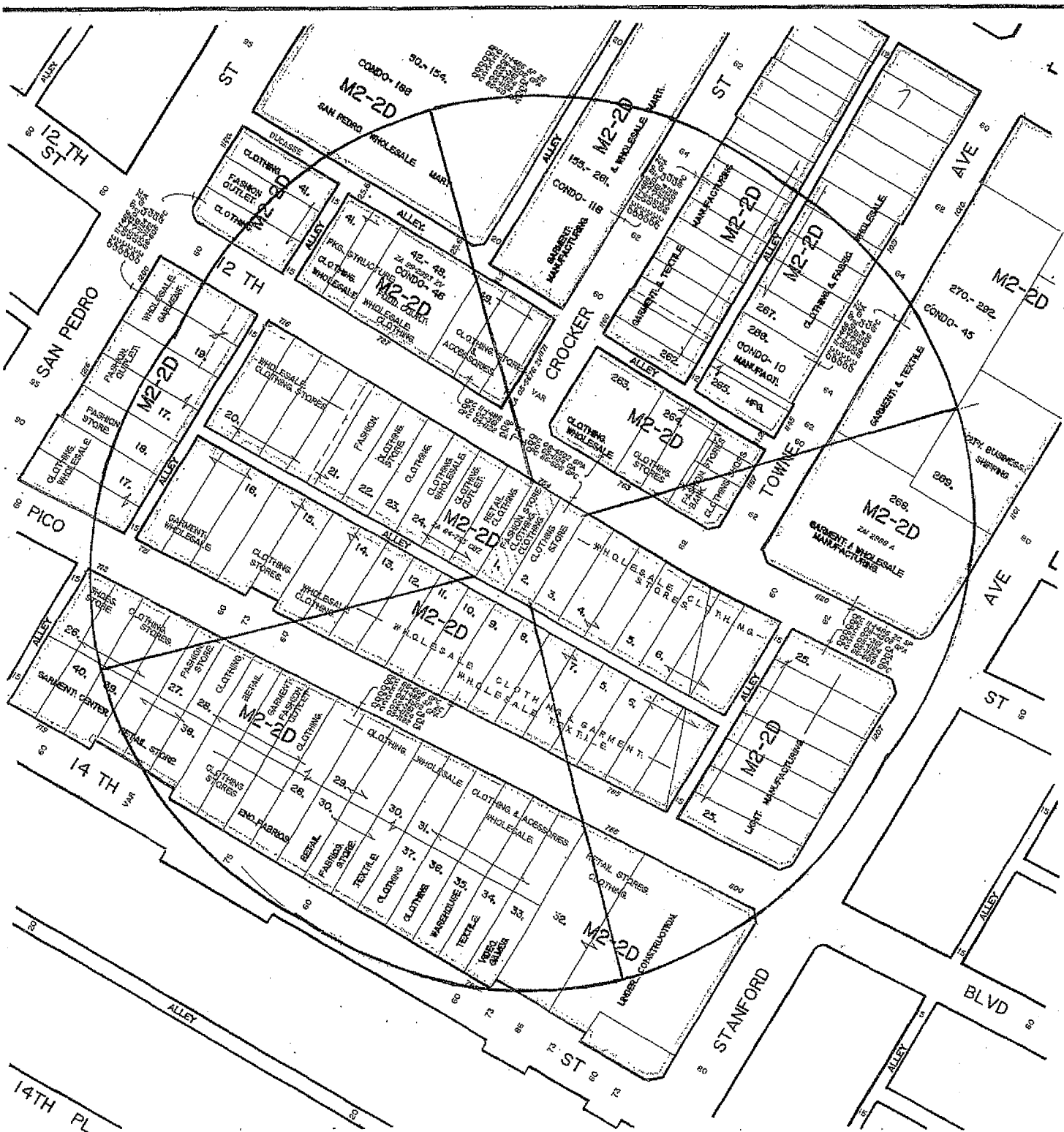
PROJECT LOCATION: 754 E. 12th Street

PROPOSED PROJECT: Commercial Condominium Conversion of an existing 3-unit commercial building in the M2-2D Zone.

REQUESTED ACTION: The Deputy Advisory Agency shall consider:

A Preliminary parcel Map for one parcel to allow a 3-unit commercial condominium conversion on a 5,706.1 square foot lot, with each commercial condominium to have 1,607 square feet respectively.

The Zoning Administrator shall consider: (Only necessary if applicable, can also be a Hearing Officer)



LEGAL DESCRIPTION : LOT 32 BLK B SUBDIVISION OF THE
CHIRIOTTO TRACT MR 15-1
SITUS ADDRESS : 754 E 12 TH ST APN : 5132-012-030

PARCEL MAP - CC

TB
C.D. : 9
C.T. : 2260.00
P.A. : CENTRAL CITY
DRAWN BY : AG
CARTOMAP SERVICES INC.
TEL : 213- 909-3335
F : 626- 571-1767

PROPERTY OWNER :
12TH STREET LCK, LLC.
754 E. 12TH STREET
LOS ANGELES CA 90021
REPRESENTATIVE :
JAMES SANTA MARIA
550 S. HOPE ST. STE. 1910
LOS ANGELES CA 90071

CASE :
D.M. : 123 A 211
SCALE : 1" = 100'
USES : FIELD
ACRES : 0.131 ±

DATE :
3-13-2012
updated :



1
12TH STREET LCK LLC
3350 WILSHIRE BLVD #850
LOS ANGELES, CA 90010

2
12TH STREET SHOPS LLC
1468 NICOLAS WY
FULLERTON, CA 92833

3
HORWITZ, IRVING
1139 DANIELS DR
LOS ANGELES, CA 90035

4
TWELFTH STREET COLLECTION
2080 LAUREL CANYON BLVD
LOS ANGELES, CA 90015

5
AMI COMMERCIAL LLC
710 E 7TH ST
LOS ANGELES, CA 90021

6
PACIFIC WALNUT CENTER
420 E 11TH ST #304
LOS ANGELES, CA 90015

7
C 7 INVESTMENTS INC
420 ARBOLADA DR
ARCADIA, CA 91006

8
LOS ANGELES HOLDINGS LLC
973 MALCOM AVE
LOS ANGELES, CA 90024

9
LOS ANGELES HOLDINGS LLC
755 E PICO BLVD
LOS ANGELES, CA 90021

10
CUI, XIANG H
714 TOWNE AVE
LOS ANGELES, CA 90021

11
BASCH, TED
6370 DREXEL AVE
LOS ANGELES, CA 90048

12
WONG, GEORGE AND GRACE Y
812 RIDGECREST ST
MONTEREY PARK, CA 91754

13
SOBEL, RONALD AND GERALDINE
23678 INGOMAR ST
WEST HILLS, CA 91304

14
MERMEL AND MERMEL LLC
1045 MAPLE AVE
LOS ANGELES, CA 90015

15
SINGER, JEROLD J AND PAMELA
0 PO BOX 8400
VAN NUYS, CA 91409

16
SAN PEDRO ALLEY STORES LLC
17241 OSBORNE ST
NORTHRIDGE, CA 91325

17
KENNEDY, VIRGINIA B
3027 E MESA DR
WEST COVINA, CA 91791

18
CHO, CHANG H
11821 GWYNNE LN
LOS ANGELES, CA 90077

19
1200 SAN PEDRO LLC
1100 S SAN PEDRO ST #A 8
LOS ANGELES, CA 90015

20
UNITY ENTERPRISES LP
888 S FIGUEROA ST #1900
LOS ANGELES, CA 90017

21
ENN GROUP LLC
1822 E 41ST PL
LOS ANGELES, CA 90058

22
OSTRIN, GARY AND VIRIGINA TRS
157 FRASER AVE
SANTA MONICA, CA 90405

23
PATS MARKET LLC
1126 KENISTAN AVE
LOS ANGELES, CA 90015

24
COHN GOLDWATER PROPERTIES
LLC
636 ERSKINE DR
PACIFIC PLSDS, CA 90272

25
STANFORD CAPITAL LLC AND
888 S FIGUEROA ST #1900
LOS ANGELES, CA 90017

26
CITY MARKET OF L A
1057 S SAN PEDRO ST
LOS ANGELES, CA 90015

27
CNS PROPERTIES INC
1630 S SOTO ST
LOS ANGELES, CA 90023

28
PICO REGENCY PLAZA CORP
738 E PICO BLVD
LOS ANGELES, CA 90021

29
LABEL LANE INTERNATIONAL
754 E PICO BLVD
LOS ANGELES, CA 90021

30
762 EAST PICO CO
7814 ATOLL AVE
NORTH HOLLYWOOD, CA 91605

31
NEHORAYAN, FRED TR
778 E PICO BLVD
LOS ANGELES, CA 90021

32
STANFORD REGENCY PLAZA LLC
1300 W OLYMPIC BLVD #500
LOS ANGELES, CA 90015

33
MILLER, BARRY AND JOAN TRS
1459 VIA CRESTA
PACIFIC PLSDS, CA 90272

34
HARRIS, BYRON M
1135 ALMA ST
GLENDALE, CA 91202

35
LEE, DAE Y AND SUNG Y TRS
2140 STRATFORD CIR
LOS ANGELES, CA 90011

36
NELSON, LINDA S TR
6 WILLIAMSBURG LN
COTO DE CAZA, CA 92019

37
MILLER, TODD P AND JOSELYN
508 EMERALD BAY
LAGUNA BEACH CA 91651

38
WACHTEL, HALINA CO TR ET AL
117 W 9TH ST #104
LOS ANGELES, CA 90015

39
FARKHONDEHPOUR, SAEED
1433 GRIFFITH AVE
LOS ANGELES, CA 90021

40
FARKHONDEHPOUR, SAEED
1620 S LOS ANGELES ST #B
LOS ANGELES, CA 90015

41
K M W ENTERPRISES
117 W 9TH ST #104
LOS ANGELES, CA 90015

42
AHCD FAMILY INVESTMENTS LLC
1165 ARDEN RD
PASADENA, CA 91106

43
BNY INC
2222 E OLYMPIC BLVD
LOS ANGELES, CA 90021

44
CHO, SUK E
3510 S CENTRAL AVE
LOS ANGELES, CA 90011

45
CHOI, BENJAMIN B
26846 CHAUCER PL
STEVENSON RANCH, CA 91381

46
CHOI, SEUNG MI
5016 ANGELES CREST HWY
LA CANADA FLINTRIDGE, CA
91011

47
CNL GROUP LLC
1129 SAN JULIAN ST #B
LOS ANGELES, CA 90015

48
RYU, JING MU
3187 S ALAMEDA ST
LOS ANGELES, CA 90058

49
MPT FAMILY PARTNERS LLC
1126 KENISTON AVE
LOS ANGELES, CA 90019

50
1100 S SAN PEDRO LLC
1100 S SAN PEDRO ST #A 0
LOS ANGELES, CA 90015

51
1100 S SAN PEDRO LIMITED
1100 S SAN PEDRO ST #A 8
LOS ANGELES, CA 90015

52
1100 SAN PEDRO LLC
332 S OXFORD AVE #203
LOS ANGELES, CA 90020

53
AALA88 LLC
920 VICTORIA DR
ARCADIA, CA 91007

54
ACADIA LAND LLC
5130 GOULD AVE
LA CANADA, CA 91011

55
AHN, SOCK W
1100 S SAN PEDRO ST #A 4
LOS ANGELES, CA 90026

56
AMARKO LIMITED PARTNERSHIP
1016 EL VAGO ST
LA CANADA FLINTRIDGE, CA
91011

57
CHANG, HO OK
721 FOOTHILL RD
BEVERLY HILLS, CA 90210

61
CHANG, EUN K
5507 GRAYLOG ST
RCH PALOS VRD, CA 90275

62
CHOI, ANTONIO J
2785 PACIFIC COAST HWY #286
TORRANCE, CA 90505

63
CHOI, JOHN H
245 W 28TH ST
LOS ANGELES, CA 90007

64
CHOI, NAM K
120 N MORLEY AVE
NOGALES, AZ 85621

65
CHOI, SEUNG J
1100 S SAN PEDRO ST #D2
LOS ANGELES, CA 90015

66
CHOI, SEUNG M
1100 S SAN PEDRO ST #A 14
LOS ANGELES, CA 90015

67
CHOI, STEVE Y
320 S MCCADDEN PL
LOS ANGELES, CA 90020

68
CHOI, STEVE Y
320 S MCCADDEN PL
LOS ANGELES, CA 90020

69
CHUNG, HYUN S
3489 VIEDFIELD AVE
HACIENDA HEIGHTS, CA 91745

70
DALEND S LLC
1907 E 7TH PL
LOS ANGELES, CA 90021

71
DEL CREST PROPERTIES LLC
4830 DEL MORENO DR
WOODLAND HILLS, CA 91364

72
DON AND K LLC
3435 WILSHIRE BLVD #2820
LOS ANGELES, CA 90010

73
DSS INVESTMENT CORP
1100 S SAN PEDRO ST #G12
LOS ANGELES, CA 90015

74
EON, KYUNG H
1226 VIA DEL REY
SOUTH PASADENA, CA 91030

75
GENESIS PROJECT LLC
925 CALLE DEL PACIFICO
GLENDALE, CA 91208

76
HAN, JUNG H
20649 E OAK CREST DR
DIAMON BAR, CA 91765

77
HONG ENTERPRISES LLC
16330 MURPHY RD
LA MIRADA, CA 90638

78
HONG HARRY S
16330 MURPHY RD
LA MIRADA, CA 90638

79
HONG, SOON J
16519 VELLANO CLUB DR
CHINO HILLS, CA 91709

80
HONG, WALTER
16330 MURPHY RD
LA MIRADA, CA 90638

81
HONG, YUN
9926 BIRCHDALE AVE
DOWNEY, CA 90240

82
HYE KYONG KANG
1100 S SAN PEDRO ST #16
LOS ANGELES, CA 90015

83
HYE KYONG KANG
1100 S SAN PEDRO ST #A1
LOS ANGELES, CA 90015

84
JJSM LLC
1100 S SAN PEDRO ST #M7
LOS ANGELES, CA 90015

85
JJSM LLC
1100 S SAN PEDRO ST #M8
LOS ANGELES, CA 90015

86
JOO, KANG C
466 STARLIGHT CREST DR
LA CANADA, CA 91011

87
JUNG WOOK KWON
27 OVERLOOK RD
LIVINGSTON, NJ 7039

88
JUNG, CHONG K
1100 S SAN PEDRO ST #G10
LOS ANGELES, CA 90015

89
JUNG, EUNG J
1628 ISLAND DR
FULLERTON, CA 92833

90
KANG, SONG C
2222 E OLYMPIC BLVD #A
LOS ANGELES, CA 90021

61
CHANG, EUN K
5507 GRAYLOG ST
RCH PALOS VRD, CA 90275

62
CHOI, ANTONIO J
2785 PACIFIC COAST HWY #286
TORRANCE, CA 90505

63
CHOI, JOHN H
245 W 28TH ST
LOS ANGELES, CA 90007

64
CHOI, NAM K
120 N MORLEY AVE
NOGALES, AZ 85621

65
CHOI, SEUNG J
1100 S SAN PEDRO ST #D2
LOS ANGELES, CA 90015

66
CHOI, SEUNG M
1100 S SAN PEDRO ST #A 14
LOS ANGELES, CA 90015

67
CHOI, STEVE Y
320 S MCCADDEN PL
LOS ANGELES, CA 90020

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CHOI, STEVE Y
320 S MCCADDEN PL
LOS ANGELES, CA 90020

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CHUNG, HYUN S
3489 VIEDFIELD AVE
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70
DALENDLS LLC
1907 E 7TH PL
LOS ANGELES, CA 90021

71
DEL CREST PROPERTIES LLC
4830 DEL MORENO DR
WOODLAND HILLS, CA 91364

72
DON AND K LLC
3435 WILSHIRE BLVD #2820
LOS ANGELES, CA 90010

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1100 S SAN PEDRO ST #G12
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EON, KYUNG H
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GLENDALE, CA 91208

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20649 E OAK CREST DR
DIAMON BAR, CA 91765

77
HONG ENTERPRISES LLC
16330 MURPHY RD
LA MIRADA, CA 90638

78
HONG HARRY S
16330 MURPHY RD
LA MIRADA, CA 90638

79
HONG, SOON J
16519 VELLANO CLUB DR
CHINO HILLS, CA 91709

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HONG, WALTER
16330 MURPHY RD
LA MIRADA, CA 90638

81
HONG, YUN
9926 BIRCHDALE AVE
DOWNEY, CA 90240

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LOS ANGELES, CA 90015

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HYE KYONG KANG
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1100 S SAN PEDRO ST #M7
LOS ANGELES, CA 90015

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JOO, KANG C
466 STARLIGHT CREST DR
LA CANADA, CA 91011

87
JUNG WOOK KWON
27 OVERLOOK RD
LIVINGSTON, NJ 7039

88
JUNG, CHONG K

89
JUNG, EUNG J

90
KANG SONG C

91
KANG, TAE K
1100 S SAN PEDRO ST #G8
LOS ANGELES, CA 90015

92
KIM, BIN
3461 EMERALD ISLE DR
GLENDALE, CA 91206

93
KIM, CHONG S
1102 UNITAH ST
LA CANADA, CA 91011

94
KIM, DONG S
1468 NICOLAS WAY
FULLERTON, CA

95
KIM, IN S
2015 PERKING ST
FULLERTON, 92833

96
KIM, JASON S
2201 VICTORIA WAY
ROWLAND HEIGHTS, CA 91748

97
KIM, JE S
272 S LASKY DR #105
BEVERLY HILLS, CA 90212

98
KIM, JE SOUN
272 S LASKY DR #105
BEVERLY HILLS, CA 90212

99
KIM, MELVIE TRUSTEE
11813 DARBY AVE
NORTHRIDGE, CA 91326

100
KIM, YONG I
1911 CALLE LA COSTA,
GLENDALE, CA 91208

101
KIM, YOONG AND NAN S
1100 S SAN PEDRO ST # D 03
LOS ANGELES, CA 90015

102
KIM, YOUNG AND JOUNG K
1215 WALNUT ST
COMPTON, CA 90220

103
KWANG, KUM S TR
401 N SERRANO AVE #202
LOS ANGELES, CA 90004

104
KWON, SAM
1100 S SAN PEDRO ST #E 01
LOS ANGELES, CA 90015

105
KYE, PAUL U AND JIN H TRS
1100 S SAN PEDRO ST #A 6
LOS ANGELES, CA 90015

106
LEE LIMITED CO
2128 DEAN CIR
LOS ANGELES, CA 90049

107
LEE, CHUN S AND JUNG S
1039 CALLE AZUL
GLENDALE, CA 91208

108
LEE HYO S AND
2549 LAUGHLIN AVE
LA CRESCENTA, CA 91214

109
LEE, KANG S
48 COUNTRY LN
ROLLING HILLS ESTATES, CA
90274

110
LEE, LORRAINE
2128 DEAN CIR
LOS ANGELES, CA 90049

111
LEE, MYUNG K AND HYUN J TRS
3701 VIA SERRANO AVE
LA CANADA FLINTRIDGE, CA
91011

112
LEE, WAN B AND KI J
1100 S SAN PEDRO ST L 3
LOS ANGELES, CA 90015

113
LEE YONG S TR
4460 WILSHIRE BLVD APT 507
LOS ANGELES, CA 90010


114
LEE, YONG S TR
2128 DEAN CIR
LOS ANGELES, CA 90049

115
LEEM, HOON AND HEA S
18203 CHARLTON LN
NORTHRIDGE, CA 91326


116
LU LI LLC
1033 ROANOKE RD
SAN MARINO, CA 91108

117
MODA MILANO
1100 S SAN PEDRO ST #G 3
LOS ANGELES, CA 90015

121
NAIM, MOOSSA TR
1537 E ADAMS BLVD
LOS ANGELES, CA 90011

124
ONELUX INCORPORATED

521 E 11TH ST #9
LOS ANGELES, CA 90015

122
ON IN KWON
3100 S SAN PEDRO ST
LOS ANGELES, CA 90011

125
PALOMARES, JORGE AND ELENA

5706 CARLTON WAY
LOS ANGELES, CA 90028

123
OH, JAE M AND YEA S
1100 S SAN PEDRO ST #H6
LOS ANGELES, CA 90015

126
PARK, CHARLES CO TR

2250 MAPLE AVE
LOS ANGELES, CA 90011


127
PARK, EDWARD AND SUEZY
6728 EDDINGHILL DR
RANCHO PALOS VERDES, CA
90275

128
PARK, JOHN M AND YE H TRS
1900 S FLOYD CT
LA HABRA, CA 90631

129
PARK, KWI J
1100 S SAN PEDRO ST #K 2
LOS ANGELES, CA 90015

130
PARK, KWI JA
1100 S SAN PEDRO ST #D
LOS ANGELES, CA 90015

131
PARK, NAM S AND MYOUNG U
1781 S PALMER CT
LA HABRA, CA 90631

132
PARK, THOMAS AND CHOON
4959 AVILA WAY
BUENA PARK, CA 90621

133
PARK, YOON B AND SOON B
1100 S SAN PEDRO ST #G 04
LOS ANGELES, CA 90015

134
PROJECT A LCC
2804 HERITAGE DR
PASADENA, CA 91107

135
RHEE, DON AND BOK K TRS
1807 E 48TH PL
LOS ANGELES, CA 90058

136
RO, DAE H AND CHA TR
2521 DORSET DR
TORRANCE, CA 90503

137
RUBICON LLC
5051 COMMONWEALTH AVE
LA CANADA, CA 91011

138
SAM KWON
1100 S SAN PEDRO ST #E2
LOS ANGELES, CA 90015

139
SAN PEDRO C 4 INC
1100 S SAN PEDRO ST #A 0
LOS ANGELES, CA 90015

140
SANG, YONG S AND SAE H TRS
242 S RIMPAU BLVD
LOS ANGELES, CA 90004

141
SHIM, DONG J AND SIN A
1931 S HAGEN CT
LA HABRA, CA 90631

142
SONG, PETER J AND SUE J

143
STANISAVLJEVIC, DUSAN TR

144
SUNG, YOUNG

CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD

Please submit card to the commission staff immediately after completion.

ITEM NO 3	Case No.: AA-2011-2831-PMLA-1A	Date: October 10, 2012
Project Address: 4911 N College View Ave.		

I wish to speak before the: **EAST LOS ANGELES AREA PLANNING COMMISSION**

Name: Engles Shen Business or Affiliation: _____
Please Print Legibly

Address: 1111 Corporate Center Dr. #302, Monterey Park, Ca. 91754
Please Print Legibly: Street City State Zip Code

☐ FOR PROPOSAL ☒ FOR APPEAL ☐ GENERAL COMMENTS
☐ AGAINST PROPOSAL ☐ AGAINST APPEAL ☐ RECOMMEND CHANGES

(Applicant, Appellant or Official Representative Use Only)

(City Representative Use Only)

<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Representative (see below)	<input type="checkbox"/> Mayor
<input type="checkbox"/> Appellant or <input type="checkbox"/> Representative (see below)	<input type="checkbox"/> Council District No. : _____
Business phone: _____	Business phone: _____

☐ CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip Code

Please see reverse of card for important information

CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD

Please submit card to the commission staff immediately after completion.

ITEM NO 3	Case No.: AA-2011-2831-PMLA-1A	Date: October 10, 2012
Project Address: 4911 N College View Ave.		

I wish to speak before the: **EAST LOS ANGELES AREA PLANNING COMMISSION**

Name: JOHN CHENG Business or Affiliation: _____
Please Print Legibly

Address: 4911 College View Ave. L.A. CA 90041
Please Print Legibly: Street City State Zip Code

☐ FOR PROPOSAL ☒ FOR APPEAL ☐ GENERAL COMMENTS
☐ AGAINST PROPOSAL ☐ AGAINST APPEAL ☐ RECOMMEND CHANGES

(Applicant, Appellant or Official Representative Use Only)

(City Representative Use Only)

<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Representative (see below)	<input type="checkbox"/> Mayor
<input type="checkbox"/> Appellant or <input type="checkbox"/> Representative (see below)	<input type="checkbox"/> Council District No. : _____
Business phone: _____	Business phone: _____

☐ CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: _____ Phone #: _____

Client Address: _____
Street City State Zip Code

Please see reverse of card for important information

CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD
Please submit card to the commission staff immediately after completion.

ITEM NO <u>3</u>	Case No.: <u>AA-2011-2831-PMLA-1A</u>	Date: <u>October 10, 2012</u>
Project Address: <u>4911 N College View Ave.</u>		

I wish to speak before the: <u>EAST LOS ANGELES AREA PLANNING COMMISSION</u>			
Name: <u>MARTIN SCHLAGETER</u> <small>Please Print Legibly</small>		Business or Affiliation: <u>COUNCIL DISTRICT 14</u> <input type="checkbox"/> <small>Check if Certified Neighborhood Council</small>	
Address: <u>200 N Spring St #465</u> <small>Please Print Legibly: Street</small>		City: <u>Los Angeles</u>	State: <u>90012</u> <small>Zip Code</small>
<input type="checkbox"/> FOR PROPOSAL	<input checked="" type="checkbox"/> FOR APPEAL	<input type="checkbox"/> GENERAL COMMENTS	
<input type="checkbox"/> AGAINST PROPOSAL	<input type="checkbox"/> AGAINST APPEAL	<input type="checkbox"/> RECOMMEND CHANGES	

<small>(Applicant, Appellant or Official Representative Use Only)</small>		<small>(City Representative Use Only)</small>	
<input type="checkbox"/> Applicant or Representative (see below)		<input type="checkbox"/> Mayor	
<input type="checkbox"/> Appellant or Representative (see below)		<input checked="" type="checkbox"/> Council District No.: <u>14</u>	
Business phone:		Business phone:	<u>213 473 7014</u>

<input type="checkbox"/> CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:			
Client Name: _____		Phone #: _____	
Client Address: _____			
<small>Street</small>	<small>City</small>	<small>State</small>	<small>Zip Code</small>

Please see reverse of card for important information

Page 3
4911 N. College View

10. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
11. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
12. All foundations shall derive entire support from properly placed fill, as recommended[and approved by the soils engineer by inspection.
13. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.
14. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
15. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2011-116 "Foundation Design for Expansive Soils".
16. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
17. All roof and pad drainage shall be conducted to the street in an acceptable manner[; water shall not be dispersed on to descending slopes without specific approval from the Grading Section and the consulting geologist and soils engineer]. (7013.10)
18. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
19. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1704.7)
20. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
21. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time

Page 4
4911 N. College View

sequence of shoring, protection fences and dust and traffic control will be scheduled.
(108.9.1)

22. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)
23. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

ATS

ATS/ats

Log No. 77394

213-482-0480

cc: John Chang, Owner
Engles Shen, Applicant
GSS, Project Consultant
VN District Office

SUMMARY OF DENSITY STUDY
R1 ZONED AREA IN 800 FT. RADIUS

ASSESSOR MAP BOOK - PAGE	NO. OF LOTS	DENSITY (LOTS/ACRE)			REMARK
		HIGHEST	LOWEST	AVERAGE	
5682-20	28	11.68	3.53	7.20	
5682-21	17	11.34	4.61	6.96	
5683-22	16	10.62	4.41	7.68	
5683-23	9	8.07	2.29*	6.18	* SUBJECT PROPERTY
5685-3	11	13.75	3.44	7.00	
5685-4	33	16.56	4.43	6.41	

Total No. of Lots under study = 114 Lots

Average Density = 6.90 Lots per Acre.

The subject property's exist. Density = 2.29 Lots/Acre

When split to 2 Lots, its Density = 4.58 Lots/Acre



EAST LOS ANGELES AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California 90012-4801, (213) 978-1300

www.lacity.org/PLN/index.htm

Determination Mailing Date: OCT 15 2012

CASE NO.: AA-2011-2831-PMLA-1A

CEQA: ENV-2011-2832-CE

Location: 4911 North College View Avenue

Council District: 14

Plan Area: Northeast Los Angeles

Zone: R1-1

District Map: 162A221

Legal Description: Lot A, Tract 9614

Applicant: John Cheng
Representative: Engles Shen, Engles Shen & Associates, Inc.

Appellant: Same

At its meeting on **October 10, 2012**, the following actions were taken by the East Los Angeles Area Planning Commission:

1. Denied the appeal.
2. Sustained the decision of the Deputy Advisory Agency.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Commissioner Hanson
Seconded: Commissioner Fukushima
Ayes: Commissioners Hanson, Fukushima, and Angulo
Absent: Commissioners Lopez and Marquez

Vote: 3 - 0

Effective Date/Appeals:
Effective upon mailing of this notice

Appeal Status:
Not further appealable to City Council

Rhonda Ketay, Commission Executive Assistant
East Los Angeles Area Planning Commission

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Attachments: Deputy Advisory Agency Decision Letter dated July 24, 2012

cc: Daryll Mackey

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
C
CITY PLANNING COMMISSION

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MAYOR

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INFORMATION
www.planning.lacity.org

Decision Date: July 24, 2012

Appeal Period Ends: August 8, 2012

John Cheng
4911 College View Avenue
Los Angeles, CA 90041

Engels Shen
Engles Shen & Associates, Inc.
1111 Corporate Center Drive # 302
Monterey Park, CA 91754

Case No. AA-2011-2831-PMLA-PS
4911 North College View Avenue
Northeast Los Angeles Planning Area
Certified Neighborhood Council: Eagle Rock
Zone: R1-1
D.M.: 162A221
C.D.: 14
CEQA: ENV-2011-2832-CE
Legal Description: Lot A, Tract 9614

In accordance with provisions of Sections 17.52-A and 17.53-E of the Los Angeles Municipal Code, and pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act) the Deputy Advisory Agency disapproves Parcel Map AA-2011-2831-PMLA-PS to allow a two parcel single-family development. The Deputy Advisory Agency disapproval is pursuant to the following findings:

- a. **The Preliminary Parcel Map Is Not Consistent with the Existing Scale, Pattern or Orientation Of Lots Found On Both Sides Of The Same Block.**

Section 17.52-A,2 of the Los Angeles Municipal Code allows the Deputy Advisory Agency to disapprove a preliminary parcel map if it :

"fails to provide acceptable lot design or lot sizes which closely conform to the size of contiguous or nearby lots on the same street or results in reorientation of a lot or parcel in such manner as to be detrimental to adjoining or the surrounding neighborhood."

The proposed parcel map, particularly "Parcel A", would create a lot configuration similar to a flag lot which does not currently exist in that neighborhood. In addition, the proposed development would establish a precedent by introducing a

development with a front and back lot scenario that was previously denied pursuant to Case No. AA-2007-232-PMLA.

b. The Proposed Map Is Not Consistent With Applicable General and Specific Plan.

The proposed map conforms with the planned land use of the adopted Northeast Los Angeles Community Plan, which designates the subject property for Low Residential density with the corresponding zone of R1. However, the proposed parcel map conflicts with the text of the Plan.

Policy 1-3.1 states:

"Protect the quality and scale of the residential environment through attention to the appearance of new construction including site planning and compatible building design."

The establishment of a private street along the northerly portion of the project site parallel to Fair Park Avenue, at the intersection with College View Avenue, will create a lot configuration similar to a flag lot; this layout would impact adjoining properties. The project would not protect the quality and scale of the current residential environment. Therefore, the site planning is not consistent with the General Plan.

c. The Design and Improvement of the Proposed Subdivision Are Not Consistent With Applicable General and Specific Plans.

The proposed site design conflicts with Objective 1-3 of the Community Plan which states:

"To preserve and enhance the residential character and scale of existing single-and multi-family neighborhoods."

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"Consider factors, such as neighborhood character and aesthetics, identify; compatibility of land uses; impacts on livability, services, public facilities, and traffic levels, when changes in residential densities are proposed."

The subject site is a sloping irregular shaped parcel and the creation of the private street for another dwelling, will create an increase in the ingress and egress of vehicular traffic near the intersection of Fair Park and College View Avenues. The establishment of a private street parallel to Fair Park Avenue at the intersection with College View Avenue, creates an awkward intersection which jeopardizes the visibility at the intersection, and contributes to the impediment of emergency access. The irregular-shaped lot does not provide any alternatives for redesigning the project in a way that would protect the quality

and scale of the residential environment. The request to allow a lot split and construction of another single-family dwelling on a site with significant physical constraints will further lessen the quality of life which the Plan seeks to improve.

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Although the Northeast Los Angeles Community Plan designates the project site for low residential density, the project site is located within a high fire hazard severity zone, within a hillside grading area, within a fault zone, and within a liquefaction area. These factors accompanied with the site configuration and proposed site design will not contribute to a physically suitable development at the proposed density.

FINDINGS OF FACT (CEQA)

On November 2, 2011, the City Planning Department, determined that the City of Los Angeles Guideline for the implementation of the California Environmental Quality Act of 1970 designates the project site as categorically exempt under Article III, Section 3, Class 15, ENV-2011-2832-CE.

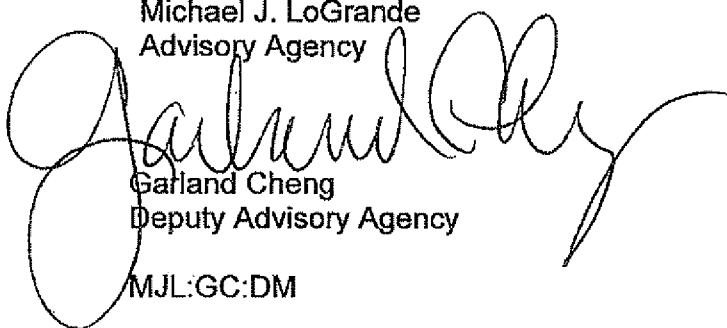
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Michael J. LoGrande
Advisory Agency



Garland Cheng
Deputy Advisory Agency

MJL:GC:DM

cc: Bureau of Engineering-4 Maps
Community Planning Bureau
Planning Offices & 1 Map
D.M.
Bureau of Street Lighting
Street Tree Division & 1 Map

Department of Building & safety, Zoning & 2 Maps
Department of Building and Safety, Grading
Department of Fire
Department of Recreation & Parks 1 Map
Department of Transportation, CPC Section
Room 600, 221 N. Figueroa Street

**LOS ANGELES CITY PLANNING DEPARTMENT
APPEAL STAFF REPORT**

AREA PLANNING COMMISSION

DATE: Wednesday, October 10, 2012
TIME: After 4:30 p.m.
PLACE: Ramona Hall Community Center
4850 North Figueroa Street
Los Angeles, CA 99065

CASE: AA-2011-2831-PMLA-1A

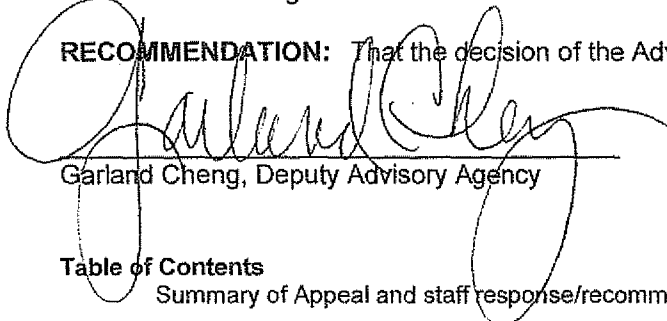
ENV-2011-2831-CE
Location: 4911 North College Avenue
Related Case: N/A
Council District: 14
Plan: Northeast Los Angeles
Plan Land Use: Low Residential
Zone: R1-1
District Map: 162A221
Legal Description: Lot A, Tract 9614

Public Hearing required

REQUEST: APPEAL of the deputy Advisory Agency's entire denial of Preliminary parcel Map No. AA-2011-2831-PMLA-PS.

APPELLANT: John Cheng
APPLICANT: Engeles Shen

RECOMMENDATION: That the decision of the Advisory Agency be sustained and that the appeal be denied.


Garland Cheng, Deputy Advisory Agency



Daryll Mackey, City Planning Associate

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Summary of Appeal and staff response/recommendation

Exhibits

Decision Letter (July 24, 2012), Radius Map,
Appeal Application
Attachments 2-9
Summary of Density Study

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Area Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda itemized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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Recommendation	7

- Exhibits:**
- 1. Decision Letter**
 - 2. Radius Map**
 - 3. Appeal documents**
 - 4. Attachments 2-9**
 - 5. Summary of Density Study**

STAFF APPEAL REPORT

Project Description

The proposed project is a Preliminary Parcel Map to subdivide an oversized lot into two smaller parcels with a proposed private street. The site as currently configured is developed with a single-family dwelling and detached garage. Parcel A would contain 11,868 square feet with the proposed private street adjoining the parcel A. Parcel B would connect to the private street on Parcel A, to provide access to College View Avenue. Parcel B would contain 7,149 square feet.

Background

The subject property is a sloping, irregular-shaped parcel, containing 19,017 square feet, with a frontage of approximately 85-feet on the west side of College View Avenue, and frontage of 110 feet on the southerly side of Fair Park Avenue. The site is located within a single-family neighborhood in the R1 Zone. The property is located at the intersection of Fair Park and College View Avenues. Fair Park Avenue adjoining the property to the north is a Hillside Limited Street dedicated to a width of 36 feet. College View Avenue adjoining the property to the east is a Local Street dedicated to a width of 70-feet.

A public hearing was held on June 13, 2012, and was attended by the applicant and the applicant's representative.

THE APPEAL

Appellant: John Cheng

Appellant's statements:

The reason I file this appeal because I honestly believe that the Advisory Agency erred its decision. The reason Advisory Agency denied the preliminary parcel map was based on an incorrect comparison with a prior map submitted by other engineer in 2008. They are very different as follows:

- a. Decision letter said: "fails to provide acceptable lot design or lot size".

"The Proposed Parcel A and Parcel B are all rectangular shape 8,546 square feet and 7,149 square feet respectively. They are compatible to the lots in the neighborhood."

Decision letter said: "the proposed parcel map would create a lot configuration similar to a flag lot which does not exist in that neighborhood".

"The proposed parcel map create two typical residential lots to and from College View Avenue through a private street designed per City standards including Type D curb and gutter. Also, there are flag lots in the neighborhood, for example, 2323 Loy Lane, APN 5682-020-014 (please see attachment 2).

There is also a situation that an access driveway 10-foot wide serving six lots connected to College View Avenue on west side, just north of Resthaven Drive. They are not designated flag lots but worse (please see attachment 3)."

- b. Decision letter said: "The proposed parcel map conflicts with the text of the Los Angeles Community Plan Policy 1-3-1. " The establish of a private street along the northerly portion of the project site parallel to Fair Park Avenue at the intersection with College View Avenue will create a lot configuration similar to a flag lot. This layout would impact adjoining properties. The project would not protect the quality and scale of the current residential environment.

The proposed parcel map create two typical residential lots accessed through a private street, as stated above is not a flag lot. The proposed design provided separation between the private street and Fair Park Avenue and a raised concrete median at said intersection which directs traffic movement, will increase traffic safety considerably (please see attachment 4). Also, the proposed Parcel B is for residential use only, not for any other purposes; the proposed building has not been designed yet, I cannot see why and how proposed lot/building would not be compatible design and impact the quality of the existing residential environment."

- c. Decision letter said: "The Proposed site design conflicts with Objective 1-3 and Policy 1-3-2 of the Community Plan: The subject site is a sloping parcel and the creation of the private street for another dwelling, will create an increase in the ingress and egress of vehicular traffic near intersection of Fair Park College and College View Avenue create an awkward intersection which jeopardizes the visibility at the intersection, and contributes to the impediment of emergency access. The irregular shaped lot does not provide any alternative for redesigning the project in a way that would protect the quality and scale of the residential environment."

"The project site is located in the designated hillside grading area, all of the building sites in the neighborhood are sloping. As lot shapes are concerned, attach is a Zimas Map of the very neighborhood (please see attachments 5 and 6), it is obvious that the subject site is not irregular as cited. The site is one of the most gently sloped lot, if not the only lot. Actually, along the west side of College View Avenue from Colorado Boulevard southerly to Resthaven Drive. This project site is the most gentle, better access and livable lot.

We did work out an alternative design without private street (please see attachment 8), discussed with Department of Transportation and showed them photos of existing conditions at the intersection. DOT chose the submitted parcel map and issued a typical letter of approval (please see attachment 4b)".

- d. Decision letter said: "the project site is located within a high fire hazard severity zone, within a hillside grading area, within a fault zone, and within a liquefaction area. These factors accompanied with the site configuration and site design will not contribute to a physically suitable development at the proposed density".

"The project site is indeed within all these cited zones (Parcel B is not in liquefaction zone). However, it is not only this site alone. All neighborhoods in the area west of College View Avenue are within the very same zones. Before we submit the application for a parcel map, City Building and Safety's Grading section approved a soils and geology report and issued an approval letter dated May 31, 2012 (please see attachment 9), cleared issue.

The property, same as other properties, zoned R1, 5000 square feet, minimum area per lot, totaled a little over 19,000 square feet, it has enough area for three residential houses, we applied for only two parcels. Traffic volume generated by two houses should be less than for three houses.

I made a thorough study on density within R1 zoned area in 800 foot radius of the project site to verify Advisory Agency's concern of density. Attached is a summary of my study for your review (please see attachment 10). From this study, the project is the lot which has the lowest density within all the neighborhoods under study. Even after lot split, it is way below the average density in the whole neighborhood.

Therefore, if your Commission approves my appeal, I am willing to sit down with Advisory Agency to work out an acceptable map."

Staff's response:

Item a. The project site is not rectangular as the appellant states. A rectangular shaped Parcel has uniformed lengths and widths which is the not the case with this property. The property as currently configured is fully adjoined by College View Avenue to the east and adjoined by Fair Park Avenue for approximately 110 feet to the north. Fair Park Avenue adjoining the property to the north is a dedicated width of 36 feet and classified as a Limited Hillside Street. This project site is unique from other surrounding properties in that it has frontage on two streets which intersect at nearly 90 degrees. The portion of Fair Park Avenue that intersects with College View Avenue further north of the subject property is significantly wider, dedicated to a width of 60 feet, and is classified as a local street. The adjoining properties to the south although smaller in size, are also irregular in shape. The adjoining properties to the west have frontage on Yosemite Drive is a narrow winding limited hillside street. Properties directly across from the site on the east side of College View Avenue are also irregular shaped.

The appellant indicates that there are flag lots in the neighborhood, specifically, 2323 Loy Lane which is illustrated in attachment 2.

The Los Angeles Municipal Code defines a Flag Lot as "a lot so shaped and designed that the main building site area is set back from street on which it fronts and includes an access strip not less than 20 feet in width at any point connecting the main building site area to the frontage street". Based on this definition, 2323 Loy Lane does meet the description of a flag lot. This property is located outside of the 500 foot radius of the subject property. Furthermore, 2323 Loy Lane only has frontage on that street and the narrow portion of that property which is (approximately 20 feet wide) provides access to Loy Lane. Without this access, the

property would be landlocked and that would constitute an illegal lot. The other significant factor is 2323 Loy Lane is one parcel.

The appellant asserts that there is a situation whereby there is a 10-foot driveway access serving six lots connected to the west-side of College View Avenue just north of Resthaven Drive as illustrated in attachment 3. This section is not shown on the radius map provided by the applicant and is clearly well beyond the 500-foot radius of the project site and therefore and cannot be considered as a nearby lot.

Item b. The appellant states the proposed parcel map would create "two typical residential lots accessed through a private street" and is not a flag as stated by the Advisory Agency. As illustrated by the proposed parcel map, it meet the definition of a flag lot therefore that statement is erroneous. The appellant further states: the proposed design provided a separation between the private street and Fair Park Avenue, and a raised concrete median at said intersection which directs traffic movement will increase traffic safety considerably. There is nothing in the conditions of approval from the Department of Transportation which support this. In addition to the proposed private street, a concrete median at this location creates an awkward intersection which jeopardizes the visibility at the intersection, and contributes to the impediment of emergency access. This is in conflict with Policy 1.32. of the Northeast Los Angeles Community Plan which states: Consider factors, such as neighborhood character and aesthetics, identify; compatibility of land uses; impacts on livability, services, public facilities and traffic levels, when changes in residential densities are propose.

Item c. As previously stated, the appellant's statement that the project site is not irregular is false. It is does not have a uniform depth and width which is typical of a rectangular-shape lot or parcel. In regards to visibility and access of emergency vehicles, the appellant mentions "just north of the project site and Fair Park Avenue, an 8-foot wide driveway accessed from College view Avenue on the west side (please see attachment 7)". Based on looking at attachment 7 and the location, it appears to be lot 96 on the radius map provided in the case file. In attachment 7, there appears to be a stop sign near the driveway entrance which provides a safety measure for automobiles heading south on College View Avenue. The stop sign at this location also provides safety as drivers do ingress and egress from the long driveway on the north side of property.

The appellant asserts that an alternative design without a private street was submitted to the Department of Transportation (DOT) along with photos of the existing conditions at the intersection. The appellant further states that DOT chose the submitted parcel map and issued a typical letter of approval as referenced in attachment 4b. That Letter from DOT does not have a specific condition addressing the proposed private street and mitigations measures for the intersection. Condition 3 in the letter dated May 26, 2011 requires a parking area and driveway plan be submitted to the Citywide Planning Coordination Section and DOT for approval prior to submittal of build permit plans for plan check by the Department of Building and Safety.

Item d. The fact the project site is located within a high fire hazard severity zone, hillside grading area and within a fault zone are not the pertinent factors upon which the Advisory Agency denied the proposed parcel map. These factors are considered in determining the appropriate mitigation measures provided the Map is approved and the prospective development of the site. The pertinent factor for denial as stated in Finding C of the letter of determination: The Design and Improvement of the Proposed Subdivision Are Not Consistent with Applicable General and Specific Plans.

Specifically, the Advisory Agency determined the proposed Map design conflicts with Policy 1.3.2 of the Northeast Los Angeles Community Plan which states:

"Consider factors, such as neighborhood character and aesthetics, identify; compatibility of land uses; impacts on livability, services, public facilities, and traffic levels, when changes in residential densities are proposed."

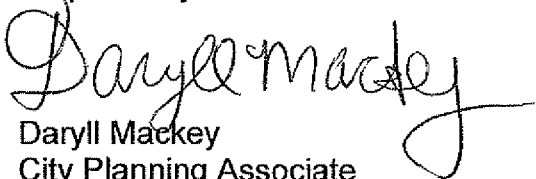
In addition, the proposed development would establish a precedent by introducing a development with a front and back lot scenario that was previously denied pursuant to Case No. AA-2007-232-PMLA.

The following excerpt from C. of the Letter of Determination (July 24, 2012) speaks to the crux of the decision: The establishment of a private street parallel to Fair Park Avenue at the intersection with College View Avenue would jeopardize the visibility at the intersection, and contribute to the impediment of emergency access. The irregular-shaped lot does not provide any alternatives for redesigning the project in a way that would protect the quality and scale of the residential environment. The request to allow a lot split and construction of another single-family dwelling on a site with significant physical constraints will further lessen the quality of life which the Plan seeks to improve.

Staff Recommendation:

In consideration of the foregoing, and supporting documents it is submitted that the Deputy Advisory Agency did not err or abuse its power in disapproving Parcel Map No. AA-2011-2831-PMLA to subdivide an oversized lot into to two parcels with a private street. Staff recommends that the decision of the Deputy Advisory Agency be sustained and the appeal denied.

Prepared by:



Daryll Mackey
City Planning Associate
GC:DM



PRELIMINARY PARCEL MAP NO. 2011 -

T.B. PAGE NO. 564
GRID NO. J-6

C. D. 14
C. T. 1813.00
P. A. NORTHEAST LOS ANGELES

NET AREA: 19,017 S.F. (0.44 AC)
LEGAL DESCRIPTION:
LOT A, TRACT NO. 9614
M.B. 156 - 13

OWNER; SITE :
JOHN CHENG
4911 COLLEGE VIEW AVENUE
LOS ANGELES, CA 90041

CASE NO. :
DATE: OCT. 4, 2011
DRAWN BY: ENGLES SHEN & ASSOCIATES, INC.
D.M. OR CAD: 162A221, 162A219, 160.5A221, 160.5A219
SCALE: 1"=100'
USES: FIELD
CONTACT PERSON: ENGLES SHEN
ADDRESS: 1111 CORPORATE CENTER DR. #302
MONTEREY PARK, CA 91754
PHONE NO.: (323)266-0866



AA 2011 2831

DEPARTMENT OF
CITY PLANNING

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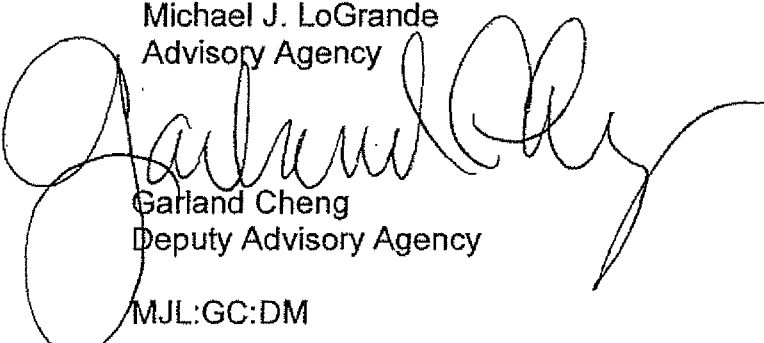
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Department of Recreation & Parks 1 Map
Department of Transportation, CPC Section
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151
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1100 S SAN PEDRO ST #J 6
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2155 E 7TH ST #125
LOS ANGELES, CA 90023

153
YIHI, I YUN
1033 ROANOKE RD
SAN MARINO, CA 91108

154
YONG SUH LEE TR
4460 WILSHIRE BLVD #507
LOS ANGELES, CA 90010

155
2 B INVESTMENT LLC
18175 ANDRE CIR N #1
NORTHRIDGE, CA 91325

156
2225 CAPITAL LLC
13506 MEGANWOOD PL
LA MIRADA, CA 90638

157
AHN, SOCK W
1100 S SAN PEDRO ST #A04
LOS ANGELES, CA 90021

158
AHN, SOCK W
1015 CROCKER ST #R16
LOS ANGELES, CA 90021

159
ANNEX PROPERTY INVESTMENT
4828 LA CANADA BLVD
LA CANADA, CA 91011

160
BLUE DOT ENTERPRISES INC
2014 RIMCREST DR
GLENDALE, CA 91207

161
BNY INC
9885 NOVARA LN
CYPRESS, CA 90630

162
CHANG HO OK
721 FOOTHILL RD
BEVERLY HILLS, CA 90210

163
CHANG, DAVID W
263 S LARCHMONT BLVD
LOS ANGELES, CA 90004

164
CHANG, DO W
2001 S ALAMEDA ST
LOS ANGELES, CA 90058

165
CHANG, SUNG H
1015 CROCKER ST #Q20
LOS ANGELES, CA 90021

166
CHO, SANG J
1015 S CROCKER ST #P16
LOS ANGELES, CA 90021

167
CHO, SUNG Y
1015 CROCKER ST #Q14
LOS ANGELES, CA 90021

168
CHOI, IK SEON
4270 OAKWOOD AVE
LA CANADA FLINTRIDGE, CA
91011

169
CHOI, JOON H
18012 PIONEER BLVD #A
ARTESIA, CA 90701

170
CHOI, STEVE Y
320 S MCCADDEN PL
LOS ANGELES, CA 90020

171
CHUNG, CHANGYOL
2140 PATAGONIA DR
LA CANADA, CA 91011

172
CHUNG, HYUN S
3489 VIEWFIELD AVE
HACIENDA HEIGHTS, CA 91745

173
CHUNG, JOO H
451 S MUIRFIELD RD
LOS ANGELES, CA 90020

174
CK AND DK LLC
1129 SAN JULIAN ST #B
LOS ANGELES, CA 90621

175
D AND D ZONE GROUP LLC
5329 HARTER LN
LA CANADA, CA 91011

176
DALEND S LLC
16380 HALLIBURTON RD
HACIENDA HEIGHTS, CA 91745

177
DO WON CHANG
2001 S ALAMEDA ST
LOS ANGELES, CA 90058

178
DONG KEUN CHUNG
2705 RIDGEPINE DR

179
DPQQ HOLDINGS LLC

180
HAHN, JEFF J

181
HONG, IL CHUN
411 PINATA PL
FULLERTON, CA 92835

182
HONG, YEU S
2211 VERDE OAK DR
LOS ANGELES, CA 90068

183
HUH, DONG
1015 CROCKER ST #Q27
LOS ANGELES, CA 90021

184
HWANG, SEON I
1015 CROCKER ST #P6
LOS ANGELES, CA 90021

185
HWANG, SEON IK
16110 AURORA CREST DR
WHITTIER, CA 90605

186
HWANG, SEON IK
1015 CROCKER ST
LOS ANGELES, CA 90021

187
IM, HEE
20412 VIA SANSOVINO
NORTHRIDGE, CA 91326

188
INI INVESTMENT CORP
2009 E 25TH ST
LOS ANGELES, CA 90058

189
JANG, SANDY H
1015 CROCKER ST #Q7
LOS ANGELES, CA 90021

190
JOO SEO KIM
1015 CROCKER ST #Q17
LOS ANGELES, CA 90021

191
JOO, ANDRE S
1015 S CROCKER ST #S15
LOS ANGELES, CA 90015

192
JOO, SUNG Y
1015 CROCKER ST #S22
LOS ANGELES, CA 90021

193
JUNG, EUNG J
1628 ISLAND DR
FULLERTON, CA 92833

194
JUNG, GUM S
9594 WEYBRIDGE CT
CYPRESS, CA 90630

195
KANG, CHANG K
3257 E 26TH ST
VERNON, CA 90058

196
KANG, JAE K
905 MATEO ST
LOS ANGELES, CA 90021

197
KANG, JAE K
2160 S MIDDLECOFF CT
LA HABRA, CA 90631

198
KANG, SOO I
862 S ENDICOTT CT
ANAHEIM, CA 92808

199
KEVINPRO CORP
11063 PROVENCE LN
TUJUNGA, CA 91042

200
KIM, BYUNG N
1836 FAIRFORD DR
FULLERTON, CA 92833

201
KIM, CALVIN C
2756 WILLOWHAVEN DR
LA CANADA, CA 91214

202
KIM, CALVIN C
1015 S CROCKER ST #2
LOS ANGELES, CA 90021

203
KIM, CANDY
2649 LONG BEACH AVE
LOS ANGELES, CA 90058

204
KIM, DANIEL S II
4828 LA CANADA BLVD
LA CANADA, CA 91011

205
KIM, JASON S
601 W 5TH ST #800
LOS ANGELES, CA 90071

206
KIM, JASON S
2201 VICTORIA WAY
ROWLAND HEIGHTS, CA 91748

207
KIM, JIN B
1015 CROCKER ST #20
LOS ANGELES, CA 90021

211
KIM, PILLIP H
3822 FREDONIA DR
LOS ANGELES, CA 90068

212
KIM, SOON J
433 S BUNDY DR
LOS ANGELES, CA 90049

213
KIM, SUNG C
1401 GRIFFITH AVE
LOS ANGELES, CA 90021

214
KIM, YONG W AND YOUN H TRS
1015 CROCKER ST S #08

215
KIM, YUN K TR
8700 S WESTERN AVE
LOS ANGELES, CA 90047

216
KL FENIX CORPORATION
19401 S MAIN ST # 101
GARDENA, CA 90248

217
KWAN BUM CHUNG AND
4433 GOULD AVE
LA CANADA FLINTRIDGE, CA
91011

218
KWON, JIMMY H
1100 S SAN PEDRO ST #B1
LOS ANGELES, CA 90015

219
KWON JUNG M
27 OVERLOOK RD
LIVINGSTON, NJ 7039

220
KYE, PAUL U AND JIN H TRS
1100 S PEDRO ST #A 6
LOS ANGELES, CA 90015

221
KYE, PAUL U CO TR
3350 WILSHIRE BLVD
LOS ANGELES, CA 90010

222
LEE, DAE Y AND SUNG Y TRS
2140 STRATFORD CIR
LOS ANGELES, CA 90077

223
LEE, HEYN S
2939 W AGUA FRIA FWY
PHOENIX, AZ 85027

224
LEE, HYUK J
1036 S SERRANO AVE #401
LOS ANGELES, CA 90006

225
LEE, KAY K AND
9926 BIRCHDALE AVE
DOWNEY, CA 90240

226
LEE, LORRAINE
2128 DEAN CIR
LOS ANGELES, CA 90049

227
LEE, SU Y
2285 VELLANO CLUB DR
CHINO HILLS, CA 91709

228
LEE, SUN Y AND KYUNG S
4886 ARGONQUIN CT
SAN DIEGO, CA 92130

229
LEE, SUSIE S
3150 ALABAMA ST
LA CRESCENTA, CA 91214

230
LEE, WON G AND YOUNG S
1015 CORCKER ST #P 15
LOS ANGELES, CA 90021

231
MYUNG IN SUH
28519 CEDARBLUFF DR
RCH PALOS VRD, CA 90275

232
N H K ENTERPRISES
1100 S SAN PEDRO ST #A 1
LOS ANGELES, CA 90015

233
OH, YEONG K AND IN SUK
508 GLENWOOD RD #306
GLENDALE, CA 91202

234
OK, CHANG S AND
2830 PARAISO WAY
LA CRESCENTA, CA 91214

235
OK, WOO W AND SUN Y
5328 ANGELES CREST HWY
LA CANADA FLINTRDGE, CA
91011

236
PAEK, SEUNG M AND
1015 CROCKER ST # Q 3
LOS ANGELES, CA 90021

237
PARK, JANE O TR
4595 WILSHIRE BLVD #206
LOS ANGELES, CA 90010

238
PARK, JANE O TR
4595 WILSHIRE BLVD # 206
LOS ANGELES, CA 90010

239
PARK, YOUNG R
1111 S GRAND AVE #418
LOS ANGELES, CA 90015

240
PINEOAK PROPERTIES INC
0 PO BOX 440
POMONA CA 91769

241
RHEE, DON AND BOK K TRS
1807 E 48TH PL
LOS ANGELES, CA 90058

242
RIEGO, YOUNG M
263 S LARCHMONT BLVD
LOS ANGELES, CA 90004

243
SAN PEDRO WHOLESALE MART
1015 CROCKER ST #P 03
LOS ANGELES, CA 90021

244
SANG, YONG S AND SAE H TRS
6523 VIA BARON
RANCH PALOS VERDES, CA
90275

245
SEUNG SIK HONG
1015 CROCKER ST #R 39
LOS ANGELES, CA 90021

246
SHIN, RICHARD
1015 CROCKER ST #P 03
LOS ANGELES, CA 90021

247
SHIN RICHARD
1015 CROCKER ST #P 04
LOS ANGELES, CA 90021

248
SJYP LLC
20503 E LAUREN CT
WALNUT, CA 91789

249
SONG, MOON H AND JE CHOO L
1906 CALLE SIRENA
GLENDALE, CA 91208

250
SUNG, KYUNG S
12157 NAPOLI DR
CERRITOS, CA 90703

251
TAKAO HASHIMOTO AND
70 SEA BEEZE AVE
RCH PALOS VRD, CA 90275

252
THE GREEN SPOT SNACK INC
1015 CROCKER ST #S 2
LOS ANGELES, CA 90021

253
WON KUK YI
10825 SEVENHILLS DR
TUJUNGA, CA 91042

254
Y AND K CROCKER PROPERTY
2155 E 7TH ST #125
LOS ANGELES, CA 90023

255
YEO, KATHLEEN
1900 S FLOYD CT
LA HABRA, CA 90631

256
YIM, ANDREW
844 GREENRIDGE DR
LA CANADA, CA 91011

257
YIM, ANDREW AND SUN K
1015 CROCKER ST #R44
LOS ANGELES, CA 90021

258
YONG CHON CHEI
1040 FAIRVIEW DR
LA CANADA, CA 91011

259
YOO, BRIAN S AND JIYA A
155 GREENFIELD AVE
LOS ANGELES, CA 90049

260
YU, DANIEL S AND BO D TRS
1901 S SARAZEN CT
LA HABRA, CA 90631

261
YU, DANIEL S CO TR
1901 S SARAZEN CT
LA HABRA, CA 90631

262
CROCKER FASHION LP
1880 CENTURY PARK #810
LOS ANGELES, CA 90067

263
WINSTRESS LIMITED
0 PO BOX 17023
BEVERLY HILLS, CA 90209

264
777 INVESTMENT GROUP LLC
0 P O BOX 17023
BEVERLY HILLS, CA 90209

265
1145 TOWNE AVE LLC
606 E 8TH ST #301
LOS ANGELES, CA 90014

266
SAHABI, KAMRON AND
1960 ASHINGTON DR
GLENDALE, CA 91206

267
TOWNE CENTER L P
0 PO BOX 17023
BEVERLY HILLS, CA 90209

268
KOU, SHU C AND SHAN C
995 PASEO LA CRESTA
PALOS VERDES ESTATES, CA
90274

269
LEE, SANG I AND EUN J
510 KNIGHT WAY
LA CANADA, CA 91011

270
SEUNG SIK HONG
1015 CROCKER ST #R 39
LOS ANGELES, CA 90021

271
2131 LLC
4735 GOULD AVE
LA CANADA, CA 91011

272
AMARKO LIMITED PARTNERSHIP
1016 EL VAGO ST
LA CANADA FLINTRIDGE, CA
91011

273
CAL TOWNE LLC
73 VIA DEL CHIELO
RANCHO PALOS VERDES, CA
90275

274
CHONG, DAVID
1016 TOWNE AVE #102
LOS ANGELES, CA 90021

275
D AND K PROPERTIES LLC
1151 S BOYLE AVE
LOS ANGELES, CA 90023

276
D AND K PROPERTIES LLC
1232 MESA DEL SOL
FULLERTON, CA 92833

277
DU KIM INVESTMENT LLC
1016 TOWNE AVE #112
LOS ANGELES, CA 90021

278
G LAND LLC
1016 TOWNE AVE #119
LOS ANGELES, CA 90021

279
HOPE AND AUSTIN LLC
1100 S SAN PEDRO ST #C1
LOS ANGELES, CA 90015

280
JW INVESTMENT LLC
2055 E 51ST ST
VERNON, CA 90058

281
KIM, DAE J
5422 PINE GLEN RD
LA CRESCENTA, CA 91214

282
KIM, DAE J
1016 TOWNE AVE #113
LOS ANGELES, CA 90021

283
KIM, HYUNG K
1016 S TOWNE AVE #111
LOS ANGELES, CA 90021

284
KIM, JASON S
2201 VICTORIA WAY
ROWLAND HEIGHTS, CA 91748

285
KWON WON SHU
1111 S GRAND AVE #PH4
LOS ANGELES, CA 90015

286
KWON, SOO J
1111 S GRAND AVE #PH 4
LOS ANGELES, CA 90015

287
LEE DAE Y AND SUNG Y TRS
2140 STRATFORD CIR
LOS ANGELES, CA 90077

288
MISEON LLC
3360 E PICO BLVD
LOS ANGELES, CA 90023

289
SARANAM FAMILY LLC
48 COUNTRY LN
ROLLING HILLS, CA 90274

290
SUNLAND AND CHOS INVEST LLC
540 E 31ST STREET
LOS ANGELES, CA 90011

291
USO 53 LLC
1100 HOPE ST 1002
LOS ANGELES, CA 90015

292
YI, CHONG C AND SONG K
516 VENADO VISTA DR
LA CANADA FLINTRIDGE, CA
91011

C. D. 14
Boyle Heights District Office
1870 E 1ST ST
LOS ANGELES CA 90033

CD 14
JOSE HUIZAR
200 N. SPRING ST. RM 425
LOS ANGELES CA 90012

C.D.14
EL SERENO DISTRICT OFFICE
4927 E HUNTINGTON DR #100
LOS ANGELES CA 90032

C.D 14
EAGLE ROCK/ HIGHLAND PARK OFFICE
2035 COLORADO BLVD
LOS ANGELES CA 90041

APPLICANT/OWNER
12TH STREET LCK, LLC.
754 E. 12TH STREET
LOS ANGELES, CA 90021

REPRESENTATIVE
JAMES SANTA MARIA
550 S. HOPE ST. #1910
LOS ANGELES, CA 90071

DOWNTOWN LOS ANGELES NC
P O BOX 10396
LOS ANGELES CA 90013

1
OCCUPANT
754 E. 12TH ST. #1
LOS ANGELES, CA 90015

1
OCCUPANT
754 E. 12TH ST. #2
LOS ANGELES, CA 90015

1
OCCUPANT
754 E. 12TH ST. #3
LOS ANGELES, CA 90015

2
OCCUPANT
762 E. 12TH ST. #1
LOS ANGELES, CA 90015

2
OCCUPANT
762 E. 12TH ST. #2
LOS ANGELES, CA 90015

2
OCCUPANT
762 E. 12TH ST. #3
LOS ANGELES, CA 90015

3
OCCUPANT
766 E. 12TH ST. #A
LOS ANGELES, CA 90015

3
OCCUPANT
766 E. 12TH ST. #B
LOS ANGELES, CA 90015

3
OCCUPANT
766 E. 12TH ST. #C
LOS ANGELES, CA 90015

4
OCCUPANT
770 E. 12TH ST. #1
LOS ANGELES, CA 90015

4
OCCUPANT
770 E. 12TH ST. #2
LOS ANGELES, CA 90015

4
OCCUPANT
770 E. 12TH ST. #3
LOS ANGELES, CA 90015

5
OCCUPANT
778 E. 12TH ST. #1
LOS ANGELES, CA 90015

5
OCCUPANT
778 E. 12TH ST. #2
LOS ANGELES, CA 90015

5
OCCUPANT
778 E. 12TH ST. #3
LOS ANGELES, CA 90015

6
OCCUPANT
780 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
782 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
784 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
786 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
788 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
790 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
792 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
794 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
796 E. 12TH ST.
LOS ANGELES, CA 90015

6
OCCUPANT
798 E. 12TH ST.
LOS ANGELES, CA 90015

7
OCCUPANT
775 E. PICO BLVD.
LOS ANGELES, CA 90015

7
OCCUPANT
771 E. 12TH ST.
LOS ANGELES, CA 90015

8
OCCUPANT
767 E. PICO BLVD.
LOS ANGELES, CA 90015

8
OCCUPANT
765 E. PICO BLVD.
LOS ANGELES, CA 90015

9
OCCUPANT
763 E. PICO BLVD.
LOS ANGELES, CA 90015

10
OCCUPANT
757 E. PICO BLVD.
LOS ANGELES, CA 90015

11
OCCUPANT
755 E. PICO BLVD.
LOS ANGELES, CA 90015

11
OCCUPANT
753 E. PICO BLVD.
LOS ANGELES, CA 90015

12
OCCUPANT
747 E. PICO BLVD.
LOS ANGELES, CA 90015

12
OCCUPANT
749 E. PICO BLVD.
LOS ANGELES, CA 90015

12
OCCUPANT
751 E. PICO BLVD.
LOS ANGELES, CA 90015

13
OCCUPANT
745 E. PICO BLVD.#A
LOS ANGELES, CA 90015

13
OCCUPANT
745 E. PICO BLVD.#B
LOS ANGELES, CA 90015

13
OCCUPANT
745 E. PICO BLVD.#C
LOS ANGELES, CA 90015

14
OCCUPANT
743 E. PICO BLVD.
LOS ANGELES, CA 90015

14
OCCUPANT
741 E. PICO BLVD.
LOS ANGELES, CA 90015

14
OCCUPANT
739 E. PICO BLVD.
LOS ANGELES, CA 90015

14
OCCUPANT
743 E. PICO BLVD.
LOS ANGELES, CA 90015

14
OCCUPANT
743 E. PICO BLVD.
LOS ANGELES, CA 90015

14
OCCUPANT
743 E. PICO BLVD.
LOS ANGELES, CA 90015

15
OCCUPANT
737 E. PICO BLVD.
LOS ANGELES, CA 90015

15
OCCUPANT
735 E. PICO BLVD.
LOS ANGELES, CA 90015

15
OCCUPANT
733 E. PICO BLVD.
LOS ANGELES, CA 90015

16
OCCUPANT
719 E. PICO BLVD.
LOS ANGELES, CA 90015

16
OCCUPANT
721 E. PICO BLVD.
LOS ANGELES, CA 90015

16
OCCUPANT
725 E. PICO BLVD.
LOS ANGELES, CA 90015

16
OCCUPANT
727 E. PICO BLVD.
LOS ANGELES, CA 90015

16
OCCUPANT
731 E. PICO BLVD.
LOS ANGELES, CA 90015

16
OCCUPANT
733 E. PICO BLVD.
LOS ANGELES, CA 90015

15
OCCUPANT
626 E. 12TH ST.
LOS ANGELES, CA 90015

15
OCCUPANT
628 E. 12TH ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1201 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1203 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1205 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1207 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1209 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1211 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1213 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1215 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

15
OCCUPANT
1217 S. SAN PERDRO ST.
LOS ANGELES, CA 90015

16
OCCUPANT
1228 S. SAN JULIAN ST.
LOS ANGELES, CA 90015

16
OCCUPANT
1224 S. SAN JULIAN ST.
LOS ANGELES, CA 90015

17
OCCUPANT
1217 S. SAN JULIAN ST.
LOS ANGELES, CA 90015

18
OCCUPANT
1200 S. SAN PEDRO ST. #101
LOS ANGELES, CA 90021

18
OCCUPANT
1200 S. SAN PEDRO ST. #102
LOS ANGELES, CA 90021

18
OCCUPANT
1200 S. SAN PEDRO ST. #103
LOS ANGELES, CA 90021

18
OCCUPANT
1200 S. SAN PEDRO ST. #104
LOS ANGELES, CA 90021

19
OCCUPANT
1212 S. SAN PEDRO ST. #A
LOS ANGELES, CA 90021

19
OCCUPANT
1212 S. SAN PEDRO ST. #B
LOS ANGELES, CA 90021

19
OCCUPANT
1212 S. SAN PEDRO ST. #C
LOS ANGELES, CA 90021

19
OCCUPANT
1212 S. SAN PEDRO ST. #D
LOS ANGELES, CA 90021

19
OCCUPANT
1212 S. SAN PEDRO ST. #E
LOS ANGELES, CA 90021

19
OCCUPANT
1212 S. SAN PEDRO ST. #F
LOS ANGELES, CA 90021

19
OCCUPANT
1212 S. SAN PEDRO ST. #G
LOS ANGELES, CA 90021

20
OCCUPANT
1224 S. SAN PEDRO ST.
LOS ANGELES, CA 90021

20
OCCUPANT
1226 S. SAN PEDRO ST.
LOS ANGELES, CA 90021

20
OCCUPANT
1228 S. SAN PEDRO ST.
LOS ANGELES, CA 90021

20
OCCUPANT
1228 ½ S. SAN PEDRO ST.
LOS ANGELES, CA 90021

21
OCCUPANT
1230 S. SAN PEDRO ST.
LOS ANGELES, CA 90021

21
OCCUPANT
1232 S. SAN PEDRO ST.
LOS ANGELES, CA 90021

21
OCCUPANT
1234 S. SAN PEDRO ST.
LOS ANGELES, CA 90021

22
OCCUPANT
727 E. PICO BLVD.
LOS ANGELES, CA 90021

22
OCCUPANT
727 E. PICO BLVD.
LOS ANGELES, CA 90021

23
OCCUPANT
733 E. PICO BLVD.
LOS ANGELES, CA 90021

24
OCCUPANT
739 E. PICO BLVD.
LOS ANGELES, CA 90021

25
OCCUPANT
745 E. PICO BLVD.
LOS ANGELES, CA 90021

27
OCCUPANT
755 E. PICO BLVD.
LOS ANGELES, CA 90021

28
OCCUPANT
757 E. PICO BLVD.
LOS ANGELES, CA 90021

29
OCCUPANT
763 E. PICO BLVD.
LOS ANGELES, CA 90021

30
OCCUPANT
765 E. PICO BLVD.
LOS ANGELES, CA 90021

31
OCCUPANT
771 E. PICO BLVD.
LOS ANGELES, CA 90021

32
OCCUPANT
777 E. PICO BLVD.
LOS ANGELES, CA 90021

33
OCCUPANT
781 E. PICO BLVD.
LOS ANGELES, CA 90021

34
OCCUPANT
778 E. PICO BLVD.
LOS ANGELES, CA 90021

35
OCCUPANT
770 E. PICO BLVD.
LOS ANGELES, CA 90021

36
OCCUPANT
766 E. PICO BLVD.
LOS ANGELES, CA 90021

37
OCCUPANT
762 E. PICO BLVD.
LOS ANGELES, CA 90021

37
OCCUPANT
762 E. PICO BLVD.
LOS ANGELES, CA 90021

37
OCCUPANT
754 E. PICO BLVD.
LOS ANGELES, CA 90021

38
OCCUPANT
746 E. PICO BLVD.
LOS ANGELES, CA 90021

40
OCCUPANT
738 E. PICO BLVD.
LOS ANGELES, CA 90021

40
OCCUPANT
738 E. PICO BLVD.
LOS ANGELES, CA 90021

40
OCCUPANT
738 E. PICO BLVD.
LOS ANGELES, CA 90021

43
OCCUPANT
730 E. PICO BLVD.
LOS ANGELES, CA 90021

44
OCCUPANT
738 E. PICO BLVD.
LOS ANGELES, CA 90021

45
OCCUPANT
752 E. PICO BLVD.
LOS ANGELES, CA 90021

46
OCCUPANT
738 E. PICO BLVD.
LOS ANGELES, CA 90021

47
OCCUPANT
762 E. PICO BLVD.
LOS ANGELES, CA 90021

48
OCCUPANT
766 E. PICO BLVD.
LOS ANGELES, CA 90021

49
OCCUPANT
779 E. PICO BLVD.
LOS ANGELES, CA 90021

50
OCCUPANT
715 E. 14TH ST.
LOS ANGELES, CA 90021

51
OCCUPANT
731 E. 14TH T.
LOS ANGELES, CA 90021

52
OCCUPANT
765 E. 14TH ST.
LOS ANGELES, CA 90021

44
OCCUPANT
739 E. 14TH ST.
LOS ANGELES, CA 90021

53
OCCUPANT
771 E. 14TH ST.
LOS ANGELES, CA 90021

54
OCCUPANT
750 E. 14TH ST.
LOS ANGELES, CA 90021

55
OCCUPANT
738 E. 14TH ST.
LOS ANGELES, CA 90021

56
OCCUPANT
716 E. 14TH ST.
LOS ANGELES, CA 90021

57
OCCUPANT
1138 S. SAN JUKLIAN ST.
LOS ANGELES, CA 90021

58
OCCUPANT
1140 S. SAN JUKLIAN ST.
LOS ANGELES, CA 90021

57
OCCUPANT
1138 S. SAN JUKLIAN ST.
LOS ANGELES, CA 90021

58
OCCUPANT
1140 S. SAN JUKLIAN ST.
LOS ANGELES, CA 90021

59
OCCUPANT
1144 S. SAN JUKLIAN ST.
LOS ANGELES, CA 90021

61
OCCUPANT
1149 S. SAN PEDRO ST.
LOS ANGELES, CA 90021

61
OCCUPANT
1149 S. SAN PEDRO ST.
LOS ANGELES, CA 90021

62
OCCUPANT
1100 S. SAN PEDRO ST. #I-05
LOS ANGELES, CA 90015

64
OCCUPANT
1100 S. SAN PEDRO ST. #I-07
LOS ANGELES, CA 90021

65
OCCUPANT
1149 S. SAN PEDRO ST. #G-01
LOS ANGELES, CA 90021

66
OCCUPANT
1100 S. SAN PEDRO ST. #G-02
LOS ANGELES, CA 90021

67
OCCUPANT
1100 S. SAN PEDRO ST. #G-03
LOS ANGELES, CA 90021

67
OCCUPANT
1100 S. SAN PEDRO ST. #G-03
LOS ANGELES, CA 90021

68
OCCUPANT
1100 S. SAN PEDRO ST. #G-04
LOS ANGELES, CA 90021

70
OCCUPANT
1100 S. SAN PEDRO ST. #G-04
LOS ANGELES, CA 90021

73
OCCUPANT
1100 S. SAN PEDRO ST. #G-09
LOS ANGELES, CA 90021

75
OCCUPANT
1100 S. SAN PEDRO ST. #H-01
LOS ANGELES, CA 90021

76
OCCUPANT
1100 S. SAN PEDRO ST. #H-05
LOS ANGELES, CA 90021

78
OCCUPANT
1100 S. SAN PEDRO ST. #H-07
LOS ANGELES, CA 90021

79
OCCUPANT
1100 S. SAN PEDRO ST. #H-206
LOS ANGELES, CA 90021

80
OCCUPANT
1100 S. SAN PEDRO ST. #H-01
LOS ANGELES, CA 90021

81
OCCUPANT
1100 S. SAN PEDRO ST. #H-02
LOS ANGELES, CA 90021

82
OCCUPANT
1100 S. SAN PEDRO ST. #H-03
LOS ANGELES, CA 90021

83
OCCUPANT
1100 S. SAN PEDRO ST. #H-04
LOS ANGELES, CA 90021

84
OCCUPANT
1100 S. SAN PEDRO ST. #H-05
LOS ANGELES, CA 90021

85
OCCUPANT
1100 S. SAN PEDRO ST. #F=05
LOS ANGELES, CA 90021

87
OCCUPANT
1100 S. SAN PEDRO ST. #H-04
LOS ANGELES, CA 90021

89
OCCUPANT
1100 S. SAN PEDRO ST. #M-10
LOS ANGELES, CA 90021

90
OCCUPANT
1100 S. SAN PEDRO ST. #M-09
LOS ANGELES, CA 90021

92
OCCUPANT
1100 S. SAN PEDRO ST. #D-06
LOS ANGELES, CA 90015

97
OCCUPANT
1100 S. SAN PEDRO ST. #D-01
LOS ANGELES, CA 90015

98
OCCUPANT
1100 S. SAN PEDRO ST. #C-13
LOS ANGELES, CA 90021

100
OCCUPANT
1100 S. SAN PEDRO ST. #C-11
LOS ANGELES, CA 90021

103
OCCUPANT
1100 S. SAN PEDRO ST. #C-08
LOS ANGELES, CA 90015

107
OCCUPANT
1100 S. SAN PEDRO ST. #C-4
LOS ANGELES, CA 90015

109
OCCUPANT
1100 S. SAN PEDRO ST. #C-2
LOS ANGELES, CA 90015

110
OCCUPANT
1100 S. SAN PEDRO ST. #C-1
LOS ANGELES, CA 90015

113
OCCUPANT
1100 S. SAN PEDRO ST. #H-03
LOS ANGELES, CA 90015

120
OCCUPANT
1100 S. SAN PEDRO ST. #A-06
LOS ANGELES, CA 90015

122
OCCUPANT
1100 S. SAN PEDRO ST. #A-08
LOS ANGELES, CA 90015

123
OCCUPANT
1100 S. SAN PEDRO ST. #A-09
LOS ANGELES, CA 90015

126
OCCUPANT
1100 S. SAN PEDRO ST. #A-12
LOS ANGELES, CA 90015

127
OCCUPANT
1100 S. SAN PEDRO ST. #A-13
LOS ANGELES, CA 90015

129
OCCUPANT
1100 S. SAN PEDRO ST. #B-1
LOS ANGELES, CA 90015

130
OCCUPANT
1100 S. SAN PEDRO ST. #B-2
LOS ANGELES, CA 90015

133
OCCUPANT
1100 S. SAN PEDRO ST. #B-6
LOS ANGELES, CA 90015

134
OCCUPANT
1100 S. SAN PEDRO ST. #B-7
LOS ANGELES, CA 90015

136
OCCUPANT
1100 S. SAN PEDRO ST. #A-12
LOS ANGELES, CA 90015

139
OCCUPANT
1100 S. SAN PEDRO ST. #A-9
LOS ANGELES, CA 90015

144
OCCUPANT
1100 S. SAN PEDRO ST. #I-02
LOS ANGELES, CA 90015

145
OCCUPANT
1100 S. SAN PEDRO ST. #I-03
LOS ANGELES, CA 90015

146
OCCUPANT
1100 S. SAN PEDRO ST. #M-1
LOS ANGELES, CA 90015

147
OCCUPANT
1100 S. SAN PEDRO ST. #M-2
LOS ANGELES, CA 90015

149
OCCUPANT
1100 S. SAN PEDRO ST. #M-5
LOS ANGELES, CA 90015

150
OCCUPANT
1100 S. SAN PEDRO ST. #A-03
LOS ANGELES, CA 90015

151
OCCUPANT
1100 S. SAN PEDRO ST. #A-02
LOS ANGELES, CA 90015

154
OCCUPANT
1100 S. SAN PEDRO ST. #C-8
LOS ANGELES, CA 90015

156
OCCUPANT
1100 S. SAN PEDRO ST. #C-9
LOS ANGELES, CA 90015

157
OCCUPANT
1100 S. SAN PEDRO ST. #C-10
LOS ANGELES, CA 90015

160
OCCUPANT
1100 S. SAN PEDRO ST. #J-9
LOS ANGELES, CA 90015

165
OCCUPANT
1100 S. SAN PEDRO ST. #L-11
LOS ANGELES, CA 90015

166
OCCUPANT
1100 S. SAN PEDRO ST. #L-12
LOS ANGELES, CA 90015

167
OCCUPANT
1100 S. SAN PEDRO ST. #N-1
LOS ANGELES, CA 90015

172
OCCUPANT
1100 S. SAN PEDRO ST. #N-2
LOS ANGELES, CA 90015

174
OCCUPANT
1100 S. SAN PEDRO ST. #L-19
LOS ANGELES, CA 90015

177
OCCUPANT
1100 S. SAN PEDRO ST. #L-8
LOS ANGELES, CA 90015