

ITEM NO. (5)

14-0656

CATEGORICAL EXEMPTION, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT and ORDINANCES FIRST CONSIDERATION relative to establishing a moratorium on the issuance of building and demolition permits within proposed Historic Preservation Overlay Zones and prohibiting the issuance of building permits for the construction of residentially zoned properties where construction does not meet neighborhood-specific criteria.

I, William Kuzmin, Realtor for 33 years and resident/property owner in the Old Granada Hills area for 28 years. I currently own a 2 bedroom home built in 1927 with 1296 sq ft and a 1 car garage situated on a 12,600 sq ft lot. If the proposed ICO passes, I would only be able to add 260 sq ft leaving me with a maximum sq footage of 1,456 sq ft and eliminating the possibility of adding a second garage leaving me with a maximum FAR of 11.5 % while the ICO is in effect. This exemplifies how unreasonably restrictive the ICO 120% rule is for myself and the OGH owners who do not know this is going to happen.

Upon performing an expert analysis of the Old Granada Hills (OGH) Neighborhood sales data (most previous 2.7 years) and based on my professional expertise as a Realtor, I hereby submit the following comments:

**Whereas;** The Categorical Exemptions and related California Environmental Quality Act findings, reports from the Department of City Planning and City Attorney and Interim Control Ordinances (ICO) are inaccurate and lack factual substantiation to conclude there is a current mansionization problem in Old Granada Hills.

**Whereas;** CD-12 did not provide the Department of City Planning any proof of a current or future trend of large 2 story boxlike structures that that is or may be likely to pose a threat to the public health, safety, or welfare when submitting the Old Granada Hills (OGH) Area.

**Whereas;** The inclusion of OGH was never an on an agenda posted by the Planning and Land Use committee which was a circumvention of public comment per the Brown Act.

**Whereas;** The OGH was included in the ICO motion scheduled on the consent calendar at the October 17, 2015 PLUM the item was identified as "continued" because the PLUM committee did not have a quorum when the proposed ICO was first heard at the October 7, 2015 PLUM committee meeting.

**Whereas;** There are no "legislative findings" or factual evidence to substantiate "a proliferation of large 2 story boxlike structures" being built to justify an "immediate current threat to the public health, safety and welfare" for the affected residential property owners of Old Granada Hills. If passed this is a violation of Governmental code 65858 (c).

**Whereas;** A previous ICO for the Old Granada Hills Area was in place for which all allowable extensions have expired. Per California governmental code 65858 (3)(1f) "a legislative body shall not adopt or extend any interim ordinance unless there is a set of circumstances different from the event, occurrence, or set of circumstances that led to the adoption of the prior interim ordinance".

**I hereby request the removal of the Old Granada Hills area from the proposed ICO because there is no evidence that a "proliferation of large 2 story box like structures" are being built in the neighborhood based on factual data for the last 8 years. The facts indicate the opposite is true – there is no out of scale new construction in Old Granada Hills. All single family home "flips" have been modest one story additions or no additions at all (see MLS data). All have floor area ratio (FAR) less than 32% which is well below the current BMO limitations. Construction permits for homes that are owner occupied have not resulted in any out of scale homes.**

**It would be a violation of the City Charter and current municipal codes to circumvent the public notice and hearing requirement for including Old Granada Hills in the proposed ICO without factual justification there is an "urgent need" for control and also notifying them of the proposed RFA district. There are no "large 2 story boxlike structures" similarities between Old Granada Hills and the referenced affluent communities seeking relief from a mansionization problem like Beverly Grove.**

- 1) When the homeowners are informed of the change by individual efforts, there is significant opposition to the RFA. Additionally, all 1,211 Old Granada Hills (OGH) residential property owners have never been formally noticed and informed of the proposed RFA district or the accompanying zoning changes by the Department of City Planning. This is a failure to comply with the noticing requirements for a "project". The inclusion of the Old Granada Hills RFA district in the proposed new community plan is illegal as it circumvents the "project" noticing requirements. Why hasn't the councilman done anything to correct the DCP failure to communicate the proposed changes to the affected property owners? Another individual and myself have collected 350 petition signatures (on file with the DCP) from GH property owners that oppose the OGH RFA in the proposed plan. In addition nearly half of the business owners on Chatworth St. have signed a petition opposing the RFA. To put these facts into perspective, only 311 people had signed up with the DCP to receive updates on the new GH community plan and 350 have stated their opposition to the RFA aspect in the proposed plan.
- 2) The evidence submitted in the attached Realtor's Multiple Listing sales data for the 1211 homes in the proposed OGH district that demonstrates that the homes being "flipped" ARE NOT large box like structures that are out of scale with the neighborhood. The ICO report from the Department of City Planning report states that the communities included in the ICO all have a "PROLIFERATION OF LARGE BOX LIKE STRUCTURES". For Old Granada Hills this is FALSE. On the contrary the largest floor area ratio for a flipped property was a blighted 1583 sq ft house on a 6749 sq ft lot that was expanded (one story) to 2,167 sq. ft. (17507 Andasol Ave.) resulting in a FAR of only 32.1 percent (subject property maximum BMO FAR is 50% ). There is only one new home built on a previously vacant lot on Tribune St. in the last 5 years. It is a one story home with 2329 sq ft on a 9,500 sq ft lot with a FAR of 24.5%. Most of the flipped homes had no added sq. footage. This is factual proof there is not a problem or an indication of a future problem or trend towards out of scale development. (see attached MLS data). As a matter of record there is 1 home which is a remodel of 2 story 1,700 home on a 30,000 sq ft flag lot (not visible from street) which will be a multi-generational home occupied by the owner, which will be 5,000 sq. ft., a very low FAR of 17%.
- 3) The DCP report states that the problem of out of scale building is happening in affluent communities. Old Granada Hills area is a median income San Fernando Valley suburban neighborhood and bears no income demographics to justify calling it an affluent community. Note: most of the problems appear in council districts 4 and 5 where the median price of a home is over 1.5 million and the median price in old Granada hill area is about \$500,000. The DCP is comparing an apple to an orange. Granada Hills is not similar to these other affluent communities. There has only been one sale in the neighborhood close to 1 million and that was at the top of the market in 2007. OGH is not affluent as described in the reports.
- 4) The Old Granada Hills area has already used the maximum number of temporary ICO's for the proposed overlay RFA district from 2004 to 2007 and no evidence has been submitted to show that a change occurred that would make the new ICO necessary address to a "different" set of conditions than the original ICO for OGH. If passed with the OGH neighborhood the Ordinance would be in violation of governmental Code 65858.
- 5) As a realtor, the property owners must be notified as this is a critical real estate disclosure issue or law suits will most likely result just from the non-disclosure of the restrictions by Sellers to prospective buyers. To keep homeowners in the dark is to invite disaster. Ignorance is not bliss!

For comparison sake I have included the MLS data (post 2008) of the 48 large 2 story boxlike homes out of 750 flipped in the Current Beverly Grove RFA district as of November 2014 which illuminates what a true problem looks like when based on facts and accurate legislative findings.

# OLD GRANADA HILLS



**William E. Kuzmin**

Real Estate Counselor - Mel Wilson & Assoc.  
The Right Step to Success



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Saturday, March 14, 2015

Customer Thumbnail Report - Residential

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10507 Andasol AV Granada Hills 91344

LP \$315,000 - SP: \$300,000

ML #: F12007460	Status: Sold	Sale Type: SPAY	COE: 10/25/13
Bdr/Ba: 4/2	Pool: No	View: No	Sqft (S): 1,583 (A)
Yr Built: 1952/SEE	Type: SFR	Gar: 2	Ac/LSqft(S): 0.15/6,749 (A)

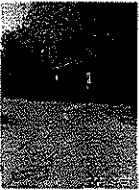


10507 Andasol AV Granada Hills 91344

LP \$549,999 - SP: \$550,000

ML #: SR14190992	Status: Sold	Sale Type: STD	COE: 10/28/14
Bdr/Ba: 5/2	Pool: No	View: Yes	Sqft (S): 2,167 (A)
Yr Built: 1952/ASR	Type: SFR	Gar: 0	Ac/LSqft(S): 0.16/6,749 (A)

FAR = .32



10523 Andasol AV Granada Hills 91344

LP \$320,000 - SP: \$352,758

ML #: SR13205509	Status: Sold	Sale Type: STD	COE: 11/06/13
Bdr/Ba: 3/1	Pool: No	View: No	Sqft (S): 1,418 (A)
Yr Built: 1952/ASR	Type: SFR	Gar: 2	Ac/LSqft(S): 0.16/6,749 (A)

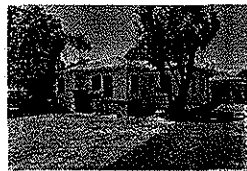


10523 ANDASOL AV Granada Hills 91344

LP \$530,000 - SP: \$525,000

ML #: 14739571	Status: Sold	Sale Type: STD	COE: 05/02/14
Bdr/Ba: 4/2	Pool: No	View: Yes	Sqft (S): 1,722 (S)
Yr Built: 1952	Type: SFR	Gar: 2	Ac/LSqft(S): 0.16/6,749

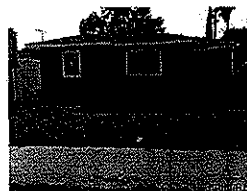
FAR = .25



10539 Louise AV Granada Hills 91344

LP \$379,900 - SP: \$380,000

ML #: OC14109000	Status: Sold	Sale Type: STD	COE: 06/06/14
Bdr/Ba: 5/2	Pool: No	View: No	Sqft (S): 1,552 (A)
Yr Built: 1953/ASR	Type: SFR	Gar: 2	Ac/LSqft(S): 0.16/6,882 (A)



10539 Louise AV Granada Hills 91344

LP \$455,000 - SP: \$460,000

ML #: SR14236777	Status: Sold	Sale Type: STD	COE: 01/05/15
Bdr/Ba: 4/2	Pool: No	View: Yes	Sqft (S): 1,552 (A)
Yr Built: 1953/ASR	Type: SFR	Gar: 2	Ac/LSqft(S): 0.16/6,882 (A)



10545 White Oak AV Granada Hills 91344

LP \$400,000 - SP: \$410,000

ML #: B11140558	Status: Sold	Sale Type: SPAY	COE: 05/15/13
Bdr/Ba: 2/2	Pool: No	View: No	Sqft (S): 1,973 (A)
Yr Built: 1948/ASR	Type: SFR	Gar: 2	Ac/LSqft(S): 0.52/22,499 (A)



10545 White Oak AV Granada Hills 91344

LP \$699,900 - SP: \$665,000

ML #: OC14029992	Status: Sold	Sale Type: STD	COE: 05/28/14
Bdr/Ba: 3/2	Pool: No	View: No	Sqft (S): 1,973 (A)
Yr Built: 1948/EST	Type: SFR	Gar: 2	Ac/LSqft(S): 0.52/22,499 (A)

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Accuracy of square footage, lot size and other information is not guaranteed.



10823 Aidea AV Granada Hills 91344

LP: \$519,000

ML #: OC15048074 Status: Active Sale Type: STD List: 03/06/15  
 Bdr/Ba: 3/2 Pool: No View: Yes Sqft (S): 1,266 (A)  
 Yr Built: 1954/ASR Type: SFR Gar: 2 Ac/LSqft(S): 0.14/6,127 (A)



10823 Aidea AV Granada Hills 91344

LP \$439,000 - SP: \$365,000

ML #: 314032304 Status: Sold Sale Type: STD COE: 01/15/15  
 Bdr/Ba: 3/2 Pool: No View: No Sqft (S): 1,266 (A)  
 Yr Built: 1954 Type: SFR Gar: 0 Ac/LSqft(S): 0.14/6,127 (A)



10865 LOUISE AV Granada Hills 91344

LP \$258,595 - SP: \$268,600

ML #: 12618137 Status: Sold Sale Type: REO COE: 08/29/12  
 Bdr/Ba: 2/1 Pool: No View: Yes Sqft (S): 870 ( )  
 Yr Built: 1947 Type: SFR Gar: 0 Ac/LSqft(S): 0.18/7,656 (A)



10865 LOUISE AV Granada Hills 91344

LP \$349,000 - SP: \$345,000

ML #: 12628759 Status: Sold Sale Type: STD COE: 12/05/12  
 Bdr/Ba: 3/2 Pool: No View: No Sqft (S):  
 Yr Built: 1947 Type: SFR Gar: 0 Ac/LSqft(S): 0.18/7,656



17164 Ludlow ST Granada Hills 91344

LP \$350,000 - SP: \$360,000

ML #: SR13093803 Status: Sold Sale Type: SPAY COE: 12/30/13  
 Bdr/Ba: 3/2 Pool: Yes View: No Sqft (S): 1,748 (A)  
 Yr Built: 1953/ASR Type: SFR Gar: 2 Ac/LSqft(S): 0.17/7,258 (A)



17164 Ludlow ST Granada Hills 91344

LP \$549,900 - SP: \$552,185

ML #: SR14105724 Status: Sold Sale Type: STD COE: 06/27/14  
 Bdr/Ba: 3/2 Pool: Yes View: No Sqft (S): 1,748 (A)  
 Yr Built: 1953/ASR Type: SFR Gar: 2 Ac/LSqft(S): 0.17/7,258 (A)



17519 Los Alimos ST Granada Hills 91344

LP \$389,000 - SP: \$370,000

ML #: SR13156141 Status: Sold Sale Type: STD COE: 09/13/13  
 Bdr/Ba: 2/1 Pool: No View: No Sqft (S): 837 (A)  
 Yr Built: 1941/ASR Type: SFR Gar: 2 Ac/LSqft(S): 0.26/11,391 (A)



17519 Los Alimos ST Granada Hills 91344

LP \$620,000 - SP: \$611,500

ML #: SR14180484 Status: Sold Sale Type: STD COE: 11/26/14  
 Bdr/Ba: 3/3 Pool: No View: No Sqft (S): 2,068 (SEE)  
 Yr Built: 2014/SEE Type: SFR Gar: 2 Ac/LSqft(S): 0.26/11,391 (A)

*FAR = .18*



17730 SAN JOSE Granada Hills 91344

LP \$357,000 - SP: \$357,000

ML #: P831048 Status: Sold Sale Type: SPAY COE: 04/30/13  
 Bdr/Ba: 3/2 Pool: Yes View: No Sqft (S): 1,860 ( )  
 Yr Built: 1959/APP Type: SFR Gar: 2 Ac/LSqft(S): 0.21/9,165



17730 San Jose ST Granada Hills 91344

LP \$575,000 - SP: \$530,000

ML #: PW13130625	Status: Sold	Sale Type: STD	COE: 09/11/13
Bdr/Ba: 3/2	Pool: Yes	View: Yes	Sqft (S): 1,860
Yr Built: 1959/APP	Type: SFR	Gar: 2	Ac/LSqft(S): 0.21/9,165

OLD Granada Hills

06/14 ONLY NEW HOME FROM Ground Up



William E. Kuzmin Since 2008  
 Real Estate Counselor - Mel Wilson & Assoc.  
 The Right Step to Success



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 Fax: 818-993-3923  
 William@Williamkuzmin.com  
 CalBRE: 00850279

17833 Tribune ST Granada Hills 91344

Status: Closed Sale  
 List Date: 06/14/2013

ML#: BB13114488  
 PType: Single Family Residence(D)

Sold Price: \$ 650,000  
 Orig Price: \$669,000

FAR = 125



Bed:	4	APN#:	2712020016	Yr Built:	2013/SLR	Area:	GH
Bath(F,T,H,Q):	3,0,0,0	Zone:		Complex:		MB:	
Sqft (S):	2,329 (S)	Ac/LSqft(S):	0.229,500 (A)	Bld Name:		DOM:	68
\$/Sqft:	279.09	Lot Dim:		# Units:	1	CDOM:	68
Stories:	One Level	Entry Level:		# Grg Spcs:	2	View:	Yes
Stories Total:		Entry Loc:		HOA:		Pool:	No
SchDist:		Land:	Fee	55+:	No	Patio:	
Elem:		Horse:		Lease?:	No	FP:	Yes
Sale Type:	Standard	Midsch:		Highsch:			

Description: \*\*\*\*\* Brand New home, Custom Built 2013 \*\*\*\*\* spacious single story 4BR+3BA with open floor plan and pool size back yard, Entry Door leads to an extremely large living room enhanced 10' High Ceilings, light and bright open floor plan with custom designed, crown moldings . A Chef's Gourmet Kitchen featuring custom built cabinetry Granite Counter tops with a center island breakfast bar and marble flooring. A Ballroom size Family room with a large custom made Fireplace .recessed lighting throughout, The Spacious Master Suite with it's own fire place and 2 large walk-in closets , exquisite Master Bath accented by granite top double sink, an All-Glass over-sized Stand-up shower and a Jacuzzi Tub . Light and Bright. great location near G.H charter high school . FHA welcome.

Features		Interior Feat:	
Appliances:		Laundry:	Area
Common Walls:	No Common Walls	Other Structures:	
Construction Mats:		Parking:	
Cooling:	Central	Rooms:	All Bedrooms Down
Direction Faces:		Structural Condition:	
Door Feat:		Utilities:	
Eat Area:	Breakfast Counter / Bar	View:	Neighborhood
Floors:	Partially Carpeted	Windows:	
Heating:	Forced Air		
HOA:			

Sold Date: 10/28/2013  
 Sold Price: \$650,000  
 CurLstPrc: \$669,000  
 Contract Date: 06/25/2013

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 Accuracy of square footage, lot size and other information is not guaranteed.



6141 W 5TH ST Los Angeles 90048

LP \$925,000 - SP: \$950,000

ML#: 12608961 Status: **Closed** MB#: 633B2 End Date: 09/21/2012  
 Br/Ba: 3/3.00 Pool: **No** View: **No** LO Phone: 310-614-0077  
 YrBlt: 1925 Type: **SFR (D)** Gar: 2 Sqft/Ac/LSqft: 2,103/0.14/6,024  
 SType: SPAY



6141 W 5TH ST Los Angeles 90048

LP \$2,800,000 - SP: \$2,800,000

ML#: 14734975 Status: **Closed** MB#: 633B2 End Date: 02/07/2014  
 Br/Ba: 5/6.00 Pool: **Yes** View: **Yes** LO Phone: 310-623-1300  
 YrBlt: 2014/BLD Type: **SFR (D)** Gar: 2 Sqft/Ac/LSqft: 0.14/6,025  
 SType: STD



6231 DREXEL AV Los Angeles 90048

LP \$995,000 - SP: \$1,000,000

ML#: 12597945 Status: **Closed** MB#: 633B2 End Date: 10/23/2012  
 Br/Ba: 3/2.00 Pool: **No** View: **No** LO Phone: 323-651-2200  
 YrBlt: 1926 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 1,696/0.14/6,049  
 SType: STD



6231 DREXEL AV Los Angeles 90048

LP \$2,749,000 - SP: \$2,649,000

ML#: 13715761 Status: **Closed** MB#: 633B2 End Date: 03/19/2014  
 Br/Ba: 5/5.50 Pool: **Yes** View: **Yes** LO Phone: 310-777-7510  
 YrBlt: 2013 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 0.14/6,050  
 SType: STD



6236 DREXEL AV Los Angeles 90048

LP \$995,000 - SP: \$1,000,000

ML#: 08251811 Status: **Closed** MB#: 633B2 End Date: 03/07/2008  
 Br/Ba: 3/1.75 Pool: **No** View: **No** LO Phone: 310-777-7510  
 YrBlt: 1927 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 1,694/0.14/6,050  
 SType:



6236 DREXEL AV Los Angeles 90048

LP \$2,395,000 - SP: \$2,350,000

ML#: 12620113 Status: **Closed** MB#: 633B2 End Date: 10/12/2012  
 Br/Ba: 5/5.50 Pool: **Yes** View: **No** LO Phone: 310-623-1300  
 YrBlt: 2012 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 3,700/0.14/6,024  
 SType: STD

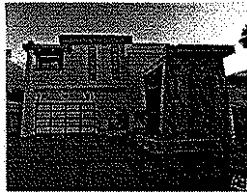
*FAR = 61*



6242 DREXEL AV Los Angeles 90048

LP \$1,099,950 - SP: \$1,150,000

ML#: 13661421 Status: **Closed** MB#: 633B2 End Date: 05/13/2013  
 Br/Ba: 3/2.00 Pool: **No** View: **Yes** LO Phone: 310-777-7510  
 YrBlt: 1927 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 1,657/0.14/6,024  
 SType: STD



6242 DREXEL AV Los Angeles 90048

LP: \$2,895,000

ML#: 14785479 Status: **Active** MB#: 633B2 List Date: 08/13/2014  
 Br/Ba: 4/5.00 Pool: **Yes** View: **Yes** LA Cell: 310-614-2839  
 YrBlt: 2014 Type: **SFR (D)** Gar: Sqft/Ac/LSqft: 0.14/6,025  
 SType:



6276 DREXEL AV Los Angeles 90048

LP: \$2,999,000

ML#: 14773639 Status: **Active** MB#: 633B2 List Date: 06/30/2014  
 Br/Ba: 5/5.00 Pool: **Yes** View: **Yes** LA Cell: 310-867-5598  
 YrBlt: 2014 Type: **SFR (D)** Gar: Sqft/Ac/LSqft: 3,700/0.14/6,025  
 SType:

*FAR 61*



6316 W 5TH ST Los Angeles 90048

LP: \$3,195,000

ML#: 14771713 Status: **Active** MB#: 633B2 List Date: 06/20/2014  
 Br/Ba: 5/6.00 Pool: **Yes** View: **Yes** LO Phone: 310-623-1300  
 YrBlt: 2014/BLD Type: **SFR (D)** Gar: 2 Sqft/Ac/LSqft: 3,900/0.14/6,100  
 SType: **STD**

*FAR 64*



6317 DREXEL AV Los Angeles 90048

LP \$999,000 - SP: \$918,000

ML#: 12583615 Status: **Closed** MB#: 633B2 End Date: 05/02/2012  
 Br/Ba: 3/1.75 Pool: **No** View: **No** LO Phone: 310-278-9470  
 YrBlt: 1927 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 1,796/0.14/6,050  
 SType: **STD**



6317 DREXEL AV Los Angeles 90048

LP \$2,599,999 - SP: \$2,550,000

ML#: 13695123 Status: **Closed** MB#: 633B2 End Date: 11/14/2013  
 Br/Ba: 5/6.00 Pool: **No** View: **Yes** LO Phone: 818-986-7300  
 YrBlt: 2013 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 0.14/6,051  
 SType: **STD**



6321 MARYLAND DR Los Angeles 90048

LP \$864,000 - SP: \$874,000

ML#: 11558181 Status: **Closed** MB#: 633B2 End Date: 12/31/2011  
 Br/Ba: 2/1.00 Pool: **No** View: **No** LO Phone: 310-271-2229  
 YrBlt: 1926 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 1,472/0.14/6,100  
 SType: **STD**



6321 MARYLAND DR Los Angeles 90048

LP: \$2,695,000

ML#: 14776483 Status: **Backup** MB#: 633B2 List Date: 07/10/2014  
 Br/Ba: 5/5.00 Pool: **Yes** View: **Yes** LO Phone: 310-623-1300  
 YrBlt: 2013 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 3,974/0.14/6,100  
 SType: **STD**

*FAR 65*



6336 DREXEL AV Los Angeles 90048

LP \$956,000 - SP: \$870,000

ML#: 08305865 Status: **Closed** MB#: 633B2 End Date: 01/30/2009  
 Br/Ba: 3/1.75 Pool: **No** View: **No** LO Phone: 310-724-7000  
 YrBlt: 1928 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 1,631/0.14/6,050  
 SType: **STD**



6336 DREXEL AV Los Angeles 90048

LP \$2,350,000 - SP: \$2,225,000

ML#: 10458991 Status: **Closed** MB#: 633B2 End Date: 08/20/2010  
 Br/Ba: 5/5.50 Pool: **Yes** View: **No** LO Phone: 310-623-1300  
 YrBlt: 2010 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 3,700/0.14/6,050  
 SType: **STD**

*FAR 61*



6337 MARYLAND DR Los Angeles 90048

LP \$998,000 - SP: \$930,000

ML#: 11523833 Status: **Closed** MB#: 633B2 End Date: 10/17/2011  
 Br/Ba: 2/2.00 Pool: **No** View: **No** LO Phone: 310-271-2229  
 YrBlt: 1926 Type: **SFR (D)** Gar: 0 Sqft/Ac/LSqft: 1,771/0.14/6,100  
 SType: **STD**



6337 MARYLAND DR Los Angeles 90048

LP \$2,495,000 - SP: \$2,432,900

ML#: 12618527 Status: **Closed** MB#: 633B2 End Date: 10/19/2012  
 Br/Ba: 4/4.50 Pool: **Yes** View: **Yes** LO Phone: 310-623-1300  
 YrBlt: 2012 Type: **SFR (A)** Gar: 0 Sqft/Ac/LSqft: 3,650/0.14/6,099  
 SType: **STD**

*FAR 60*





6340 DREXEL AV Los Angeles 90048

LP \$1,199,000 - SP: \$1,238,000

ML#: 13658131 Status: **Closed** MB#: 633B2 End Date: **04/08/2013**  
 Br/Ba: **3/2.50** Pool: **No** View: **No** LO Phone: **310-273-3113**  
 YrBlt: **1938** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,942/0.14/6,025**  
 SType: **STD**



6340 DREXEL AV Los Angeles 90048

LP: \$2,498,000

ML#: 14762439 Status: **Backup** MB#: 633B2 List Date: **05/18/2014**  
 Br/Ba: **4/6.00** Pool: **Yes** View: **Yes** LO Phone: **310-432-6400**  
 YrBlt: **2014/BLD** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **3,550/6,026**  
 SType: **STD**

*FAR 59*



6352 COLGATE AV Los Angeles 90048

LP \$950,000 - SP: \$925,000

ML#: 12618267 Status: **Closed** MB#: 633B1 End Date: **09/18/2012**  
 Br/Ba: **2/2.00** Pool: **No** View: **No** LO Phone: **424-202-3200**  
 YrBlt: **1926** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,406/0.14/6,049**  
 SType: **STD**



6352 Colgate AV Los Angeles 90048

LP: \$2,975,000

ML#: SR14047113 Status: **Backup** MB#: End Date: **03/07/2014**  
 Br/Ba: **4/5.00** Pool: **Yes** View: **No** LA Cell: **818-571-2121**  
 YrBlt: **2014/ASR** Type: **SFR (D)** Gar: **2** Sqft/Ac/LSqft: **4,000/0.14/6,050**  
 SType: **STD**

*FAR 66*



6357 W 5TH ST Los Angeles 90048

LP \$2,295,000 - SP: \$2,241,313

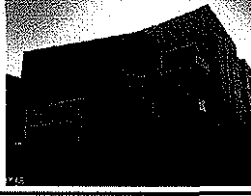
ML#: 13703763 Status: **Closed** MB#: 633B2 End Date: **12/20/2013**  
 Br/Ba: **5/5.00** Pool: **No** View: **Yes** LO Phone: **310-273-3113**  
 YrBlt: **2005** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **4,266/0.14/6,002**  
 SType: **STD**



6366 W 5TH ST Los Angeles 90048

LP \$999,000 - SP: \$950,000

ML#: 11536781 Status: **Closed** MB#: 633B2 End Date: **10/14/2011**  
 Br/Ba: **3/1.75** Pool: **No** View: **No** LO Phone: **310-829-0629**  
 YrBlt: **1935** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,800/0.14/6,100**  
 SType: **STD**



6366 W 5TH ST Los Angeles 90048

LP \$2,600,000 - SP: \$2,600,000

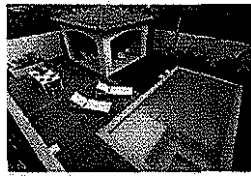
ML#: 12642105 Status: **Closed** MB#: 633B2 End Date: **12/31/2012**  
 Br/Ba: **5/6.00** Pool: **Yes** View: **Yes** LO Phone: **310-623-1300**  
 YrBlt: **2012/BLD** Type: **SFR (D)** Gar: **2** Sqft/Ac/LSqft: **0.14/6,098**  
 SType: **STD**



6370 LINDENHURST AV Los Angeles 90048

LP \$900,000 - SP: \$865,000

ML#: 10469179 Status: **Closed** MB#: 633A2 End Date: **09/06/2010**  
 Br/Ba: **3/2.00** Pool: **No** View: **No** LO Phone: **310-657-4397**  
 YrBlt: **1927** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,708/0.14/6,200**  
 SType: **STD**



6370 LINDENHURST AV Los Angeles 90048

LP \$2,295,000 - SP: \$2,195,000

ML#: 11515685 Status: **Closed** MB#: 633A2 End Date: **04/19/2011**  
 Br/Ba: **4/4.50** Pool: **Yes** View: **Yes** LO Phone: **310-777-7510**  
 YrBlt: **2011** Type: **SFR (A)** Gar: **0** Sqft/Ac/LSqft: **0.14/6,200**  
 SType: **STD**



6376 LINDENHURST AV Los Angeles 90048

LP \$989,000 - SP: \$1,156,000

ML#: 07174735 Status: **Closed** MB#: 633A2 End Date: **05/22/2007**  
 Br/Ba: **3/2.00** Pool: **No** View: **No** LA Cell: **310-488-4900**  
 YrBlit: **1929** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,638/0.14/6,200**  
 SType: **STD**



6376 LINDENHURST AV Los Angeles 90048

LP \$1,995,000 - SP: \$1,900,000

ML#: 08315739 Status: **Closed** MB#: 633A2 End Date: **05/08/2009**  
 Br/Ba: **4/4.50** Pool: **Yes** View: **Yes** LO Phone: **310-273-3113**  
 YrBlit: **2008** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **3,592/0.14/6,200**  
 SType: **STD**

FAR 64



6411 MARYLAND DR Los Angeles 90048

LP \$2,295,000 - SP: \$2,300,000

ML#: 12607219 Status: **Closed** MB#: 633A2 End Date: **10/02/2013**  
 Br/Ba: **4/4.00** Pool: **Yes** View: **Yes** LO Phone: **310-777-6200**  
 YrBlit: **2004** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **4,006/0.14/6,098**  
 SType: **STD**

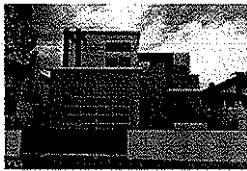
FAR 65



6414 COLGATE AV Los Angeles 90048

LP \$875,000 - SP: \$843,500

ML#: 11515527 Status: **Closed** MB#: 633B1 End Date: **05/02/2011**  
 Br/Ba: **3/1.75** Pool: **No** View: **No** LO Phone: **310-273-3113**  
 YrBlit: **1927** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,579/0.14/6,050**  
 SType: **STD**



6414 COLGATE AV Los Angeles 90048

LP \$2,350,000 - SP: \$2,350,000

ML#: 13673029 Status: **Closed** MB#: 633B1 End Date: **09/17/2013**  
 Br/Ba: **5/6.00** Pool: **No** View: **Yes** LO Phone: **310-273-3113**  
 YrBlit: **2012** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **0.14/6,049**  
 SType: **STD**



6417 DREXEL AV Los Angeles 90048

LP \$2,595,000 - SP: \$2,525,000

ML#: 13656513 Status: **Closed** MB#: 633A2 End Date: **06/25/2013**  
 Br/Ba: **4/4.50** Pool: **No** View: **Yes** LO Phone: **310-273-3113**  
 YrBlit: **2013** Type: **SFR (A)** Gar: **0** Sqft/Ac/LSqft: **3,650/0.14/6,048**  
 SType: **STD**

FAR 60



6421 W 5TH ST Los Angeles 90048

LP \$2,299,000 - SP: \$2,299,000

ML#: 12599477 Status: **Closed** MB#: 633A2 End Date: **07/03/2012**  
 Br/Ba: **5/4.50** Pool: **Yes** View: **Yes** LO Phone: **310-777-7510**  
 YrBlit: **2009** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **0.14/6,002**  
 SType: **STD**



6430 COLGATE AV Los Angeles 90048

LP \$1,159,000 - SP: \$1,128,500

ML#: 07185677 Status: **Closed** MB#: 633B2 End Date: **05/31/2007**  
 Br/Ba: **3/1.00** Pool: **No** View: **No** LA Cell: **213-494-3888**  
 YrBlit: **1927** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,397/0.14/6,050**  
 SType: **STD**

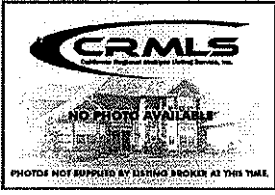


6430 COLGATE AV Los Angeles 90048

LP \$2,450,000 - SP: \$2,365,000

ML#: 09346859 Status: **Closed** MB#: 633B2 End Date: **03/12/2009**  
 Br/Ba: **3/4.00** Pool: **Yes** View: **Yes** LO Phone: **310-623-1300**  
 YrBlit: **2009** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **3,528/0.14/6,050**  
 SType: **STD**

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**6450 5TH ST Los Angeles 90048** LP \$1,295,000 - SP: \$1,295,000  
 ML#: 06015529 Status: **Closed** MB#: 633A2 End Date: **04/18/2006**  
 Br/Ba: **3/3.00** Pool: **No** View: **No**  
 YrBlt: **1927** Type: Type: **Gar: 0** Sqft/Ac/LSqft: **2,300/0.14/6,100**  
 SType: **STD**



**6450 W 5TH ST Los Angeles 90048** LP \$2,349,000 - SP: \$2,255,000  
 ML#: 11538081 Status: **Closed** MB#: 633A2 End Date: **07/27/2011**  
 Br/Ba: **4/5.50** Pool: **No** View: **Yes** LO Phone: **310-777-7510**  
 YrBlt: **2011** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **0.14/6,100**  
 SType: **STD**



**6507 Drexel AV Los Angeles 90048** LP \$875,000 - SP: \$799,000  
 ML#: F11155967 Status: **Closed** MB#: 633A2 End Date: **03/23/2012**  
 Br/Ba: **3/2.00** Pool: **Yes** View: **No** Office Ph: **818-444-4877 ext.0.00**  
 YrBlt: **1926/ASR** Type: **SFR (D)** Gar: **2** Sqft/Ac/LSqft: **1,425/0.14/6,050**  
 SType: **SPAY**



**6507 DREXEL AV Los Angeles 90048** LP \$2,599,000 - SP: \$2,525,000  
 ML#: 13654745 Status: **Closed** MB#: 633A1 End Date: **06/28/2013**  
 Br/Ba: **4/4.50** Pool: **Yes** View: **Yes** LO Phone: **310-777-7510**  
 YrBlt: **2013** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **0.14/6,049**  
 SType: **STD**



**6510 DREXEL AV Los Angeles 90048** LP \$985,000 - SP: \$925,000  
 ML#: 06295301 Status: **Closed** MB#: 633A2 End Date: **10/23/2008**  
 Br/Ba: **3/1.50** Pool: **No** View: **No** LO Phone: **310-829-3939**  
 YrBlt: **1926** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,597/0.14/6,050**  
 SType: **STD**



**6510 DREXEL AV Los Angeles 90048** LP \$2,299,000 - SP: \$2,299,000  
 ML#: 12592745 Status: **Closed** MB#: 633A1 End Date: **06/08/2012**  
 Br/Ba: **5/4.50** Pool: **Yes** View: **Yes** LO Phone: **310-777-7510**  
 YrBlt: **2009** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **0.14/6,050**  
 SType: **STD**



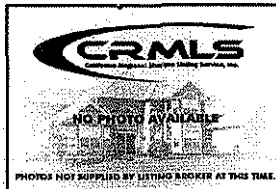
**6516 MARYLAND DR Los Angeles 90048** LP \$979,000 - SP: \$955,000  
 ML#: 12582793 Status: **Closed** MB#: 633A2 End Date: **03/30/2012**  
 Br/Ba: **3/2.00** Pool: **No** View: **No** LO Phone: **818-783-7721**  
 YrBlt: **1926** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,612/0.14/6,200**  
 SType: **STD**



**6516 MARYLAND DR Los Angeles 90048** LP \$2,795,000 - SP: \$2,750,000  
 ML#: 14726439 Status: **Closed** MB#: 633A2 End Date: **02/21/2014**  
 Br/Ba: **5/6.00** Pool: **Yes** View: **No** LO Phone: **310-273-3113**  
 YrBlt: **2013** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **0.14/6,202**  
 SType: **STD**



**6521 MARYLAND DR Los Angeles 90048** LP \$2,299,900 - SP: \$2,100,000  
 ML#: 12641067 Status: **Closed** MB#: 633A2 End Date: **05/07/2013**  
 Br/Ba: **5/4.00** Pool: **Yes** View: **No** LO Phone: **310-500-3900**  
 YrBlt: **2012** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **3,951/0.14/6,100**  
 SType: **STD**



6533 COLGATE AV Los Angeles 90048

LP \$899,000 - SP: \$850,000

ML#: 09382495 Status: **Closed** MB#: 633A1 End Date: **10/23/2009**  
 Br/Ba: **3/2.00** Pool: **No** View: **Yes** LO Phone: **310-855-0100**  
 YrBlit: **1927** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,763/0.14/6,250**  
 SType:



6533 COLGATE AV Los Angeles 90048

LP \$1,999,000 - SP: \$1,900,000

ML#: 10445453 Status: **Closed** MB#: 633A1 End Date: **11/24/2010**  
 Br/Ba: **5/4.50** Pool: **Yes** View: **No** LO Phone: **323-651-2200**  
 YrBlit: **2010** Type: **SFR (A)** Gar: **0** Sqft/Ac/LSqft: **0.14/6,250**  
 SType: **STD**



6610 MARYLAND DR Los Angeles 90048

LP \$929,000 - SP: \$857,500

ML#: 12127293 Status: **Closed** MB#: 633A2 End Date: **11/03/2009**  
 Br/Ba: **3/2.00** Pool: **No** View: **No** LO Phone:   
 YrBlit: **1926** Type: **SFR (D)** Gar: **2** Sqft/Ac/LSqft: **1,657/0.14/6,200**  
 SType:



6610 MARYLAND DR Los Angeles 90048

LP \$2,295,000 - SP: \$2,295,000

ML#: 10492861 Status: **Closed** MB#: 633A2 End Date: **02/15/2011**  
 Br/Ba: **5/5.00** Pool: **Yes** View: **Yes** LO Phone: **310-623-1300**  
 YrBlit: **2010** Type: **SFR (A)** Gar: **0** Sqft/Ac/LSqft: **3,800/0.14/6,200**  
 SType: **STD**



6617 LINDENHURST AV Los Angeles 90048

LP: \$3,095,000

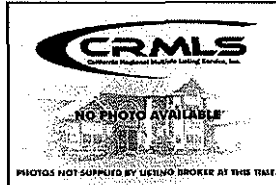
ML#: 14784361 Status: **Active** MB#: 633A2 List Date: **08/10/2014**  
 Br/Ba: **5/6.00** Pool: **Yes** View: **Yes** LA Cell: **310-614-2839**  
 YrBlit: **2014/BLD** Type: **SFR (D)** Gar: **2** Sqft/Ac/LSqft: **3,908/0.14/6,202**  
 SType:



6620 LINDENHURST AV Los Angeles 90048

LP \$849,000 - SP: \$830,000

ML#: S367823 Status: **Closed** MB#: 633A2 End Date: **11/01/2004**  
 Br/Ba: **3/2.00** Pool: **No** View: **No** LA Direct: **310-738-0071**  
 YrBlit: **1926** Type: **SFR (A)** Gar:  Sqft/Ac/LSqft: **1,680/0.14/6,200**  
 SType:



6620 LINDENHURST AV Los Angeles 90048

LP \$2,095,000 - SP: \$2,105,000

ML#: 06022687 Status: **Closed** MB#: 633A2 End Date: **05/19/2006**  
 Br/Ba: **4/4.00** Pool: **Yes** View: **Yes** LO Phone:   
 YrBlit: **2006** Type:  Gar: **0** Sqft/Ac/LSqft: **4,174/0.14/6,200**  
 SType:



6636 DREXEL AV Los Angeles 90048

LP \$854,760 - SP: \$885,000

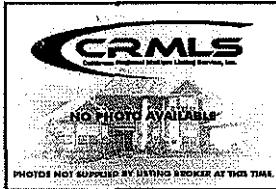
ML#: 10443549 Status: **Closed** MB#: 633A2 End Date: **05/24/2010**  
 Br/Ba: **3/2.00** Pool: **No** View: **No** LO Phone: **310-278-9470**  
 YrBlit: **1926** Type: **SFR (D)** Gar: **0** Sqft/Ac/LSqft: **1,891/0.14/6,050**  
 SType: **REO**



6636 DREXEL AV Los Angeles 90048

LP \$2,275,000 - SP: \$2,163,000

ML#: 11536637 Status: **Closed** MB#: 633A1 End Date: **08/06/2011**  
 Br/Ba: **5/5.00** Pool: **No** View: **Yes** LO Phone: **310-500-3900**  
 YrBlit: **2011** Type: **SFR (A)** Gar: **0** Sqft/Ac/LSqft: **3,700/0.14/6,050**  
 SType: **STD**



6641 5TH ST Los Angeles 90048

LP \$1,220,000 - SP: \$1,079,000

ML#: 05066771 Status: Closed MB#: 633A2 End Date: 01/26/2006  
 Br/Ba: 2/1.00 Pool: No View: No  
 YrBlt: 1927 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 1,566/0.14/6,050  
 SType:



6641 5TH ST Los Angeles 90048

LP \$2,295,000 - SP: \$2,295,000

ML#: 07170341 Status: Closed MB#: 633A2 End Date: 06/07/2007  
 Br/Ba: 4/3.50 Pool: Yes View: No LA Cell: 213-494-3888  
 YrBlt: 1927 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 0.14/6,050  
 SType:



6641 LINDENHURST AV Los Angeles 90048

LP \$875,000 - SP: \$875,000

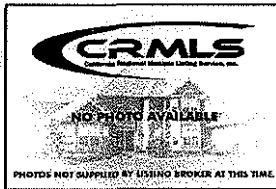
ML#: 11539801 Status: Closed MB#: 633A2 End Date: 09/30/2011  
 Br/Ba: 4/4.00 Pool: No View: Yes LO Phone: 310-440-0523  
 YrBlt: 1948 Type: SFR (D) Gar: 2 Sqft/Ac/LSqft: 2,181/0.14/6,185  
 SType: STD



6641 Lindenhurst AV Los Angeles 90048

LP \$2,549,000 - SP: \$2,468,000

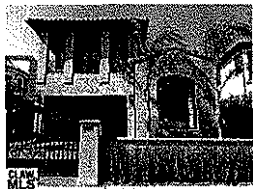
ML#: F12096668 Status: Closed MB#: End Date: 10/29/2012  
 Br/Ba: 5/5.00 Pool: Yes View: Yes LA Cell: 818-469-7021  
 YrBlt: 2012/BLD Type: SFR (D) Gar: 2 Sqft/Ac/LSqft: 4,312/0.14/6,202  
 SType: STD



6647 5TH ST Los Angeles 90048

LP \$1,150,000 - SP: \$1,125,000

ML#: 06101513 Status: Closed MB#: 633A2 End Date: 07/06/2006  
 Br/Ba: 3/1.75 Pool: No View: No LA Cell: 310-578-5414  
 YrBlt: 1926 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 1,641/0.14/6,050  
 SType:



6647 W 5TH ST Los Angeles 90048

LP \$2,295,000 - SP: \$2,112,500

ML#: 08276565 Status: Closed MB#: 633A2 End Date: 07/29/2008  
 Br/Ba: 3/3.50 Pool: Yes View: Yes  
 YrBlt: 2008 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 3,750/0.14/6,050  
 SType:



6660 COLGATE AV Los Angeles 90048

LP \$2,799,000 - SP: \$2,740,000

ML#: 13673357 Status: Closed MB#: 633A1 End Date: 07/17/2013  
 Br/Ba: 5/5.50 Pool: Yes View: Yes LO Phone: 310-777-7510  
 YrBlt: 2013/ASR Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 0.14/6,048  
 SType: STD



6661 DREXEL AV Los Angeles 90048

LP \$782,496 - SP: \$815,000

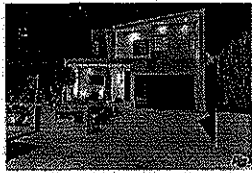
ML#: 09403083 Status: Closed MB#: 633A1 End Date: 11/20/2009  
 Br/Ba: 2/1.00 Pool: No View: Yes LO Phone: 818-409-0040  
 YrBlt: 1926 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 1,373/0.14/6,050  
 SType: REO



6661 DREXEL AV Los Angeles 90048

LP \$2,149,000 - SP: \$1,936,000

ML#: 10469831 Status: Closed MB#: 633A1 End Date: 11/30/2010  
 Br/Ba: 5/4.50 Pool: Yes View: Yes LO Phone: 323-651-2200  
 YrBlt: 2010 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 0.14/6,050  
 SType: STD



6661 COLGATE AV Los Angeles 90048

LP: \$3,299,500

ML#: 14783739 Status: Active MB#: 633A1 List Date: 08/07/2014  
 Br/Ba: 4/5.00 Pool: Yes View: Yes LO Phone: 310-777-7510  
 YrBlt: 2014 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 3,897/0.14/6,250  
 SType: STD



8366 W 4TH ST Los Angeles 90048

LP \$779,950 - SP: \$750,000

ML#: 12592039 Status: Closed MB#: 633A1 End Date: 05/08/2012  
 Br/Ba: 3/2.00 Pool: No View: No LO Phone: 310-777-7510  
 YrBlt: 1926 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 1,602/0.14/6,250  
 SType: STD



8366 W 4TH ST Los Angeles 90048

LP \$2,549,000 - SP: \$2,450,000

ML#: 13644411 Status: Closed MB#: 633A1 End Date: 05/09/2013  
 Br/Ba: 4/5.50 Pool: Yes View: Yes LO Phone: 310-777-7510  
 YrBlt: 2013 Type: SFR (D) Gar: 0 Sqft/Ac/LSqft: 0.14/6,249  
 SType: STD