

#5

VIA EMAIL: clerk.plumcommittee@lacity.org

August 8, 2017

Zina H. Cheng – Deputy City Clerk
Planning and Land Use Management Committee
City Hall
200 N. Spring Street, Room 395
Los Angeles, Ca 90012

Date: 8/8/17
 Submitted in PLUM Committee
 Council File No: 17-0649
 Item No.: 5
Communication from
public

RE: CPC-2016-4316-DB-1A (Appeal Hearing - Melrose & Beechwood Project)

Dear Ms. Cheng:

I am in support of the appeals filed in connection with the development at Melrose & Beechwood. And, I have noticed a discrepancy in the land survey that is currently on file with the City of Los Angeles, concerning the above mentioned project, is misleading.

The discrepancy is that the map shows that on the Gower Street, LOT 1 is owned by Leonid Landau (Assessor #5523-002-001) and that his property extends all the way to the Power Pole, south. This is misleading.

If I did not know otherwise, I would believe that this is accurate but I am the owner of the lot directly next door to Mr. Landau's property. And the way the map is drawn, all the way to the Power Pole, assumes that my property is inside of his boundaries. My lot is completely left off and/or inaccurate on the survey. On the county assessors map (included) I am noted as Lot 2, Assessor #5523-002-002.

On the survey, lot 2 is drawn behind Lot 1. The survey should be resubmitted to the City of Los Angeles to include my Lot 2 (and name of Owner: Cheryl & Robert Sabo Assessor #5523-002-002), which is south of Mr. Landau's and not to the east, as shown on the map. (Please see attachments.)

Since the survey map is filed with the City of Los Angeles, it should be accurate. The way the current survey appears, it looks as though my property is owned by Mr. Landau and this is not correct.

Sincerely, 
Cheryl Thomas Sabo
646 N. Gower Street
Los Angeles, CA 90004
Lot 220, Assessor #5523-002-002

ALTA/NSPS LAND TITLE

5570 MELROSE AVENUE,
LOS ANGELES, CA

MELROSE AVENUE
(60' WIDE PUBLIC RIGHT-OF-WAY)

NOTE:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES SHOWN ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREON.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- ANY CIVIL ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA, "THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

SITE RESTRICTIONS:

PENDING ZONING REPORT

BENCHMARK:

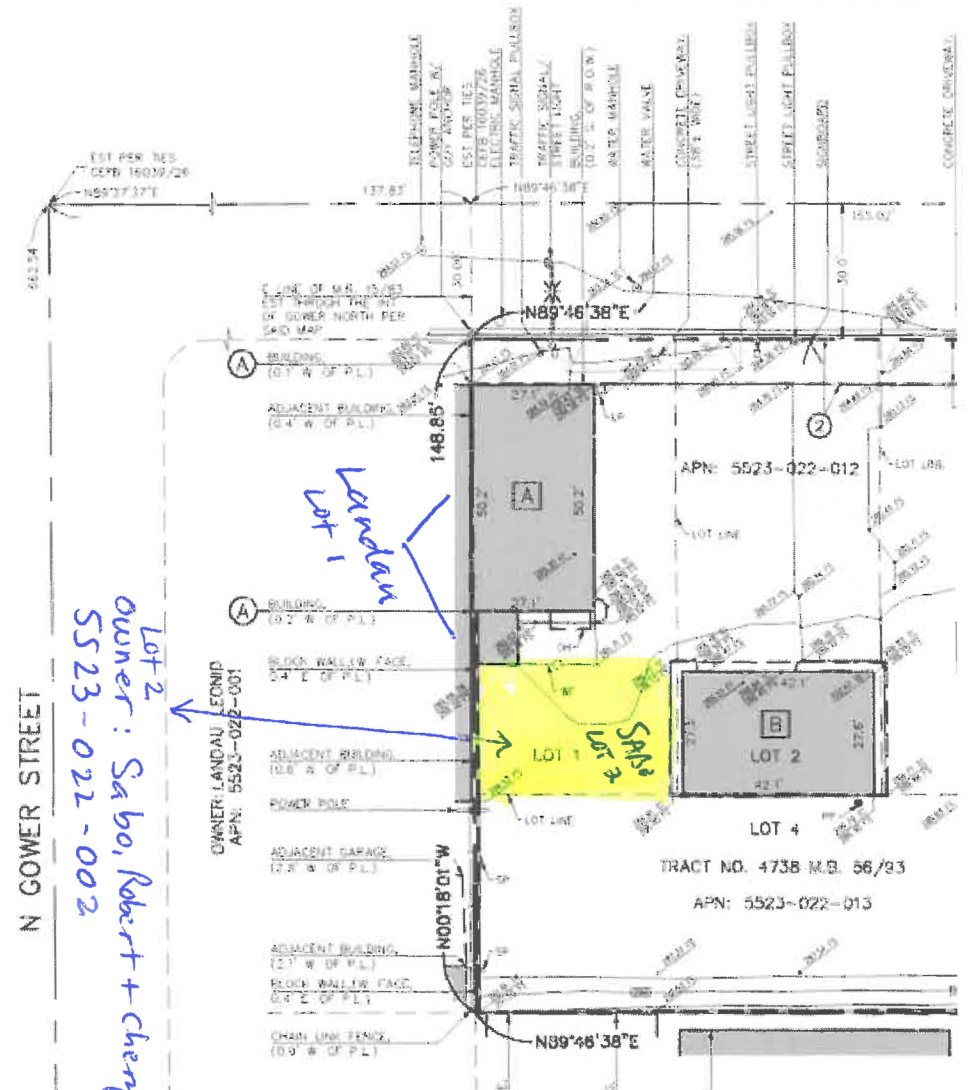
BENCHMARK ID: 12-18490
DATE: MAY 1989
ELEVATION: 356.214 FEET
DESCRIPTION: WIRE SPIKE IN CURB MELROSE AVE. 110FT E OF CENTER LINE PROD. BEACHWOOD DR. CTR. CR.

LEGEND:

APN - ASSESSOR'S PARCEL NUMBER
CEFB - CIVIL ENGINEER'S FIELD BOOK
DST - DISTANCE
E - EAST
EG - EDGE OF CUTTER
EST - ESTABLISHED
FD - FOUND
FL - FINISHED FLOOR
FL - FLOW LINE
FS - FINISHED SURFACE
GP - GUANO POST
LP - LAMP POST
LS - LICENSED SURVEYOR
LTM - LEAD TACK AND TAG
M.R. - MISCELLANEOUS RECORDS
N - NORTH
OP - OVERPASS
P.L. - PROPERTY LINE
PP - POWER POLE
SP - SPUR

LAND AREA:

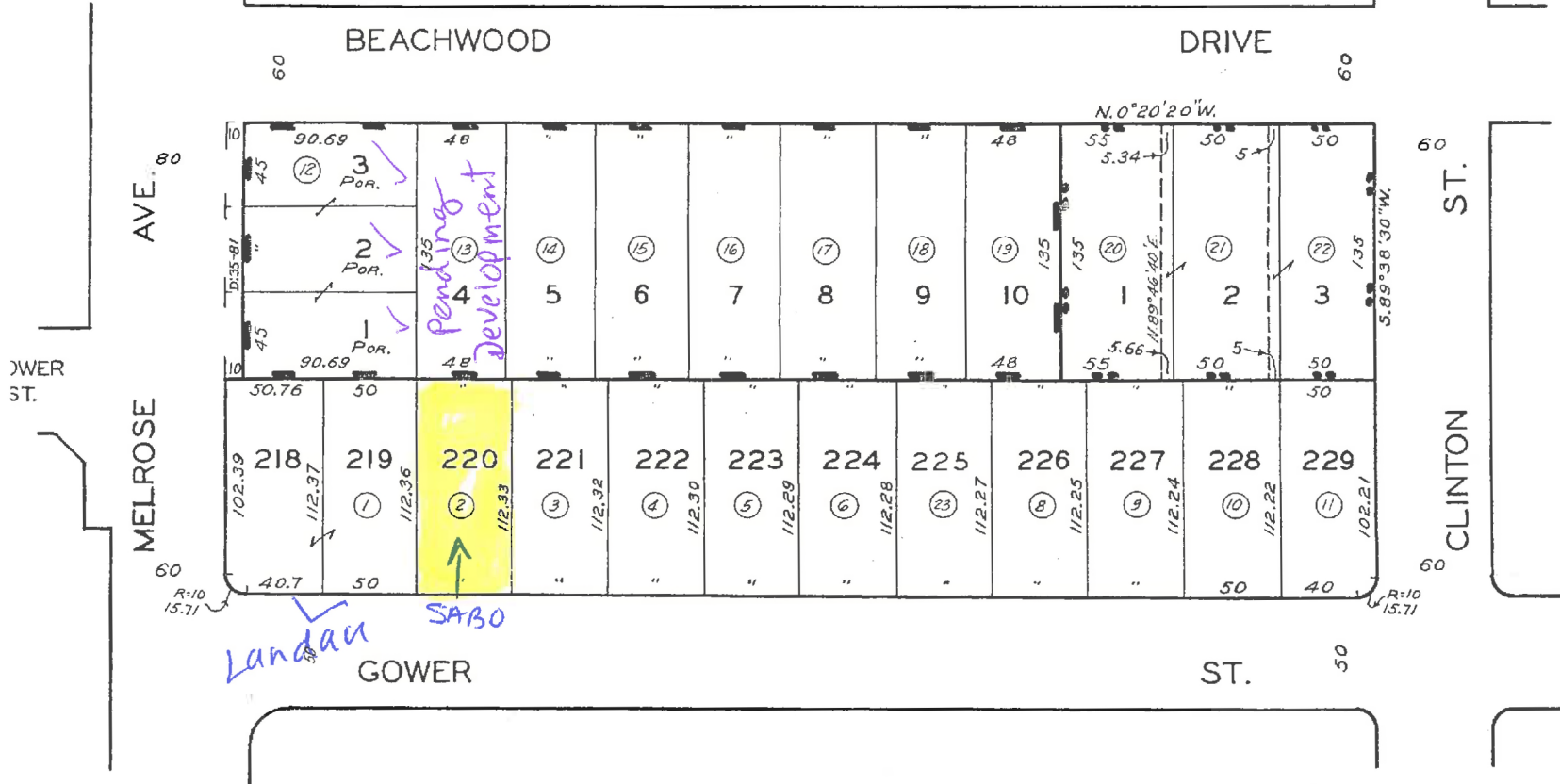
20,107 SQUARE FEET
0.46 ACRES



523 22

SCALE 1"= 60'

680314
710204202
770404802



TRACT NO. 4738

M.B. 56-93

TRACT NO. 4596

M.B. 49-56-57

LARCHMONT HEIGHTS

M.B. 15-83

CODE
.57

FOR PREV. ASSM'T. SEE:
5523 - 22

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.