

TIME EXTENSIONS PER ORDINANCE NO. 182,106

City of Los Angeles – Department of City Planning

APPLICANT INFORMATION

Applicant's Name: Arno Nazaryan Company: _____
Address: 9200 Keweenaw Ave Telephone: 818-823-8838
Sun Valley CA 91352 E-mail: info@direct365@gmail.com

PROJECT ADDRESS: 9200 Keweenaw Ave ENVIRONMENTAL CASE #: ENV-2014-2185-CE
9227 Cayuga Ave
Sun Valley 91352

PROJECT DESCRIPTION

lot split

Subdivision Case No. (if applicable): <u>AA 2014-2186-PMLA</u>	Effective Date of Approval: <u>06/18/2014</u>	Original Expiration Date*: <u>10/2017</u>	New Expiration Date: <u>10/20/2019</u>
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:
Approval Case No:	Effective Date of Approval:	Original Expiration Date*:	New Expiration Date:

* may be eligible for an additional discretionary extension per LAMC

per AB 116

DISCLAIMER

This Time Extension does not grant a vested right to proceed. If your project has not been vested, then your project may be subject to new zoning ordinances adopted after your project was approved. A new discretionary land use approval and updated environmental documentation may be required in order to issue the necessary permits from the Department of Building and Safety.

CEQA ADEQUACY**

☐ No ☒ Yes

Does the current project substantially conform to the project as approved?

☐ No ☒ Yes

Did the subject discretionary approval consider significant aspects of the project?

If "Yes", which significant aspects were considered?

☒ Building Location ☒ Height ☒ Density ☒ Use ☐ Parking ☐ Access

☐ Other: _____

☐ No ☒ Yes

Was the environmental documentation for the project completed in compliance with the City's CEQA Guidelines?

☐ No ☒ Yes

For projects **without** a Categorical Exemption, did the EIR, MND, ND, or other environmental document consider significant aspects of the project?

If "Yes", which significant aspects were considered?

☐ Building Location ☐ Height ☐ Density ☐ Use ☐ Parking ☐ Access

☐ Other: _____

If any of the four questions can be answered "No", then the prior discretionary approval and environmental review did not consider significant aspects of the approved project and the existing environmental documentation under CEQA is not adequate for the issuance of the extension.

Director's Written Finding: The prior discretionary approval and environmental review considered significant aspects of the approved project and the existing environmental documentation under CEQA is adequate for the issuance of the extension.

☒ YES

☐ NO***

DEPARTMENT OF CITY PLANNING

Completed by:	Date:	If Director's Written Finding YES, Stamp:
<i>Mary Williams</i>	<i>5/4/2017</i>	<p>APPROVED</p> <p>STAFF <i>[Signature]</i></p> <p>DATE <i>5/04/17</i></p>

** Time Extensions for subdivisions do not need to make the CEQA adequacy finding.

*** If "NO", the Director of Planning may require additional environmental review or documentation.

If "NO", please explain why CEQA is not adequate:

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

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT
RENEE DAKE WILSON
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ROBERT L. AHN
MARIA CABILDO
CAROLINE CHOE
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COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



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(213) 978-1274

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INFORMATION
www.planning.lacity.org

Decision Date: October 21, 2014

Appeal End Date: November 4, 2014

Tal Bader (O/R)

Better Investments, LLC
578 Washington Blvd., #841
Marina Del Rey, CA 90292

Re: Case No. AA-2014-2186-PMLA
Related Case: None
9200 N. Kewen Avenue
Sun Valley – La Tuna Canyon Community Plan
Zone : ← RS-1
D.M. : 198-B-165, 195-B-165
C.D. : 6
CEQA: ← ENV-2014-2185-CE
Legal Description: Lot FR 25, TR 13885

In accordance with provisions of Section 17.53 of the Los Angeles Municipal Code (LAMC), the Advisory Agency **adopted Categorical Exemption ENV-2014-2185-CE as the environmental clearance and approved Parcel Map AA-2014-2186-PMLA for a maximum two-parcel, single-family development, as shown on map stamp dated June 18, 2014, and subject to the following conditions. The unit density is based on the RS-1 Zone.** The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property.

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review. A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of Building and Safety for purposes of having a building permit issued.

Bureau of Engineering

Bureau of Engineering approvals are conducted at the Land Development Group, located 201 N. Figueroa Street, Suite 200. Any questions regarding these conditions should be directed to Mr. Ray Saidi by calling (213) 977-7097.

1. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Kewen Avenue adjoining the subdivision by:
 1. Removal of the existing bricks or pavers from the parkway,
 2. Repair and replace any broken or off grade curb, gutter, sidewalk, roadway pavement; landscape the parkway area and plant trees as required.
 - b. Improve Cayuga Avenue adjoining the subdivision by:
 1. Construction of a 5-foot wide concrete pavement adjacent to the property line; repair and replace any broken off grade curb, gutter, sidewalk, roadway pavement; landscape the parkway area and plant trees as required.
 - c. Construct the necessary house connection to serve each parcel, or evaluate the efficiency of the existing house connection in a manner acceptable to the Valley Engineering District Office.
2. That the following street lighting facilities to serve the parcel map as required by the Bureau of Street Lighting be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.
 - a. Construct new light one (1) on Cayuga Avenue.

NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection. Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition(s) above, requiring an improvement that will change the geometrics of the public roadway may require additional or the reconstruction of street lighting improvements as part of that condition.

Department of Building and Safety-Zoning Division

*Building and Safety approvals are conducted by appointment only- **contact Laura Duong at (213)482-0434** to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently*

and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code (LAMC) required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide copy of building records, plot plan, and certificate of occupancy of all existing structures (dwelling and carport) to verify the last legal use and the number of parking spaces required and provided on each site. Remove or obtain permit to legalize any structure constructed without a permit.
 - b. The submittal plot plan is not complete. Provide a plot plan drawn to scale that accurately dimensions the existing carport to the proposed property line.
 - c. Provide building plans to show compliance with current Los Angeles City building code concerning exterior wall/opening protection requirements with respect to the new property line for proposed Lot A. No openings are allowed within 3 feet from the proposed property line. Wall within 3 feet from the property line must maintain a one-hour construction on both sides of the wall. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
 - d. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).
 - e. Required parking spaces are required to remain for the remaining structure on Proposed Lot A. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports.

Notes:

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Setbacks shall be based on the proposed use and structure. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

Department of Transportation

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

4. A minimum of 20-foot reservoir space is required between any security gate and the property line to the satisfaction of the Department of Transportation.
5. The driveway for a single family residence shall be w=18 feet, and a minimum distance of 20 feet of full height curb between driveways shall be maintained.
6. A parking area and driveway plan should 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 6262 Van Nuys, Boulevard, Room 320, Van Nuys, CA 91401.
7. That a fee in the amount of \$197 be paid to 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.

Fire Department

Fire Department approvals and review are conducted in Room 1500, 221 North Figueroa Street. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6502. You should advise any consultant representing you of this requirement as well.

8. Submit plot plans for Fire Department review and approval prior to recordation of this Parcel Map Action. Access for Fire Department apparatus and personnel to and into all structures shall be required.

Bureau of Street Lighting

Street Lighting clearance for this Street Light Maintenance Assessment District Condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District Office, See Condition 2.

9. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

10. Construct new light one (1) on Cayuga Avenue.

Department of Recreation and Parks

Park fees are paid at 221 N. Figueroa St., 1st floor. Los Angeles, CA 90012.

11. That the Quimby fee be based on the RS Zone. However, when there is an existing residential structure to remain, a covenant and agreement satisfactory to the Department of Recreation and Parks, shall be recorded that when the existing dwelling is demolished, the required Recreation and Park fees will be paid.
12. That a covenant and agreement satisfactory to the Department of Recreation and Parks, be recorded as follows: (Room 700, 1200 W. 7th Street)
 - a. That when the existing dwelling on Parcel A is demolished, the required Recreation and Park fees will be paid.

Department of City Planning-Site Specific Conditions

Approvals conducted at 6262 Van Nuys Boulevard, Room 251, unless otherwise indicated.

13. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. **Use.** Limit the proposed development to a maximum of two lots.
 - b. **Parking.** That a minimum of two parking spaces per dwelling unit shall be provided. All exterior parking area lighting shall be shielded and directed onto the site.
 - c. **Fence.** That prior to issuance of a certificate of occupancy, a minimum six (6)-foot-high, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spreading over the entire wall.
 - d. **Landscape Plans.** That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **Failure to comply with this condition as written shall require the filing of a modification to this parcel map in order to clear the condition.**

In the event the subdivider decides not to request a permit before the recordation of the final map, the following statement shall appear on the plan

and be recorded as a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- i. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of each housing unit.
 - ii. The developer/builder shall maintain the landscaping and irrigation after completion of the landscape and irrigation installation until close of escrow.
 - iii. The developer/builder shall guarantee all trees and irrigation for a period of six (6) months and all other plants for a period of 60 days after landscape and irrigation installation, or close of escrow, whichever comes last.
 - e. **Plans.** Prior to the issuance of building permits, detailed development plans, including a project design plan shall be prepared consistent with the Community Plan.
 - f. **Solar Report.** That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
 - g. **Energy Conservation.** That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
 - h. **Air Filtration.** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
 - i. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
14. A covenant and agreement shall be recorded satisfactory to the Advisory Agency stating as follows:
- a. During construction, exposed earth surfaces shall be sprayed with water at least twice a day by the contractor to minimize dust generation.

- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. Additionally, there shall be no staging of construction equipment and materials on the public streets.
- d. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. One flag person shall be required at the job site to assist the trucks in and out of the project area. Flag person and warning signs shall be in compliance with the 1996 Edition of "Work Area Traffic Control Handbook".
- f. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- g. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- h. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- i. The project shall comply with the City of Los Angeles Noise Ordinances No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- j. Construction shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- k. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- l. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- m. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

FINDINGS OF FACT

FINDINGS OF FACT (CEQA):

The Environmental Review Section of the Planning Department, on June 18, 2014, determined that the City of Los Angeles for the implementation of the California

Environmental Quality Act of 1970 designates the subject project as categorically exempt under Article III, Section 3, Class 15, ENV-2014-2185-CE.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Parcel Map No. AA-2014-687-PMLA, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66411.1 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

THE REQUIRED IMPROVEMENTS ARE NECESSARY FOR REASONS OF PUBLIC HEALTH AND SAFETY AND ARE A NECESSARY PREREQUISITE TO THE ORDERLY DEVELOPMENT OF THE SURROUNDING AREA AND NEIGHBORHOOD.

The proposed division of land complies with such requirements as may have been established by the Subdivision Map Act (Government Code Sections 664109 et seq.) or Article 7, Section 17.50 of the Los Angeles Municipal Code (LAMC) as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act or said Article.

PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Sun Valley – La Tuna Canyon Community Plan designates the subject property for Low Residential density with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The 0.472 net acre property is zoned RS-1. The surrounding properties located north, east, west, and south of the subject site are single family residential with the RS zoning. Therefore, the adopted Plan and the zone allow for the proposed subdivision. The subject site is not located in any Specific Plan area. Therefore, as conditioned, the proposed parcel map is consistent with the intent and purpose of the applicable General Plan.

THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The existing site is a level rectangular shaped lot that is to be subdivided into two lots fronting Kewen Avenue and Cayuga Avenue. The surrounding lot cut pattern includes an established neighborhood with similar shaped lot cut design. The proposed subdivision will create lot sizes consistent with the RS-1 zone. Therefore the new design and improvement of the proposed subdivision are consistent with the intent and purpose of the applicable General Plan.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The site is one of several underimproved properties in the vicinity. The project is providing an appropriate development that is consistent with the RS-1 Zone and the Low Residential land use designation on the Sun Valley – La Tuna Canyon Community Plan.

THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

The surrounding neighborhood is zoned RS-1 and designated Low Residential land use on the Sun Valley – La Tuna Canyon Community Plan. The proposed 10,260 square feet area for Parcel A, and proposed 10,260 square feet area for Parcel B, is of sufficient size for a 2 lot subdivision and the density of the proposed project is consistent with that of adjoining single family residential developments.

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned.

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There are no apparent health problems that might be caused by the design or construction of the proposed single family units. The Bureau of Engineering has reported that existing sanitary sewers are available under Kewen and Cayuga Avenues adjoining the subdivision. This development is required to be connected to the City's sewer system where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards.

THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION

No such easements are known to exist. However, needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed Parcel Map.

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS PARCEL MAP:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

Note: The above action shall become effective upon the decision date noted at the top of this letter unless an appeal has been submitted to the South Valley Area Planning Commission within 15 calendar days of the decision date. If you wish to file an appeal, it must be filed within 15 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 15-day

time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

*Please note the cashiers at the public counters close at 3:30 PM.

Appeal forms are available on-line at www.planning.lacity.org.

Pursuant to Ordinance 176,321, effective January 15, 2005, Parcel Map determinations are only appealable to the Area Planning Commission. There is no longer a second level of appeal to the City Council for Parcel Map actions of the Advisory Agency.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final, including all appeals, if any.

No sale of separate parcels is permitted prior to recordation of the final parcel map. The owner is advised that the above action must record within 36 months of this approval, unless an extension of time is granted before the end of such period.

No requests for time extensions or appeals received by mail shall be accepted.

MICHAEL J. LOGRANDE
Director of Planning

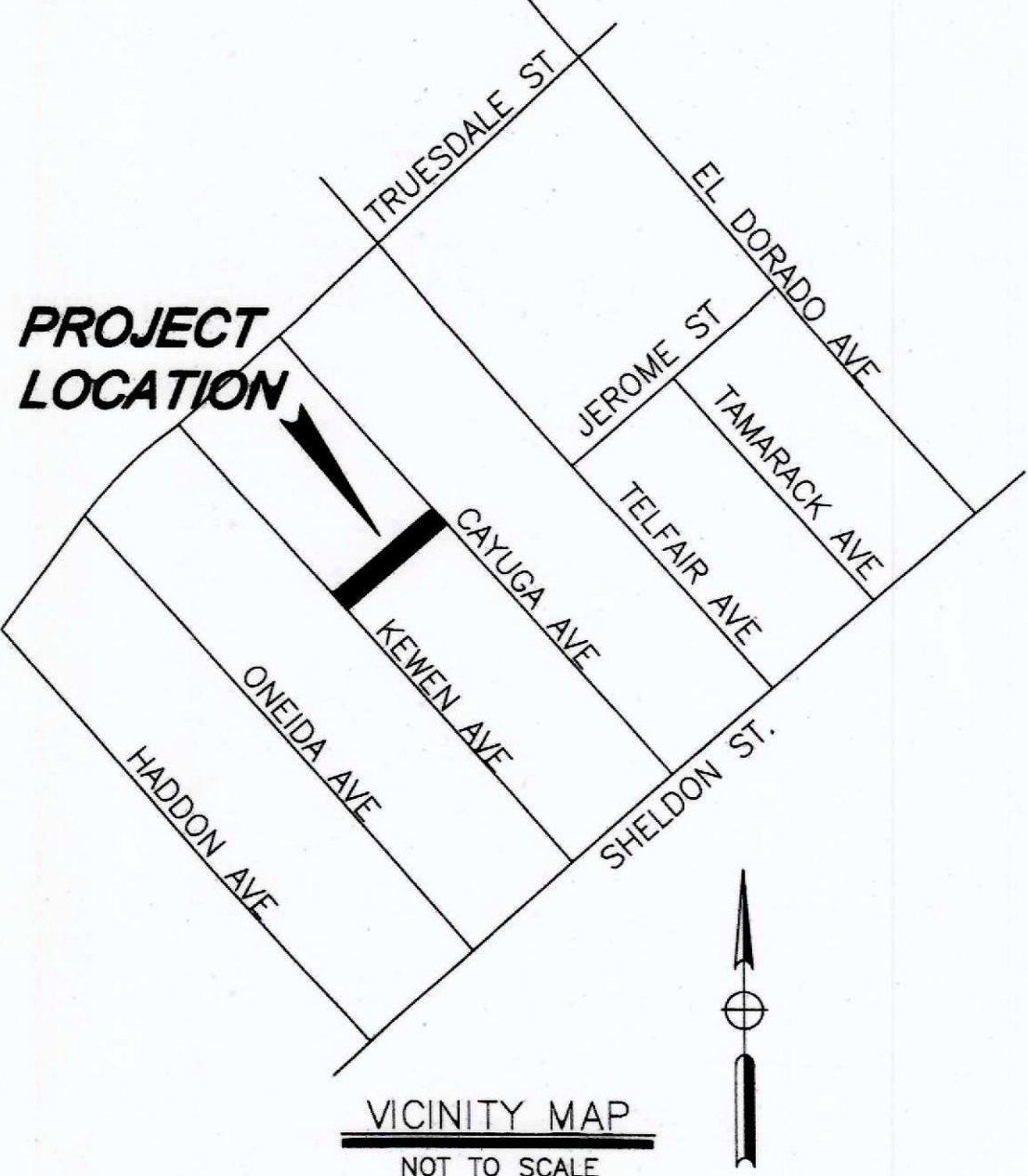
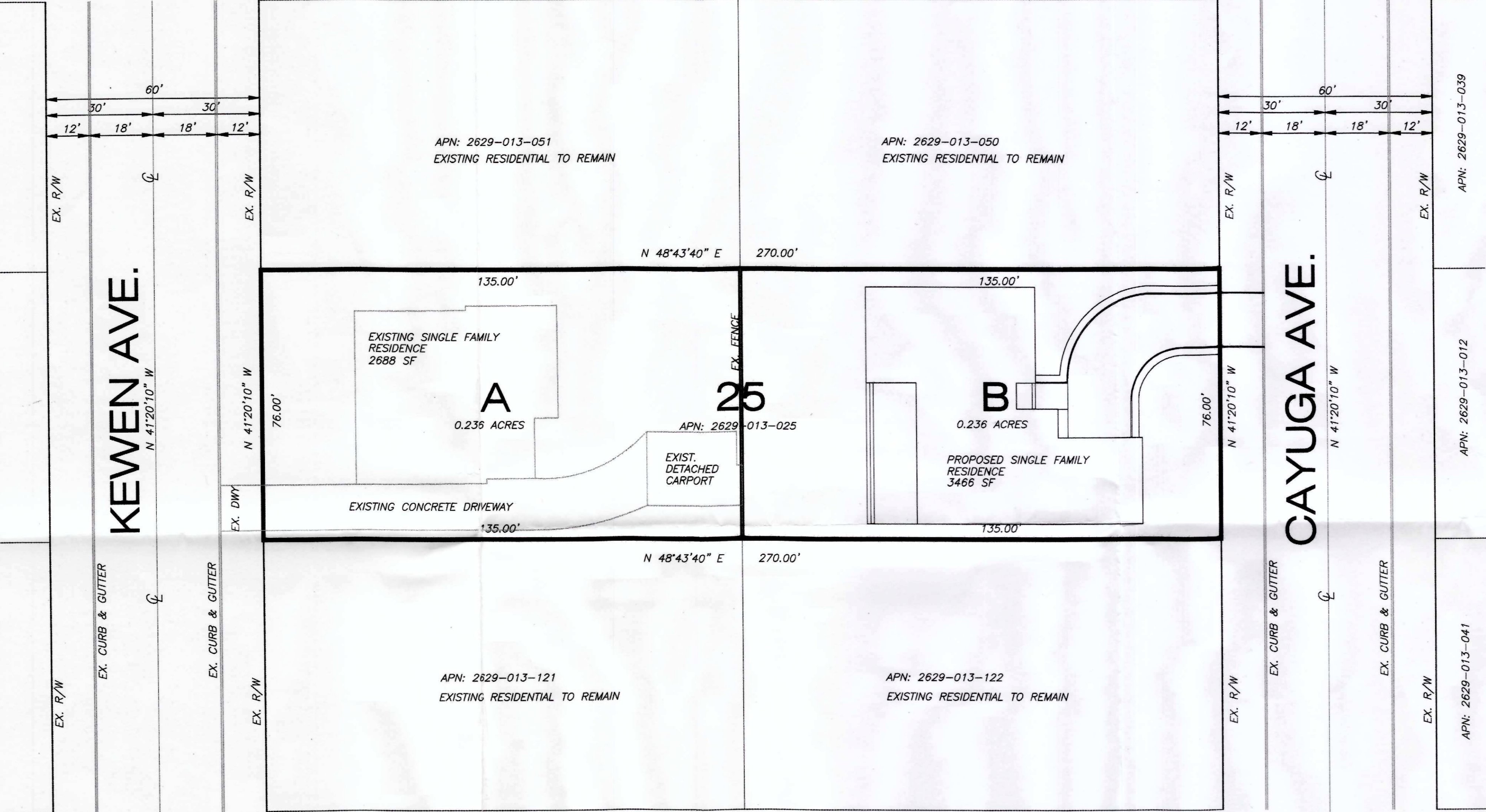

MARC WOERSCHING
Deputy Advisory Agency

MJL:JF:MW:NR:mkc

CP-1809 (03-01-01)

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. _____

LOCATED IN THE CITY OF LOS ANGELES,
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



OWNER:
BETTER INVESTMENTS LLC
578 WASHINGTON BLVD #841
MARINA DEL REY, CA 90292

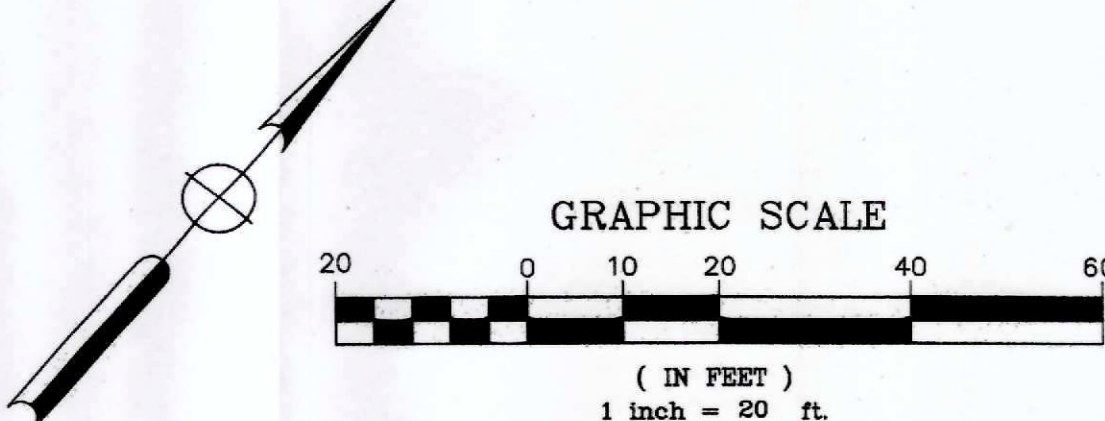
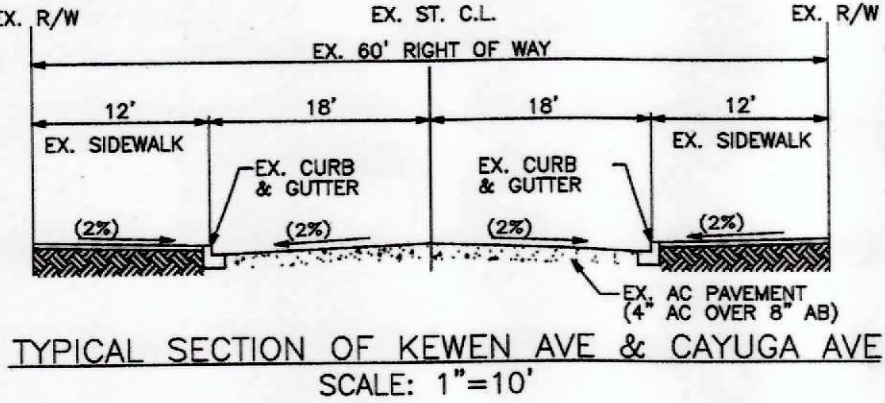
LEGAL DESCRIPTION:
LOT 25 OF TRACT NO. 13885 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE BOOK 300 PAGES 4 AND 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREAS:

	SQUARE FEET	ACRES	GROSS ACRES	NET ACRES
LOT 1	10260 SF	0.236 AC	-	0.236 AC
LOT 2	10260 SF	0.236 AC	-	0.236 AC
TOTAL	20520 SF	0.472 AC	-	0.472 AC

STREET CENTERLINE
PROPOSED LOT LINE
EXISTING LOT LINE
RIGHT-OF-WAY
CURB & GUTTER

- GENERAL NOTES
1. DATE OF PREPARATION: MAY 28, 2014
 2. ADDRESS: 9200 KEWEN AVE., SUN VALLEY AREA CITY OF LOS ANGELES, CALIFORNIA
 3. APN: 2629-013-025
 4. PER COUNTY OF LOS ANGELES PLANNING DEPARTMENT, SUBJECT PROPERTY IS ZONED "RESIDENTIAL" (R-1-6000).
 5. EXISTING LAND USE: RESIDENTIAL
 6. PROPOSED LAND USE: RESIDENTIAL
 7. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
 8. THOSE EXISTING EASEMENTS OR PORTIONS OF EXISTING EASEMENTS AFFECTING THE PROPERTY WITHIN THE BOUNDARY OF THIS MAP WILL BE QUITCLAIMED TO THE EXTENT NECESSARY TO ACCOMMODATE THE FUTURE LAND USE.



THIS MAP HAS BEEN FOUND TO BE SUFFICIENT FOR
ISSUANCE OF CITY PLANNING DEPARTMENT RECEIPT

CASE NO. 2014-2186-PMLA

DATE: 06/18/2014

SUBDIVIDER: BETTER INVESTMENTS LLC 578 WASHINGTON BLVD #841 MARINA DEL REY, CA 90292	PREPARED BY: MEAC CONSULTING, INC. 28441 RANCHO CALIFORNIA ROAD TEMECULA, CA. 92593 CONTACT PERSON: REZA JAMES UNDER THE SUPERVISION OF MR. ART BANANAL, P.E.		COUNTY OF LOS ANGELES TENTATIVE PARCEL MAP NO. _____ 9200 KEWEN AVE., SUN VALLEY AREA CITY OF LOS ANGELES, CALIFORNIA	
	DATE: JUNE, 2014 SCALE: 1"=20' PROJECT NO.: SHT NO.: 1 OF 1			

NO	DESCRIPTION	DATE	BY
REVISIONS			