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MASTER LAND USE PERMIT APPLICATION  
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2014-4369 EAF</u>	Existing Zone <u>R1-1, RE40-1</u>	District Map <u>204A 205</u>
APC <u>NORTH VALLEY</u>	Community Plan <u>SUNLAND</u>	Council District <u>7</u>
Census Tract <u>1013.00</u>	APN <u>2569011010</u> <u>2571 001 026/027</u>	Case Filed With <u>DENNIS CHEN</u> [DSC Staff] <u>Oliver</u> Date <u>1/20/14</u>

CASE NO. ZA 2014-4369 ZV ZAA ZBA

APPLICATION TYPE Tract Map, Zone Boundry Adjustment, ZV and ZAA  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 6151, 6281, 6331 W. Day Street Zip Code 91042

Legal Description: Lot PT LTA Arb 46 & 47 Block none Tract 1881 & PM 6554

Lot Dimensions & Lot B Lot Area (sq. ft.) \_\_\_\_\_ Total Project Size (sq. ft.) \_\_\_\_\_

2. PROJECT DESCRIPTION

Describe what is to be done: subdivision of Land into 14 lots

Present Use: vacant Proposed Use: single family

Plan Check No. (if available) N/A Date Filed: N/A

Check all that apply:  New Construction  Change of Use  Alterations  Demolition

Commercial  Industrial  Residential  Tier 1 LA Green Code

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding \_\_\_\_\_ Total \_\_\_\_\_

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 17.00 Code Section which authorizes relief: 17.15  
subdivision of 3 lots to 14 lots

Zone Boundry Adjustment for 2 lots under code section 12.30G

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.27  
Zone variance to allow quick start of construction

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.28  
Zone Administrator's Adjustment to reduce front yard setback  
from 20' to 15' in lieu of 20'

List related or pending case numbers relating to this site:

**ZA 2014-4369**

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Jung Ah Lee Company Iris & Crown Investment, LLC  
 Address: 3317 E 50th Street Telephone: ( 213 ) 444 9777 Fax: ( )  
Vernon Zip: 90058 E-mail: \_\_\_\_\_

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Marta Litwin Company \_\_\_\_\_  
 Address: 8209A Foothill Blvd. #700 Telephone: ( 818 ) 253 5501 Fax: ( 818 ) 352 2456  
Sunland Zip: 91040 E-mail: villanovaml@yahoo.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: Jung Ah Lee  
Iris & Crown Investment LLC  
 ALL-PURPOSE ACKNOWLEDGMENT

State of California

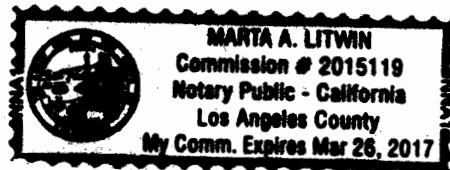
County of Los Angeles

On November 11, 2014 before me, Marta A Litwin  
 (Insert Name of Notary Public and Title)

personally appeared Jung Ah Lee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. [Signature] (Seal)  
 Signature



**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only		
Base Fee <u>30,403.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0201178074</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011) 11/10/14

**ZA 2014-4369**

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No. <u>2014-4368 EAF</u>	Existing Zone <u>R1-1, R240-1</u>	District Map <u>204A-205</u>
APC <u>NORTH VALLEY</u>	Community Plan <u>250 SUNLAND</u>	Council District <u>7</u>
Census Tract <u>1013.00</u>	APN <u>2569011010</u> <u>2571001026/27</u>	Case Filed With [DSC Staff] <u>Denise</u>
		Date <u>11/20/14</u>

CASE NO. **VTT 73062**

APPLICATION TYPE Tract Map  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 6151, 6281, 6331 W. Day Street Zip Code 91040  
 Legal Description: Lot PTLTA Arb. 4647 Block none Tract 1881 & PH 6554  
 & lot B  
 Lot Dimensions \_\_\_\_\_ Lot Area (sq. ft.) \_\_\_\_\_ Total Project Size (sq. ft.) \_\_\_\_\_

**2. PROJECT DESCRIPTION**

Describe what is to be done: subdivision of land into 14 lots

Present Use: vacant Proposed Use: single family  
 Plan Check No. (if available) N/A Date Filed: N/A

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 0 To be demolished 0 Adding \_\_\_\_\_ Total \_\_\_\_\_

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: 17 Code Section which authorizes relief: 17.15  
subdivision of 3 lots to 14 lots

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:

**VTT 73062**

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Jung Ah Lee Company Iris & Crown Investment, LLC  
 Address: 3317 E 50th Street Telephone: ( 213 ) 444 9777 Fax: ( )  
Vernon Zip: 90058 E-mail: \_\_\_\_\_

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( )  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Marta Litwin Company \_\_\_\_\_  
 Address: 8209A Foothill Blvd. #700 Telephone: ( 818 ) 253 5501 Fax: ( 818 ) 352 2456  
Sunland Zip: 91040 E-mail: villanovaml@yahoo.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature] Print: Jung Ah Lee  
 ALL-PURPOSE ACKNOWLEDGMENT

State of California  
 County of Los Angeles  
 On November 10, 2014 before me, Marta A. Litwin  
 (Insert Name of Notary Public and Title)

personally appeared Jung Ah Lee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
[Signature] (Seal)



**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee <u>230403.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>020178074</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011)

11/20/14

VTT 73062

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 20144368 ZA Case No.: 2014-4369 ~~CEQA~~ Case No.: VTI 73062  
Council District No.: 7 Community Plan Area: Sunland, Tujunga, Lake View Terrace, Shadow Hills  
PROJECT ADDRESS: 6151, 6281, 6331 W. Day Street, Tujunga CA 91042

Major Cross Streets: Lowell Ave.  
Name of Applicant: Marta Litwin  
Address: 8209A Foothill Blvd. # 700, Sunland CA 91040  
Telephone No.: (818) 352 0935 Fax No.: (818) 352 2456 E-mail: VILLANOVA.ML@YAHOO.COM

OWNER

APPLICANT'S REPRESENTATIVE  
(Other than Owner)

Name: Mrs & Crown Investment, LLC

Name: Marta Litwin  
(Contact Person)

Address: 3377 E 50th Street, Vernon CA 90058

Address: 8209A Foothill Blvd. # 700  
Sunland CA 91040

Telephone No: (818) 444 9777

Telephone No: (818) 352 0935

Signature: \_\_\_\_\_

Signature: [Signature]  
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>). - POUNCEDED GRADE -

APPLICATION ACCEPTED  
BY: [Signature]

DATE: 11/20/14

ENVIRONMENTAL ASSESSMENT  
APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT NO.: 0201178074

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Subdivision of 3 lots into 14 lots, Zone Boundary Adjustment, Zone variance to allow quick start of construction, Zone Admin. Adjustment to reduce front yard set back to 15 in lieu of 20'

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

NO

II. Existing Conditions:

- A. Project Site Area 11.55 acres  
Net and 250.511 sq ft Gross Acres 11.55 acres
- B. Existing Zoning APN 2564-011-10 = RE40-1, APN 2571-011-026 & 27 = R1-1
- C. Existing Use of Land vacant land - Medium density - vacant land - low residential  
Existing General Plan Designation \_\_\_\_\_
- D. Requested General Plan Designation \_\_\_\_\_
- E. Number 0 type 0 and age  $\pm$  0 of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: \_\_\_\_\_ and average rent: \_\_\_\_\_  
Is there any similar housing at this price range available in the area? If yes, where?  
N/A
- F. Number 48 Trunk Diameter 6"-12" and type Oak trees  
of existing trees.
- G. Number 15 Trunk Diameter 6"-8" and type Oak trees  
of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:  
\_\_\_\_\_ Less than 10% slope \_\_\_\_\_ 10-15% slope \_\_\_\_\_ over 15% slope  
*If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.*
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are  natural or man-made drainage channels,  rights of way and/or  hazardous pipelines crossing or immediately adjacent to the property, or  none of the above.
- J. Grading: (specify the total amount of dirt being moved)  
\_\_\_\_\_ 0-500 cubic yards.  
14,500 if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 0

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

**III. Residential project (if not residential, do not answer)**

- A. Number of Dwelling Units-  
Single Family 13 Apartment 0% or Condominium 0%
- B. Number of Dwelling Units with:  
One bedroom 0% Two bedrooms 0%  
Three bedrooms 0% Four or more bedrooms 13
- C. Total number of parking spaces provided 26
- D. List recreational facilities of project none
- E. Approximate price range of units \$ 600,000 to \$ 900,000
- F. Number of stories 2, height 30 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) gas/electric, solar  
Gas heated swimming pool? NONE
- H. Describe night lighting of the project N/A  
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_
- J. Total Number of square feet of floor area \_\_\_\_\_

**IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.**

- A. Type of use \_\_\_\_\_
- B. Total number of square feet of floor area \_\_\_\_\_
- C. Number of units if hotel/motel \_\_\_\_\_
- D. Number of stories \_\_\_\_\_ height \_\_\_\_\_ feet.
- E. Total number of parking spaces provided: \_\_\_\_\_
- F. Hours of operation \_\_\_\_\_ Days of operation \_\_\_\_\_
- G. If fixed seats or beds involved, number \_\_\_\_\_
- H. Describe night lighting of the project \_\_\_\_\_  
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift \_\_\_\_\_
- J. Number of students/patients/patrons \_\_\_\_\_
- K. Describe security provisions for project \_\_\_\_\_
- L. Percent of total project proposed for: Building \_\_\_\_\_  
Paving \_\_\_\_\_  
Landscaping \_\_\_\_\_

**Historic/Architecturally Significant Project**

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check) N/A

- National Register of Historic Places \_\_\_\_\_
- California Register of Historic Resources \_\_\_\_\_
- City of Los Angeles Cultural Historic Monument. \_\_\_\_\_
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) \_\_\_\_\_

**V. Hazardous Materials and Substance Discharge**

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

- A. Regulatory Identification Number (if known) \_\_\_\_\_
- B. Licensing Agency \_\_\_\_\_
- C. Quantity of daily discharge \_\_\_\_\_

**VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.**

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

**VII. Selected Information:**

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):  
\_\_\_\_\_
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.\*

**VIII. Mitigating Measures:**

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. \_\_\_\_\_

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\* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Jung Ah Lee  
Owner (Owner in escrow)\*  
(Please Print)

I, \_\_\_\_\_  
Consultant\*  
(Please Print)

Signed: [Signature]  
Owner

Signed: \_\_\_\_\_  
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

\*\*\*\*\*Space Below This Line for Notary's Use\*\*\*\*\*

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On November 11, 2014 before me, Marta A. Litwin personally appeared  
(Insert Name of Notary Public and Title)

Jung Ah Lee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature

(Seal)



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
SUBDIVIDER'S STATEMENT

**For Office Use Only**  
(1) Case No. \_\_\_\_\_  
Date of Filing \_\_\_\_\_

(2) Tract No. 73062                       Vesting    Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)  
6151, 6281, 6331 (N, S, W, E. of) Day Street  
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 504 Page (CWS) \_\_\_\_\_ Grid No. C4

(6) Proposed number of lots 14

(7) Tract area: \_\_\_\_\_ net acres within tract border; \_\_\_\_\_ gross acres.  
\_\_\_\_\_ net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	<u>13</u>	<u>NA</u>		<u>        </u>
Apartments-(APT)	<u>        </u>	<u>        </u>	+	<u>        </u>
Condominiums-(C)	<u>        </u>	<u>        </u>	+	<u>        </u>
Condominium Conversion-(CC)	<u>        </u>	<u>        </u>	+	<u>        </u>
Commercial-(CM)	<u>        </u>	<u>        </u>		<u>        </u>
Industrial-(IND)	<u>        </u>	<u>        </u>		<u>        </u>
Stock Cooperative-(SC)	<u>        </u>	<u>        </u>	+	<u>        </u>
Commercial Condo Conversion-(CMCC)	<u>        </u>	<u>        </u>		<u>        </u>
Industrial Condo Conversion-(INDCC)	<u>        </u>	<u>        </u>		<u>        </u>
Commercial Condominiums-(CMC)	<u>        </u>	<u>        </u>		<u>        </u>
Industrial Condominiums-(INDC)	<u>        </u>	<u>        </u>		<u>        </u>
Reversion to Acreage - (RV)	<u>        </u>	<u>        </u>		<u>        </u>
Other (specify) _____ (O)	<u>        </u>	<u>        </u>		<u>        </u>

(10) Number/type of units to be demolished N/A

(11) Community Plan area Sunland-Tujunga Council District # 7

(12) Community planning designation Medium Dens. + Low Res. to \_\_\_\_\_ DU's/GA

VTT 73062

**\*Multiple dwelling projects only**

(13) The existing zone is RE40 & R1-1. The proposed zone is RE40 & R1-1 approved under City Planning Case No. \_\_\_\_\_ on \_\_\_\_\_ by the ( ) City Planning Commission and/or ( ) City Council (CF No \_\_\_\_\_).

- a. Has the tract map been filed to effectuate a zone change?  
Yes ( ) No ( ).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?  
Yes ( ) No ( ).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?  
Yes ( ) No ( ).
- d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) \_\_\_\_\_  
Under Case Nos.: \_\_\_\_\_

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes (X) No ( )  
How many? 48

If yes, how many are 4 inches or more in diameter? 48  
How many absolutely must be removed? \_\_\_\_\_

Are there other trees 12 inches or more in diameter? Yes ( ) No (X)

If yes, how many? 2. How many must be removed? 0 Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?  
Yes (X) No ( )  
In a fault rupture study area? Yes ( ) No ( )

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No (X)

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes (X)  
No ( )  
Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?  
Yes ( ) No (X) Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No (X) If yes, attach a sketch showing each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes ( ) No (X)  
 Is the project within a plan-designated horsekeeping area? Yes ( ) No (X)  
 Is the project in an RA or more restrictive zone? Yes ( ) No ( )
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- a. Anticipated range of sales prices
  - b. Anticipated sales terms to tenants  
 Note: Attach separate sheet, if necessary.
  - c. Number of existing parking spaces \_\_\_\_\_. A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes ( ) No (X)
- (24) Has a Land Development Counseling Session taken place? Yes ( ) No (X)  
 If so, what is LDCC No. \_\_\_\_\_?
- (25) Describe your proposal briefly here or on an attached sheet:  
subdivision of land into 14 lots

I certify that the statements on this form are true to the best of my knowledge.

Signed [Signature] \_\_\_\_\_  
 Date 11/11/2014 \_\_\_\_\_ Date \_\_\_\_\_

RECORD OWNER(S)  
 (From Latest Adopted Tax Roll)

SUBDIVIDER

Name Iris & Crown Investment LLC  
 Address 3317 E 50th Street  
 City Vernon CA 90058  
 Phone (213) 444 9777  
 Fax No \_\_\_\_\_

Name Iris & Crown Investment LLC  
 Address 3317 E. 50th Street  
 City Vernon CA 90058  
 Phone (213) 444 9777  
 Fax No \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_

ENGINEER OR LICENSED SURVEYOR  
 Name Southland Civil Eng. & Survey  
 Name Larry L. Mar  
 Address 87 W. Raymond Ave. #500  
 City Pasadena, CA 91103  
 Phone (626) 486 2555  
 Fax No (626) 486 2556

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_



**RECEIVED DEC 10 2014**

**City of Los Angeles**  
**Department of City Planning**

**11/24/2014**  
**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

None

**ZIP CODES**

None

**RECENT ACTIVITY**

ENV-2014-4368-EAF

ZA-2014-4369-ZV-ZAA-ZBA

**CASE NUMBERS**

CPC-967

CPC-25271

CPC-2004-7771-ICO

CPC-2000-1357-SP

ORD-92116

ORD-175736

ORD-172231-SA480

AA-2005-3113-PMEX

MND-89-984-PM

AF-92-4378-FS

**Address/Legal Information**

PIN Number	204A205 532
Lot/Parcel Area (Calculated)	302,789.6 (sq ft)
Thomas Brothers Grid	PAGE 504 - GRID C4
Assessor Parcel No. (APN)	2569011010
Tract	P M 6554
Map Reference	BK 252-88/89
Block	None
Lot	B
Arb (Lot Cut Reference)	None
Map Sheet	201B205
	204A205
	204A207

**Jurisdictional Information**

Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley
Neighborhood Council	Sunland - Tujunga
Council District	CD 7 - Felipe Fuentes
Census Tract #	1013.00
LADBS District Office	Van Nuys

**Planning and Zoning Information**

Special Notes	None
Zoning	RE40-1
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Minimum Residential
	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	San Gabriel/Verdugo Mountains
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No

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(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2569011010
APN Area (Co. Public Works)*	6.980 (ac)
Use Code	010V - Residential Vacant Land
Assessed Land Val.	\$482,041
Assessed Improvement Val.	\$0
Last Owner Change	08/26/05
Last Sale Amount	\$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	895
	839026
	839025
	839024
	839023
	839022
	8-597
	5-522
	2141
	2132
	2061118
	1919398
	1232711
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

**Additional Information**

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Sierra Madre Fault Zone (B-C)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	2.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000

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Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	7.20000000
Alquist-Priolo Fault Zone	Yes
Landslide	Yes
Liquefaction	No
Tsunami Inundation Zone	No

**Economic Development Areas**

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

**Public Safety**

Police Information

Bureau	Valley
Division / Station	Foothill
Reporting District	1659

Fire Information

Division	3
Batallion	12
District / Fire Station	74
Red Flag Restricted Parking	YES

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2004-7771-ICO  
Required Action(s): ICO-INTERIM CONTROL ORDINANCE  
Project Descriptions(s): INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.

Case Number: CPC-2000-1357-SP  
Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)  
Project Descriptions(s): SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION SPECIFIC PLAN

Case Number: AA-2005-3113-PMEX  
Required Action(s): PMEX-PARCEL MAP EXEMPTION  
Project Descriptions(s): LOT LINE ADJUSTMENT FOR TWO PARCELS IN THE RE40-1 ZONE.

Case Number: MND-89-984-PM  
Required Action(s): PM-PARKING MANAGEMENT  
Project Descriptions(s): Data Not Available

## DATA NOT AVAILABLE

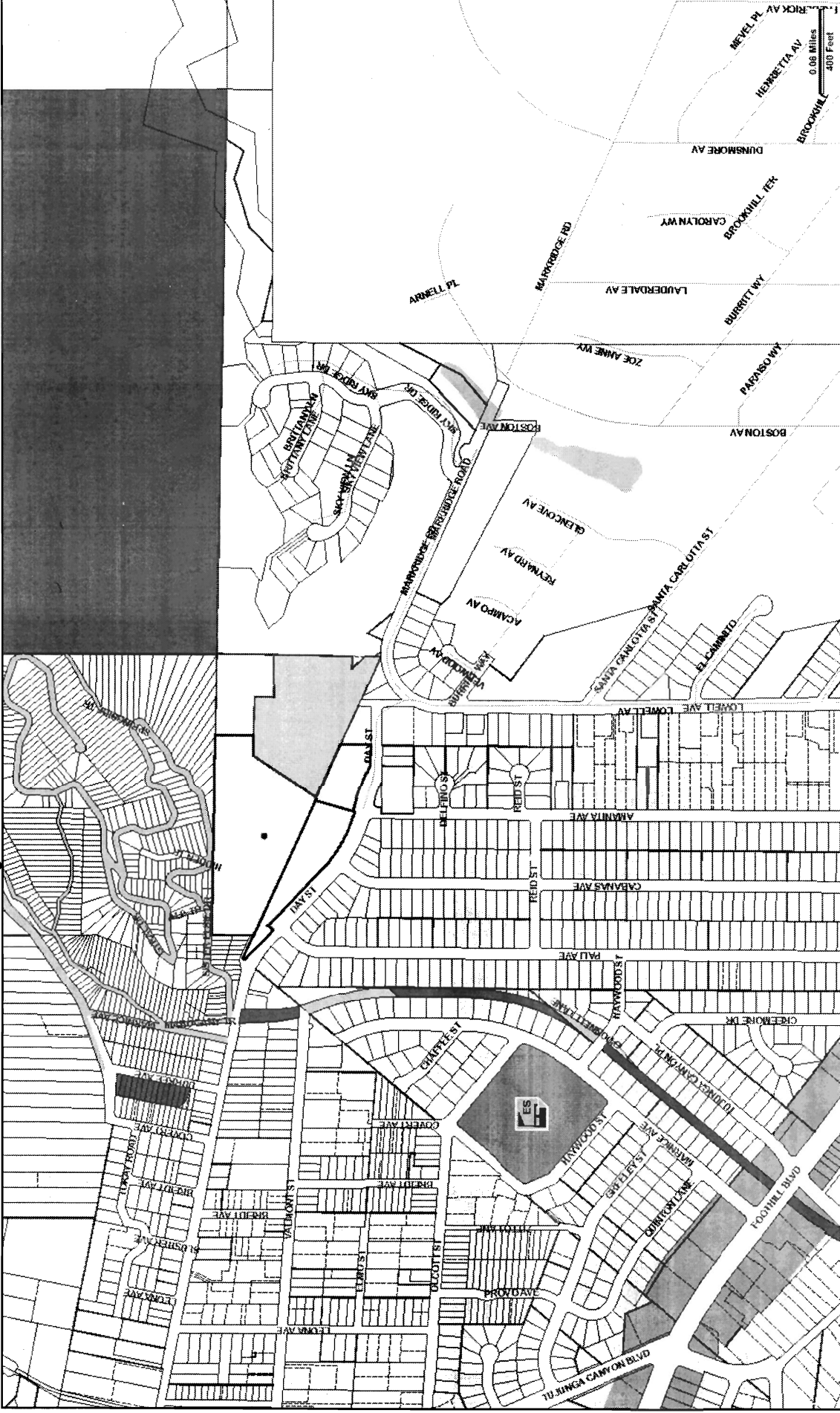
CPC-967  
CPC-25271  
ORD-92116  
ORD-175736  
ORD-172231-SA480  
AF-92-4378-FS



11/24/2014

Generalized Zoning

ZIMAS PUBLIC



Address: undefined  
 APN: 2569011010  
 PIN #: 204A205 532

Tract: P M 6554  
 Block: None  
 Lot: B  
 Arb: None

Zoning: RE40-1  
 General Plan: Minimum Residential, Low Residential





# City of Los Angeles Department of City Planning

## 11/24/2014 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

None

### ZIP CODES

None

### RECENT ACTIVITY

ENV-2014-4368-EAF

ZA-2014-4369-ZV-ZAA-ZBA

### CASE NUMBERS

CPC-967

CPC-2004-7771-ICO

CPC-2000-1357-SP

ORD-92116

ORD-175736

AA-2005-3113-PMEX

### Address/Legal Information

PIN Number	201B205 13
Lot/Parcel Area (Calculated)	101,216.8 (sq ft)
Thomas Brothers Grid	PAGE 504 - GRID C4
Assessor Parcel No. (APN)	2571001027
Tract	TR 1881
Map Reference	M B 21-27
Block	None
Lot	PT LT A
Arb (Lot Cut Reference)	46
Map Sheet	201B205 204A205

### Jurisdictional Information

Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley
Neighborhood Council	Sunland - Tujunga
Council District	CD 7 - Felipe Fuentes
Census Tract #	1013.00
LADBS District Office	Van Nuys

### Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	None
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	San Gabriel/Verdugo Mountains
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2571001027
APN Area (Co. Public Works)*	2.210 (ac)
Use Code	010V - Residential Vacant Land
Assessed Land Val.	\$246,080
Assessed Improvement Val.	\$0
Last Owner Change	01/27/03
Last Sale Amount	\$353,003
Tax Rate Area	13
Deed Ref No. (City Clerk)	8-107
	3-220
	236249-50

Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	Yes
Landslide	Yes
Liquefaction	No
Tsunami Inundation Zone	No

<b>Economic Development Areas</b>	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

State Enterprise Zone Adjacency  
Targeted Neighborhood Initiative                      None

**Public Safety**

Police Information

Bureau    Valley  
Division / Station    Foothill  
Reporting District    1659

Fire Information

Division    3  
Batallion    12  
District / Fire Station    74  
Red Flag Restricted Parking                                      No

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(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

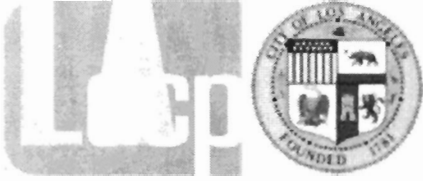
Case Number: CPC-2004-7771-ICO  
Required Action(s): ICO-INTERIM CONTROL ORDINANCE  
Project Descriptions(s): INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.

Case Number: CPC-2000-1357-SP  
Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)  
Project Descriptions(s): SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION SPECIFIC PLAN

Case Number: AA-2005-3113-PMEX  
Required Action(s): PMEX-PARCEL MAP EXEMPTION  
Project Descriptions(s): LOT LINE ADJUSTMENT FOR TWO PARCELS IN THE RE40-1 ZONE.

## DATA NOT AVAILABLE

CPC-967  
ORD-92116  
ORD-175736



**City of Los Angeles  
Department of City Planning**

**11/24/2014**

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

None

**ZIP CODES**

None

**RECENT ACTIVITY**

ENV-2014-4368-EAF

ZA-2014-4369-ZV-ZAA-ZBA

**CASE NUMBERS**

CPC-967

CPC-2004-7771-ICO

CPC-2000-1357-SP

ORD-92116

ORD-175736

**Address/Legal Information**

PIN Number	201B205 86
Lot/Parcel Area (Calculated)	51,482.3 (sq ft)
Thomas Brothers Grid	PAGE 504 - GRID C4
Assessor Parcel No. (APN)	2571001026
Tract	TR 1881
Map Reference	M B 21-27
Block	None
Lot	PT LT A
Arb (Lot Cut Reference)	47
Map Sheet	201B205

**Jurisdictional Information**

Community Plan Area	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
Area Planning Commission	North Valley
Neighborhood Council	Sunland - Tujunga
Council District	CD 7 - Felipe Fuentes
Census Tract #	1013.00
LADBS District Office	Van Nuys

**Planning and Zoning Information**

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	None
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	San Gabriel/Verdugo Mountains
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

**Assessor Information**

Assessor Parcel No. (APN)	2571001026
APN Area (Co. Public Works)*	1.170 (ac)
Use Code	010V - Residential Vacant Land
Assessed Land Val.	\$130,268
Assessed Improvement Val.	\$0
Last Owner Change	01/27/03
Last Sale Amount	\$353,003
Tax Rate Area	13
Deed Ref No. (City Clerk)	8-987 4-241 236249-50
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

**Additional Information**

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

**Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	Yes
Landslide	Yes
Liquefaction	No
Tsunami Inundation Zone	No

**Economic Development Areas**

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Targeted Neighborhood Initiative                      None

**Public Safety**

Police Information

Bureau	Valley
Division / Station	Foothill
Reporting District	1659

Fire Information

Division	3
Batallion	12
District / Fire Station	74
Red Flag Restricted Parking	No



## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2004-7771-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): INTERIM CONTROL ORDINANCE (ICO) FOR THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL USES ON ALL RESIDENTIAL PROPERTIES ALONG THE AREA BOUNDED BY LOWELL AVENUE AND THE CITY LIMIT ON THE EAST, THE FOOTHILL FREEWAY ON THE SOUTHWEST, THE EASTERN EDGE OF BIG TUJUNGA WASH ON THE NORTHWEST, AND THE CITY LIMIT ON THE NORTH.

Case Number: CPC-2000-1357-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION SPECIFIC PLAN

## DATA NOT AVAILABLE

CPC-967

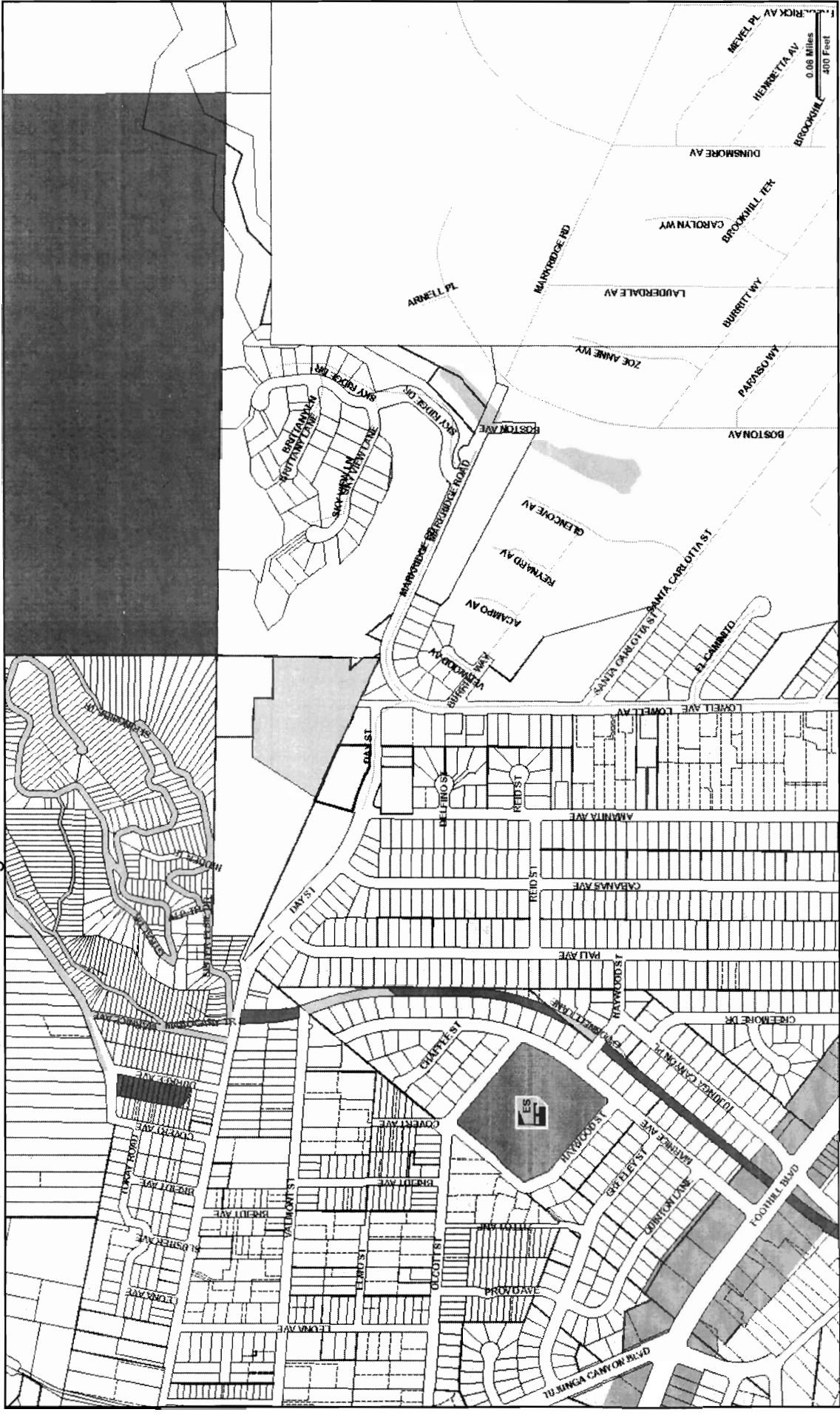
ORD-92116

ORD-175736

11/24/2014

Generalized Zoning

ZIMAS PUBLIC



Zoning: R1-1  
 General Plan: Low Residential

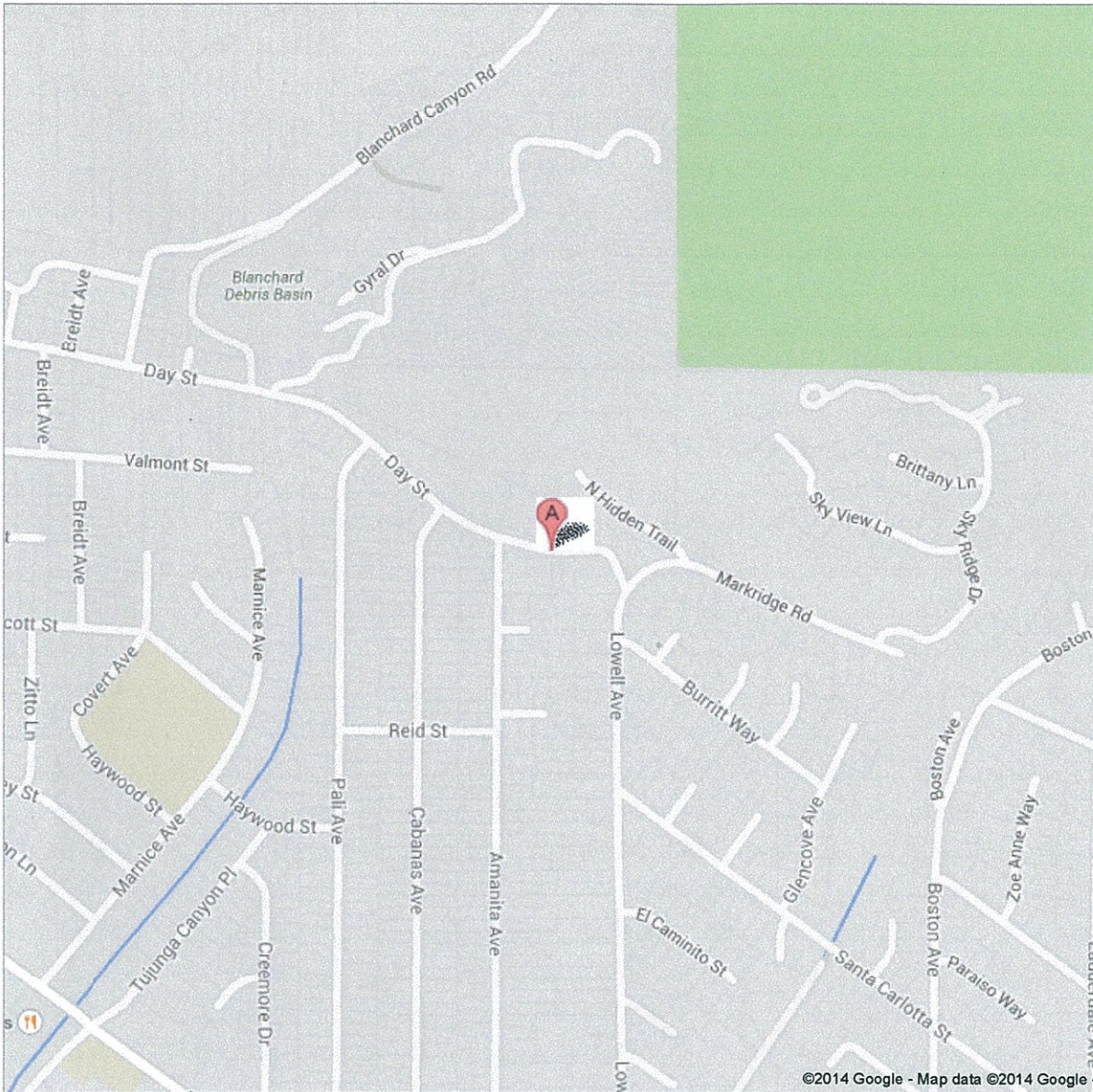
Tract: TR 1881  
 Block: None  
 Lot: PT LT A  
 Arb: 47

Address: undefined  
 APN: 2571001026  
 PIN #: 201B205 86



Address **Day St**  
**Tujunga, CA 91042**

VICINITY MAP  
1 W DAY ST  
TUJUNGA CA 91042  
JPL-7495





Side view



VTT 73062



Side view



VTT 73062