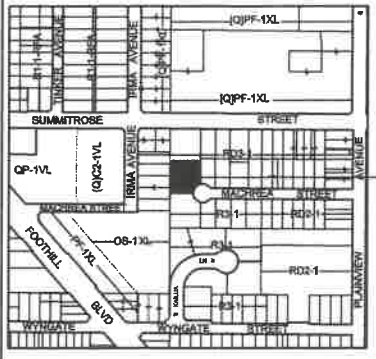


# VESTING TENTATIVE TRACT MAP NO. 83902 FOR SMALL LOT SUBDIVISION PURPOSES

"NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD3-1 ZONE, PER ORDINANCE NO. 185,462"  
IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA



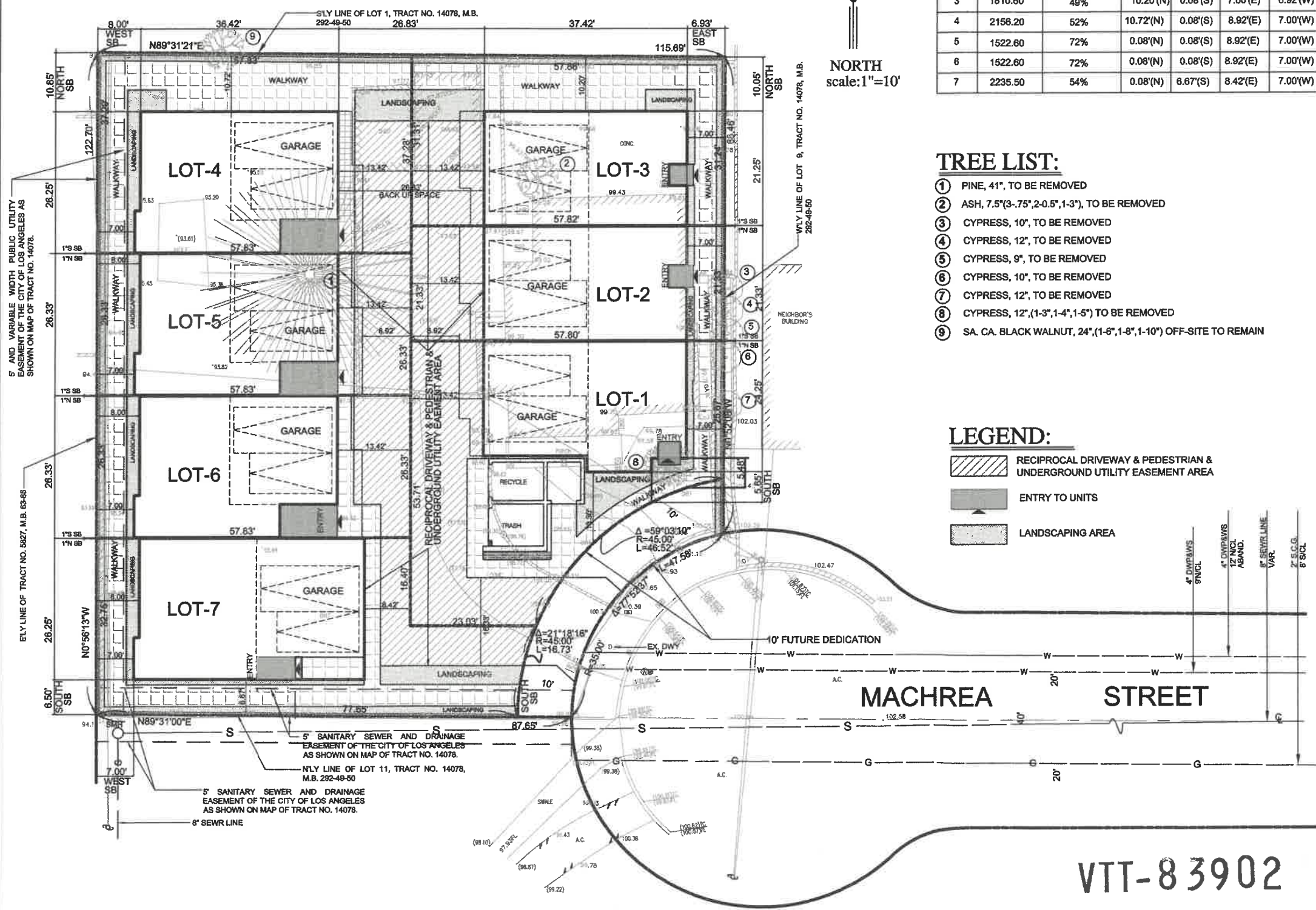
VICINITY MAP  
NO SCALE

PROJECT SITE

DATE: ~~MAR. 27, 2023~~  
JULY 6, 2023

PROJECT INFORMATION/SETBACK MATRIX						
LOT	LOT AREA (SQ. FT.)	LOT COVERAGE	FRONT	REAR	SIDE 1	SIDE 2
1	2439.10	38.5%	0.08'(N)	5.48'(S)	7.00'(E)	8.92'(W)
2	1233.00	72%	0.08'(N)	0.08'(S)	7.00'(E)	8.92'(W)
3	1810.60	49%	10.20'(N)	0.08'(S)	7.00'(E)	8.92'(W)
4	2156.20	52%	10.72'(N)	0.08'(S)	8.92'(E)	7.00'(W)
5	1522.60	72%	0.08'(N)	0.08'(S)	8.92'(E)	7.00'(W)
6	1522.60	72%	0.08'(N)	0.08'(S)	8.92'(E)	7.00'(W)
7	2235.50	54%	0.08'(N)	6.67'(S)	8.42'(E)	7.00'(W)

NORTH  
scale: 1"=10'



### TREE LIST:

- ① PINE, 41", TO BE REMOVED
- ② ASH, 7.5"(3-.75",2-0.5",1-3"), TO BE REMOVED
- ③ CYPRESS, 10", TO BE REMOVED
- ④ CYPRESS, 12", TO BE REMOVED
- ⑤ CYPRESS, 9", TO BE REMOVED
- ⑥ CYPRESS, 10", TO BE REMOVED
- ⑦ CYPRESS, 12", TO BE REMOVED
- ⑧ CYPRESS, 12", (1-3",1-4",1-5") TO BE REMOVED
- ⑨ SA. CA. BLACK WALNUT, 24", (1-6",1-8",1-10") OFF-SITE TO REMAIN

### LEGEND:

- RECIPROCAL DRIVEWAY & PEDESTRIAN & UNDERGROUND UTILITY EASEMENT AREA
- ENTRY TO UNITS
- LANDSCAPING AREA

### OWNER / SUBDIVIDER

NERSES YARIJANYAN  
7665 MACHREA STREET  
LOS ANGELES, CA 91042  
TEL. NO. (818) 406-1935

### ENGINEER

TECHNA LAND CO., INC.  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD. SUITE 2  
GLENDALE, CA 91208  
TEL: (818) 547-0543  
RCE 52563

### PROJECT ADDRESS

7665 W. MACHREA STREET  
LOS ANGELES CA. 91042

### LEGAL DESCRIPTION

LOT 10 OF TRACT NO. 14078  
M.B. 292-49-50

### PROJECT DATA

EXIST. ZONE: \_\_\_\_\_ RD3-1  
 PROP. ZONE: \_\_\_\_\_ RD3-1  
 GENERAL PLAN LAND USE: \_\_\_\_\_ LOW MEDIUM I RESIDENTIAL  
 EXIST. USE: \_\_\_\_\_ SINGLE FAMILY AND DETACHED GARAGE  
 DETACHED GARAGE  
 PROP. USE: \_\_\_\_\_ 7 NEW SMALL LOT  
 4 LOTS BY RIGHT + 3 DENSITY BONUS LOTS  
 (2-MARKET RATE + 1 LOW INCOME/MODERATE INCOME)  
 PARKING: \_\_\_\_\_ 2 /EA, TOTAL = 14  
 LOT AREA : \_\_\_\_\_ 13,473.90 SQ. FT. = 0.3093 AC.(WITHIN EX. BORDER)  
 12,919.70 SQ. FT. = 0.2966 AC.(AFTER DEDICATION)

### NOTES:

- 1 - WATER SYSTEM: CITY OF L.A. DWP.
- 2 - POWER SYSTEM: CITY OF L.A. DWP.
- 3 - SEWER SYSTEM: CITY OF L.A. DPW.
- 4 - COMMUNITY PLAN AREA: SUNLAND-TUJUNGA LAKE VIEW-TERRACE  
SHADOW HILLS-EAST LA TUNA CANYON
- 5 - HILLSIDE AREA NOTE: SITE IS NOT LOCATED IN CITY DESIGNATED  
HILLSIDE AREA (ZONING CODE)  
HILLSIDE GRADING AREA (BOE): YES
- 6 - TREES: THERE ARE NO PROTECTED TREES AND SHRUBS ON SITE  
SEE TREE LIST/REPORT
- 7 - THIS SUBDIVISION IS NOT IN A POTENTIALLY DANGEROUS AREA.
- 8 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE  
VICINITY OF THE MULHOLLAND SCENIC PARKWAY
- 9 - SITE IS RELATIVELY FLAT
- 10 - ALL EXISTING STRUCTURES TO BE REMOVED  
(1-SFD.-ONE STORY, EX.GARAGE AND SHED )
- 11 - SITE IS NOT IN LIQUEFACTION ZONE
- 12 - ALL EXISTING ON-SITE TREES TO BE REMOVED) SEE TREE LIST
- 13 - NOS. OF PROP. BUILDING : 7, ALL THREE STORY
- 14 - COUNCIL DISTRICT NO. CD-7
- 15 - ASSESSOR PARCEL NO.: 2558-002-015
- 16 - CENSUS TRACT NO.: 1011.10
- 17 - T.G. PAGE: 503, J3
- 18 - DM: 204B193/197

TENTATIVE APPROVAL

NO: VTT-83902  
Approved without conditions  
BY: [Signature]  
Department of Building & Safety  
Grading Division

### VESTING TENTATIVE TRACT MAP NO. 83902



TECHNA LAND Co., Inc.  
CIVIL ENGINEERING, LAND PLANNING, CONST. MGMT.  
HAYK MARTIROSIAN  
1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208  
TEL: (818) 547-0543, FAX: (818) 547-1074  
7-6-23  
DATE

VTT-83902