

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

RECEIVED DEC 16 2015

*Planning Staff Use Only*

ENV No. <u>ENV-2015-4372-CE</u>	Existing Zone <u>R1-1</u>	District Map <u>204B189</u>
APC <u>North Valley</u>	Community Plan <u>Sunland-Tujunga-Lake View Tr. - Shadys Hills - East La Tijera Cyn.</u>	Council District <u>204B189</u>
Census Tract <u>1034.00</u>	APN <u>2546-006-022</u>	Case Filed With [DSC Staff] <u>S. Hounsell</u>
		Date <u>12/1/2015</u>

CASE NO. AA - 2015 - 4371 - PMEX

APPLICATION TYPE Lot Line adjustment  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 8812, 8814 & 8818 Yates Street, Sunland CA Zip Code 91040

Legal Description: Lot Por4129,4130,4131 Block none Tract 3923

Lot Dimensions \_\_\_\_\_ Lot Area (sq. ft.) 21,565 Total Project Size (sq. ft.) 21,565

**2. PROJECT DESCRIPTION**

Describe what is to be done: Lot line adjustment between 3 lots

Present Use: vacant Proposed Use: SFD

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 \_\_\_\_\_ To be demolished \_\_\_\_\_ 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: \_\_\_\_\_ Code Section which authorizes relief: 17.50 B.3(c)

Lot line adjustment between 3 or fewer 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:

4. OWNER/APPLICANT INFORMATION

Applicant's name Marta Litwin Company \_\_\_\_\_  
Address: 8209A Foothill Blvd. #700 Telephone: ( 818 ) 253 5501 Fax: ( ) \_\_\_\_\_  
Sunland, CA Zip: 91040 E-mail: villanovaml@yahoo.com

Property owner's name (if different from applicant) Villas on Yates, LLC  
Address: 8209A Foothill Blvd. #700 Telephone: ( 818 ) 253 5501 Fax: ( ) \_\_\_\_\_  
Sunland, CA Zip: 91040 E-mail: villanovaml@yahoo.com

Contact person for project information Marta Litwin Company \_\_\_\_\_  
Address: 8209A Foothill Blvd. #700 Telephone: ( 818 ) 253 5501 Fax: ( ) \_\_\_\_\_  
Sunland, CA 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: \_\_\_\_\_ Print: Andrew Nowaczek  
for Villas on Yates LLC

ALL-PURPOSE ACKNOWLEDGMENT

State of California

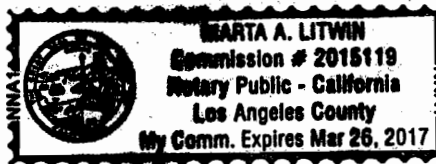
County of Los Angeles

On November 23, 2015 before me, Marta A. Litwin  
(Insert Name of Notary Public and Title)

personally appeared Andrew Nowaczek, 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. - |  
Marta A. Litwin  
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>\$4,305.60</u>	Reviewed and Accepted by [Project Planner] <u>DSC S. Hansell</u>	Date <u>12/01/2015</u>
Receipt No. <u>0202275657</u>	Deemed Complete by [Project Planner]	Date

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

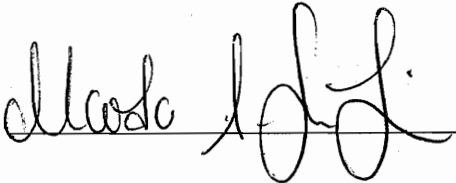
On \_\_\_\_\_ before me, Marta A. Litwin

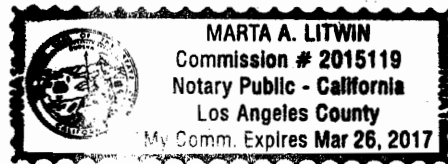
A Notary Public personally appeared Andrew Nowaczek

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 of 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)

AA - 2015 - 4371

# EXHIBIT "A"

## LOT LINE ADJUSTMENT

PARCEL MAP EXEMPTION NO. \_\_\_\_\_

### LEGAL DESCRIPTION OF ADJUSTED PARCELS

PARCEL 2:

THOSE PORTIONS OF LOTS 4129 AND 4130 OF TRACT NO. 3923 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 44 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4131; THENCE ALONG THE NORTHERLY LINE OF LOTS 4131 AND 4130 OF SAID TRACT NO. 3923 NORTH 80°43'02" EAST 46.17 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE

1. LEAVING SAID NORTHERLY LINE SOUTH 4°34'28" WEST 225.11 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA (FOR THE ROUTE 210 – FOOTHILL FREEWAY) RECORDED MARCH 17, 1969 IN BOOK D4308 PAGE 918 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE
2. ALONG SAID NORTHEASTERLY LINE SOUTH 42°37'33" EAST 61.35 FEET TO THE EASTERLY LINE OF SAID LOT 4129; THENCE
3. ALONG SAID EASTERLY LINE NORTH 4°34'28" EAST 277.07 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4129; THENCE
4. ALONG THE NORTHERLY LINE OF SAID LOTS 4129 AND 4130 SOUTH 81°43'02" WEST 46.17 FEET TO **THE TRUE POINT OF BEGINNING**.

CONTAINING 11,302 SQAURE FEET, MORE OR LESS.

11-20-2015



AA - 2015 - 4371

# EXHIBIT "A"

## LOT LINE ADJUSTMENT

PARCEL MAP EXEMPTION NO. \_\_\_\_\_

### LEGAL DESCRIPTION OF ADJUSTED PARCELS

PARCEL 1:

THOSE PORTIONS OF LOTS 4130, 4131, 4132 AND 4133 OF TRACT NO. 3923 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 44 PAGES 49 AND 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 4131; THENCE

1. ALONG THE NORTHERLY LINE OF SAID LOT 4131 AND THE NORTHERLY LINE OF SAID LOT 4130 NORTH  $80^{\circ}43'02''$  EAST 46.17 FEET; THENCE
2. LEAVING SAID NORTHERLY LINE SOUTH  $4^{\circ}34'28''$  WEST 225.11 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA (FOR THE ROUTE 210 – FOOTHILL FREEWAY) RECORDED MARCH 17, 1969 IN BOOK D4308 PAGE 918 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER; THENCE
3. ALONG SAID NORTHEASTERLY LINE AND ALONG THE SOUTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED SEPTEMBER 14, 1973 IN BOOK D6019 PAGE 306 OF SAID OFFICIAL RECORDS NORTH  $42^{\circ}37'33''$  WEST 134.78 FEET TO THE NORTHERLY LINE OF LAST SAID LAND DESCRIBED IN DEED RECORDED SEPTEMBER 14, 1973; THENCE
4. ALONG SAID NORTHERLY LINE SOUTH  $85^{\circ}33'00''$  EAST 53.88 FEET TO THE WESTERLY LINE OF SAID LOT 4131; THENCE
5. ALONG LAST SAID WESTERLY LINE NORTH  $4^{\circ}34'28''$  EAST 123.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,311 SQAURE FEET, MORE OR LESS.

11-20-2015



11-20-2015-4371

District	Log No.
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**APPLICATION FOR REVIEW OF TECHNICAL REPORTS**

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 201 N. Figueroa St., 3<sup>rd</sup> Fl., Los Angeles, CA 90012  
Telephone No. (213)482-0480.
- B. Submit three copies (four for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom,  
and one copy of application with items "1" through "10" completed.
- C. Check should be made to the City of Los Angeles.

*Lot Line Adjustment*

1. LEGAL DESCRIPTION  
Tract: 3923  
Block: none Lots: Por 4129, 4130, 4131

3. OWNER: Villas on Yates LLC  
Address: 8209A Foothill Blvd. #700  
City: Sunland Zip: 91040  
Phone (Daytime): (818) 352 0935

2. PROJECT ADDRESS:  
8812-8818 Yates Street, Sunland

4. APPLICANT Villas on Yates LLC  
Address: 8209A Foothill Blvd. #700  
City: Sunland Zip: 91040  
Phone (Daytime): (818) 352 0935  
E-mail address: VILLASONAHLE@Y210011

5. Report(s) Prepared by: \_\_\_\_\_ 6. Report Date(s): \_\_\_\_\_

7. Status of project:  Proposed  Under Construction  Storm Damage  
8. Previous site reports?  YES if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions?  YES if yes, provide dates and attach a copy to expedite processing.

Dates: \_\_\_\_\_  
10. Applicant Signature: [Signature] Position: Project Manager

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input type="checkbox"/> Soils Engineering		No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input checked="" type="checkbox"/> Division of Land	\$ 453.00
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input type="checkbox"/> Expedite	
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards: _____		<input type="checkbox"/> Expedite ONLY	
		Sub-total	\$ 453.00
		One-Stop Surcharge	\$ 96.07
		<b>TOTAL FEE</b>	<b>\$ 549.07</b>

Fee Due: \$ 549.07  
Fee Verified By: [Signature] Date: 12-1-15  
(Cashier Use Only)

Department of Building and Safety  
ESTB 104078545 12/1/2015 12:13:06 PM

GRADING REPORT	\$453.00
SYSTEMS DEV SURCH	\$27.18
PLAN MAINP SURCH	\$22.65
ONE STOP SURCH	\$9.06
CITY PLAN SURCH	\$27.18
MISCELLANEOUS	\$10.00
<b>Sub Total:</b>	<b>\$549.07</b>

ACTION BY: \_\_\_\_\_

THE REPORT IS:  NOT APPROVED  
 APPROVED WITH CONDITIONS  BELOW  ATTACHED

For Geology \_\_\_\_\_ Date \_\_\_\_\_  
For Soils \_\_\_\_\_ Date \_\_\_\_\_

Receipt #: 0104518386

**Parcel Print for Tract: 3923 (MP44 49 ) Lot: 4132 Arb: 3**  
 (Tract description truncated for printing)

**Parcel Information**

Tract: 3923  
 Blk:            Lot: 4132 Arb: 3 Unit:             
 Lot cut: 9/14/1973 Ref: #4809  
 Engr. district map: 204B189 Assessor Nbr: 2546006022 Assessor Data Council Dist: 07  
 Parcel comments: DIRECTOR'S DD; DESC IN 9-14-73 #4809;

**Owner Information**

LOC: 6/01/2007 Ref Nbr: 1326667  Auto-update 3 Deeds 0 Secondary owners

**Pub Prop Cd:**

Owner: BACHAR, YACCOV

\_\_\_\_\_

**Mailing address:**

Str #	Frct	Dir	Name	Apt #
8818			YATES ST	
City			State	Zip Code
SUNLAND			CA	91040

Address as of: 6/06/2008 Source: A - ASSESSOR'S LUPAMS I FILE

**Multi-Owner Information**

**Multi-owners:**

**Situs Information**

**Situs address:**

Str #	Frct	Dir	Name	Apt #
City - state			Zip code	

AA - 2015 - 4371

Parcel Print for Tract: 3923 (MP44 49 ) Lot: 4133 Arb: 3  
(Tract description truncated for printing)

Parcel Information

Tract: 3923

Blk: Lot: 4133 Arb: 3 Unit:

Lot cut: 9/14/1973 Ref: #4809

Engr. district map: 204B189 Assessor Nbr: 2546006022 Assessor Data Council Dist: 07

Parcel comments: DESC IN 9-14-73 #4809;

Owner Information

LOC: 6/01/2007 Ref Nbr: 1326667  Auto-update 3 Deeds 0 Secondary owners

Pub Prop Cd:

Owner: BACHAR, YACCOV

Mailing address:

Str #	Frct	Dir	Name	Apt #
8818			YATES ST	
City		State	Zip Code	
SUNLAND		CA	91040	

Address as of: 6/06/2008 Source: A - ASSESSOR'S LUPAMS I FILE

Multi-Owner Information

Multi-owners:

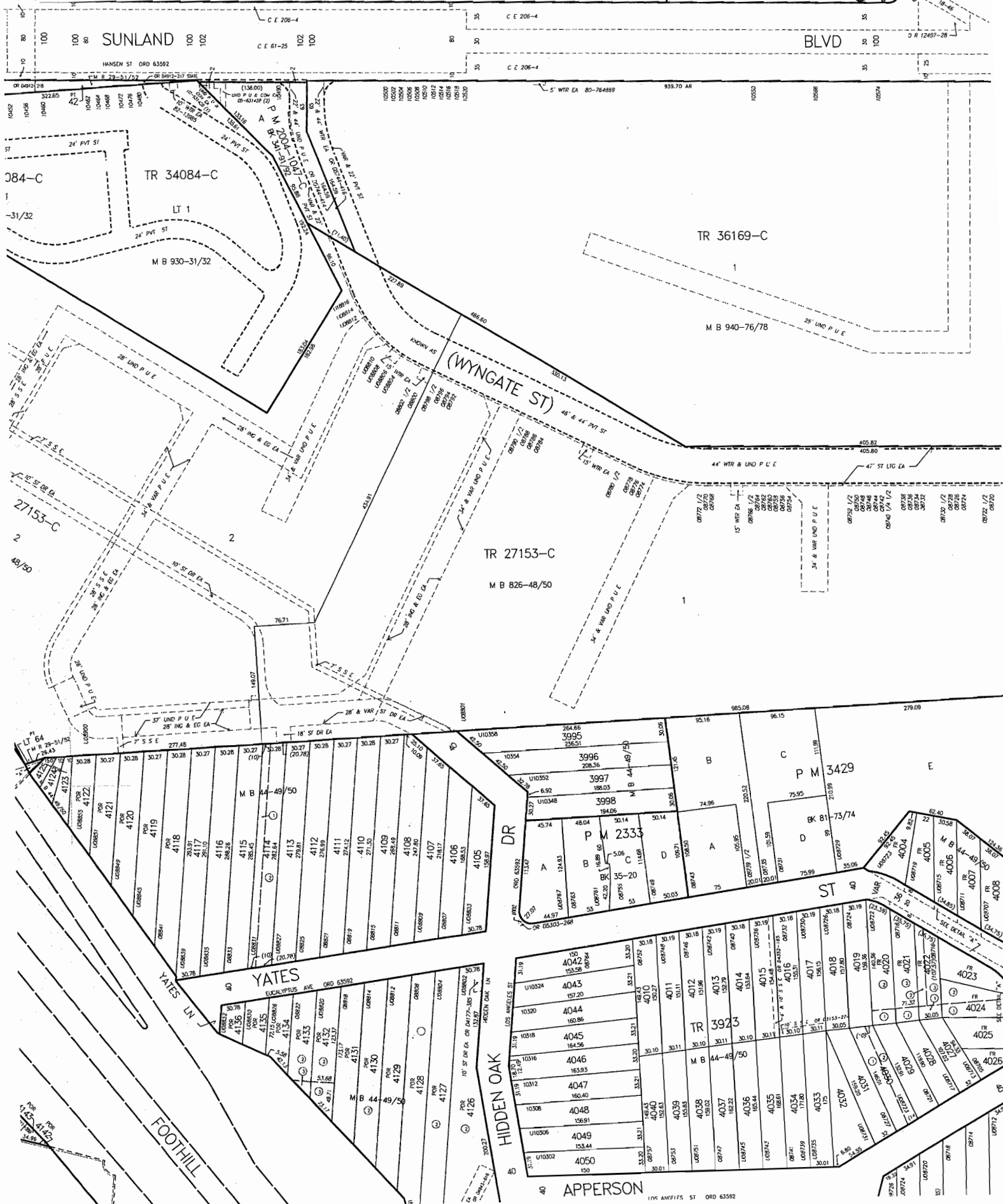
Situs Information

Situs address:

Str #	Frct	Dir	Name	Apt #
City - state		Zip code		

AA - 2015 - 4371





Vicinity Map

# CITY OF LOS ANGELES LOT LINE ADJUSTMENT PARCEL MAP EXEMPTION NO. AA-2015-4371

LEGEND:

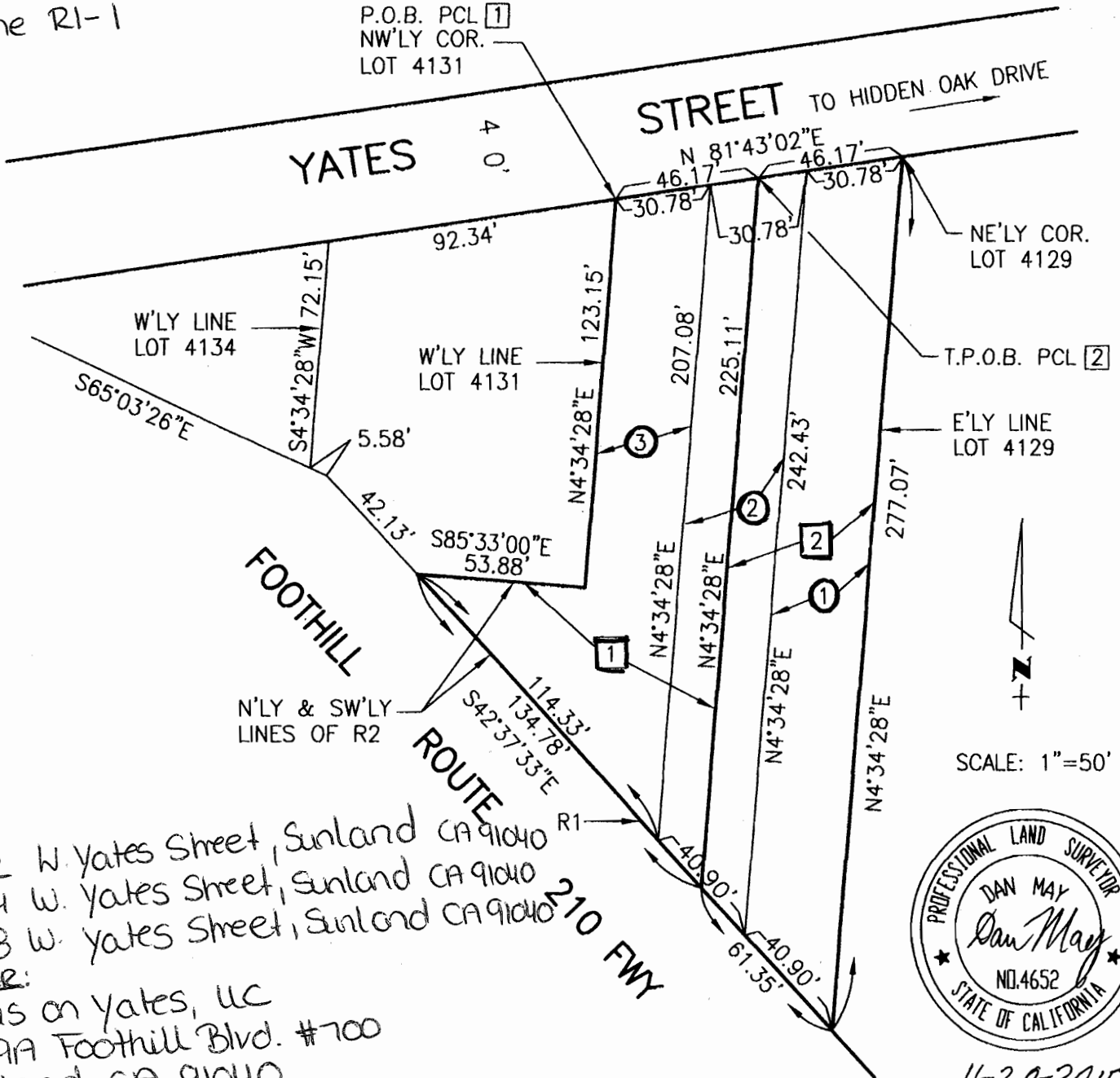
- R1 NE'LY LINE D 4308-918, O.R.  
RECORDED 3-17-1969
- R2 DIRECTOR'S DEED D-6019-306, O.R.  
RECORDED 9-14-1973
- 2 ADJUSTED PARCEL NO.
- 3 EXISTING PARCEL NO.

PORTIONS OF LOTS 4129 TO 4133,  
TRACT NO. 3923 MB 44-49-50

AREAS (SQ. FT.)		
NO.	BEFORE ADJ.	AFTER ADJ.
1	7,795	10,311
2	6,755	11,302
3	7,063	—
TOTAL	21,613	21,613

ADJUSTED PARCELS 1 AND 2 ARE VACANT  
Zone R1-1

P.O.B. PCL 1  
NW'LY COR.  
LOT 4131



8812 W. Yates Street, Sunland CA 91040  
 8814 W. Yates Street, Sunland CA 91040  
 8818 W. Yates Street, Sunland CA 91040  
 WINNER:  
 Villas on Yates, LLC  
 8209A Foothill Blvd. #700  
 Sunland, CA 91040



11-20-2015

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

# NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY  
**City of Los Angeles Department of City Planning**

COUNCIL DISTRICT  
**7**

PROJECT TITLE  
\* **AA - 2015 - 4371 - PMEX**

LOG REFERENCE  
ENV - 2015 - 4372 - CE

PROJECT LOCATION  
\* **8812, 8814, 8818 W. Yates Street, Sundland, CA 91040**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
\* **lot line adjustment**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
\*

CONTACT PERSON  
\* **Marta Litwin**

AREA CODE | TELEPHONE NUMBER | EXT.  
\* **818** | \* **253-5501**

EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>5</u> Category <u>1</u> (City CEQA Guidelines)		
<input type="checkbox"/> OTHER	(See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Minor lot line adjustments, side yard and setback variances not resulting in the creation of any new parcel or any change in land use or density.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

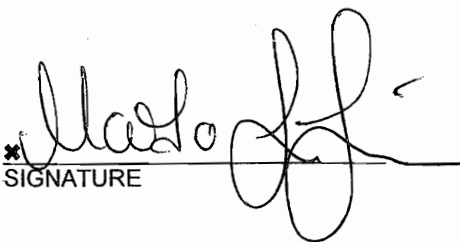
SIGNATURE	TITLE	DATE
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FEE: <b>\$81.00</b>	RECEIPT NO. <b>0202275857</b>	REC'D. BY <b>DSC S. Hansell</b>	DATE <b>12/01/2015</b>
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DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

\* **MARTA LITWIN**  
NAME (PRINTED)

\*   
SIGNATURE

\* **12/01/2015**  
DATE