



I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

06.24.14
Date

Furthermore, I hereby certify that the attached occupant list was attained by an actual physical inspection of the property and is correct to the best of my knowledge and ability.

Peter Elias AK
Peter Elias (ak)

The following is a color-coded key for distribution of this material:

- GREEN CLIENT COPY
- BLUE BTC, INC
- PINK CITY OF LOS ANGELES, ORIGINAL
- RED ADJACENT LABELS (for Zoning Administration Cases only)
- GOLDEN COUNCIL DISTRICT COPIES (for 11 or 12 only)
- WHITE NEIGHBORHOOD COUNCIL COPY

Situs Address: 7755 Sepulveda Blvd Total Notification: 187

CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.

ZA 2014 2728

OCCUPANT WAIVER

In certain instances, I was unable to verify **ALL** occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Planning Department will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to notify*	Attempts made to notify**
15, 25, 24, 26	NOT MARKED WELL	

- *(1) Secured Building
(2) Gated Yard
(3) Refused Access
(4) Other: Specify

- ***(1) Returned to building on 3 separate occasions
(2) Efforts to Contact owner or manager without success
(3) Contact made with owner or manager, who refused to provide the information
(4) Other: Specify

06.24.14

Date

Peter Elias

Peter Elias

AK

(ak)

QMS #14-217 PAGE 1
OWNERSHIP LIST DATE: JUNE 24, 2014

1)
SEPULVEDA STAGG INVESTORS LTD
18321 VENTURA BLVD #200
TARZANA CA 91356-4252

2)
PRECHTER FAMILY TRUST
2462 PESQUERA DR
LOS ANGELES CA 90049-1225

3)
STAGG ANNEX GROUP LLC
10917 VANOWEN ST
NORTH HOLLYWOOD CA 91805-6408

4)
LABBIDZ LLC
PO BOX 261338
ENCINO CA 91426-1338

5)
KRAUS OF GIBSON TRUST
10100 SANTA MONICA BLVD #2200
LOS ANGELES CA 90067-4120

6)
MOORE DIANE L TRUST
702 PATRICKS POINT DR
TRINIDAD CA 95570-8755

7)
PATTERSON ROBERT A
7826 SEPULVEDA BLVD
VAN NUYS CA 91405-1020

8)
HERNANDEZ ROBERT (TE) & CAROLINE
9550 WHITE OAK AVE
NORTHRIDGE CA 91325-2066

9)
JAWORSKI WLADYSLAW (TE)
2811 WASHINGTON AVE
SANTA MONICA CA 90403-2233

10)
CRUZ MANUEL & MERCEDES
24529 SKYRIDGE DR
NEWHALL CA 91321-3553

11)
COMER GLEN R
22612 SYLVAN ST
WOODLAND HILLS CA 91367-1735

12)
BURCHFIELD MARILYN J
50 TAMMI CT
CLOVIS CA 93811

13)
DEACON SCOTT C (TE)
881 FLINTRIDGE AVE
LA CANADA CA 91011-4064

14)
KASSABIAN ZOHRAB (TE)
249 11TH ST
SANTA MONICA CA 90402-2019

15)
LAMY DARIUSH
1316 PATHFINDER AVE
WESTLAKE VILLAGE CA 91382-5294

16)
DANIEL ALON MANAGEMENT LLC
15215 KESWICK ST
VAN NUYS CA 91405-1014

17)
BRIGHTSTAR PROP III LLC & PROPERTIES II
LLC
15505 ROSCOE BLVD
NORTH HILLS CA 91343-6503

18)
SALEH XOCHITL M
7824 ZOMBAR AVE
VAN NUYS CA 91406-2039

19)
SOUTHERN WILLIAM E & DIANE J
28067 MAGIC MOUNTAIN LN
CANYON COUNTRY CA 91387-3534

20)
BOUCH LYNDA L & DENNIS E
7810 ZOMBAR AVE
VAN NUYS CA 91406-2039

21)
DELGADO CARLOS J
7802 ZOMBAR AVE
VAN NUYS CA 91406-2039

22)
LUVIANO JOSE J & MARIA E
15329 STAGG ST
VAN NUYS CA 91406-2035

23)
STAGG HOLDINGS LLC
14839 HUSTON ST
SHERMAN OAKS CA 91403-1608

24)
MULLER HELEN J
1627 BAYADERE TER
CORONA DEL MAR CA 92625-1804

25)
7826 7833 SEPULVEDA BLVD LLC
7833 SEPULVEDA BLVD
VAN NUYS CA 91405-6438

26)
RJD-7843 LLC
7837 SEPULVEDA BLVD #19
VAN NUYS CA 91405-6407

27)
JAYPAT PROPERTIES LLC
7857 SEPULVEDA BLVD
VAN NUYS CA 91405-1021

QMS #14-217 PAGE 2
OWNERSHIP LIST DATE: JUNE 24, 2014

28) HERNANDEZ ALMI M 18538 ASUNCION ST PORTER RANCH CA 91326-2102	29) MATZOIAN JOSEPH M & CAROL D 7803 PEACH AVE VAN NUYS CA 91406-2031	30) POGOSYAN VAGRAM 7811 PEACH AVE VAN NUYS CA 91406-2031
31) LULL LLC 22537 UHEA RD WOODLAND HILLS CA 91364-4041	32) LOOMIS MARK J & HILDA 7823 PEACH AVE VAN NUYS CA 91406-2031	33) CARTER LUELLA P & TRUST 8477 VAL VERDE DR WEST HILLS CA 91304-2134
34) LUZWICK LYN & JOHN & GENIE T 1033 N SYCAMORE AVE LOS ANGELES CA 90038-2307	35) HOEKENDORF JAMES H 7810 PEACH AVE VAN NUYS CA 91406-2030	36) MARGARYAN VAHAN 7802 PEACH AVE VAN NUYS CA 91406-2030
37) AGUILAR JESUS G 7801 ZOMBAR AVE VAN NUYS CA 91406-2040	38) VILLA DANA & MARK 7807 ZOMBAR AVE VAN NUYS CA 91406-2040	39) LIMON TRINIDAD 7815 ZOMBAR AVE VAN NUYS CA 91406-2040
40) BLISS CHRISTOPHER E 7821 ZOMBAR AVE VAN NUYS CA 91406-2040	41) MOTA JOE I JR 2013 TRUST 7827 ZOMBAR AVE VAN NUYS CA 91406-2040	42) L A CITY HALL 200 N SPRING ST LOS ANGELES CA 90012
43) SCHILF RICHARD (TE) & ARMIDA E (TE) 15413 LEMAC ST VAN NUYS CA 91406-2015	44) OCAMPO VICTOR M III & ALEJANDRA 15408 LEMAC ST VAN NUYS CA 91406-2015	45) PONDER ROBERT (TE) & MELINDA (& TRUST 15401 LEMAC ST VAN NUYS CA 91406-2015
46) SADAUSKAS VALENTINAS 15402 STAGG ST VAN NUYS CA 91406-2036	47) EVINYAN ZARIK 15408 STAGG ST VAN NUYS CA 91406-2036	48) ATING ALLAN M & NONA 15414 STAGG ST VAN NUYS CA 91406-2036
49) THR CALIFORNIA LLC 410 N MAIN ST CORONA CA 92680-2041	50) PANIAGUA CIRILO P 15400 LEMAC ST VAN NUYS CA 91406-2014	51) FIELD HERLINDA & TRUST 11701 PEARWOOD AVE SYLMAR CA 91342-5400
52) DELEON JIMMY W 15330 STAGG ST VAN NUYS CA 91406-2034	53) BONILLA SILVIA A (TE) & ARNOLD & TRUST 15338 STAGG ST VAN NUYS CA 91406-2034	54) ROJAS PRIMITIVO & MARIA I 15346 STAGG ST VAN NUYS CA 91406-2034

QMS #14-217 PAGE 3
OWNERSHIP LIST DATE: JUNE 24, 2014

55)
LOPEZ ERWIN & NORA
15354 STAGG ST
VAN NUYS CA 91406-2034

56)
GERTSOUSKY SEMYON (TE) & VERA &
15355 LEMAC ST
VAN NUYS CA 91406-2013

57)
SVENSON ELIZABETH F
15341 LEMAC ST
VAN NUYS CA 91406-2013

58)
MARTINEZ ALFREDO & PIOQUINTA
15337 LEMAC ST
VAN NUYS CA 91406-2013

59)
NAZARIAN SARKIS & ARSHALUYS & MAGAK
15342 LEMAC ST
VAN NUYS CA 91406-2012

60)
KANNER DAVID A
PO BOX 8331
THE WOODLANDS TX 77387-8331

61)
HORBOCHUCK BRUCE
15354 LEMAC ST
VAN NUYS CA 91406-2012

62)
GRIGORIAN SARKIS & SIRANOUSH
15355 KESWICK ST
VAN NUYS CA 91406-2007

63)
VALDIVIA FRANCISCA
15349 KESWICK ST
VAN NUYS CA 91406-2007

64)
POLLOCK RONALD F
15343 KESWICK ST
VAN NUYS CA 91406-2007

65)
TAYLOR TERRI D
7849 BALBOA BLVD
VAN NUYS CA 91406-1639

66)
LOPEZ REINALDO & DOLORES A
15331 KESWICK ST
VAN NUYS CA 91406-2007

67)
OUNJIAN GEORGE (TE) & GEORGIA &
27127 CIRCLE G DR
CANYON COUNTRY CA 91387-3804

68)
HETRICK RONALD A JR & MARY L
15340 LEMAC ST
VAN NUYS CA 91406-2012

69)
MOVASSAGHI ABDORREZA & MARIA
8505 LOUISE AVE
SHERWOOD FOREST CA 91325-3415

70)
7707 SEPULVEDA LLC
10103 SAN FERNANDO RD
PACOIMA CA 91331-2601

71)
7715 SEPULVEDA LLC
10103 SAN FERNANDO RD
PACOIMA CA 91331-2601

72)
HAUBERT JAMES H
8461 PEACH AVE
VAN NUYS CA 91406-6234

73)
SHECK NANJI L
17904 MONTAGUE CT
GRANADA HILLS CA 91344-1944

74)
WESTERN BAGEL BAKING CORP
7814 SEPULVEDA BLVD
VAN NUYS CA 91405-1020

75)
SMART CONSULTING LLC
5912 COLODNY DR
AGOURA HILLS CA 91301-1842

REGINA MINOR
ARC LAND USE & ENTITLEMENTS
15610 MOORPARK ST #7
ENCINO, CA 91438

VAN NUYS NEIGHBORHOOD COUNCIL
P.O. BOX 3118
VAN NUYS, CA 91407

14-217
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

QMS #14-217 PAGE 1
OCCUPANT LIST DATE: JUNE 24, 2014

1)
OCCUPANT
7755 SEPULVEDA BLVD
VAN NUYS, CA 91405

1)
OCCUPANT
7755 SEPULVEDA BLVD #1
VAN NUYS, CA 91405

1)
OCCUPANT
7755 SEPULVEDA BLVD #4
VAN NUYS, CA 91405

1)
OCCUPANT
7755 SEPULVEDA BLVD #5
VAN NUYS, CA 91405

1)
OCCUPANT
7755 SEPULVEDA BLVD #6
VAN NUYS, CA 91405

1)
OCCUPANT
7755 SEPULVEDA BLVD #7
VAN NUYS, CA 91405

1)
OCCUPANT
7755 SEPULVEDA BLVD #8
VAN NUYS, CA 91405

2)
1ST CHANCE VICTOR'S AUTO
7834 SEPULVEDA BLVD
VAN NUYS, CA 91405

3)
OCCUPANT
15241 STAGG ST
VAN NUYS, CA 91405

3)
OCCUPANT
15239 STAGG ST
VAN NUYS, CA 91405

4)
OCCUPANT
15225 STAGG ST #1
VAN NUYS, CA 91405

4)
OCCUPANT
15225 STAGG ST #2
VAN NUYS, CA 91405

4)
OCCUPANT
15225 STAGG ST #3
VAN NUYS, CA 91405

4)
OCCUPANT
15225 STAGG ST #4
VAN NUYS, CA 91405

4)
OCCUPANT
15225 STAGG ST #5
VAN NUYS, CA 91405

4)
OCCUPANT
15225 STAGG ST #6
VAN NUYS, CA 91405

4)
OCCUPANT
15225 STAGG ST #7
VAN NUYS, CA 91405

5)
OCCUPANT
15219 STAGG ST #1
VAN NUYS, CA 91405

5)
OCCUPANT
15219 STAGG ST #2
VAN NUYS, CA 91405

5)
OCCUPANT
15219 STAGG ST #3
VAN NUYS, CA 91405

5)
OCCUPANT
15219 STAGG ST #4
VAN NUYS, CA 91405

5)
OCCUPANT
15219 STAGG ST #5
VAN NUYS, CA 91405

5)
OCCUPANT
15219 STAGG ST #6
VAN NUYS, CA 91405

5)
OCCUPANT
15219 STAGG ST #7
VAN NUYS, CA 91405

6)
OCCUPANT
7824 SEPULVEDA BLVD
VAN NUYS, CA 91405

6)
OCCUPANT
7822 SEPULVEDA BLVD
VAN NUYS, CA 91405

6)
OCCUPANT
7846 SEPULVEDA BLVD
VAN NUYS, CA 91405

QMS #14-217 PAGE 2
OCCUPANT LIST DATE: JUNE 24, 2014

8)
OCCUPANT
7848 SEPULVEDA BLVD
VAN NUYS, CA 91405

9)
TIRES BY STAN
7740 SEPULVEDA BLVD
VAN NUYS, CA 91405

9)
PAUL'S AUTO BODY
7740 SEPULVEDA BLVD
VAN NUYS, CA 91405

9)
HAUER'S GERMAN AUTO REPAIR
7740 SEPULVEDA BLVD
VAN NUYS, CA 91405

9)
LORENZO'S ALIGNMENT
7740 SEPULVEDA BLVD
VAN NUYS, CA 91405

10)
OCCUPANT
7746 SEPULVEDA BLVD
VAN NUYS, CA 91405

11)
OCCUPANT
15222 STAGG ST
VAN NUYS, CA 91405

12)
OCCUPANT
15228 STAGG ST
VAN NUYS, CA 91405

13)
OCCUPANT
7720 SEPULVEDA BLVD
VAN NUYS, CA 91405

14)
GHARIBIAN AUTO REPAIR
7712 SEPULVEDA BLVD
VAN NUYS, CA 91405

14)
PERCISION SMOG TEST ONLY
7712 SEPULVEDA BLVD
VAN NUYS, CA 91405

14)
STAR AUTO BODY
7712 SEPULVEDA BLVD
VAN NUYS, CA 91405

14)
ALPINE AUTO BODY
7708 SEPULVEDA BLVD
VAN NUYS, CA 91405

14)
DIEGO'S MUFFLER AND AUTO REPAIR
7708 SEPULVEDA BLVD
VAN NUYS, CA 91405

15)
OCCUPANT
7750 SEPULVEDA BLVD
VAN NUYS, CA 91405

17)
OCCUPANT
15530 RAYMER ST
VAN NUYS, CA 91406

17)
OCCUPANT
7686 ORION AVE
VAN NUYS, CA 91406

19)
OCCUPANT
7818 ZOMBAR AVE
VAN NUYS, CA 91406

23)
OCCUPANT
7805 SEPULVEDA BLVD
VAN NUYS, CA 91405

24)
OCCUPANT
7811 SEPULVEDA BLVD
VAN NUYS, CA 91405

24)
DISCOUNT CARS
7819 SEPULVEDA BLVD #6
VAN NUYS, CA 91405

24)
FAST 405 AUTO SALES
7819 SEPULVEDA BLVD #12
VAN NUYS, CA 91405

24)
MR6 AUTO SALES
7819 SEPULVEDA BLVD #10
VAN NUYS, CA 91405

24)
ASIA FOREIGN CAR SERVICE
7819 SEPULVEDA BLVD #1
VAN NUYS, CA 91405

24)
OCCUPANT
7819 SEPULVEDA BLVD #7
VAN NUYS, CA 91405

24)
OCCUPANT
7819 SEPULVEDA BLVD #G
VAN NUYS, CA 91405

24)
OCCUPANT
7819 SEPULVEDA BLVD #4
VAN NUYS, CA 91405

QMS #14-217 PAGE 3
OCCUPANT LIST DATE: JUNE 24, 2014

24)
OCCUPANT
7819 SEPULVEDA BLVD #8
VAN NUYS, CA 91405
24)

24)
OCCUPANT
7819 SEPULVEDA BLVD #M
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDABLVD #R
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #25
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #H
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #V
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #Z
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #F
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #E
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #X
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #U
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #G
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #B
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #D
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #11
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #8
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #9
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #24
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #1
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #10
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #13
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #O
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #23
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #22
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #18
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #C
VAN NUYS, CA 91405

25)
OCCUPANT
7825 SEPULVEDA BLVD #W
VAN NUYS, CA 91405

QMS #14-217 PAGE 4
OCCUPANT LIST DATE: JUNE 24, 2014

26)
OCCUPANT
7843 SEPULVEDA BLVD #1
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #2
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #3
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #4
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #5
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #6
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #7
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #8
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #9
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #10
VAN NUYS, CA 91405

26)
OCCUPANT
7843 SEPULVEDA BLVD #11
VAN NUYS, CA 91405

28)
OCCUPANT
15232 STAGG ST
VAN NUYS, CA 91406

31)
OCCUPANT
7819 PEACH AVE
VAN NUYS, CA 91406

33)
OCCUPANT
7822 PEACH AVE
VAN NUYS, CA 91406

34)
OCCUPANT
7818 PEACH AVE
VAN NUYS, CA 91406

49)
OCCUPANT
15401 KESWICK ST
VAN NUYS, CA 91406

51)
OCCUPANT
15408 LEMAC ST
VAN NUYS, CA 91406

60)
OCCUPANT
15348 LEMAC ST
VAN NUYS, CA 91406

65)
OCCUPANT
15337 KESWICK ST
VAN NUYS, CA 91406

67)
OCCUPANT
15338 LEMAC ST
VAN NUYS, CA 91406

69)
OCCUPANT
7701 SEPULVEDA BLVD
VAN NUYS, CA 91405

69)
OCCUPANT
7703 SEPULVEDA BLVD
VAN NUYS, CA 91405

70)
OCCUPANT
7707 SEPULVEDA BLVD
VAN NUYS, CA 91405

71)
OCCUPANT
7711 SEPULVEDA BLVD
VAN NUYS, CA 91405

71)
OCCUPANT
7715 SEPULVEDA BLVD
VAN NUYS, CA 91405

72)
OCCUPANT
7721 SEPULVEDA BLVD
VAN NUYS, CA 91405

73)
OCCUPANT
7735 SEPULVEDA BLVD
VAN NUYS, CA 91405

75)
OCCUPANT
7745 SEPULVEDA BLVD
VAN NUYS, CA 91405

QMS #14-217 PAGE 1
ADJACENT LIST DATE: JUNE 24, 2014

1)
SEPULVEDA STAGG INVESTORS LTD
18321 VENTURA BLVD #200
TARZANA CA 91355-4252

10)
CRUZ MANUEL & MERCEDES
24529 SKYRIDGE DR
NEWHALL CA 91321-3553

15)
LAMY DARIUSH
1316 PATHFINDER AVE
WESTLAKE VILLAGE CA 91362-5294

21)
DELGADO CARLOS J
7802 ZOMBAR AVE
VAN NUYS CA 91406-2039

22)
LUVIANO JOSE J & MARIA E
15329 STAGG ST
VAN NUYS CA 91406-2035

23)
STAGG HOLDINGS LLC
14839 HUSTON ST
SHERMAN OAKS CA 91403-1608

28)
HERNANDEZ ALMI M
18538 ASUNCION ST
PORTER RANCH CA 91326-2102

52)
DELEON JIMMY W
15330 STAGG ST
VAN NUYS CA 91406-2034

57)
SVENSON ELIZABETH F
15341 LEMAC ST
VAN NUYS CA 91406-2013

74)
WESTERN BAGEL BAKING CORP
7814 SEPULVEDA BLVD
VAN NUYS CA 91405-1020

75)
SMART CONSULTING LLC
5912 COLODNY DR
AGOURA HILLS CA 91301-1842

REGINA MINOR
ARC LAND USE & ENTITLEMENTS
15610 MOORPARK ST #7
ENCINO, CA 91436

VAN NUYS NEIGHBORHOOD COUNCIL
P.O. BOX 3118
VAN NUYS, CA 91407

14-217
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405