



P R O J E C T D E S C R I P T I O N

14403-14411 W. TIARA ST. (8-UNIT CONDO SUBDIVISION + TENTATIVE TRACT MAP)

The proposed project, known as Tiara Project, involves the construction of a new, three (3) story, 30 feet in height condominium building, comprised of 8 dwelling units of 1,799 square feet each unit; with on grade parking garage for two spaces per garage with common driveway for 16 parking spaces for owners and or tenants with additional 2 parking spaces for guests.

The project site is located on the West of Tiara Street between Van Nuys Boulevard and Tyrone Avenue, at 14403, 14407 and 14409, 14411 West Tiara Street. The project site is located within Van Nuys- North Sherman Oaks Community Plan Area. There are currently two single family dwelling homes that are 1,201 square feet and 840 square feet with detached garages for both buildings existing on the project site which will be demolished. Both properties were vacant upon purchase which make it difficult for the owner to provide previous tenant/owner information of structures to be demolished.

Proposed project has combined two lots into one, which created new Assessor Parcel Number (2245-002-027), new Tract number (72973), and new lot (1). Previous Assessor Parcel Number were (2245-002-015) & (2245-002-016), Tract number (TR 6142), and Lots (41 & 42) for addresses 14403, 14407 and 14409, 14411 W. Tiara Street respectively.