



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 14950 Vose St., Los Angeles CA 91405 Unit/Space Number None

Legal Description² (Lot, Block, Tract) Portion of Lot 552, Tract No.1000, M.B.9,pages 1 to 34, Records of LA County

Assessor Parcel Number 2220-007-013 Total Lot Area 27,523 S.F.

2. PROJECT DESCRIPTION

Present Use A Single Family Dwelling

Proposed Use Three Single Family Dwellings

Project Name (if applicable) NA

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Existing SFD to be demolished for creation of Three (3) single family dwellings.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input type="checkbox"/> Site is located within 500 feet of a freeway or railroad
<input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits)	<input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park)
<input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)	<input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- New construction: 9,600 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 1 - Demolish(ed)³ 1 + Adding 3 = Total 3

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section _____ Section from which relief is requested (if any): 17.50

Request: Preliminary Parcel Map for Three (3) single family dwellings

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

Filing for Preliminary Parcel for three (3) single family dwellings

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

- Development Services Case Management Number _____
- Building and Safety Plan Check Number _____
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____
- Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Mehdy Gharachehdaghy

Company/Firm _____

Address: 18034 Ventura Blvd #245 Unit/Space Number _____

City Encino State CA Zip Code: 91316

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Steve Nazemi

Company/Firm DHS & Associates Inc.

Address: 275 Centennial Way # 205 Unit/Space Number 205

City Tustin State CA Zip: 92780

Telephone (714) 665-6569 E-mail: Steve@dhsengineering.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Same as Agent

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information (select only one) Owner Applicant Agent/Representative Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 5/1/17

Print Name Mahshad Ali Gharachehdaghy

Signature _____

Date _____

Print Name _____

California All-Purpose Acknowledgement

Civil Code ' 1189

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 05/1/2017 before me, FRED K. JACOBSON A Notary Public
(Insert Name of Notary Public and Title)

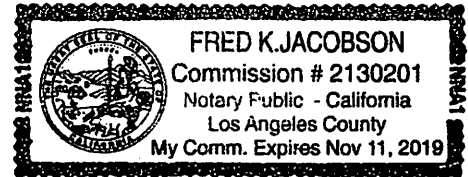
personally appeared MAHSHAD M GHARACHEHDARMI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

F.K. Jacobson
Signature

(Seal)



NOT A PART OF THIS SUBDIVISION

ZONE R1-1

STORY HOUSE

STORY HOUSE

STORY HOUSE

STORY HOUSE

STORY HOUSE

STORY HOUSE

STORY HOUSE

STORY HOUSE

STORY HOUSE

STORY HOUSE

NOT A PART OF THIS SUBDIVISION

ZONE: R1-1

LIBERTY DRIVE (PRIVATE STREET)

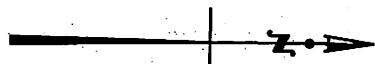
(PORTION OF LOT 552)

ZONE R1-1

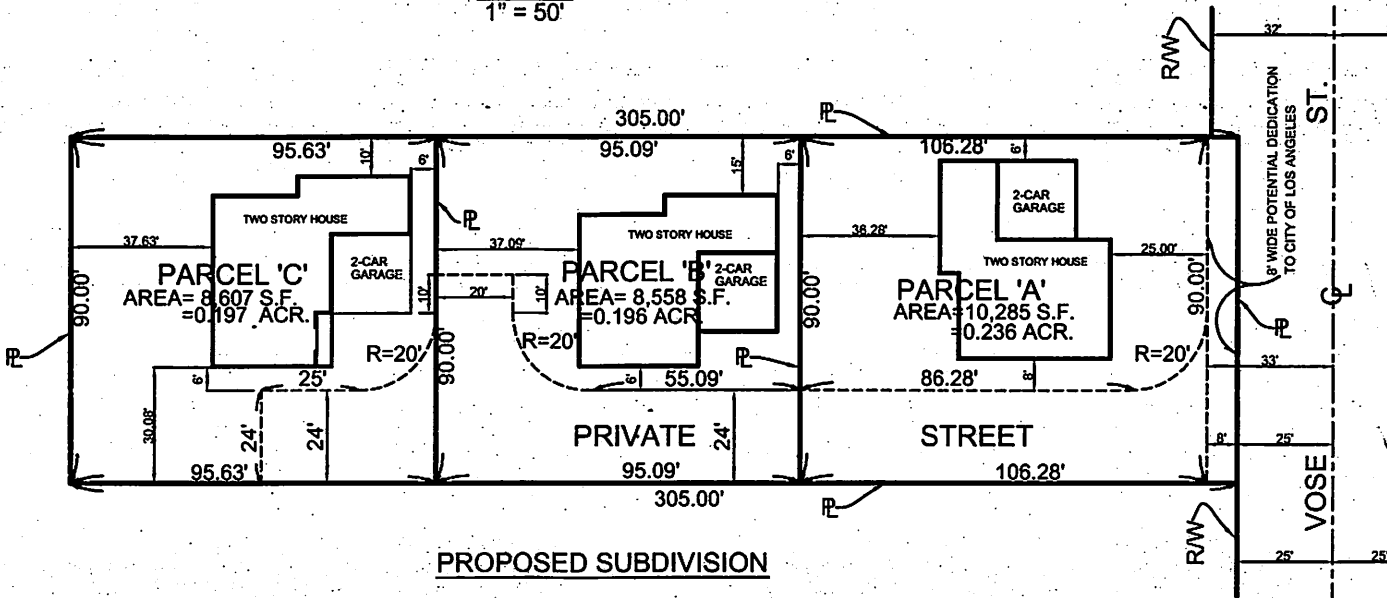
NOT A PART OF THIS SUBDIVISION

EXISTING SITE

KESTER



SCALE 1" = 50'



8' WIDE POTENTIAL DEDICATION TO CITY OF LOS ANGELES

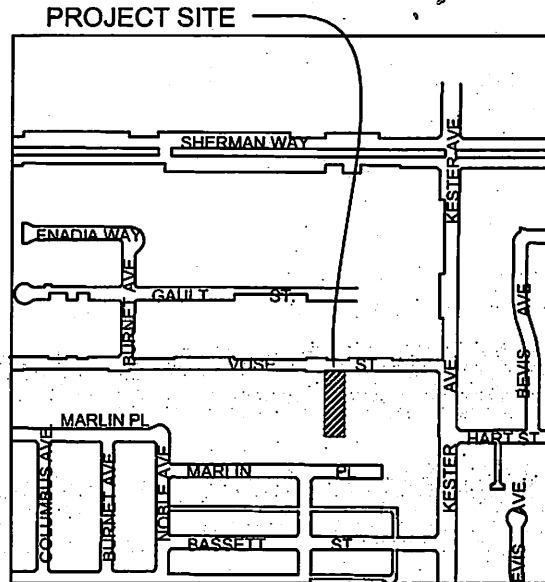
VOSE ST.

VOSE ST.

VOSE ST.

SYMBOLS

- B BOTTOM
- BLDG BUILDING
- C&G CURB & GUTTER
- CE CIVIL ENGINEERING
- CLK CHAIN LINK FENCE
- CONC CONCRETE
- DIA DIAMETER
- DWY DRIVEWAY
- (E) EXISTING
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- L&T LEAD & TAG
- PL PROPERTY LINE
- PP POWERPOLE
- PVMT PAVEMENT
- RW RIGHT OF WAY
- SWK SIDEWALK
- T TOP
- TC TOP OF CURB
- TW TOP OF WALL
- W WOODEN
- WM WATER METER
- SL STREET LIGHT
- AC ASPHALT



VICINITY MAP
NTS

OWNER:

Mehdy Gharachehdaghy
18034 VENTURA BL.# 245
ENCINO, CA. 91316

ENGINEER:

DHS & ASSOCIATES INC.
275 CENTENNIAL WAY, SUITE 205
TUSTIN, CA 92780
TEL: (714) 665-6569

LEGAL DESCRIPTION:

PORTION OF LOT 552, TRACT NO. 1000
M.B. 19, PAGES 1 TO 34
RECORDS OF LOS ANGELES COUNTY.

NOTES:

1. EXISTING SITE HAS A SINGLE FAMILY DWELLING WHICH WILL BE DEMOLISHED FOR SUBDIVISION OF ONE LOT TO 3 LOTS.
2. PROJECT ADDRESS: 14950 W. VOSE ST.
LOS ANGELES, CA 91405
3. THERE ARE NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY, OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON THE SITE.
4. THE SITE IS RELATIVELY FLAT.
5. THE SITE IS NOT IN THE FLOOD ZONE AREA.
6. SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
7. AREA:

TOTAL AREA	27,450 SQ-FT. (0.630 ACR)	
	GROSS AREA (S.F.)	NET AREA (S.F.)
PARCEL "A"	10,285	9,565
PARCEL "B"	8,558	8,558
PARCEL "C"	8,607	8,607
8. THOMAS GUIDE: PAGE 531-J5
DISTRICT MAP NO. 183-B-145
CENSUS TRACT NO. 1278.04
COUNCIL DISTRICT NO. 6
9. PROPOSED DEVELOPMENT DATA:
THREE (3) SINGLE FAMILY DWELLING LOTS
10. PARKING
2 COVERED PARKING SPACE PER LOT
TOTAL COVERED PARKING PROVIDED = 3 X 2 = 6
11. VEHICULAR ACCESS ARE FROM THE PRIVATE STREET.
PARCEL "A" MAY HAVE ACCESS FROM VOSE STREET.
12. TRASH BIN FOR RESIDENTS ARE AT EACH HOME.
13. THERE ARE NINE (9) TREES ON THE LOT WHICH WILL BE REMOVED
14. GRADING QUANTITIES:
IMPORT = 4,000 CY
15. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA
AND IS NOT SUBJECT TO FLOOD HAZARD.
16. EXISTING ZONE: R1-1
17. PROPOSED ZONE: R1-1
18. MAP PREPARED ON 6-24-2017

PRELIMINARY PARCEL MAP NO.

BEING A SUBDIVISION OF A PORTION OF LOT 552, OF TRACT NO. 1000
AS PER MAP RECORDED IN BOOK 19 PAGES 1 TO 34 INCLUSIVE OF MAP
RECORDS OF LOS ANGELES COUNTY
FOR SUBDIVISION PURPOSES