

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

**RECEIVED APR 27 2015**

*Planning Staff Use Only*

ENV No.	Existing Zone <u>R-1-RFA</u>	District Map <u>208-5A195</u>
APC <u>NORTH VALLEY</u>	Community Plan <u>SUNLAND-TUTUNGA-LAKE VIEW TERRACE-SHADOW HILLS-E. LATINA CYN.</u>	Council District <u>7</u>
Census Tract <u>1031.02</u>	APN <u>2556-008-008</u>	Case Filed With [DSC Staff]
		Date

**AA 2015 1457**

CASE NO. \_\_\_\_\_

APPLICATION TYPE \_\_\_\_\_

PARCEL MAP

*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 7916 W. WENTWORTH ST. Zip Code 91040  
 Legal Description: Lot PT 2B, ARB 24 Block NONE Tract MONTEVIST  
 Lot Dimensions 58.45' X 176.36' Lot Area (sq. ft.) 10,344.4 Total Project Size (sq. ft.) 10,344.4

**2. PROJECT DESCRIPTION**

Describe what is to be done: PARCEL MAP FROM ONE LOT TO TWO PARCELS

Present Use: ONE S.F.D. Proposed Use: TWO S.F.D.

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input 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 checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing NONE 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: 17.53

PARCEL MAP, ONE LOT TO TWO PARCELS.

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 ARPINE ZOHRABYAN Company \_\_\_\_\_

Address: 11057 ELDORA PLACE Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
SUNLAND, CA Zip: 91352 E-mail: \_\_\_\_\_

Property owner's name (if different from applicant) \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

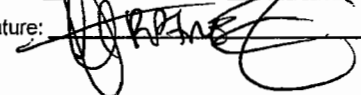
Contact person for project information OSCAR ENSAFI Company APPROVED PLANS INC.

Address: 6321 VAN NUY BLVD Telephone: (818) 988-3242 Fax: (818) 988-3294  
VAN NUY, CA Zip: 91401 E-mail: approvedplans@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: Arpine Zohrabyan

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, 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)

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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	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

**"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."**

**ACKNOWLEDGEMENT**

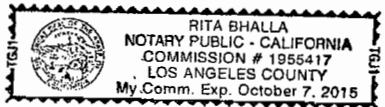
State of California }  
 } ss.

County of Los Angeles }

On this the 26<sup>th</sup> day of MAR 2015, before me, Rita Bhalla, Notary Public, personally appeared Arpine Zohrabyan 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.



Rita Bhalla  
 Signature of Notary Public

(Seal)

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

**Title or Type of Document:** \_\_\_\_\_

**Document Date:** \_\_\_\_\_ **Number of Pages:** \_\_\_\_\_

**Signer(s) Other than Named Above:** \_\_\_\_\_

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COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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: **PARCEL MAP** LOG REFERENCE: **ENV 2015-1458-CE**

PROJECT LOCATION: **7916 WENTWORTH ST, SUNLAND.**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: **\* PRELIMINARY PARCEL MAP TO 2 SINGLE FAMILY LOTS.**

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

CONTACT PERSON: **\* OSCAR ENSAFI** AREA CODE: **\* 818** TELEPHONE NUMBER: **\* 988-3242** EXT.:

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>15</u> Category _____ (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: The division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have a slope greater than 20%.

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	
FEE: <b>#81</b>		RECEIPT NO.	REC'D. BY	DATE	

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:  
**\* OSCAR ENSAFI**  
NAME (PRINTED)

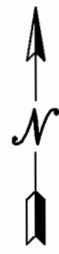
**\* [Signature]**  
SIGNATURE

**\* 4-20-15**  
DATE

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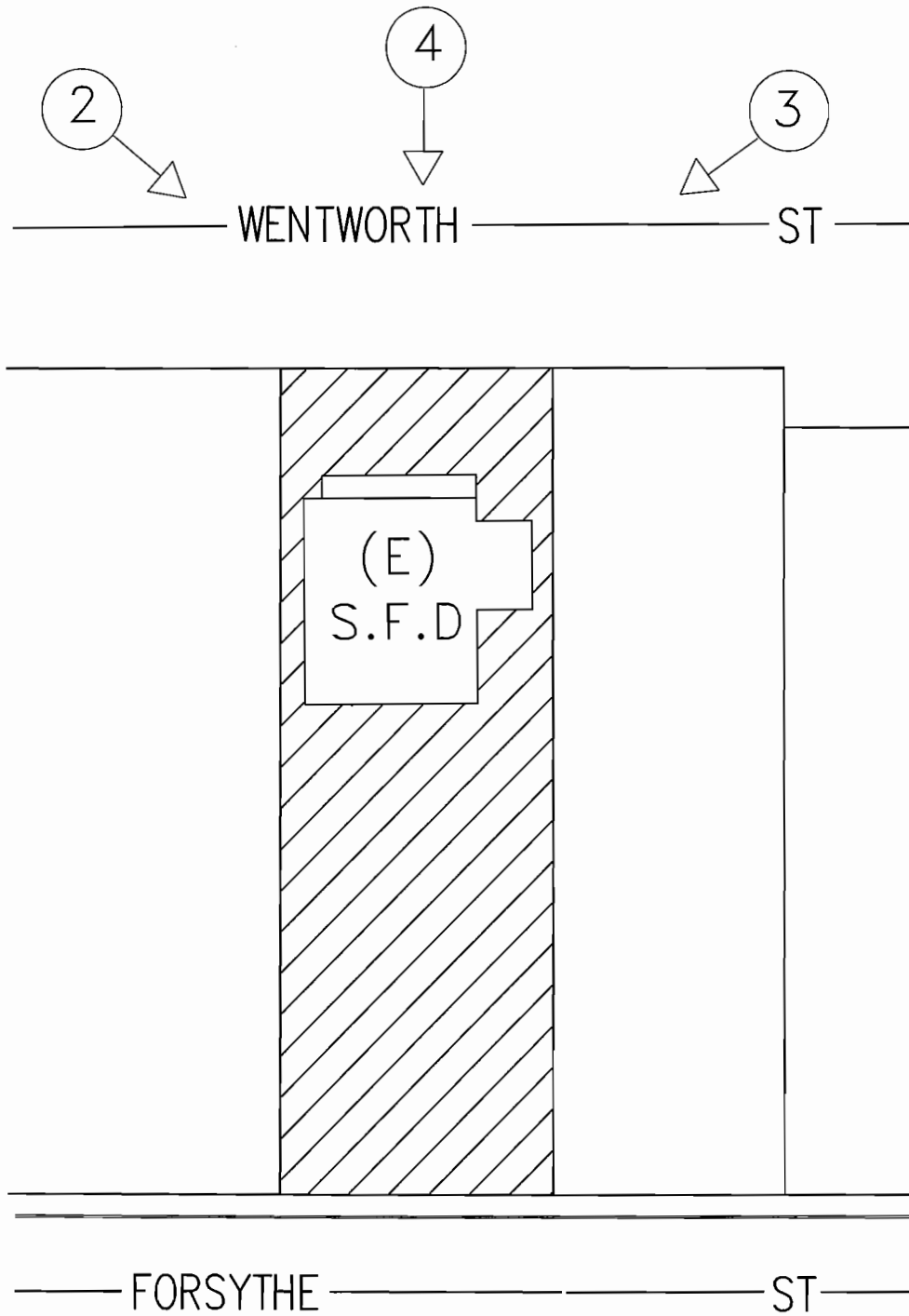
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# Vicinity Map

Project Address : 7916 Wentworth St. Sunland.

AA 2015 1457



## Photo Index Key

Project Address : 7916 Wentworth St. Sunland.



AA 2015 1457

# PRELIMINARY PARCEL MAP LA NO. AA 2015 1457



SITE ADDRESS : 7916 W. WENTWORTH ST, SUNLAND.

PROPOSED PROJECT:  
 PARCEL MAP FROM LOT TO TWO SINGLE FAMILY PARCELS.

SCALE : 1" = 40'  
 DATE : 3 - 1 - 15

• ——— • INDICATES THE BORDER OF THE LAND BEING SUBDIVIDED

LEGAL DESCRIPTION :

BEING A SUBDIVISION OF PT OF LOT 28, ARB 24 OF MONTEVISTA TRACT PER MAP RECORDED IN BOOK 6 PAGE 324 / 325 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTE :

- SITE IS LEVEL
- THERE IS NO EASMENT ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
- THERE IS NO HAZARD OR HAZARDOUS MATERIAL ON THE PROPERTY.
- NO OAK TREES, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT ON PROPERTY.
- SURFACE & CONTRIBUTORY DRAIN TO BE CONVEYED TO THE STREET.
- SEWER DISPOSAL BY UNDERGROUND SEWER SYSTEM.
- ① - THERE IS EXISTIG ONE STORY (S.F.D) WITH ATTACHED GARAGE AND 1,628 SQ.FT OF FLOOR AREA AND IS SUBJECT TO REMAIN ON PARCEL "A".

☼ INDICATES COMBINATION OF FRIUT TREES AND ONE IS SUBJECT FOR REMOVAL.

ZONING ;  
 EXISTING ZONE : R1-1-RFA

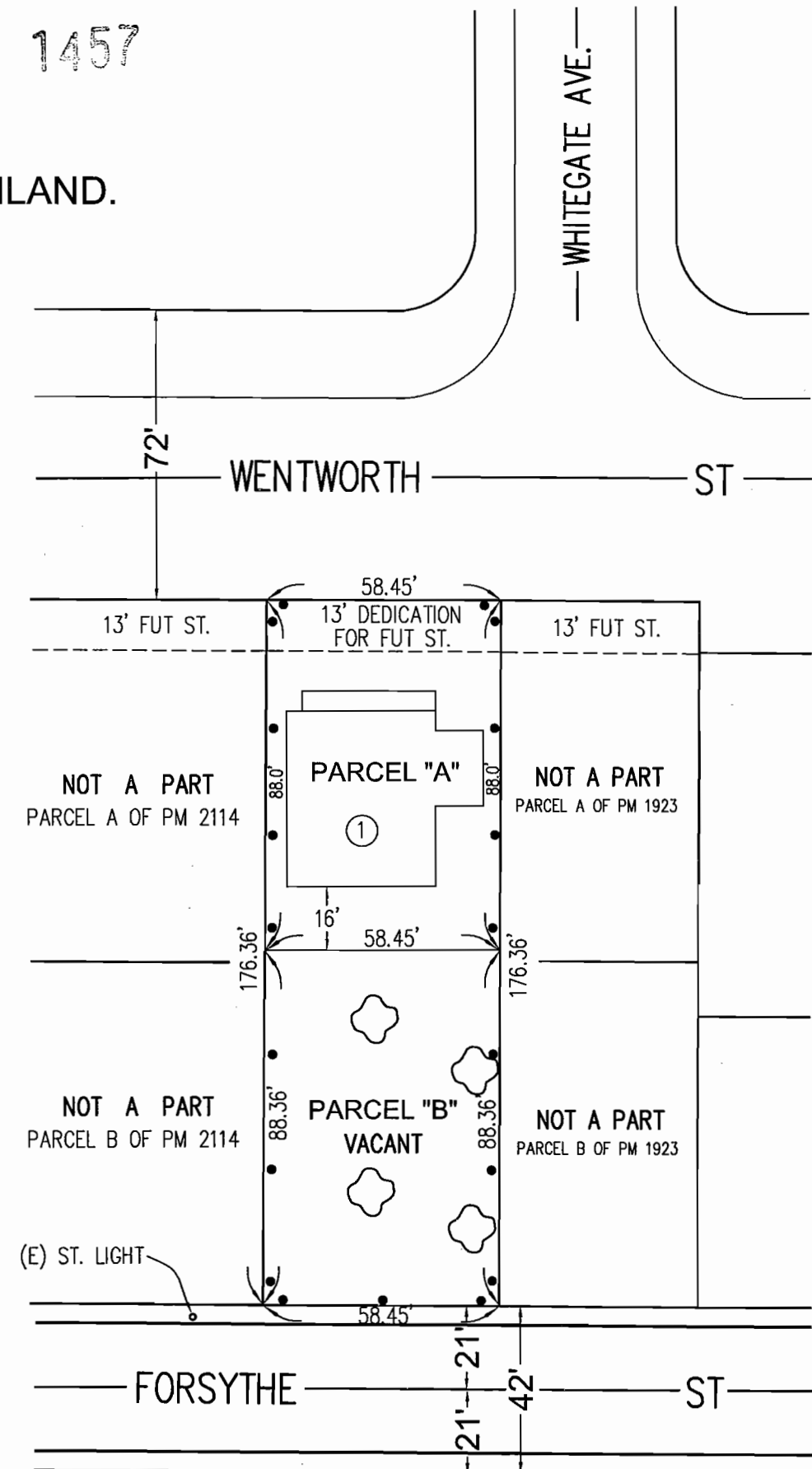
AREA :  
 TOTAL AREA : 10,344.4 SQ-FT ( 0.24 ACRE )  
 PARCEL "A" : 5,143.60 SQ-FT ( 0.12 ACRE )  
 PARCEL "B" : 5,164.64 SQ-FT ( 0.12 ACRE )

OWNER / SUBDIVIDER

ARPINE ZOHRABYAN  
 7916 WENTWORTH ST.  
 SUNLAND, CA. 91040  
 (818) 419 - 2774

LAND USE CONSULTANT

APPROVED PLANS INC.  
 OSCAR ENSAFI  
 6321 VAN NUYS BLVD.  
 VAN NUYS , CA. 91401  
 E.mail : approvedplans@yahoo.com  
 (818) 988 - 3242





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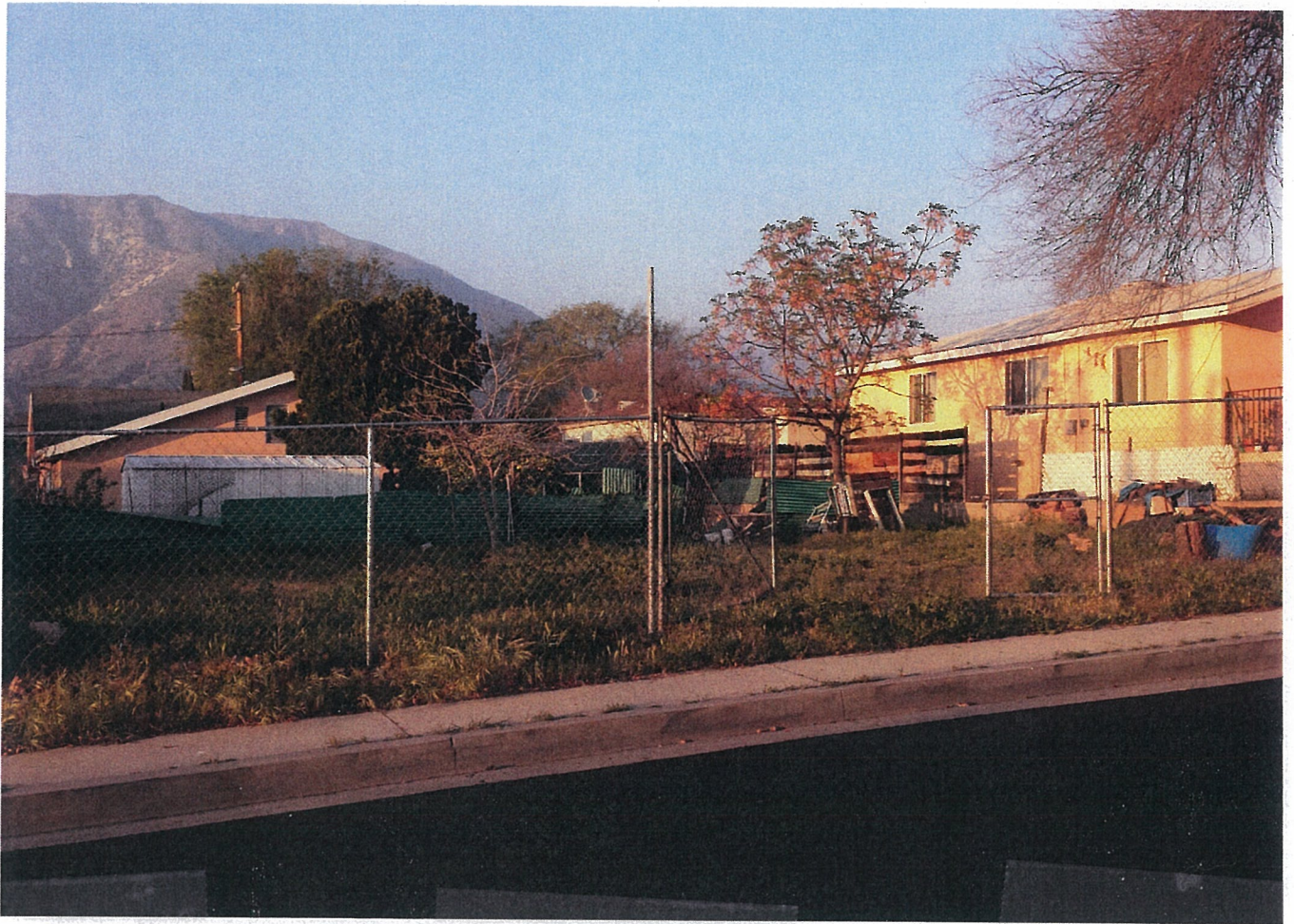




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