

TENTATIVE TRACT MAP NO. 84566

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM CONVERSION PURPOSES

TT-84566-CC

PROJECT SITE

DATE: JUNE 11, 2024

OWNER / SUBDIVIDER

LA GLO, INC.
ELAINE JOHNSON
425 S. LORRAINE BLVD.
LOS ANGELES, CA. 90020
TEL: (323) 907-0073

ENGINEER

TECHNA LAND CO., INC.
HAYK MARTIROSIAN
1545 N. VERDUGO RD, SUITE 2
GLENDALE, CA 91208
TEL: (818) 547-0543
RCE 52563

PROJECT ADDRESS

1451 1-8 S. HI POINT STREET
LOS ANGELES CA. 90035

LEGAL DESCRIPTION

NORTH 52° OF SOUTH 1/2 OF THE LOT 10
TRACT NO. 3909, MB. 44, PAGE 82

NORTH
scale: 1"=10'

AREA TABULATION

UNIT	1ST FLOOR SQ. FT.	LOFT SQ. FT.	2ND FLOOR SQ. FT.	TOTAL SQ. FT.
1	658	165	792	1643
2	575	---	615	1287
3	575	---	615	1287
4	575	---	615	1287
5	575	---	615	1287
6	575	---	615	1287
7	575	---	615	1287
8	648	130	772	1550
TOTAL	4756	295	5181	10915

PROJECT DATA

EXIST. ZONE: [QJR3-1-O]
PROP. ZONE: [QJR3-1-O]
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL
EXIST. USE: TWO-STORY + LOFT 8 UNIT APARTMENT
PROP. USE: 8 UNIT CONDOMINIUMS(2-3 BED., 6-2 BED.)
NO. OF STORIES: 2 OVER SUBTERRANEAN PARKING
NO. OF PARKING: 20 SPACES, INCLD. 4 GUEST
LOT AREA (NET): 8,836.60 SQ. FT. 0.20 AC (WITHIN EXIST. BORDERS)
LOT AREA (GROSS): 10,398.60 SQ. FT. 0.239 AC (TO STREET C/L)

NOTES:

- 1 - WATER SYSTEM: CITY OF L.A. DWP.
- 2 - POWER SYSTEM: CITY OF L.A. DWP.
- 3 - SEWER SYSTEM: CITY OF L.A. DPW.
- 4 - COMMUNITY PLAN AREA: WILSHIRE
- 5 - T.G. PAGE: 633-A4
- 6 - HILLSIDE AREA NOTE: DESIGNATED HILLSIDE / ZONING CODE) ; NO HILLSIDE GRADING AREA: NO
- 7 - TREES: 1 PALM TREE ON SITE
1 CAMPHOR TREE ON STREET SIDE
- 8 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE VICINITY OF THE MULHOLLAND SCENIC PARKWAY
- 9 - THIS SUBDIVISION IS NOT IN A POTENTIALLY DANGEROUS-HAZARDOUS AREA.
- 10 - SITE IS NOT IN LIQUEFACTION ZONE
- 11 - SITE IS WITHIN METHANE HAZRD ZONE
- 12 - SITE IS RELATIVELY FLAT
- 13 - ALL EXIST. TREE AND STRUCTURES TO REMAIN
- 14 - COUNCIL DISTRICT NO. CD-10
- 15 - ASSESSOR PARCEL NOS.: 5068-012-034
- 16 - CENSUS TRACT NO.: 2167.00
- 17 - DM: 129-B173
- 18 - NO'S. OF HABITABLE RM: 28

TENTATIVE APPROVAL

NO: TT 84566

Approved without conditions

BY: *Hayk Martirosian*
Department of Building & Safety

Grading Division 6-12-2024

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP

JUN 21 2024

☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

TENT. TR. NO. 84566

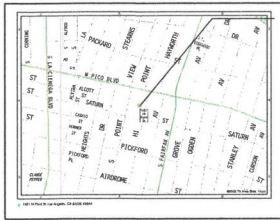


TECHNA LAND CO., INC.

CIVIL ENGINEERING, LANDSCAPING, CONST. MGMT.

HAYK MARTIROSIAN
DATE
JUNE 11, 2024

1545 N. VERDUGO RD. # 2 GLENDALE, CA 91208
TEL: (818) 547-0543, FAX: (818) 547-1074



VICINITY MAP
NO SCALE

