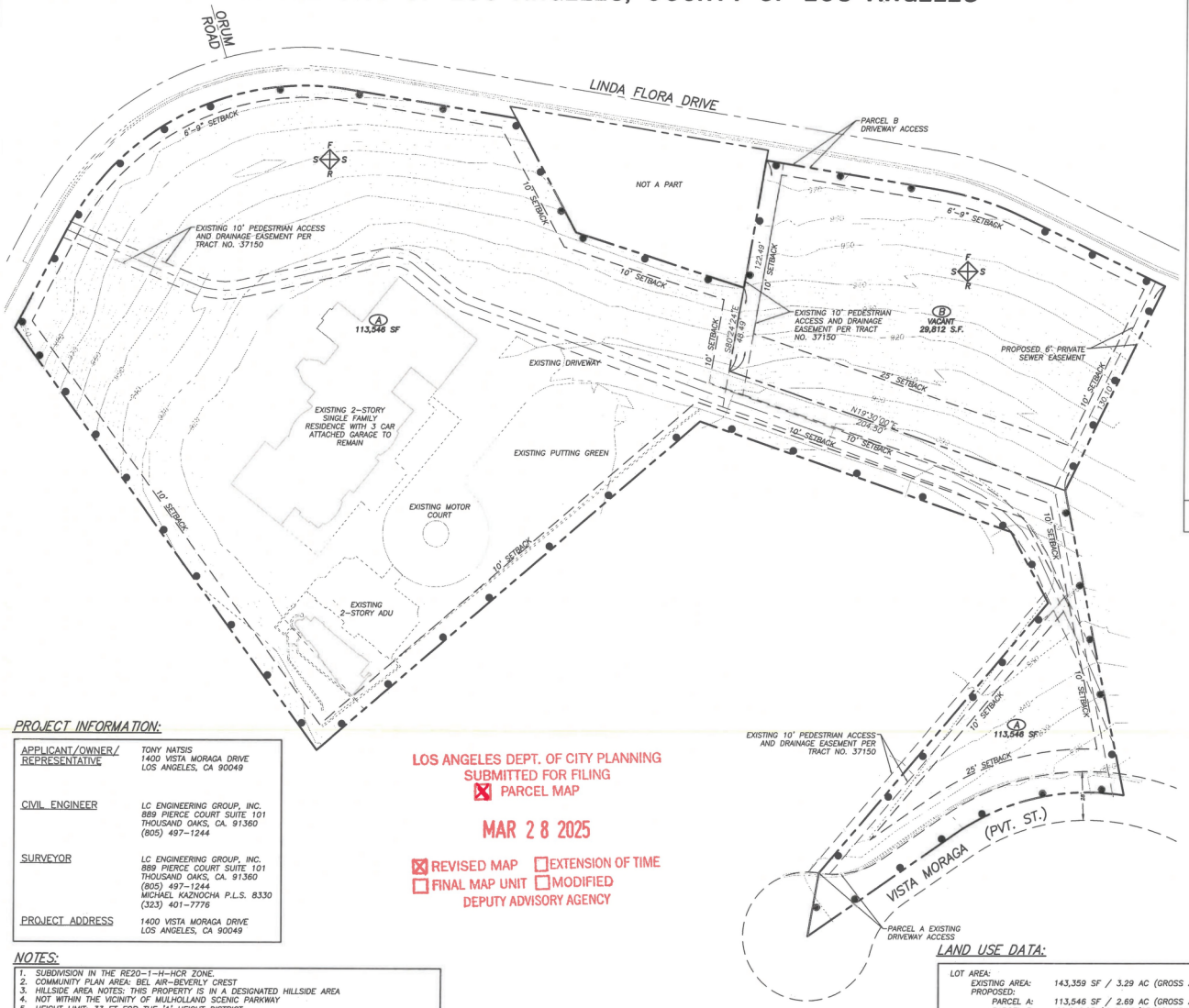
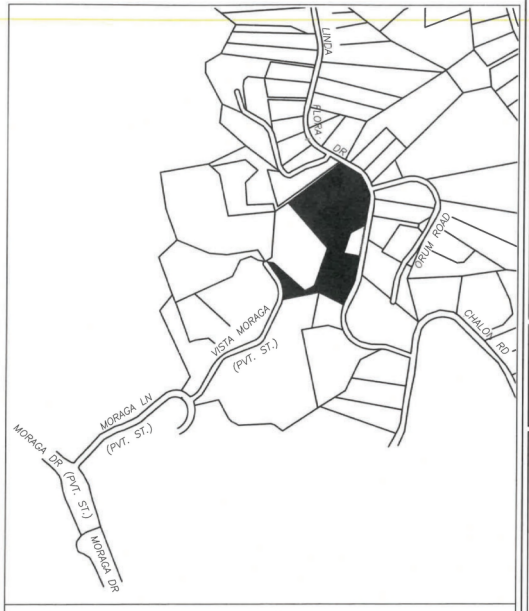
PRELIMINARY PARCEL MAP LA NO. 2023-8121

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES





VICINITY MAP

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- STREET CENTERLINE
- FRONT, REAR, SIDE LOT LINE INDICATOR
- BUILDING FOOTPRINT
- FREESTANDING WALL
- (A) PROPOSED PARCEL

PROJECT INFORMATION:

APPLICANT/OWNER/ REPRESENTATIVE	TONY NATSIS 1400 VISTA MORAGA DRIVE LOS ANGELES, CA 90049
CIVIL ENGINEER	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244
SURVEYOR	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244 MICHAEL KAZNOCHA P.L.S. 8330 (323) 401-7776
PROJECT ADDRESS	1400 VISTA MORAGA DRIVE LOS ANGELES, CA 90049

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☒ PARCEL MAP

MAR 28 2025

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

NOTES:

1. SUBDIVISION IN THE RE20-1-H-HCR ZONE.
2. COMMUNITY PLAN AREA: BEL AIR-BEVERLY CREST
3. HILLSIDE AREA NOTES: THIS PROPERTY IS IN A DESIGNATED HILLSIDE AREA
4. NOT WITHIN THE VICINITY OF MULHOLLAND SCENIC PARKWAY
5. HEIGHT LIMIT: 33 FT FOR THE '1' HEIGHT DISTRICT
6. OAK TREES: TO BE DETERMINED BY PROJECT ARBORIST
7. FLOOD ZONE: OUTSIDE OF FLOOD ZONE
8. T.G. PAGE: 591 GRID H6
9. DISTRICT MAP: 144B145
10. COUNCIL DISTRICT: CD-5
11. VERY HIGH FIRE HAZARD SEVERITY ZONE: YES
12. PROPOSED PUBLIC EASEMENTS: NONE
13. PROPOSED PRIVATE EASEMENTS: 6' PRIVATE SEWER EASEMENT ALONG SOUTHERLY PROPERTY LINE
14. CONNECTIONS TO THE EXISTING SEWER WILL BE PROPOSED ON VISTA MORAGA DRIVE AND LINDA FLORA DRIVE
15. PARCEL A – EXISTING SINGLE FAMILY RESIDENCE TO REMAIN.
16. PARCEL B – PROPOSED PARCEL TO BE ACCESSED DIRECTLY FROM LINDA FLORA DR.

TREE SUMMARY:

	COMMON NAME:
1.	TO BE DETERMINED BY PROJECT ARBORIST

LAND USE DATA:

LOT AREA:
EXISTING AREA: 143,359 SF / 3.29 AC (GROSS AND NET)
PROPOSED:
PARCEL A: 113,546 SF / 2.69 AC (GROSS AND NET)
PARCEL B: 29,812 SF / 0.60 AC (GROSS AND NET)

A.P.N.: 4368-003-021
ZONING:
EXISTING: RE20-1-H-HCR
PROPOSED: RE20-1-H-HCR
LAND USE:
EXISTING: LOW MEDIUM I RESIDENTIAL
PROPOSED: LOW MEDIUM I RESIDENTIAL

STREET INTERSECTION: MORAGA LANE & MORAGA DRIVE DISTANCE TO INTERSECTION: 1,560 FT

LEGAL DESCRIPTION:

LOT 5 OF TRACT NO. 37150, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIAM AS PER MAP RECORDED IN BOOK 994, PAGES 1 THROUGH 5 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK:

CITY OF LOS ANGELES
ELEV.= 737.322
NAVD 1988 (2000 ADJ)
INVERT OF SEWER MANHOLE AT STATION 4+47.61 ON LINDA FLORA DRIVE AS PER SEWER WYE MAP 7939, PAGE 6

SETBACK MATRIX:

PARCEL	LOT SIZE	LOT COVERAGE	FRONT	REAR	SIDE (NORTH)	SIDE (SOUTH)
A	113,546 SF	7.2%	6'-9"	25'-0"	10'-0"	10'-0"
B	29,812 SF	0%	6'-9"	25'-0"	10'-0"	10'-0"

SCALE: 1"=30'
0 30 60 90

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengineerinc.com

FOR PLAN CHECK ONLY
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

NATSIS
1400 VISTA MORAGA
LOS ANGELES, CALIFORNIA

PRELIMINARY PARCEL MAP

DATE:	3/28/2025
SCALE:	1"=10'
DRAWN:	NL
JOB NO:	8340
SHEET	

PPM 1.0

X:\LCE GROUP\Civil\JOBS\8300\8340 Nat VISTA\DWG\PL AND EXHIBIT\8340 PRELIM PARCEL MAP.dwg Mar 28, 2025, 8:06am Nicole Lussenhe