

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

5121 FRANKLIN
 1915 NORMANDIE

ENV No.		Existing Zone	
APC		Community Plan	
Census Tract	APN	Staff Approval *	

*Approval for Filing by Community Plan

CASE NO. _____

APPLICATION TYPE LOT LINE ADJUSTMENT ZAA FOR REDUCED LOT SIZE
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 5121 FRANKLIN AVE Zip Code 91027
 Legal Description: Lot FR 20 Block NONE Tract TR 2099
 Lot Dimensions 74 x 175 Lot Area (sq. ft.) 12,718.7 Total Project Size (sq. ft.) _____

2. PROJECT DESCRIPTION

Describe what is to be done: LOT LINE ADJUSTMENT FOR 2 PARCELS WITH LOT 1 OBSERVING A 57.6' LOT WIDTH AND 6,979 S.F. OF LOT AREA IN LIEU OF 65' LOT WIDTH AND 9,000 SF LOT AREA RESPECTIVELY IN THE RE-9 ZONE.

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 type="checkbox"/> Residential	

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
-------------------------------	--------------------------------	---------------------------------	------------------------------------

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 17.5B Code Section which authorizes relief: 12.07.01

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

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:

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP
Xorin Balbes	<i>Xorin Balbes</i>	5121 Franklin Ave LA 90027	
Paul Ashley	<i>Paul Ashley</i>	2000 GIFFITT PK BLVD	

4. OWNER/APPLICANT INFORMATION

Applicant's Name SARA HOUGHTON Company Temple Home
 Address: 1915 NORMANDIE AVE Telephone: (323) 662-2220 Fax: (323) 662-2221
LA, CA Zip: 90027 E-mail: _____

Property Owner's Name (if different than applicant) XORIN BALBES + PAUL ASHLEY
 Address: 1915 NORMANDIE AVE Telephone: (323) 662-2220 Fax: (323) 662-2221
LA, CA Zip: 90027 E-mail: _____

Contact Person for project information SEE APPLICANT
 Address: _____ Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

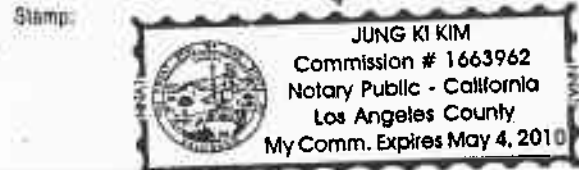
5. APPLICANT'S AFFIDAVIT

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.

Signature: *Sara Houghton*
 Print: SARA HOUGHTON
 Date: 12/7/06

Subscribed and sworn before me this (date): December 7th, 2006
 In the County of Los Angeles State of California
 Notary Public *Jung Ki Kim*



7. 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 hand-out 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

Supp Fee		
----------	--	--

OWNER INFORMATION: If any is an owner in escrow, so state.

→ Paul Astley
Owner's Signature

Paul Astley
Owner's printed name

2658 Griffith Park Blvd. # 323
Mailing Address

LA 90039
City/Zip

Telephone Fax

Xorin Balbes
Owner's Signature

Xorin Balbes
Owner's printed name

PO Box 292269
Mailing Address

LA 90029
City/Zip

Telephone Fax

Owner's Signature

Owner's printed name

Mailing Address

City/Zip

Telephone Fax

Owner's Signature

Owner's printed name

Mailing Address

City/Zip

Telephone Fax

REPRESENTATIVE INFORMATION

Representative _____

Name

Company

Telephone: () _____

Address

City/State

FAX: () _____
Zip

EXHIBIT 'A'
LEGAL DESCRIPTION
PARCEL 1

PARCEL 1:

THE NORTHERLY 57.50 FEET OF LOT D OF TRACT NO. 3369, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGES 52 AND 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 30.00 FEET OF SAID LAND CONVEYED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES.

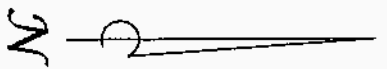
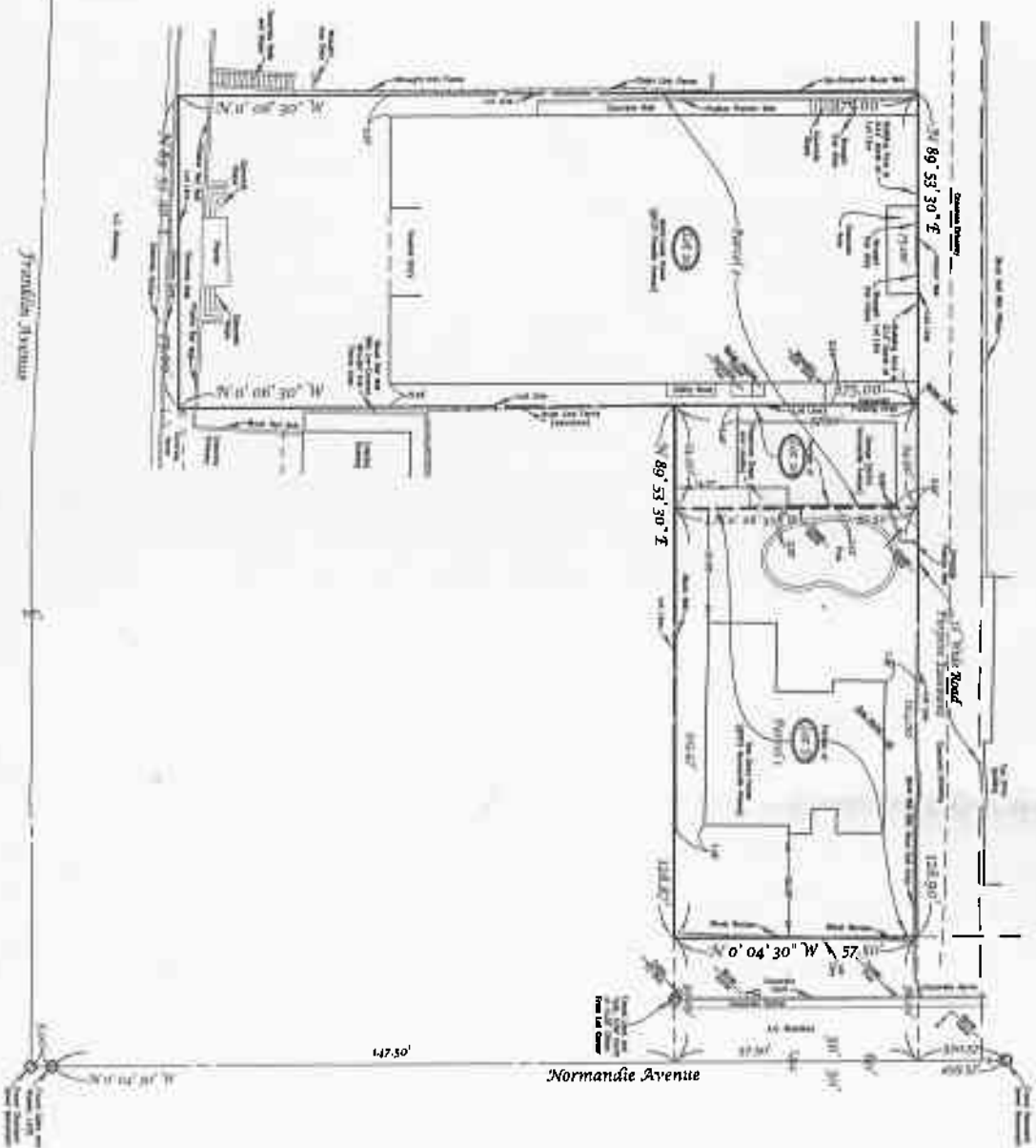
PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THE SOUTHERLY 15.00 FEET OF LOT C OF SAID TRACT NO. 3369, AS PER MAP RECORDED IN BOOK 34, PAGES 52 AND 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE LAND DESCRIBED HEREIN ABOVE.

SEE ATTACHED EXHIBIT 'B'



Lot Line Adjustment



Scale: 1" = 30'

Date of Survey: November 25, 2006

Site Address: 1915 North Normandie Avenue, Los Feliz
5121 Franklin Avenue, Los Feliz

Zone: RE 9-1

Area	Line Legend
Existing Area: 20 and Lot "D" = 7,411 square feet; 0.17 acres	Existing Lot Line
Parcel 1 (Lot 20) = 13,123 square feet; 0.30 acres	Proposed Lot Line
Proposed Area:	
Parcel 1 = 2,579 square feet; 0.14 acres	
Parcel 2 = 14,527 square feet; 0.33 acres	

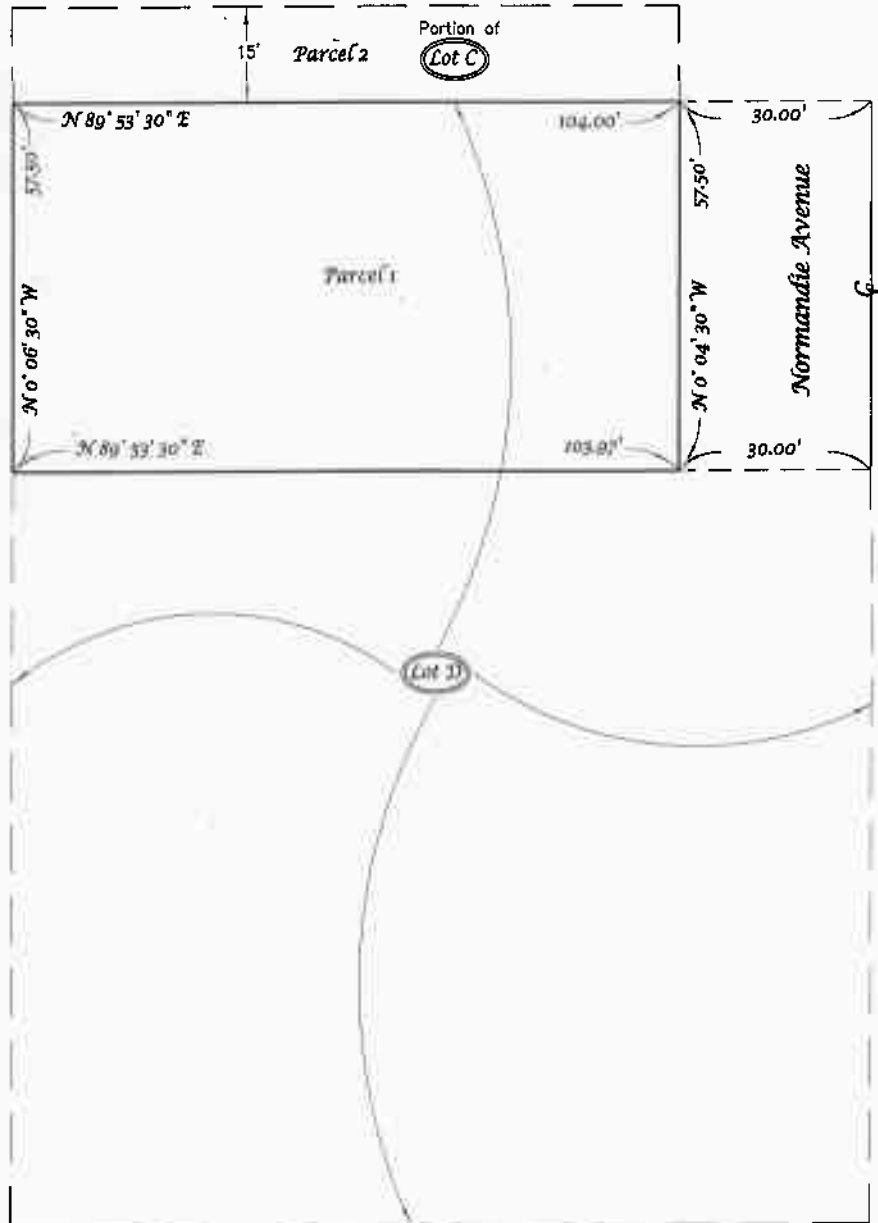
Owner: Paul Ashby
1915 Normandie Avenue
Los Angeles, CA 90027
(323) 965-2130

Owner: Karin Boltes
5121 Franklin Avenue
Los Angeles, CA 90027

Surveyor: M & M & Co.
16145 Roscoe Boulevard
North Hills, CA 91343
(818) 891-9100
Michael J. Amoroso, L.S. 5392

Exhibit 'B'

Scale: 1" = 30'



job #10-30-05

EXHIBIT 'C'
LEGAL DESCRIPTION
PARCEL 2

PARCEL 1:

THE WESTERLY 75 FEET AND THE NORTHERLY 57.50 FEET OF THE EASTERLY 25 FEET OF LOT 20 OF TRACT NO. 2099, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY OVER THE SOUTHERLY 15 FEET OF THE EASTERLY 210 FEET OF LOT C OF TRACT NO. 3369, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGES 52 AND 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR PRIVATE ROAD PURPOSES TO BE USED IN COMMON WITH OWNERS OF SIMILAR EASEMENT, THIS EASEMENT IS APPURTENANT TO THE LAND ABOVE DESCRIBED AS PARCEL 1.

EXCEPT THEREFROM THE EASTERLY 30 FEET DEEDED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES.

SEE ATTACHED EXHIBIT 'D'



EXHIBIT 'E'
LEGAL DESCRIPTION
AREA CONVEYED

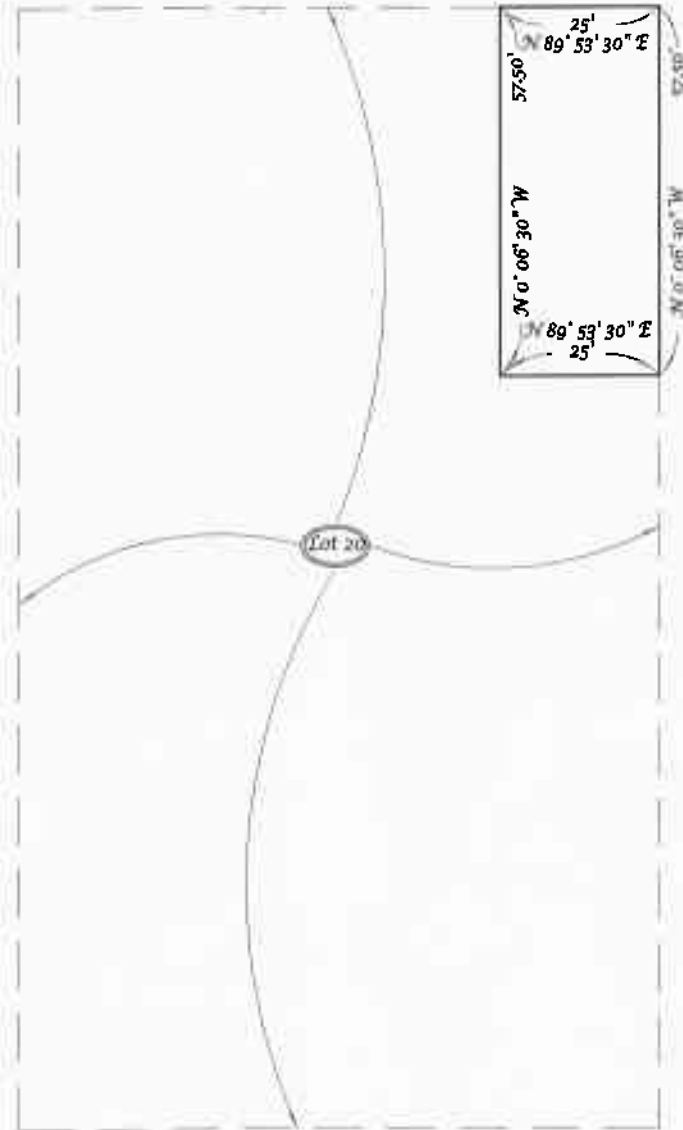
THE NORTHERLY 57.50 FEET OF THE EASTERLY 25 FEET OF LOT 20 OF TRACT NO. 2099, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SEE ATTACHED EXHIBIT 'F'

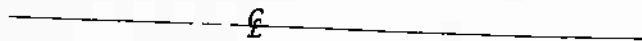


Exhibit 'F'

Scale: 1" = 30'



Franklin Avenue



job #10-30-05