

Parcel A lot area proposed at 4,987 in lieu of 5,000 (less than 1% reduction).

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.58'	15.00'	90°03'50"
C2	22.07'	15.00'	84°18'01"

PRELIMINARY PARCEL MAP NO. AA-2019-1556

5.4 ft. rear yard setback on Parcel C.

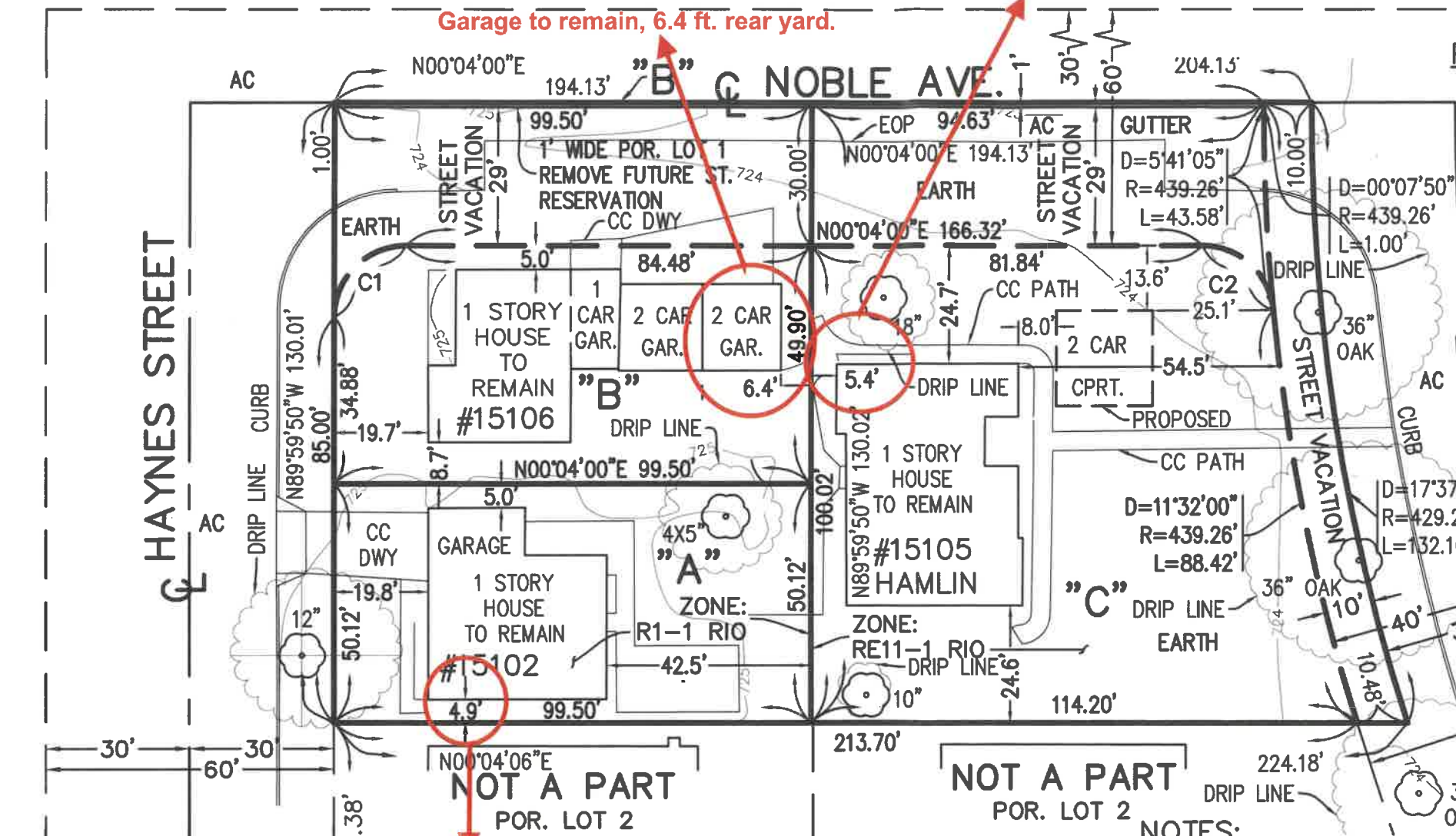
PARCEL	AREA
"A"	4,987 S.F. 0.114 ACRE
"B"	7,949 S.F. 0.183 ACRE
"C"	14,462 S.F. 0.332 ACRE
TOTAL:	27,398 S.F. 0.629 ACRE

PARCEL SITE ADDRESSES:

"A" 15106 HAYNES ST.,
 "B" 15102 HAYNES ST.,
 "C" 15105 HAMLIN ST.,
 LOS ANGELES, CA 91411

LEGEND:

- 12" TREE TRUNK WITH DIAMETER & DRIPLINE
- AC ASPHALT CONCRETE
- CC CONCRETE
- CPRT. CARPORT
- DEMO. DEMOLISHED
- EOP EDGE OF PAVEMENT
- GAR. GARAGE
- POR. PORTION



Garage to remain, 6.4 ft. rear yard.

nonconforming 4.9' side yard to remain following subdivision BEING A DIVISION OF LOT 1 OF TRACT NO. 11307, M.B. 203/23-24

NOTES:

- ZONING: PARCELS A & B: R1-1-RIO; PARCEL C: RE11-1-RIO
- THERE ARE NO PROTECTED TREES ON SITE.
- ALL TREES SHOWN ARE TO REMAIN
- SITE IS LOCATED IN A LIQUEFACTION AREA.

LEGAL DESCRIPTION:

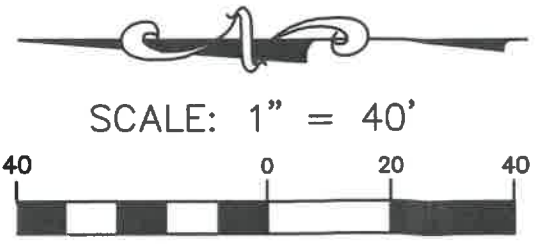
LOT 1 OF TRACT NO. 11307, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 203, PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

OWNERS:

BORIS GULKAROV
 OLGA GULKAROV
 RUBEN GULKAROV
 625 N. STANLEY AVE.
 LOS ANGELES, CA 90036
 TEL: (213) 804-4421

SURVEYOR:

OFER SHAPIRA
 LIC. NO.: L.S. 7123
 EXP. DATE: 12-31-20
 901 SEWARD ST.
 LOS ANGELES, CA 90038
 TEL: (323) 366-2882



DATE: OCTOBER 5, 2020

EXHIBIT "A"
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 Case No. 2A-2021-929-2AA