



# City of Los Angeles Department of City Planning

09/20/2009

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

1538 N RANDALL CT

### ZIP CODES

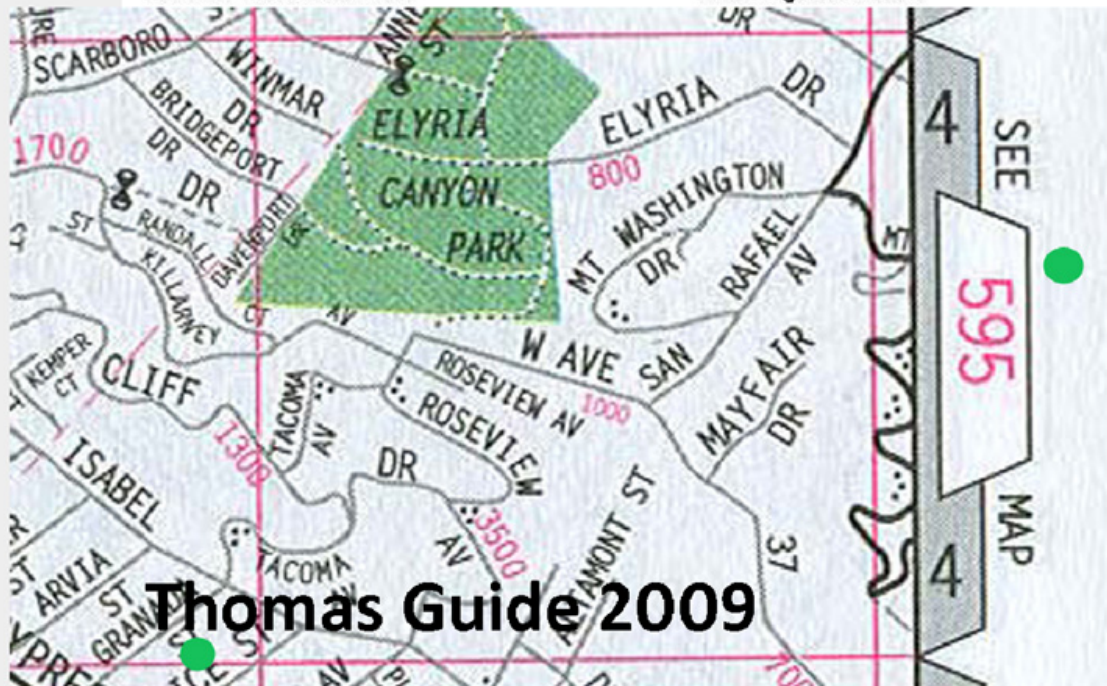
90065

### Address/Legal Information

PIN Number:	148-5A217 257
Lot Area (Calculated):	6,937.5 (sq ft)
Thomas Brothers Grid:	PAGE 594 - GRID H4
Assessor Parcel No. (APN):	5464030027
Tract:	TR 4417
Map Reference:	M B 48-95
Block:	None
Lot:	28
Arb (Lot Cut Reference):	None
Map Sheet:	148-5A217 148-5A219

### Jurisdictional Information

Community Plan Area:	Northeast Los Angeles
Area Planning Commission:	East Los Angeles
Neighborhood Council:	Arroyo Seco
Council District:	CD 1 - Ed P. Reyes CD 14 - Jose Huizar
Census Tract #:	1852.01
LADBS District Office:	Los Angeles Metro



Thomas Guide 2009



(/pdiscaseinfo/default.aspx)

## Department of City Planning

# Case Summary & Documents

Case Number    Ordinance    Zoning Information    CPC Cards    ZA Cards

Case Number:   Format: AA-YYYY-1234    Example: ZA-2011-3269

[Advanced Search Help](#)

**Case Number:** ENV-2018-1191-CE

**Case Filed On:** 03/06/2018

**Accepted for review on:**

**Assigned Date:** 03/07/2018

**Staff Assigned:** CHRISTINA LEE

**Hearing Waived / Date Waived :** /

**Hearing Location:**

**Hearing Date / Time:**

**ENV Action:**

**ENV Action Date:**

**End of Appeal Period:**

**Appealed:** No

**BOE Reference Number:**

**Case on Hold?:** No

**Primary Address**

Address	CNC	CD
1538 N RANDALL CT 90065	Arroyo Seco	1

[View All Addresses](#)

**Project Description:** PROJECT PERMIT COMPLIANCE WITH THE MT. WASHINGTON-GLASSELL PARK SPECIFIC PLAN FOR THE CONSTRUCTION OF A (N) SINGLE FAMILY DWELLING WITH GARAGE AND BASEMENT.

**Requested Entitlement:** PURSUANT TO LAMC SEC. 11.5.7C, A PROJECT PERMIT COMPLIANCE WITH THE MT. WASHINGTON-GLASSELL PARK SPECIFIC PLAN FOR THE CONSTRUCTION OF A (N) SINGLE FAMILY DWELLING WITH GARAGE AND BASEMENT.

**Applicant:**

**Representative:**

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE5MzYw0> (<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE5MzYw0>)

0 Case Documents found for Case Number: ENV-2018-1191-CE			
Type ~	Scan Date	Signed	
No Documents were found			



(/pdiscaseinfo/default.aspx)

# Department of City Planning

## Case Summary & Documents

Case Number    Ordinance    Zoning Information    CPC Cards    ZA Cards

Case Number:   Format: AA-YYYY-1234    Example: ZA-2011-3269

[Advanced Search Help](#)

**Case Number:** DIR-2018-1190-SPP  
**Case Filed On:** 03/06/2018  
**Accepted for review on:**  
**Assigned Date:** 04/11/2018  
**Staff Assigned:** SANTOS SANCHEZ  
**Hearing Waived / Date Waived :** No /  
**Hearing Location:**  
**Hearing Date / Time:** 12:00 AM  
**DIR Action:**  
**DIR Action Date:**  
**End of Appeal Period:**  
**Appealed:** No  
**BOE Reference Number:**  
**Case on Hold?:** Yes

0 Case Documents found for Case Number: DIR-2018-1190-SPP			
Type ~	Scan Date	Signed	
No Documents were found			

**Primary Address**

Address	CNC	CD
1538 N RANDALL CT 90065	Arroyo Seco	1

[View All Addresses](#)

**Project Description:** PROJECT PERMIT COMPLIANCE WITH THE MT. WASHINGTON-GLASSELL PARK SPECIFIC PLAN FOR THE CONSTRUCTION OF A (N) SINGLE FAMILY DWELLING WITH GARAGE AND BASEMENT.

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**Applicant:**  
**Representative:**

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE5MzU50> (<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE5MzU50>)

Hearing Waived / Date Waived :  
Hearing Location:  
Hearing Date / Time:  
DIR Action:  
DIR Action Date:  
End of Appeal Period:  
Appealed:  
BOE Reference Number:  
Case on Hold?:

**Primary Address**

**Address**

1538 N RANDALL CT 90065

[View All Addresses](#)

**Project Description:**

**Requested Entitlement:**

**Applicant:  
Representative:**

[View Related Cases](#)

Permanent Link: <http://planning>

All Addresses

**1 address was found for this Case**

Address	CNC	CD
1538 N RANDALL CT 90065	Arroyo Seco	1

PLAN FOR THE

SHINGTON-GLASELL PARK  
AGE AND BASEMENT.

Permit #: 08010-10000-01335



**NOTICE  
OF INTEREST**

**MT. WASHINGTON/GLASSELL PARK  
SPECIFIC PLAN**  
(Ordinance No. 168,707)

**PROJECT PERMIT APPLICATION**

Case No. DIR-2008-2262 - SPP

Project Address 1538 N RANDALL CT

Project Type:  New Construction  Addition

For further information contact:

JIMMY ANGUIANO

213-978-1212

Department of City Planning  
Community Planning Bureau  
Eastside Unit, Room 66  
200 N. Spring Street  
Los Angeles, CA 90012

REQUEST OF L. 0003

Book 26909 Page 420

L 3383

DOCUMENT No. RECORDED AT REQUEST OF

*James S. Hendon*

APR 13 1948

58 PM 2 PM

Book 26909 Page 419

OFFICIAL RECORDS

County of Los Angeles, California

W. S. Folsom

W. H. BEATTY, County Recorder

*W. S. Folsom*

*180-47*

EASEMENT DEED

WHEREAS, CHARLES V. DIXON and LEONA L. DIXON, husband and wife, own Lots 427 and 428 in Tract 3867, as per map recorded in Book 61, Pages 93 and 94 of Maps, Records of Los Angeles County, and Lots 40 and 49 in Tract 7367, as per map recorded in Book 79, Pages 73 and 74 of Maps, Records of Los Angeles County, and an easement for alley purposes over the rear (southerly) 20 feet of Lots 421, 422, 424 and 425 in said Tract 3867, and the beneficial interest in a deed of trust on Lot 421 in said Tract 3867; and

LOS ANGELES TITLE CLEARING COMPANY, a California corporation, owns Lots 423, 426 and 429 in said Tract 3867 and the beneficial interest in a deed of trust on Lot 426 in said Tract 3867; and

JOSEPH A. TAYLOR, an unmarried man, is the purchaser, subject to a deed of trust, of Lot 426 in said Tract 3867; and

JAMES THORBURN and REGINA W. THORBURN, husband and wife, own Lot 421 in said Tract 3867, subject to a deed of trust; and

RAYMOND BAKER and FRANCOISE BAKER, husband and wife, SYLVESTER L. OSTROM and DOROTHY F. OSTROM, husband and wife, DONALD W. BRULIN and ELAINE F. BRULIN, husband and wife, own Lot 422 in said Tract 3867; and

WILLIAM H. WOLFF and ELEANOR T. WOLFF, husband and wife, own Lot 424 in said Tract 3867; and

BRUCE HACKLER COX, a single man, owns Lot 425 in said Tract 3867; and

TITLE INSURANCE AND TRUST COMPANY, a corporation, is the trustee under a deed of trust on Lot 421 in said Tract 3867; and

RECORD SEARCHING TITLE COMPANY, a corporation, is the trustee under a deed of trust on Lot 426 in said Tract 3867; and

WHEREAS, the parties aforesaid wish to create an easement for alley purposes and for ingress and egress to and from said

LEGAL ACCESS

Plot Division, 1964 to Present:

Easterly triangular portion of Current Lot 28/40 via Randall Ct ingress & egress.

Reference: 1964 Contour Tract Map (page 12) & ZIMAS



several lots, and extending from Killarney Street on the West to Randall Court on the East over a strip of land, described as follows:

The rear (Southerly) 20 feet of Lots 421 to 428, inclusive, in said Tract 3687.

That portion of Lot 429 in said Tract 3687 lying South and West of a line drawn parallel to the Southerly line of said lot beginning at a point in the Westerly line of said lot 20 feet (measured along a 90° angle) from a projection of the Southerly line of said lot, thence Easterly to a point of intersection with a projection Northwesterly of the Northeasterly straight line of Randall Court, thence Southeasterly along said projection to a point of intersection with the Southerly line of said lot.

That portion of Lot 49 in said Tract 7367 lying within a strip of land bounded by a projection Northwesterly of the Northeasterly and the Southwesterly straight lines of Randall Court to points of intersection with the Northerly line of said lot.

THEREFORE, the parties hereto do and each does hereby grant to the others of said parties an easement for the purposes aforesaid over all those above-described portions of said lots severally owned by said respective parties;

And the parties hereto hereby authorize and appoint LOS ANGELES TITLE CLEARING COMPANY, a corporation, as the agent, irrevocable, of all parties hereto to dedicate said portions, or any part or parts thereof, to public use as an alley at any time within fifteen years from the date hereof.

This grant and all thereof shall inure to and bind the parties hereto, their and each of their heirs, executors, administrators, successors and assigns.

DATED: February 6, 1948.

Charles V. Dixon  
Charles V. Dixon

Leona L. Dixon  
Leona L. Dixon

Raymond Baker  
Raymond Baker

Francine Baker  
Francine Baker

James Thorburn  
James Thorburn

Regina W. Thorburn  
Regina W. Thorburn

Sylvester L. Ostrom  
Sylvester L. Ostrom

Dorothy P. Ostrom  
Dorothy P. Ostrom

Public Use  
Designation of  
Easement  
Correspondence  
to City of LA  
(1963)

Donald M. Berlin  
Donald M. Berlin  
Elaine F. Berlin  
Elaine F. Berlin  
Joseph A. Taylor  
Joseph A. Taylor

William H. Wolfe  
William H. Wolfe  
Eleanor H. Wolfe  
Eleanor H. Wolfe  
Bruce Mackler Cox  
Bruce Mackler Cox

IN WITNESS WHEREOF, said corporation, LOS ANGELES TITLE CLEARING COMPANY, has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

By Joseph A. Taylor  
President.

By Eleanor H. Wolfe  
Secretary.

IN WITNESS WHEREOF, said corporation, RECORD SEARCHING TITLE COMPANY, has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice-President and Secretary thereunto duly authorized.

By Joseph A. Taylor  
Vice-President.

By Eleanor H. Wolfe  
Secretary.

IN WITNESS WHEREOF, said corporation, TITLE INSURANCE AND TRUST COMPANY, has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and Assistant Secretary thereunto duly authorized.

By Joseph A. Taylor  
Vice President.

By Eleanor H. Wolfe  
Ass't Secretary.

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

Joins in the execution of the within Agreement solely as Trustee under this Deed of Trust, recorded Jan. 11, 1947, in Book 24114, Page 307 and not otherwise.

On February 8, 1948, before me, the undersigned, a Notary Public in and for said County and State, personally appeared IRVING SICHULMAN, known to me to be the President, and LEO GOODMAN, known to me to be the Secretary of LOS ANGELES TITLE CLEARING COMPANY, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Howard Fischer  
Notary Public in and for said County and State.

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES } SS.

On February 8, 1948, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHARLES W. DIXON, LECMA L. DIXON, JAMES THORBURN, and REGINA W. THORBURN, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same.

WITNESS my hand and official seal.

Howard Fischer  
Notary Public in and for said County and State.



LOS ANGELES COUNTY ASSESSOR

THE FIRST ENTERED VALUE CARRIES FORWARD TO THE RIGHT UNTIL A CHANGE IS MADE BY AN ENTRY IN THE COLUMN OF THE YEAR AFFECTED

76M59-370-3-61

ASSEESSE AND DESCRIPTION	SECTION OR LOT	TWP. BLK. OR DIVISION	RGE. WEST OR REG.	CODE	DATE SOLD FOR TAXES (LAST BUSINESS DAY OF YEAR SHOWN)	PARCEL NO.	1963		1964		1965		1966		1967		
							\$ LAND	\$ IMP.	\$ LAND	\$ IMP.	\$ LAND	\$ IMP.	\$ LAND	\$ IMP.	\$ LAND	\$ IMP.	
580123 BROWN, T							5464	030	023	8	880216	020	7813				
TRACT # 7367																	
VAUGHN,																	
TRACT # 4417																	
VAUGHN,																	
TRACT # 4417																	
VAUGHN,																	
TRACT # 4417																	
VAUGHN,																	
TRACT # 4417																	
VAUGHN,																	
TRACT # 4417																	
600715 MAXSON,																	
TRACT # 3867																	
600211 NORTHE,																	
TRACT # 3867																	
570321 TURBS,																	
TRACT # 3867																	
KELSON																	
TRACT # 3867																	
580423 TURNER,																	
BJORKMAN, DONALD																	
TRACT # 3867																	
600816 INGRAM																	
TRACT # 3867																	
70-12-8 KIES, G																	
TRACT # 3867																	
560 HARDY,																	
TRACT # 3867																	

Public Use (1963) – within 15 years of the 1948 Easement Deed



**1538 Randall Court, Los Angeles, CA, 90065**



**1538 Randall Court 2007**

No Parking Sign

City Rear Chain Link Fence (Rear Property Line)

Randall Court Roadway (M1831 PG 996 and 997, Book 26909 PG 421 to 423, ORs 4955 / 4956, Survey Dated 16 November 1964, M-660-68, City Board of Public Works letter dated 26 February 1965)



**1538 Randall Court 2014**  
Right of Access

No Parking and **PS-456/Randall Court** Signs (LAMC 18.07)

City Rear Chain Link Fence (Rear Property Line)

Randall Court Roadway (M1831 PG 996 and 997, Book 26909 PG 421 to 423, ORs 4955 / 4956, Survey Dated 16 November 1964, M-660-68, City Board of Public Works letter dated 26 February 1965)



**Killarney Ave 2007 - 2014**

City Rear Chain Link Fence (Rear Property Line)

City Of Los Angeles Property: Book 15689, Pg 49

Unused Roadway Easement

Killarney Ave.

Source: Google Maps 2014

Find Parcel Address in Los Angeles

Address, ...

## 1538 N Randall Ct, Los Angeles, CA 90065

Los Angeles Address (<http://datagovus.com/los-angeles-address.php>)  
 / 90065 (<http://datagovus.com/los-angeles-address.php?zip=90065>)  
 / N Randall Ct (<http://datagovus.com/los-angeles-address.php?street=N+RANDALL+CT>)

**1538 N RANDALL CT** is parcel address in Los Angeles City. The street name is N RANDALL CT (<http://datagovus.com/los-angeles-address.php?street=N+RANDALL+CT>). The zip code is 90065 (<http://datagovus.com/los-angeles-address.php?zip=90065>). The Parcel Identification Number is 148-5A217-257 (<http://datagovus.com/los-angeles-address.php?id=148-5A217-257>).

1538 N Randall Ct, Los Angeles, CA 90065	
<b>Parcel Identification Number (PIN)</b>	148-5A217-257 ( <a href="http://datagovus.com/los-angeles-address.php?id=148-5A217-257">http://datagovus.com/los-angeles-address.php?id=148-5A217-257</a> )
<b>Address</b>	1538 N RANDALL CT Los Angeles, CA 90065 ( <a href="http://datagovus.com/los-angeles-address.php?zip=90065">http://datagovus.com/los-angeles-address.php?zip=90065</a> )
<b>House Number</b>	1538
<b>Street Direction</b>	N
<b>Street Name</b>	RANDALL
<b>Street Suffix</b>	CT
<b>Street</b>	N RANDALL CT ( <a href="http://datagovus.com/los-angeles-address.php?street=N+RANDALL+CT">http://datagovus.com/los-angeles-address.php?street=N+RANDALL+CT</a> )
<b>Zip Code</b>	90065 ( <a href="http://datagovus.com/los-angeles-address.php?zip=90065">http://datagovus.com/los-angeles-address.php?zip=90065</a> )
<b>Latitude Longitude</b>	(34.10127, -118.22741)
<b>Assigned Status</b>	A
<b>Bureau of Engineering District</b>	C
<b>Council District</b>	1

CITY OF LOS ANGELES  
CALIFORNIA



SAMUEL WM. YORTY  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
361 CITY HALL  
LOS ANGELES, CALIF. 90012  
624-5211

CALVIN S. HAMILTON  
DIRECTOR

CITY PLANNING  
COMMISSION

CHARLES F. FLANAGAN  
PRESIDENT  
MELVILLE C. BRANCH  
VICE-PRESIDENT  
ELLIS A. JARVIS  
MILTON R. MACKAIG  
BONNIE H. RIEDEL  
EDITH S. JAMESON  
SECRETARY

February 26, 1965

Board of Public Works

R. L. Stephen  
809 North Citrus Avenue  
Hollywood, California

M. Thornton  
2622 North New Avenue  
South San Gabriel, California

Gentlemen:

Private Street No. 456  
Zone R1-1  
Council District No. 14

Private Street: PS-456  
Lots 25, 26, 27, 28, 40

Pursuant to Chapter 1, Article 8 of the Los Angeles Municipal Code, the Deputy Director of Planning on February 17, 1965, approved 5 parcels as legal building sites to be served by a private street as indicated on the map of Private Street No. 456, lying northerly of Killarney Avenue and easterly of Future Street, subject to the following conditions:

1. That satisfactory arrangements be made with the Department of Water and Power with respect to water mains, service connections and public utility easements.
2. That any necessary sewer and drainage easements be dedicated to the City and that the Bureau of Right of Way and Land be requested to negotiate for and obtain said easements with incidental expenses to be borne by the subdivider.
3. That the Department of Building and Safety withhold the issuance of certificates of occupancy for the parcels until informed by the Bureau of Engineering that satisfactory arrangements have been made for the construction of improvements outlined under Condition No. 8 below.
4. That the owners of the property record an agreement to the effect that they will join in any future proposed dedication of Private Street No. 456 as a public street or alley to the extent of their interest therein, and that any subsequent sales of the property will be conditioned upon said agreement.

Public Street: Randall Ct.

check  
w & P

California Civil Code 337.15

CONTOUR MAP OF LOTS 25 TO 28, INCLUSIVE  
TRACT 4417 MB 48 PG.95 AND LOT 40 TRACT 7367  
MB 79, PGS.73 & 74  
AND ADJOINING LOTS 421 TO 427, INCLUSIVE TRACT 3867  
MB 81 PGS.93 & 94

LOCATION, NEAR 1535 KILLARNEY AVE. LOS ANGELES  
DEVELOPER R.L. STEPHEN 809 N. CITRUS AVE HOLLYWOOD, CALIF.  
MAP BY M. THORNTON L.S. 2661 10-17-1964

SCALE 1" = 20'

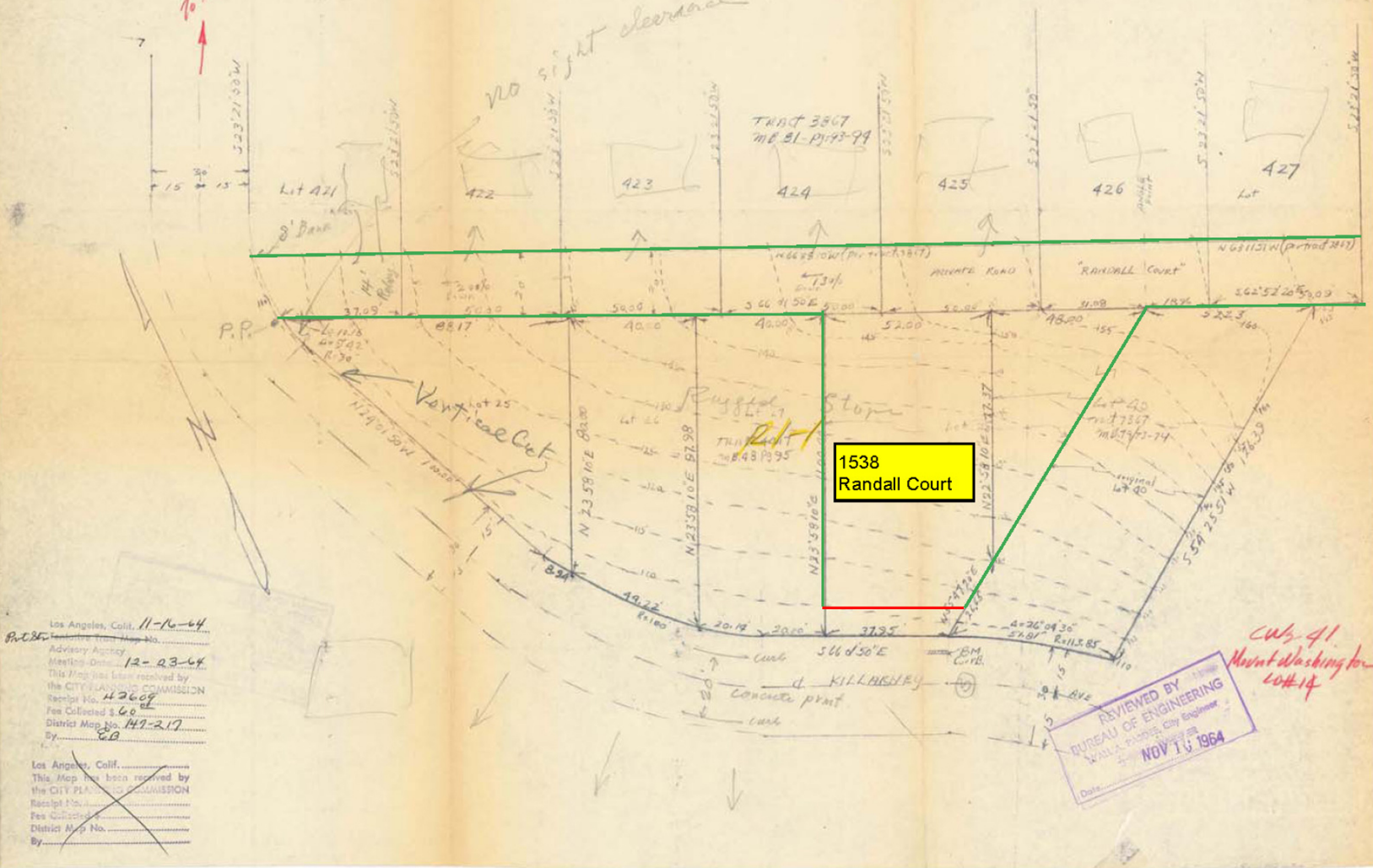
BENCH MARK, TOP OF N. CURB KILLARNEY AVE AT ELY. END  
ELEVATION 100' (ASSUMED)

*M.A. Thornton  
2622 No. New Ave  
So. San Gabriel  
Calif.  
Phone 288-1720*

*P.S. 456*

*To Burnett Dr*

*no sight clearance*



1538  
Randall Court


Los Angeles, Calif. 11-16-64  
 Advisory Agency  
 Meeting Order 12-23-64  
 This Map was prepared by  
 the CITY PLANNING COMMISSION  
 Receipt No. 42609  
 Fee Collected \$ 6.00  
 District Map No. 147-217  
 By: CB

Los Angeles, Calif.  
 This Map has been received by  
 the CITY PLANNING COMMISSION  
 Receipt No.  
 Fee Collected  
 District Map No.  
 By:

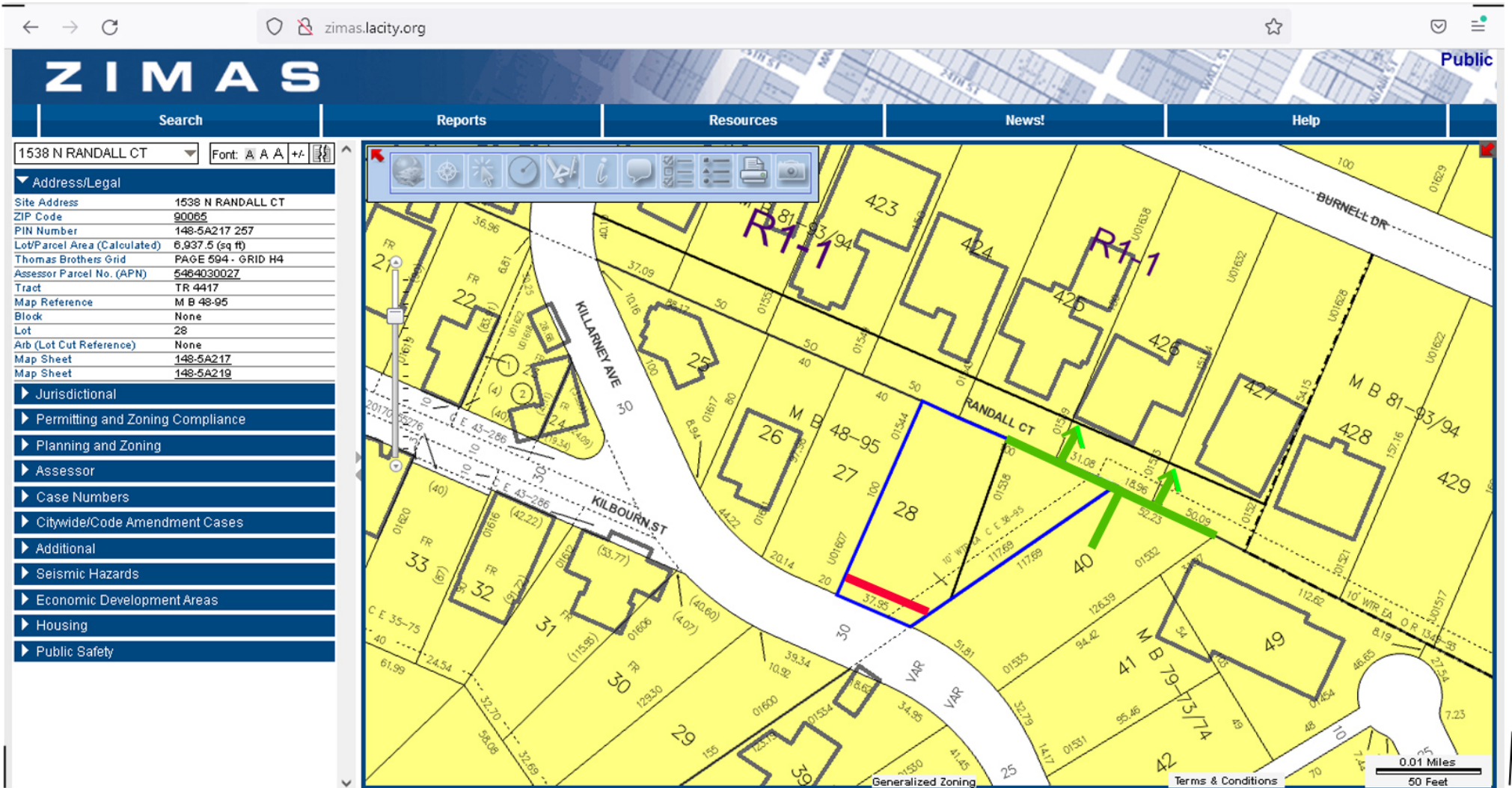
REVIEWED BY  
 BUREAU OF ENGINEERING  
 WALLA WALLA COUNTY  
 NOV 16 1964

*cut 41  
Mount Washington  
lot 14*

LEGEND:

1948 Easement Deed Legal Access 01538 Lot 28/40 (OR Book 26909 Pages 421 to 423) 

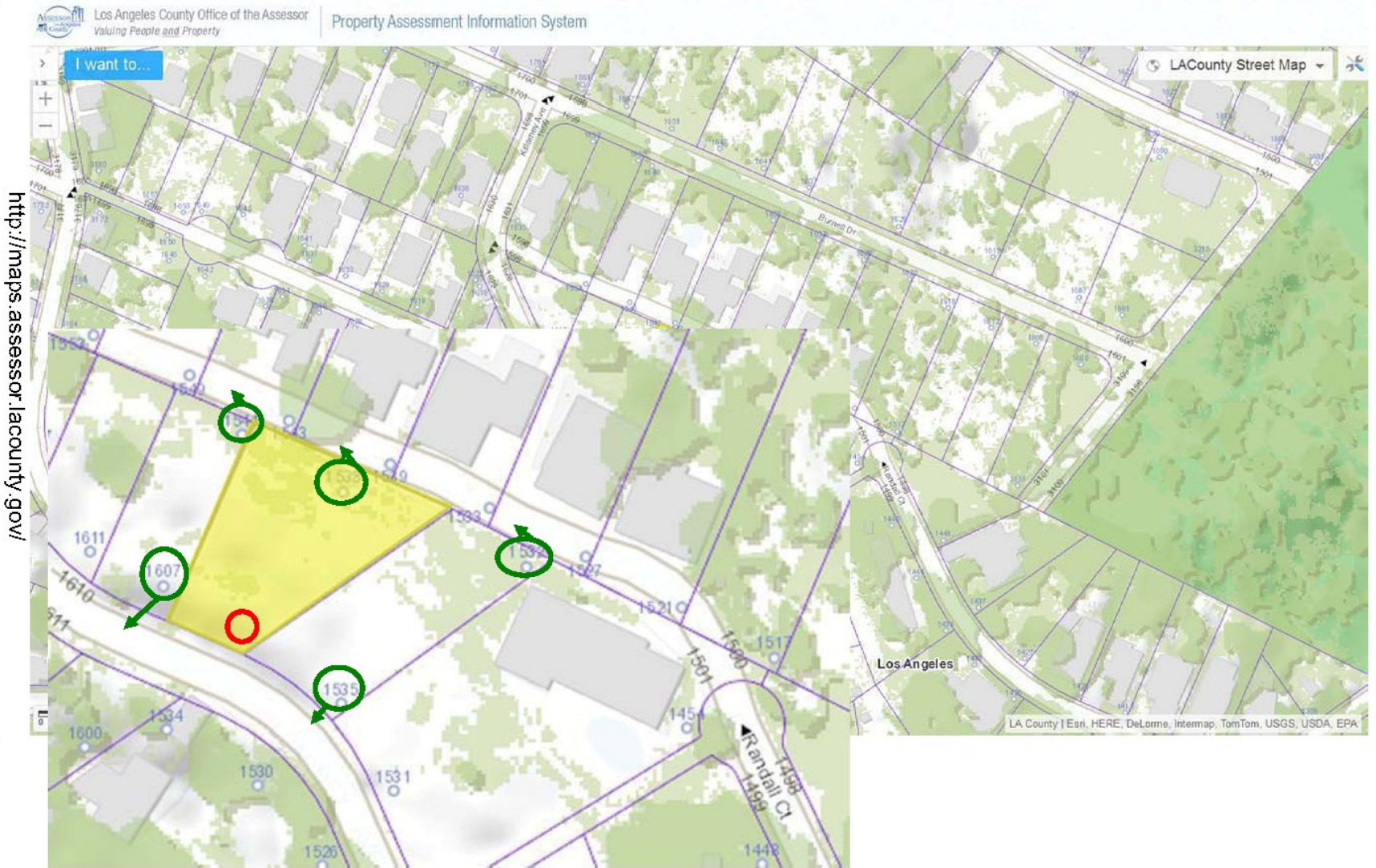
No Access nor Address (OR Book 15689 Page 49) 



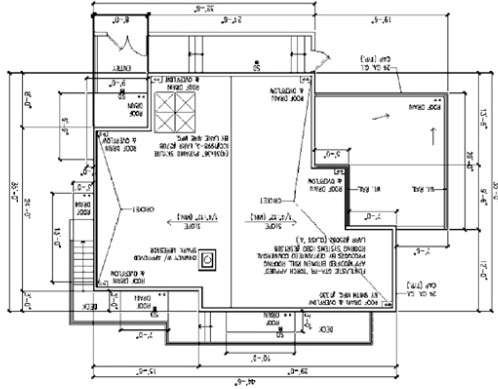
The screenshot displays the ZIMAS web application interface. The top navigation bar includes 'Search', 'Reports', 'Resources', 'News!', and 'Help'. The search bar contains '1538 N RANDALL CT'. The left sidebar lists various categories such as 'Address/Legal', 'Jurisdictional', 'Permitting and Zoning Compliance', 'Planning and Zoning', 'Assessor', 'Case Numbers', 'Citywide/Code Amendment Cases', 'Additional', 'Seismic Hazards', 'Economic Development Areas', 'Housing', and 'Public Safety'. The main map area shows a street grid with parcels highlighted in yellow. A blue outline highlights parcel 28, and a red line highlights parcel 40. Green arrows point from parcel 28 to parcel 40. Purple 'R1-1' zoning labels are visible on parcels 423 and 424. The map includes a scale bar for 0.01 Miles and 50 Feet, and a 'Terms & Conditions' link.

Field	Value
Site Address	1538 N RANDALL CT
ZIP Code	90065
PIN Number	148-5A217 257
Lot/Parcel Area (Calculated)	6,937.5 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID H4
Assessor Parcel No. (APN)	5464030027
Tract	TR 4417
Map Reference	M B 48-95
Block	None
Lot	28
Arb (Lot Cut Reference)	None
Map Sheet	148-5A217
Map Sheet	148-5A219

1938 LA DWP southerly easement restriction Map Book 15689 Page 49



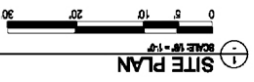
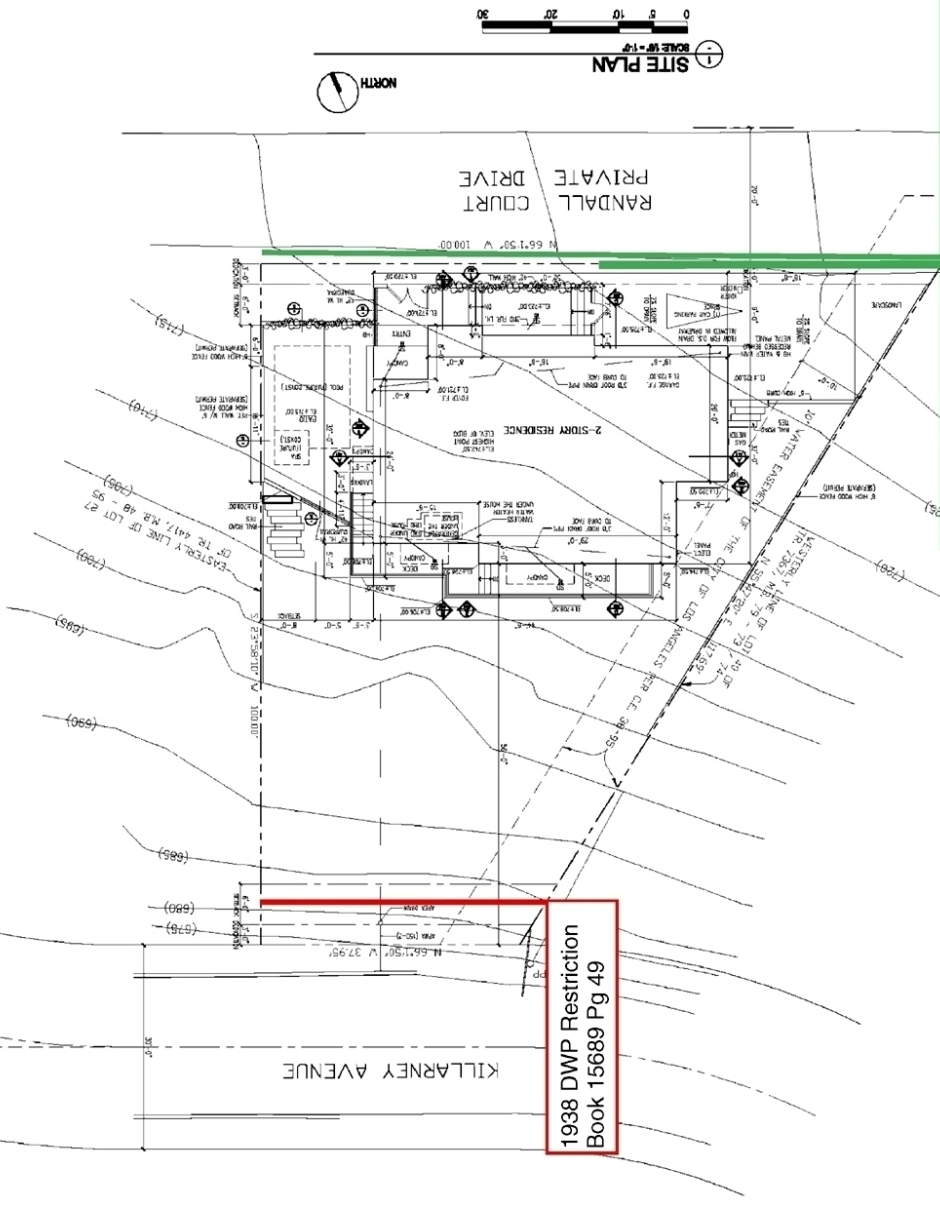




CODE ANALYSIS	
ZONE :	R1-1
OCCUPANCY :	RS-1
CONSTRUCTION TYPE :	TYPE V-B
PROJECT INFORMATION	
ADDRESS :	1538 N. RANDALL COURT
LEGAL DESCRIPTION :	LOT 28 IN BLOCK - OF TRACT 18447 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGE 90 INCORPORATE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.
OWNER :	MIAMI A ASSOCIATES
EXISTING USE :	VACANT
OWNER F. NO. :	
NUMBER OF WORK :	(N) SINGLE FAMILY DETACHED W/ ATTACHED GARAGE
NUMBER OF STORIES/LEVELS :	2
BUILDING HEIGHT :	35'-6"
MAXIMUM BUILDING HEIGHT :	45'-0"
ROOF AREA :	REWORK
LOT AREA :	2,775.00 SF
BUILDING NET FLOOR (LIVING) AREA :	400.00 SF
FIRE ZONE :	
LEGAL DESCRIPTION	
LOT 28 IN BLOCK - OF TRACT 18447 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48 PAGE 90 INCORPORATE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.	
ASSESSOR'S PARCEL NUMBER (APN) : 5464-030-027	
NOTE:	
1. PROVIDE RAIN OUTLETS AND CONVEY RAIN WATER TO THE STREET.	
2. SHOW SITE BRANCHED AND CURB DRAIN, <math>4" / P</math> TOST INSTALL PER AWWA (150-2).	

1948 Easement Access  
Book 26909 PG 421 to 423

1965 PS-456 Access  
1964 Survey, City 1965 letter  
Book M1831 PG 996 and 997  
Map M-660-68  
ORs 4955 / 4956



**MIAMI A ASSOCIATES**  
Structural Engineers  
3101 N. W. 10th Street, Suite 200, Ft. Lauderdale, FL 33304  
(954) 581-2129

**D.C.I. DESIGN & CONSTRUCTION, INC.**  
1538 N. RANDALL COURT  
LOS ANGELES, CA 90005  
(213) 381-2129

**ROY RESIDENCE**  
Mr. Gary Roy  
1538 N. Randall Court,  
Los Angeles, California 90005  
4386929

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**REVISIONS**

1	1/27-1-07	Site Plan
2	1/27-1-07	Roof Plan

**APPROVED BY**  
Michael V. Zenon

**DATE**  
1/27-1-07

**PROJECT INFO**  
Project Info

**SCALE**  
A1:1

**SHEET**  
8 OF 28



**TOPOGRAPHIC MAP OF**  
**NORTHEAST LOS ANGELES AREA**  
 BOUNDED BY BROOKLYN AVENUE HOLLYWOOD  
 FREEWAY, BEACHWOOD DRIVE, GRIFFITH PARK,  
 AND NORTHEAST CITY BOUNDARY  
  
 THIS MAP IS AN REDUCTION  
 ENLARGEMENT OF 1:200' COMPILATION  
  
 CITY OF LOS ANGELES  
 LYALL A. PARDEE CITY ENGINEER  
 MAY 1969 SCALE 1" = 100'  
  
 CAPITAL IMPROVEMENT PROGRAM  
  
 CONTOUR INTERVAL 5 FEET  
 U.S. COAST & GEODETIC SURVEY  
 MEAN SEA LEVEL DATUM OF 1929  
 500 FOOT GRID BASED ON CALIFORNIA (7) RECTANGULAR  
 COORDINATE SYSTEM  
  
 DRAWN AND COMPILED USING PHOTOGRAMMETRIC METHODS BY  
  
 AMERICAN AERIAL SURVEYS, INC.  
 564 SOUTH STEWART DRIVE - COVINA, CALIFORNIA  
 DATE OF PHOTOGRAPHY 10-2-1969  
 1000' PHOTOS  
 SHEET 68

**M-660** REV 4-82

The image displays five browser windows, each showing a search result for a specific address in the ZIMAS system. Each window has a search bar at the top with the address entered. Below the search bar is a table of property details and a list of navigation links.

Address	Site Address	ZIP Code	Pin Number	Lot/Parcel Area (Calculated)	Thomas Brothers Grid	Assessor Parcel No. (APN)	Tract	Map Reference	Block	Lot	Arb (Lot Cut Reference)	Map Sheet
1617 N KILLARNEY AVE	1617 N KILLARNEY AVE	90066	148-5A217 225	3,644.0 (sq ft)	PAGE 594 - GRID H4	5484030024	TR 4417	M B 48-95	None	25	None	148-5A217
1611 N KILLARNEY AVE	1611 N KILLARNEY AVE	90066	148-5A217 243	3,644.0 (sq ft)	PAGE 594 - GRID H4	5484030026	TR 4417	M B 48-95	None	26	None	148-5A217
1544 N RANDALL CT	1544 N RANDALL CT	90066	148-5A217 251	4,001.4 (sq ft)	PAGE 594 - GRID H4	5484030028	TR 4417	M B 48-95	None	27	None	148-5A217
1538 N RANDALL CT	1538 N RANDALL CT	90066	148-5A217 257	6,937.5 (sq ft)	PAGE 594 - GRID H4	5484030027	TR 4417	M B 48-95	None	29	None	148-5A218
1532 N RANDALL CT	1532 N RANDALL CT	90066	148-5A219 102	5,714.4 (sq ft)	PAGE 594 - GRID H4	5484030016	TR 7367	M B 75-73/74	None	40	None	148-5A218

Each window also features a navigation menu with the following items: Jurisdictional, Planning and Zoning, Assessor, Case Numbers, Citywide/Code Amendment Cases, Additional, Seismic Hazards, Economic Development Areas, and Public Safety.

and constructed upon said land; that he was the owner and builder thereof; that the said building and work of improvement as a whole was completed on the 15th day of March, 1938; and that the land on which said building and work of improvement was made and constructed is in the City of Glendale, County of Los Angeles, State of California, and is described as follows: Lot 24 in Block "G" of Tract 7600, as per map recorded in Book 92, Pages 32 to 36 of Maps, in the office of the County Recorder of said County.

Dated this 15th day of March, 1938.

Ira M. Wangerin

State of California, County of Los Angeles: Ira M. Wangerin, being duly sworn, says: That he is the owner of the land described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.

Ira M. Wangerin

Subscribed and Sworn to before me this 15th day of March, 1938.

(Notarial Seal) in and for said County and State.

Mary C. Saunders, Notary Public

#719 Copy of original, recorded at request of Owner, Mar 15, 1938, 9:25 A.M. Copyist #14. Compared C.L. Logan, County Recorder, By Deputy. \$1.00-S.P.

Notice of Completion.

Notice is hereby given that Frank M. Sheppard, whose address is 5338 Crenshaw Blvd., City of Los Angeles, County of Los Angeles, State of California, as owner in fee simple of the land herein described, caused a certain building and work of improvement to be made and constructed upon said land; and that he is the owner and builder of said building and work of improvement upon said land, without contract and work of improvement as a whole was completed on the 15th day of March, 1938; and that the land on which said building and work of improvement was made and constructed is in the City of Los Angeles, State of California, and is described as follows: Lot Nineteen (19) in Block "A" of Tract number Eleven Thousand Three Hundred Fourteen (11314) as per map recorded in Book 202 Pages 40 to 42 of Maps, Records of said County.

Dated this 15th day of March, 1938.

Frank M. Sheppard

State of California, County of Los Angeles: Frank M. Sheppard, being duly sworn, says: That he is the owner of the land described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.

Frank M. Sheppard

Subscribed and Sworn to before me this 15th day of March, 1938.

(Notarial Seal) in and for said County and State.

A. A. Quick, Notary Public

#720 Copy of original, recorded at request of Owner, Mar 16, 1938, 9:25 A.M. Copyist #14. Compared C.L. Logan, County Recorder, By Deputy. \$1.00-S.P.

Declaration of Purchase.

To Whom It May Concern, The City of Los Angeles, by and through its Department of Water and Power, hereby declares as follows: 1. That The City of Los Angeles is the purchaser and owner of those certain interests in the real property hereinafter described, which said interests were formerly owned, held, or used by the Los Angeles Gas and Electric Corporation by virtue of certain written instruments which have not been placed of record, and which are for any and all of the purposes of constructing, using, maintaining, operating, replacing, repairing, altering, and/or removing poles, cross-arms, wires, conduits, cables, manholes, and/or any and all other necessary or useful appliances, adjuncts, and appurtenances for transmitting or distributing electric energy.

2. That said interests are necessary and convenient for the purpose of supplying The City of Los Angeles and its inhabitants with electric energy, and consist of easements, rights of way, leaseholds, undivided interests in common, permits, licenses, and other estates or interests less than feehold.

3. That said interests were transferred and assigned to The City of Los Angeles by said Los Angeles Gas and Electric Corporation by an instrument in writing dated January 10, 1937, recorded in the office of the County Recorder, in book 14768, at Page 1, Official Records.

4. That said interests so owned by The City of Los Angeles are interests in, on, over, upon, and across that certain real property situate in the County of Los Angeles, State of California, and more particularly described as follows:

The rear 5 feet of Lot No. 22 located in Tract No. 4730 as per map recorded in Book No. 55, Page No. 93 of Maps, in the office of the County Recorder of Los Angeles County.

The rear 5 feet of Lot No. 20 located in Tract No. 4738 as per map recorded in Book No. 66, Page No. 93 of Maps, in the office of the County Recorder of Los Angeles County.

The rear 5 feet of Lot No. 14 located in Tract No. 4738 as per map recorded in Book No. 66, Page No. 93 of Maps, in the office of the County Recorder of Los Angeles County.

The rear 5 feet of all lots located in Tract No. 8390 bounded on the north by 95th Street, on the east by Wadsworth Avenue, on the south by 100th Street, on the west by McKinley Avenue, as per map recorded in Book No. 94, Page No. 91 of Maps, in the office of the County Recorder of Los Angeles County.

The rear 5 feet of Lot No. 3 in Block No. 3 located in the Woolsey Tract as per map recorded in Book No. 12, Pages Nos. 142 and 143 of Maps, in the office of the County Recorder of Los Angeles County.

The rear 5 feet of all lots located in Tract No. 8137 as per map recorded in Book No. 94, Page No. 41 of Miscellaneous Records in the office of the County Recorder of Los Angeles County.

The rear 5 feet of all lots located in Tract No. 8491 as per map recorded in Book No. 117, Page No. 58 of Maps, in the office of the County Recorder of Los Angeles County.

The rear 5 feet of all lots located in Tract No. 7367 as per map recorded in Book No. 79, Pages Nos. 73 and 74 of Maps, in the office of the County Recorder of Los Angeles County.

In Witness Whereof, The City of Los Angeles, by and through the Department of Water and Power of the City of Los Angeles acting by its Board of Water and Power Commissioners, has hereunto executed this instrument and caused its corporate seal to be affixed thereto, this 15 day of March, 1938.

(Dept. of Water & Power Seal)

Department of Water and Power of The City of Los Angeles Acting by and through its Board of Water and Power Commissioners of The City of Los Angeles.  
By A. J. Mullen, President.  
And Jas. P. Vroman, Secretary.

State of California, County of Los Angeles) On this 15th day of March, 1938, before me, R. E. Pagram, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared A. J. Mullen, known to me to be the President and Jas. P. Vroman, known to me to be the Secretary of the Board of Water and Power Commissioners of the Department of Water and Power of The City of Los Angeles, and acknowledged to me that the City of Los Angeles, through said Department of Water and Power of The City of Los Angeles, executed the foregoing instrument, and that they subscribed their names thereto on behalf of said City and of said Department, for the uses and purposes in said instrument set forth.

Witness my hand and official seal:

(Notarial Seal)  
in and for said County and State.

R. E. Pagram, Notary Public

M.C.B. Approved E. F. Stettersood, Chief Electrical Eng'r. and Gen. Mgr., By H.C. Gardett.

A.R.P. Right of Way & Land Div. Clearance Approved. By Ford Hendricks.

Approved as to Form and Legality This 3 day of March, 1938. Ray L. Chasebro, City Attorney,  
By Rex B. Goodsell, Jr., Deputy.

#1210 Copy of original, recorded at request of Dept. of Water & Power, Mar 17, 1938, #107  
P.V. Copy at #144. Compared C.F. Logan, County Recorder, By *[Signature]* Deputy.  
P-11-E.

Abandonment of Homestead.

Know all men by these presents: That Mike V. Sakrehoff and Mary V. Sakrehoff, husband and wife, do hereby abandon, release and discharge from any and all claim by us or either of us, as a homestead, the lot of land and premises situate, lying and being in the City of Huntington Park County of Los Angeles, State of California, described as follows: The East One Half of the East Quarter of Lot Five Hundred Thirty-seven (537) of Tract Number Thirty Hundred Eighty-seven, as per map recorded in Book 36, Page 3 of Maps, in the office of the County Recorder of said County.

Witness our hands this 12th day of March, 1938.

Mike V. Sakrehoff  
Mary V. Sakrehoff

State of California, County of Los Angeles) On this 12th day of March, 1938, before me, a Notary Public in and for said County, personally appeared Mary V. Sakrehoff known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same.

Witness my hand and official seal.

(Notarial Seal)  
in and for the County of Los Angeles, State of California.

Audrey Thompson, Notary Public

State of California, County of Los Angeles) On this 12th day of March, A.D., 1938, before me, Irene Everts a Notary Public in and for said County and State, personally appeared Mike V. Sakrehoff known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

*USE 1538 RANDALL COURT FOR LEGAL ACCESS. NOT FOR SALE*  
(Grant Deed last sold in Aug. 2007 for \$99,000)

FIDELITY-VAN NUYS

RECORDING REQUESTED BY:  
Fidelity National Title Company

AND WHEN RECORDED MAIL TO:



2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 19528984

Escrow No.: 055170-KH

**GRANT DEED** (80)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$108.90 CITY TRANSFER TAX \$445.50** (445)

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area  City of Los Angeles, **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,



hereby GRANT(s) to:



the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

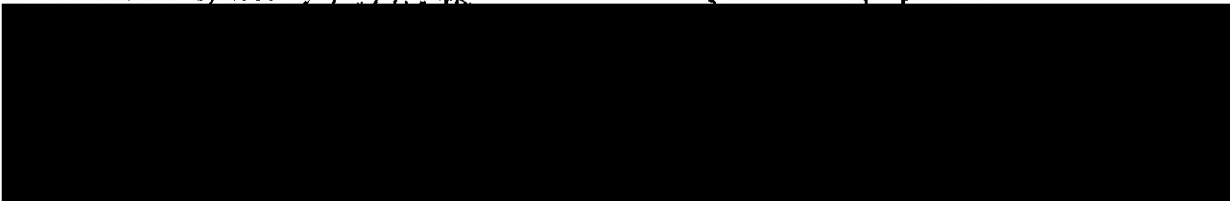
48 95

Lot 28 of Tract No. 4417 as per Map recorded in Book /, Page / of Maps, in the Office of the County Recorder of said County.



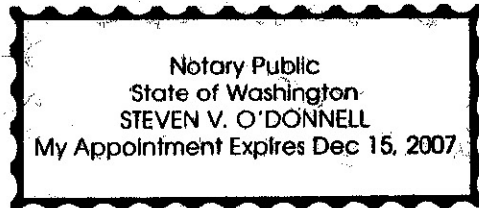
Also Known as: 1538 Randall Court / Vacant Land 5464-030-027, Los Angeles, CA 90065  
A.P. # 5464-030-027

DATED June 28, 2007



Personally known to me (or 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.

WITNESS my hand and official seal.



Signature



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

The property was [and remains] 1538 Randall Ct. prior to the August 2007 purchase, as confirmed by the City of Los Angeles Dept. of Building & Safety on 11 July 2007.

There was NO CHANGE of address requested or attempted from Killarney Ave. to Randall Ct. for APN 5464-030-027. All such statements by persons citing modification of the address record are without evidence and are false.



## City of Los Angeles Department of City Planning

07/11/2007

### PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

1538 N RANDALL CT

#### ZIP CODES

90065

#### REGENT ACTIVITY

None

#### CASE NUMBERS

CPC-1989-177-IPRO

ORD-172316

PMEX-447

PS-456

PS-456

#### Address/Legal Information

PIN Number:

148-5A217 257

Area (Calculated):

6,937.5 (sq ft)

Thomas Brothers Grid:

PAGE 594 - GRID H4

Assessor Parcel Number:

5464030027

Tract:

TR 4417

Map Reference:

M B 48-95

Block:

None

Lot:

28

Arb (Lot Cut Reference):

None

Map Sheet:

148-5A217

148-5A219

#### Jurisdictional Information

Community Plan Area:

Northeast Los Angeles

Area Planning Commission:

East Los Angeles

Neighborhood Council:

Arroyo Seco

Council District:

CD 1 - Ed P. Reyes

CD 14 - Jose Huizar

Census Tract #:

1852.01

LADBS District Office:

Los Angeles Metro

#### Planning and Zoning Information

Special Notes:

None

Zoning:

R1-1

Zoning Information (ZI):

None

General Plan Land Use:

Low Residential

Plan Footnote - Site Req.:

See Plan Footnotes

Additional Plan Footnotes:

Northeast Los Angeles

Specific Plan Area:

Mount Washington - Glassell Park

Historic Preservation Review:

No

Historic Preservation Overlay Zone:

None

Other Historic Designations:

None

Mills Act Contract:

None

POD - Pedestrian Oriented Districts:

None

CDO - Community Design Overlay:

None

Streetscape:

No

Sign District:

No

Adaptive Reuse Incentive Area:

None

35% Density Bonus:

Not Eligible

CRA - Community Redevelopment Agency:

None

Central City Parking:

No

Downtown Parking:

No

Building Line:

None

500 Ft School Zone:

No

500 Ft Park Zone:

No

#### Assessor Information

Assessor Parcel Number:

5464030027

L.A. County Ownership Info:

SIPE, BRIAN AND  
CORCORAN, ADRIENNE  
1539 RANDALL CT  
LOS ANGELES CA 90065

City Clerk Ownership Info:

SIPE, BRIAN  
1539 RANDALL CT  
LOS ANGELES CA 90065

Parcel Area (Approximate):

6,882.5 (sq ft)

Use Code:

010V - Residential Vacant Land

Building Class:

Data Not Available

Assessed Land Val.:

\$30,600



*California Civil Code §337.15*

*(a) No action may be brought to recover damages from any person, or the surety of a person, who develops real property or performs or furnishes the design, specifications, surveying, planning, supervision, testing, or observation of construction or construction of an improvement to real property more than 10 years after the substantial completion of the development or improvement for any of the following:*

*(1) Any latent deficiency in the design, specification, surveying, planning, supervision, or observation of construction or construction of an improvement to, or survey of, real property.*

*(2) Injury to property, real or personal, arising out of any such latent deficiency.*

*(b) As used in this section, "latent deficiency" means a deficiency which is not apparent by reasonable inspection.*

*(c) As used in this section, "action" includes an action for indemnity brought against a person arising out of that person's performance or furnishing of services or materials referred to in this section, except that a cross-complaint for indemnity may be filed pursuant to subdivision (b) of Section 428.10 in an action which has been brought within the time period set forth in subdivision (a) of this section.*

Statute of Limitations 10 November 1974 (10 years - Pages 14 and 15)

Ingress / Egress via Randall Court is not further contestable eg. in an Area Planning Commission (APC), by statute.

APC hearings in 2009 and 2020, ie. ZA-2008-2262-ZAD-SPP, are not authorized by law, interfere with enjoyment of the property, and a violation of California Civil Code Section 337.15 and Title VI and VIII of the Federal Fair Housing Act. Should be entitlement DIR-2008-2262-SPP / ENV-2008-2263-CE, permit number 08010-10000-01335.

This lot APN 5464-030-027 is not buildable via Killarney Ave. due to southerly aerial easement Map Book 15689 Page 49 and geometry; access this lot via 1538 Randall Court for buildability.

