



January 10, 2023

Patrick Zohrabians  
3467 Ocean View Boulevard, Suite B  
Glendale, CA 91208

**RE: Lot Line Adjustment Case No. PLLA 2103999  
4208 New York Avenue (APNs: 5606-013-062 and 5606-013-063)**

Dear Mr. Zohrabians:

After review and consideration of Lot Line Adjustment Case No. PLLA 2103999, to adjust property lines between two parcels, Assessor's Parcel Numbers 5606-013-062 and 5606-013-063, located in the R1, Floor Area Ratio District II, your application was found to be in compliance with local zoning and building ordinances and the legal description was reviewed and determined to be accurate.

In order to complete the Certificate of Compliance, the following requirements must be met:

1. A Certificate of Compliance form must be completed and executed for this application. The precise legal description for the new parcel must appear on the certificate and the parcel is to follow the boundaries as proposed on the preliminary record of survey map. (The Certificate of Compliance form has been prepared by the Community Development Department staff and is enclosed.)
2. The Certificate of Compliance form is provided for your verification and owners' signatures. The Certificate of Compliance form must include the notarized signatures of the all persons having a fee title interest in the property described on the form.
3. Submit the signed and notarized certificate to the Community Development Department staff for review.
4. The Community Development Department will check the complete Certificate of Compliance for accuracy and completeness. Once the Certificate of Compliance form has been found to be ready for recordation, they will be certified and returned to you for recordation at the Recorder's office. **The Certificate of Compliance must be recorded and certified copies returned to the Community Development Department.**

#### **APPEAL PERIOD**

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before January 25, 2023 at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

4208 New York Avenue (APNs: 5606-013-062 and 5606-013-063)  
PLLA 2103999

**APPEAL FORMS** are available on-line at: <http://www.glendaleca.gov/appeal>

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only** (in order to assure customer service with a minimum amount of waiting). You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Dennis Joe, during normal business hours at his direct line (818) 937-8163 or office line (818) 548-2115 or [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov).

Sincerely,

  
FCP Bradley Calvert  
Director of Community Development Department

Enclosure: Certificate of Compliance Form



# CERTIFICATE OF COMPLIANCE REQUEST

Submit one copy of this application at the Permit Services Section, 633 E. Broadway, Rm. 101, Glendale, California, 91206 along with the required fee. Also, please submit any title history information or other documentation that may assist in processing this request. For more information call 818-548-3200.

**Please PRINT or TYPE all information**

I/we, the undersigned owner(s) of record of real property within the City of Glendale, County of Los Angeles, hereby request the City of Glendale to determine if said real property described below complies with the provisions of the Subdivision Map Act (Government Code, Section 66410 et seq.) and the City's Subdivision Ordinance (Title 16 of the Glendale Municipal Code, 1995).

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Date \_\_\_\_\_

Legal Description of Real Property \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Property Acquired \_\_\_\_\_

Assessor's Parcel Number(s) \_\_\_\_\_

Address of Real Property \_\_\_\_\_

\_\_\_\_\_

## FOR STAFF USE ONLY

Date received in Permit Services Center \_\_\_\_\_ Received by \_\_\_\_\_ Date Stamp \_\_\_\_\_

Fee paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

EXHIBIT "A"  
Certificate of Compliance No.  
4208 New York Ave., Glendale, CA. 91214

LEGAL DESCRIPTION:

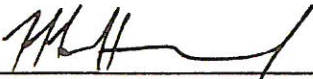
PARCEL "A"

THOSE PORTIONS OF LOTS 33 AND 34 OF TRACT NO. 5782, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

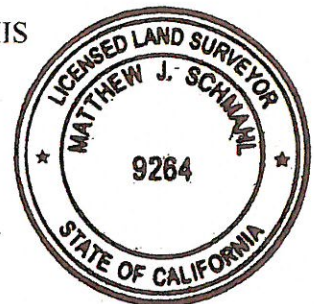
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 33; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT N 36 ° 17' 55" E 25.00 FEET; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT N 53 ° 42' 05" W 95.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE N 53 ° 42' 05" W 140.56 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 33 AND 34 S 0 ° 02' 15" E 68.28 FEET TO A LINE PARALLEL WITH SAID SOUTHWESTERLY LINE AND DISTANT SOUTHWESTERLY ALONG A LINE PARALLEL WITH SAID SOUTHEASTERLY LINE 55.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE S 53 ° 42' 05" E 100.10 FEET TO A LINE PARALLEL WITH SAID SOUTHEASTERLY LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE N 36 ° 17' 55" E 55.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA: 6,618 SQ. FT. MORE OR LESS  
AS SHOWN ON EXHIBIT "B" A MAP ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared By:

  
Matthew J. Schmahl, LS. 9264

11/29/2022  
Date



Approved by contract city surveyor  
Ray Lombera & Associates Inc.

  
Ray Lombera, LS 7740

1-09-23  
Date



EXHIBIT "A"  
Certificate of Compliance No.  
4208 New York Ave., Glendale, CA. 91214

LEGAL DESCRIPTION:

PARCEL "B"


THOSE PORTIONS OF LOTS 33 AND 34 OF TRACT NO. 5782, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 34; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 33 AND 34 N 36 ° 17' 55" E 75.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 33, DISTANT THEREON N 36 ° 17' 55" E 25.00 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT N 53 ° 42' 05" W 95.05 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE S 36 ° 17' 55" W 55.00 FEET; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE N 53 ° 42' 05" W 100.10 FEET TO THE WESTERLY LINE OF SAID 34; THENCE ALONG THE WESTERLY LINE OF SAID LOT S 0 ° 02' 15" E 24.82 FEET TO THE SOUTHWESTERLY CORNER OF LOT 34; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT S 53 ° 42' 05" E 180.46 FEET TO THE POINT OF BEGINNING.

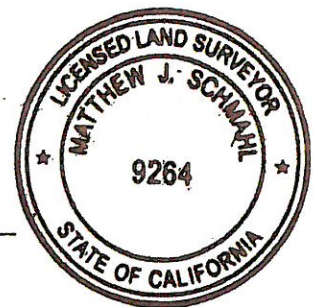
AREA: 8,984 SQ. FT. MORE OR LESS

AS SHOWN ON EXHIBIT "B" A MAP ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

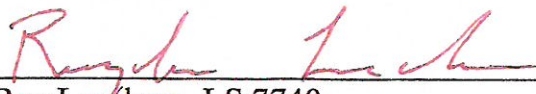
Prepared By:

  
Matthew J. Schmahl, L.S. 9264

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Date



Approved by contract city surveyor  
Ray Lombera & Associates Inc.

  
Ray Lombera, LS 7740

1-09-23  
Date



