



The 4Corners Group, LLC

21700 Copley Dr, Suite 130

Diamond Bar, Ca 91765

t 909.860.3107

f 909.860.7180

e info@The4CornersGroup.com

w www.the4CornersGroup.com

Feb 1, 2013

To: SORO Neighborhood Council

From: 4Corners Group, LLC

SUBJ: Project Synopsis for Feb 5th, 2013 Land Use & Economic Development Meeting Feb 5th, 2013

The 4Corners Group is in the process of seeking development entitlements for a new 5 unit Small Lot Subdivision to be located at 1514 Bedford St, Los Angeles, CA 90034. We would like to present our concept to the Land Use committee and the community members at the upcoming Feb 5th meeting. To that end, we would like to give you a short summary of the project program.

Project Summary:

of Homes: 5 Homes, Each will be 2 Br + Den, 2.5 Bath
Approx SF of each: 1,500 SF (not including garage)
Parking: 2 cars per unit in attached garage
of Stories: Each home will be 3 stories

The units will be laid out in a linear fashion, one right next to the other, from the front of the property to the back (see attached Site Plan).


Outreach:

On Dec 3, 2012 we reached out to all neighbors in a 500 ft radius via mailed letters, both in English and Spanish (see attached). In total, we sent out over 100 notifications. We let

them know what our intentions were and asked if they could please attend the upcoming Land Use Meeting. To date, we have received 3 phone calls and 3 emails inquiring about the project. They were all positive and were mostly curious about schedule and project type. We hope that they're able to attend Tuesday's meeting.

This will be our second project within the SORO neighborhood and we look forward to working with you all to make it a success.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Cerezo', with a stylized flourish at the end.

Danny Cerezo

Vice President

The 4 Corners Group, LLC

 **The
4Corners
Group**

December 3, 2012
Homeowner(s) / Resident(s)
On Bedford St./ Sherbourne Dr.
Los Angeles, CA 90034

Dear Sir / Madam,

We have recently purchased the property on 1514 S. Bedford Street, which currently has a two unit duplex, and would like to redevelop the property into five (5) 3-story single family homes. We are reaching out to all of the neighbors in the immediate vicinity of our project so that they are aware of our plans.

We will be presenting our concept to the Land Use and Economic Development Committee meeting of the South Robertson Neighborhood Council 7:00 PM on Tuesday February 5th 2013. For more details on the meeting location and potential time changes, please visit <http://soronc.org>. We sincerely invite you to that meeting so you can voice your thoughts about our project to the community. If you are unable to attend that meeting, please contact us so we can exchange ideas about our proposal. Thank you for your attention and consideration.

Lastly, if you are interested in learning more about us and our projects you can visit us on our website at <http://www.the4cornersgroup.com>

Yours truly,



Danny Cerezo
Vice President
The 4Corners Group, LLC.

Danny Cerezo
Phone: (909)860-3107 Ext. 102
Email: danny@the4cornersgroup.com



The 4Corners Group

3 Diciembre, 2012

Deuño / Residente
En Bedford St./ Sherbourne Dr.
Los Angeles, CA 90034

Estimado Señor/Señora,

Le estamos escribiendo esta carta para informarle que acabamos de comprar la propiedad en 1514 S Bedford St, que contiene 2 unidades en un dúplex, y plañíamos desarrollar la siguiente en un proyecto de 5 casas. Cada casa va a ser un hogar unifamiliar de 3 pisos. Queremos informarle a todos los vecinos inmediatos sobre nuestros planes.

Vamos a presentar nuestro concepto en la reunión del South Robertson Neighborhood Council Land Use and Economic Development Committee a las 7:00 de la tarde el Martes, Febrero 5, 2013. Para obtener mas información detallada sobre la reunión, por favor visite a <http://soronc.org>. Le queremos invitar a esta reunión para que puedan participar en la discusión. Si no puede atender, por favor comuníquese con nosotros para hablar sobre nuestro proyecto.

Finalmente, si está interesado en ver nuestros ultimo proyectos o mas sobre nosotros, por favor visítennos en <http://www.the4cornersgroup.com>.

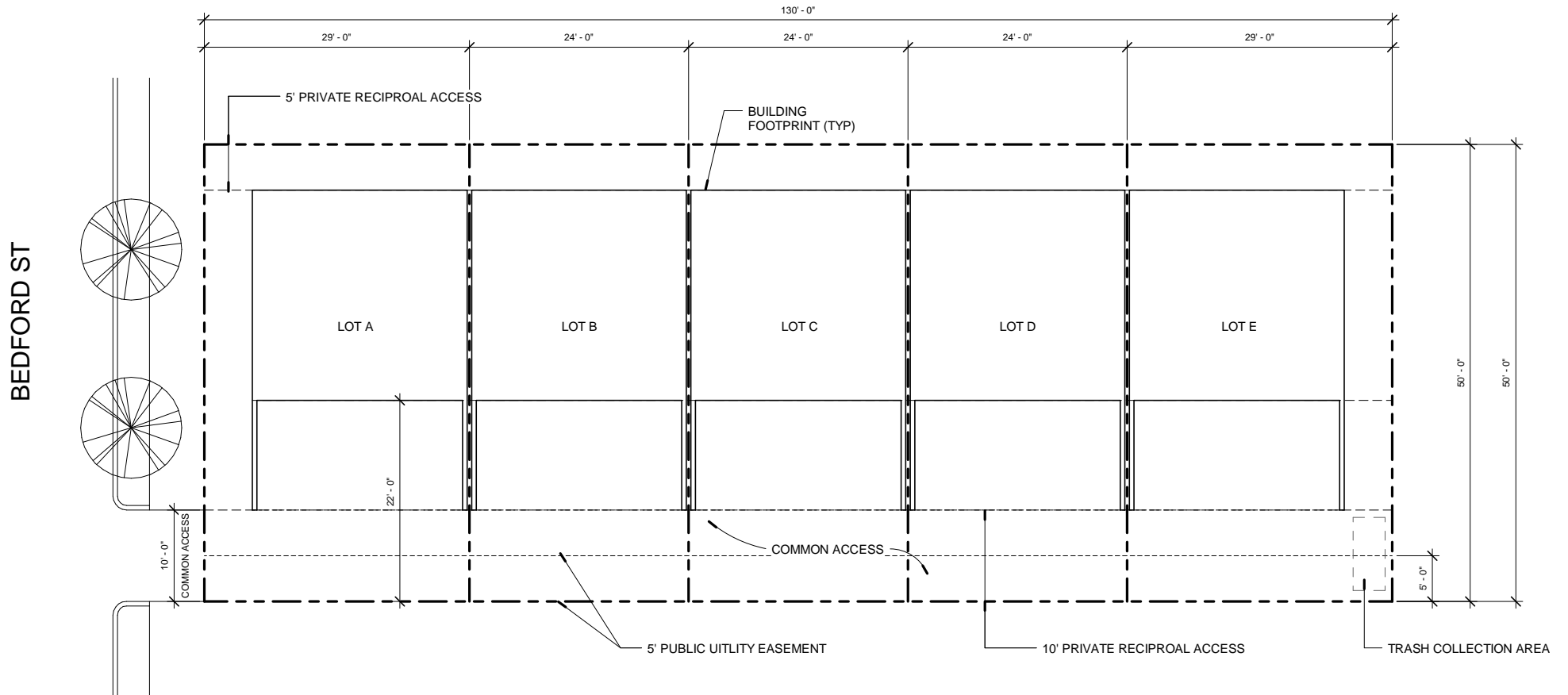
Le Saluda atentamente,



Danny Cerezo
Director del Proyecto
The 4Corners Group, LLC

Danny Cerezo
Phone: (909)860-3107 Ext. 102
Email: danny@the4cornersgroup.com

1514 BEDFORD ST, 5 UNIT SMALL LOT SUBDIVISION



① Site Plan
1/16" = 1'-0"

