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Apr 30, 2013

To: SORO Neighborhood Council

From: 4Corners Group, LLC

SUBJ: Project Synopsis for May 7, 2013 Land Use & Economic Development Meeting

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 May 7th 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:	1,400 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

GLC Enterprises, LLC
 2728 Canyon Dr
 Beverly Hills, CA 90212
 310.888.8888

1514 Bedford
5 Unit SMALL LOT SUBDIVISION

1514 Bedford St, Los Angeles, CA 90034

Zoning Administrator's Notice (Variances):

T80

Small Lot Subdivision Case No (Meeting/Tread Map No):

72261

PROJECT DATA

Project Name: 1514 Bedford
Project Address: 1514 Bedford St
 Los Angeles, CA 90034
Legal Description: 1514 Bedford (Bedford) (Block 1000)
 1514 Bedford St, Los Angeles, CA 90034
 Parcel No: 5114 000 0000
 Map No: 5114 000 0000
 Assessor's Parcel No: 5114 000 0000

Owner / Developer: The Glc Enterprises, LLC
 2728 Canyon Dr
 Beverly Hills, CA 90212
 310.888.8888

Project Engineer: The Glc Enterprises, LLC
 2728 Canyon Dr
 Beverly Hills, CA 90212
 310.888.8888

Architect: The Glc Enterprises, LLC
 2728 Canyon Dr
 Beverly Hills, CA 90212
 310.888.8888

1514 BEDFORD

Project Address:
 1514 Bedford St
 Los Angeles, CA 90034

NEW BUILDING INFORMATION

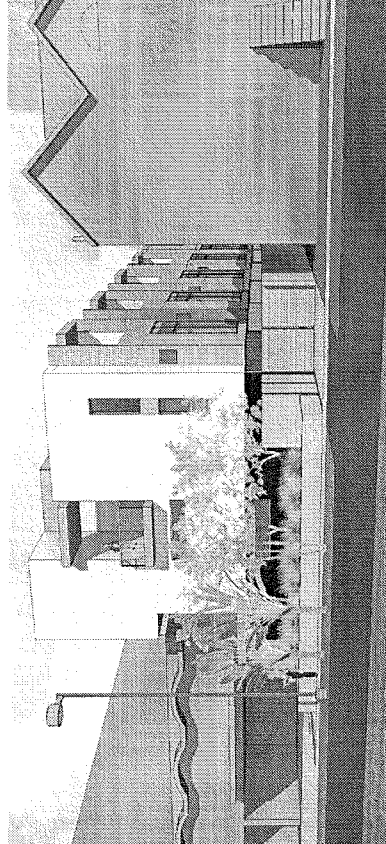
TYPE OF PROJECT: SINGLE-FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION: NEW
PERMIT NUMBER: 1514 000 0000
PLAN NUMBER: 1514 000 0000

DATE: 01/15/2024
TIME: 10:00 AM
LOCATION: 1514 BEDFORD ST, LOS ANGELES, CA 90034

SMALL LOT SUBMITTAL

No.	Description	Date
1	REVISIONS	01/15/2024

Title Sheet
 A0.0



View from across Street



STREET MAP



VICINITY MAP

GLC Enterprises, LLC
 31720 Grand
 Blvd., Suite 110
 Fort Worth, TX 76134
 817.333.2100
 191941241

NOTES	
NUMBER	DESCRIPTION
1	REVISIONS TO BE MADE TO THIS PLAN
2	ALL REVISIONS TO BE MADE TO THIS PLAN

1514 BEDFORD

Project Name:
 1514 Bedford
 Location:
 Fort Worth, TX 76102
 Project Information:
 The Architect: GLC, LLC

SMALL LOT SUBMITTAL

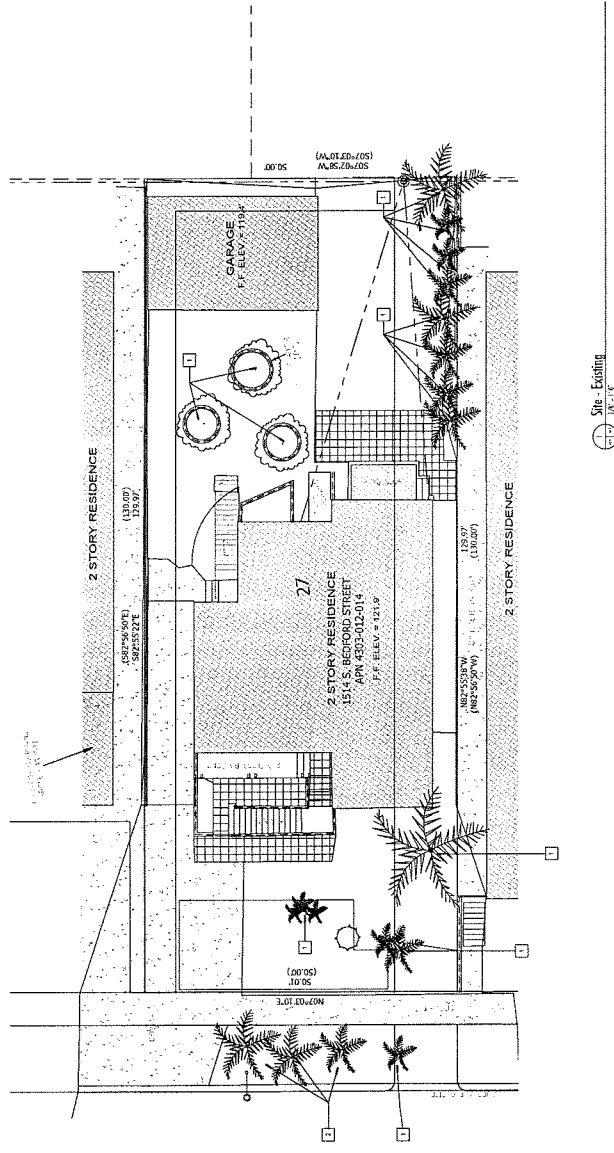
DATE: 06/10/2010
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

REVISIONS
 DATE: [Date]

DATE: 06/10/2010

Site - Existing

A0.1



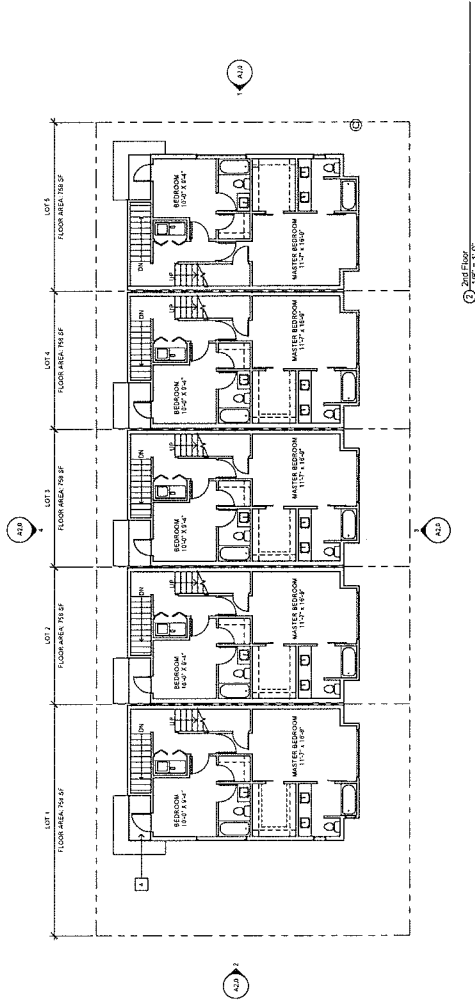
Site - Existing
 1/8" = 1'

61C Enterprises, LLC
 2730 Grand
 Blvd., Suite 100
 Dallas, TX 75244
 972.442.2137
 1/16/2014

1514 BEDFORD

Project No.
 1514 Bedford
 Date Issued: 1/16/2014
 Drawn By: [Name]
 Checked By: [Name]
 In Charge: [Name]

NOTE	DATE	DESCRIPTION
1		VEHICLE GATE ACCESS
2		ENTRY CLOSET (TYP)
3		ENTRY CLOSET (TYP)
4		ACCOUNT (TYP) - 25 SF



SMALL LOT SUBMITTAL

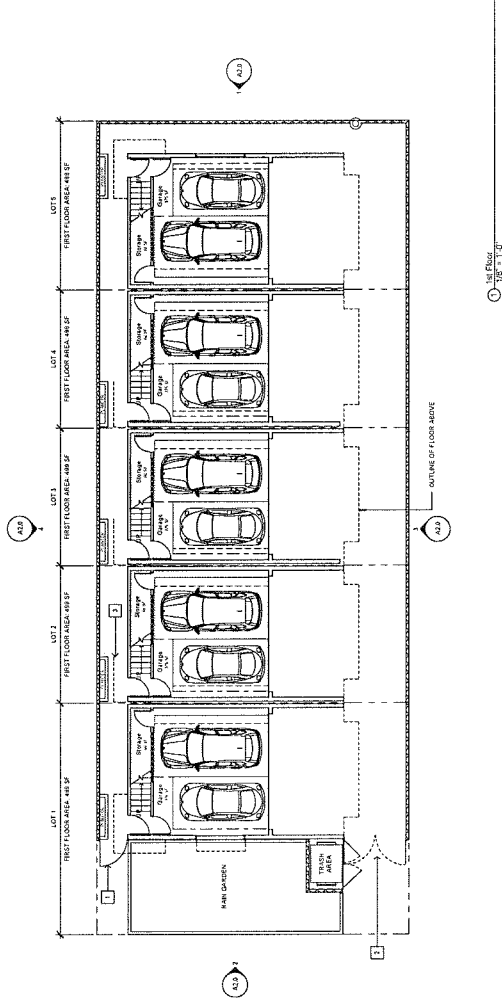
REVISIONS

No.	Description	Date

DATE: 01/16/2014

Floor Plans

A1.1



GLC Enterprises, LLC
 21500 Quince St.
 Suite 100
 Torrance, CA 90503
 (310) 582-2100
 (310) 582-2101

1514 BEDFORD

Project No.:
 1514 Bedford #9
 Los Angeles, CA 90033
 Street Information:
 The Glendon Group, LLC

SMALL LOT SUBMITTAL

The above described project is submitted for the Small Lot Submittal process. The project is subject to the same review process as a standard project. The project is not eligible for the Small Lot Submittal process.

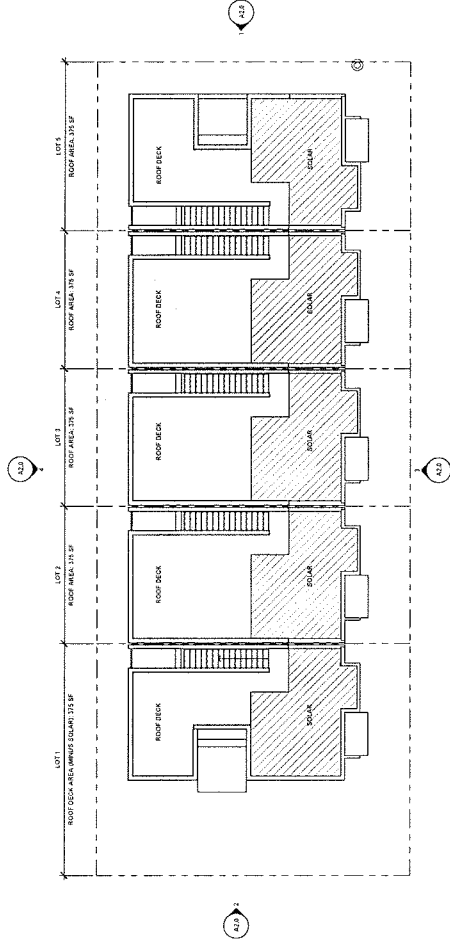
REVISIONS

No.	Description	Date

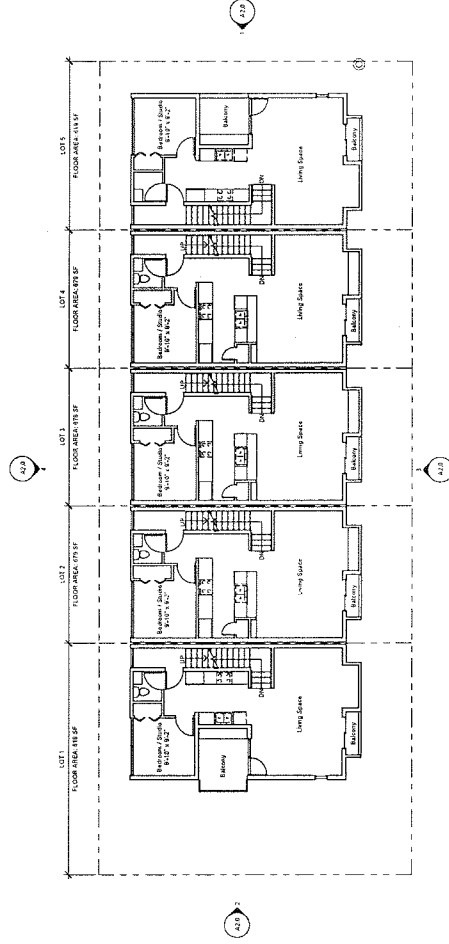
DATE: 2/10/2010
 SHEET: 24

Floor Plans

A1.2



① ROOF
 1/8" = 1'-0"



② 1st FLOOR
 1/8" = 1'-0"

6CC Enterprises, LLC
 2714 Canyon Dr
 Suite 100
 Fort Worth, TX 76102
 (817) 336-2100
 (817) 336-1881

1514 BEDFORD

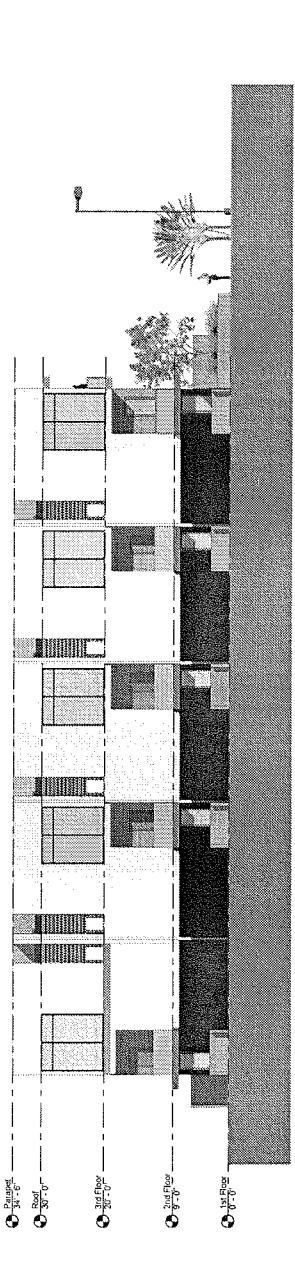
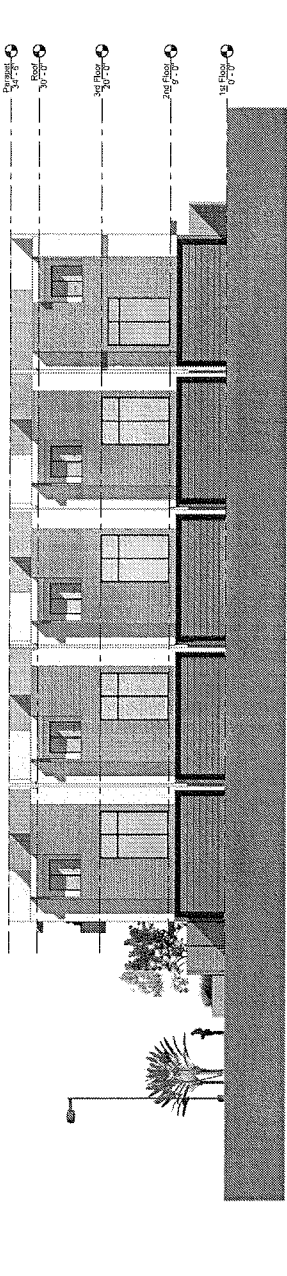
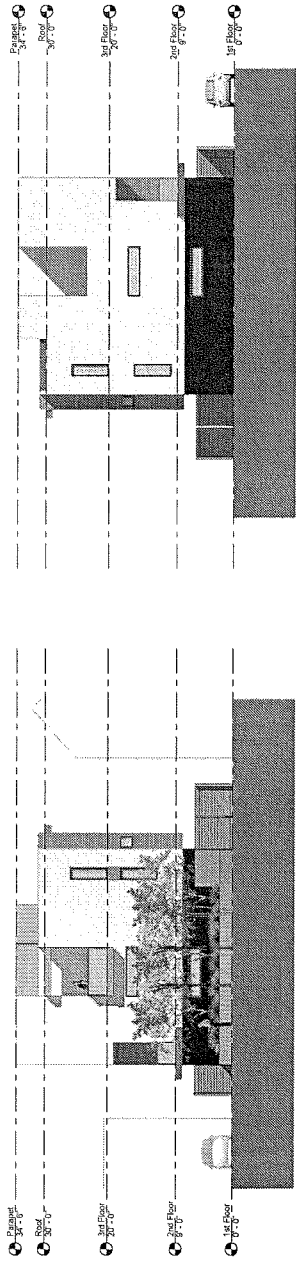
Project Name:
 1514 Bedford
 Location: Ft. Worth, TX
 Date: 04/17/2011
 Drawn By: [Name]
 Checked By: [Name]

SMALL LOT SUBMITTAL

REVISIONS

No.	Description	Date

Elevations
A2.0



Scale: 1/8" = 1'-0"