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,

[Signature]

Danny Cerezo
Vice President
The 4 Corners Group, LLC
1514 Bedford
5 Unit SMALL LOT SUBDIVISION

1514 Bedford St, Los Angeles, CA 90026

Zoning Administrator's Notice (Preparation):
 TBD

Small Lot Subdivision Case No (Feasibility Report #):
72361

PROJECT DATA

Description:

Property:

1514 Bedford

Lot Size:

5,000 square feet

Building Square Footage:

5,000 square feet

New Building Information:

Name of Project:

1514 Bedford

Floor Area: 5,000 square feet

Height Restriction:

1 story

Perimeter:

50 feet

Zoning:

R-2

Small Lot Submittal:

Sheet List:

Title: Title Sheet

A.0.0

0.5" scale

Title Sheet

0.5" scale

"Bedford"