

**NOTES:**

- EXISTING USE: MEDIUM DENSITY MULTIPLE FAMILY
- SITE ADDRESS: 3336 & 3340 HELMS AVE.
- ASSESSOR PARCEL NUMBERS: 4312-027-003 & -004
- EXISTING GENERAL PLAN DESIGNATION: MEDIUM DENSITY MULTIPLE FAMILY
- PROPOSED GENERAL PLAN DESIGNATION: MEDIUM DENSITY MULTIPLE FAMILY
- EXISTING ZONING: RMD
- PROPOSED ZONING: RMD
- PROPOSED DEVELOPMENT: MERGER AND RESUBDIVISION OF 2 LOTS FOR 1 LOT AND FOR CONDOMINIUM PURPOSES RELATED TO THE DEVELOPMENT OF A 8 UNIT RESIDENTIAL DEVELOPMENT FOR CONDOMINIUM PURPOSES.
- PROPOSED PARKING: REQUIRED AND PROVIDED PARKING PROVIDED PER CULVER CITY MUNICIPAL CODE.
- EXISTING DRAINAGE:  
THE SITE CURRENTLY DRAINS TO ADJACENT EXISTING STREETS.
- EXISTING LOT AREA = 12,592 SF (0.29 ACRES)  
AREA TO BE DEDICATED = 0 SF (0 ACRES)  
NET LOT AREA = 12,592 SF (0.29 ACRES)  
AREA OF EXCAVATION: 10,642 SF (0.25 ACRES)

**OWNER/DEVELOPER:**  
 NAME: BARRINGTON CAPITAL GROUP LLC  
 CONTACT: AARON MENSCH  
 ADDRESS: 12034 NUGENT DRIVE  
 GRANADA HILLS, CA 91340  
 PHONE: (818) 271-7174

**CIVIL ENGINEER:**  
 NAME: FORMA ENGINEERING INC.  
 CONTACT: MIKE WHITE  
 ADDRESS: 400 SAN FERNANDO MISSION BLVD  
 Suite 200  
 SAN FERNANDO, CA 91340  
 PHONE: (818) 698-8667  
 FAX: (818) 832-1740

# TENTATIVE TRACT MAP NO. 82973

## IN THE CITY OF CULVER CITY MERGER AND RE-SUBDIVISION OF 2 LOTS FOR 1 LOTS FOR CONDOMINIUM PURPOSES COUNCIL DISTRICT #2

**LEGAL DESCRIPTION:**

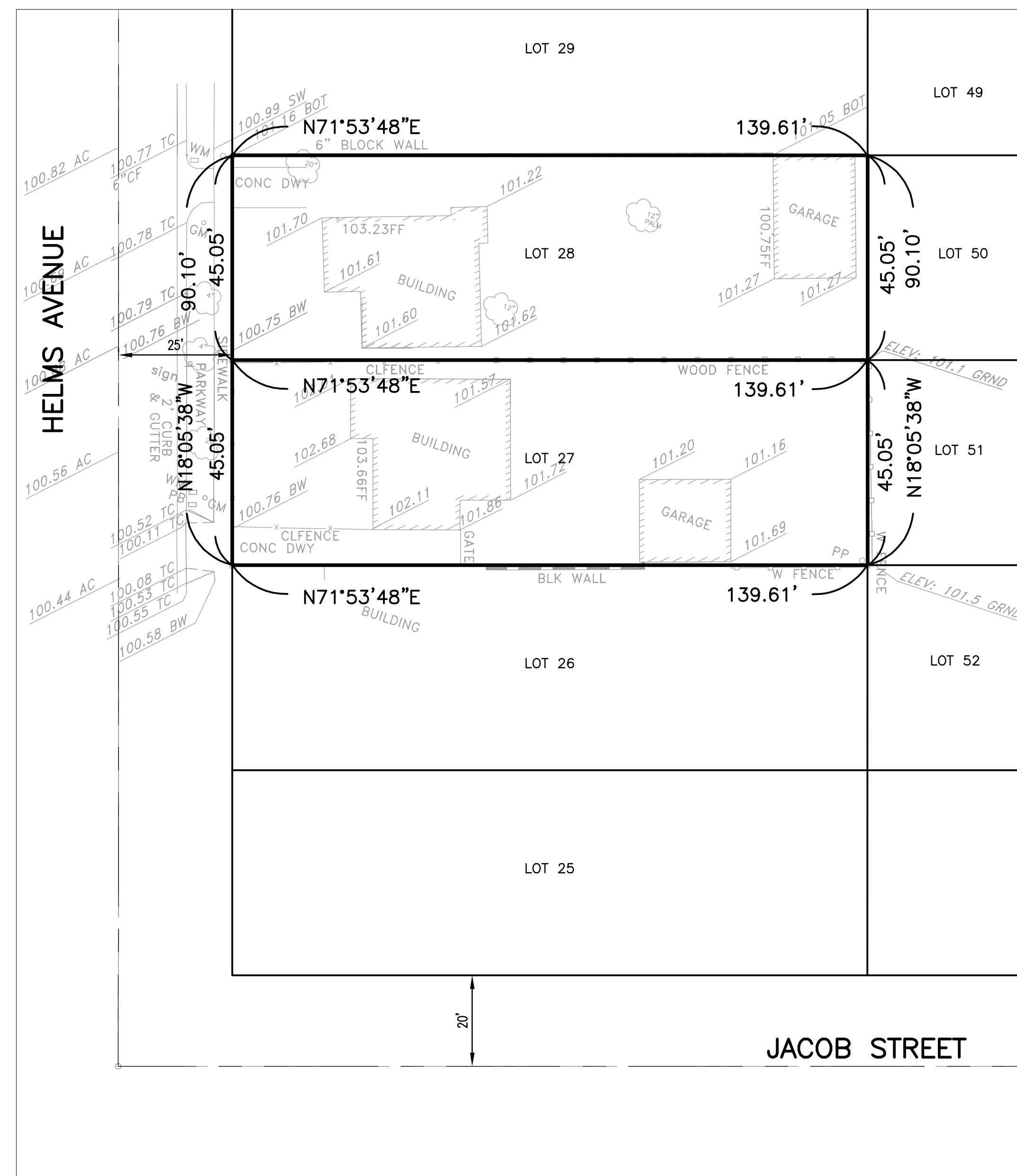
REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOT 27 AND LOT 28, LEHOSKY TRACT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 APN: 4312-027-004 (#28) & 4312-027-003 (#27)

**BENCHMARK:**

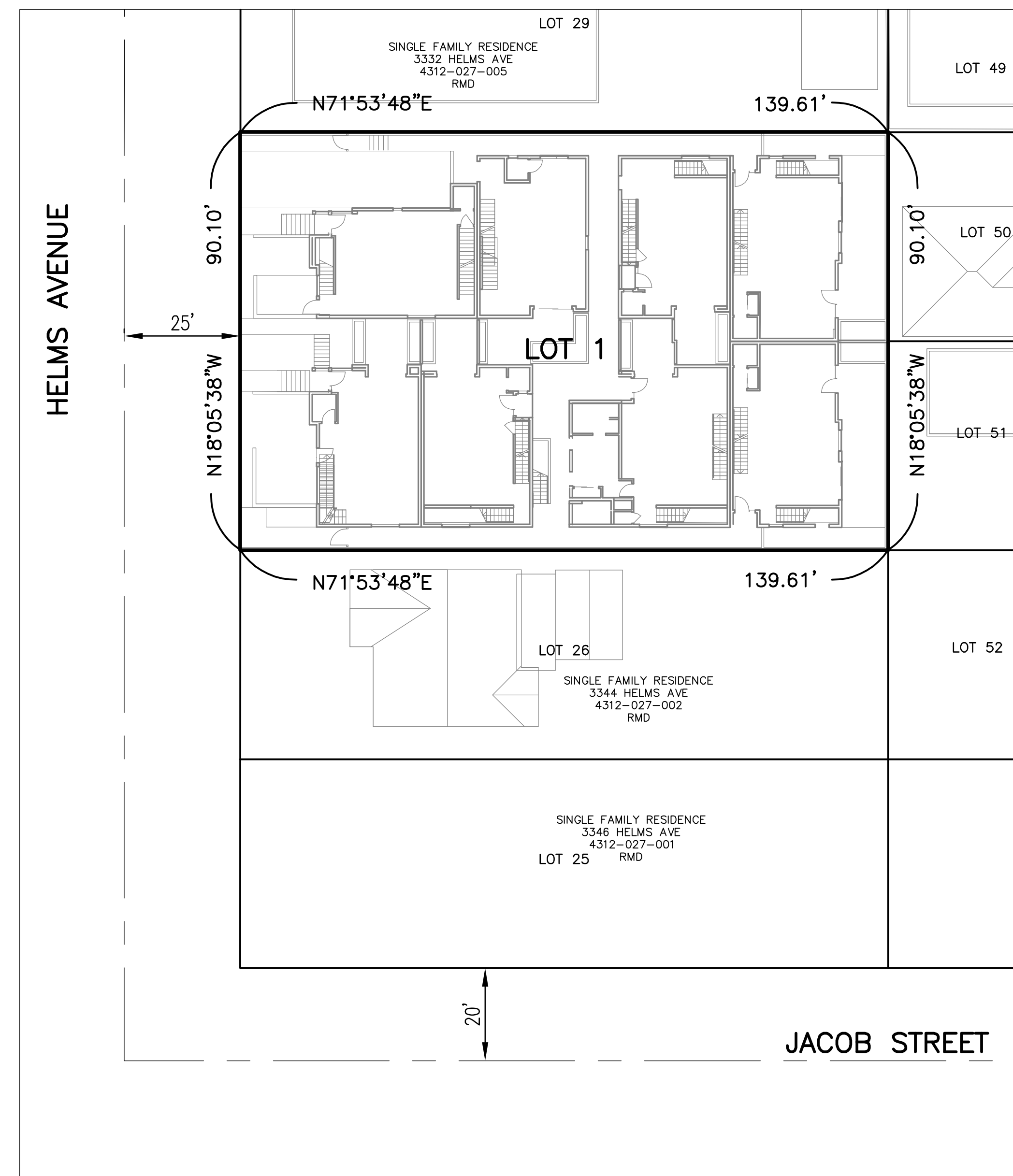
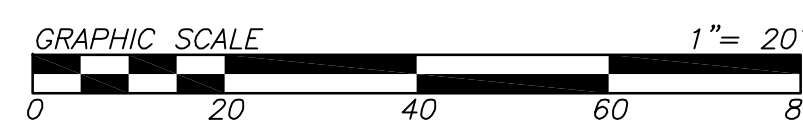
ASSUMED ELEV.: 100.00 ON SSMH AT C/L INT. JACOBS & HELMS.

**BASIS OF BEARING:**

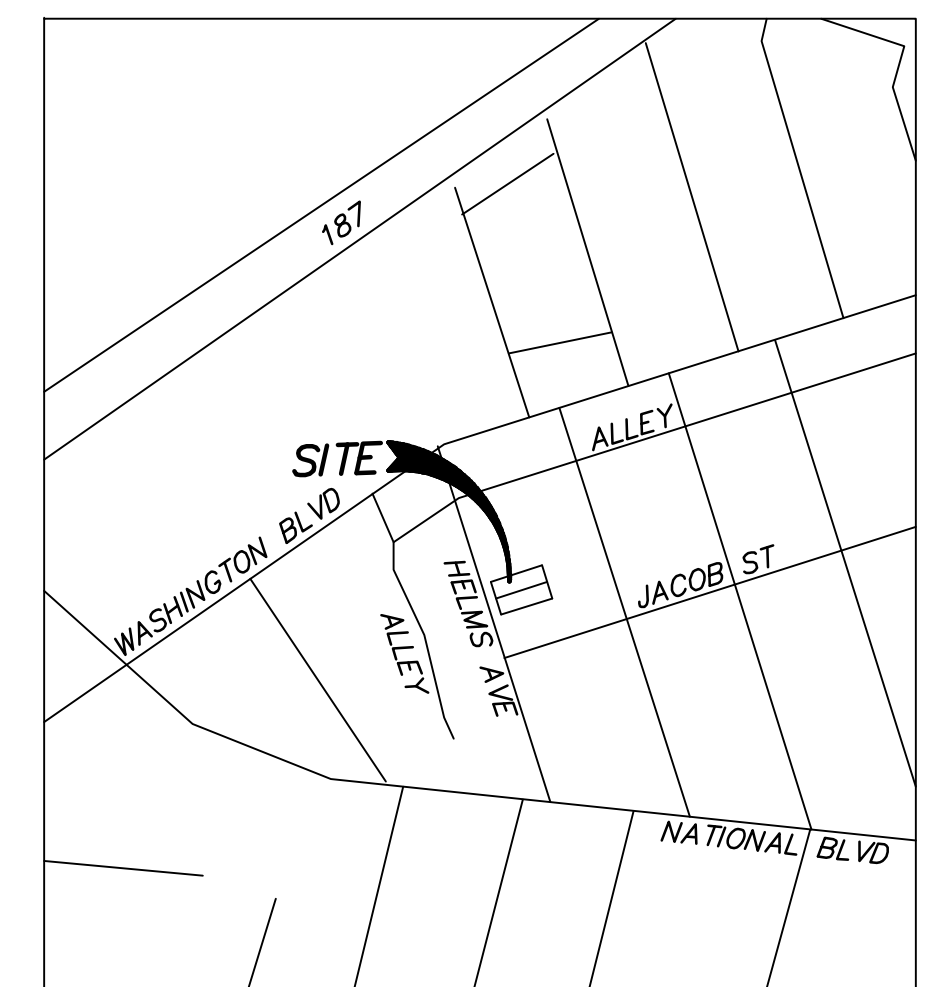
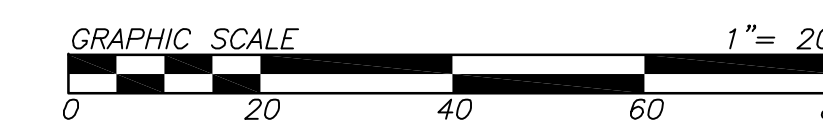
BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF HELMS AVE AS SHOWN ON LEHOSKY TRACT AS RECORDED IN MAP BOOK 57, PAGE 72.



**EXISTING CONDITION**



**PROPOSED CONDITION**



**VICINITY MAP**  
 SCALE: 1"=500'

PREPARED FOR:  
**BARRINGTON CAPITAL GROUP LLC**  
 12034 NUGENT DRIVE, GRANADA HILLS, CA. 91344  
 CONTACT : AARON MENSCH TEL - (818) 271-7174

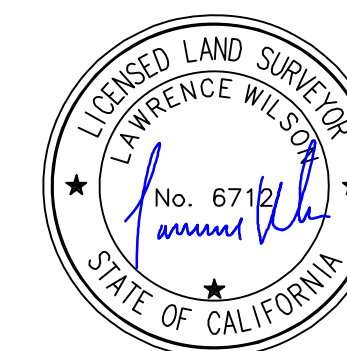
TENTATIVE MAP  
 TRACT 82973  
 3336 & 3340 HELMS AVE  
 CULVER CITY, CA 90232

DEVELOPER'S ENGINEER:

**FORMA ENGINEERING INC.**

400 SAN FERNANDO MISSION BLVD SUITE 200, SAN FERNANDO, CA 91340  
 Phone: (818) 832-1710 Fax: (818) 832-1740

*Mike White*  
 LARRY WILSON P.L.S. 75862 DATE 1/14/2020



No.	DATE	REVISION

DESIGNER: M.W.  
 CHECKED BY: M.W.  
 DATE: 01/14/2020  
 SHEET OF