



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20499** APN: 125-17-601-012 / 017 ; 125-17-202-001

Name of Property Owner: Caroline's Court, LLC

Name of Applicant: Caroline's Court, LLC

Name of Representative: Jacob Khakshouri

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

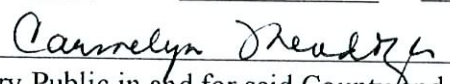
APN: _____

Signature of Property Owner: 

Print Name: Jacob Khakshouri
Managing Member, Caroline's Court, LLC

Subscribed and sworn before me

This 5th day of March, 20 07


Notary Public in and for said County and State



Site Data

ASSESSORS PARCEL NUMBER (APN) 125-17-001-017
CURRENT ZONING T.C.

Site Area Data

SITE GROSS +/- 23.02 ACRES 1,031,500 S.F.
BUILDING AREA GROSS 266,734 S.F. GROSS 26 PERCENT
SITE COVERAGE

2 STORY BUILDING, SITE +/- 3.4 ACRES 144,638 S.F. GROSS 41,300 S.F. GROSS 29 PERCENT
BUILDING AREA GROSS SITE COVERAGE

LOWES SITE +/- 11.80 ACRES 517,982 S.F. GROSS 139,410 S.F. GROSS 27 PERCENT
BUILDING AREA GROSS SITE COVERAGE

RETAIL SITE (FASTFOOD SITE) +/- 8.0 ACRES 368,273 S.F. GROSS 88,824 S.F. GROSS 24 PERCENT
BUILDING AREA GROSS SITE COVERAGE

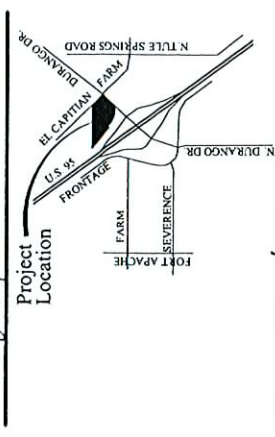
Building Open Space:

AREA REQUIRED 20% +/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 22% +/- 226,058 SF +/- 5.2 ACRES

Parking Data:

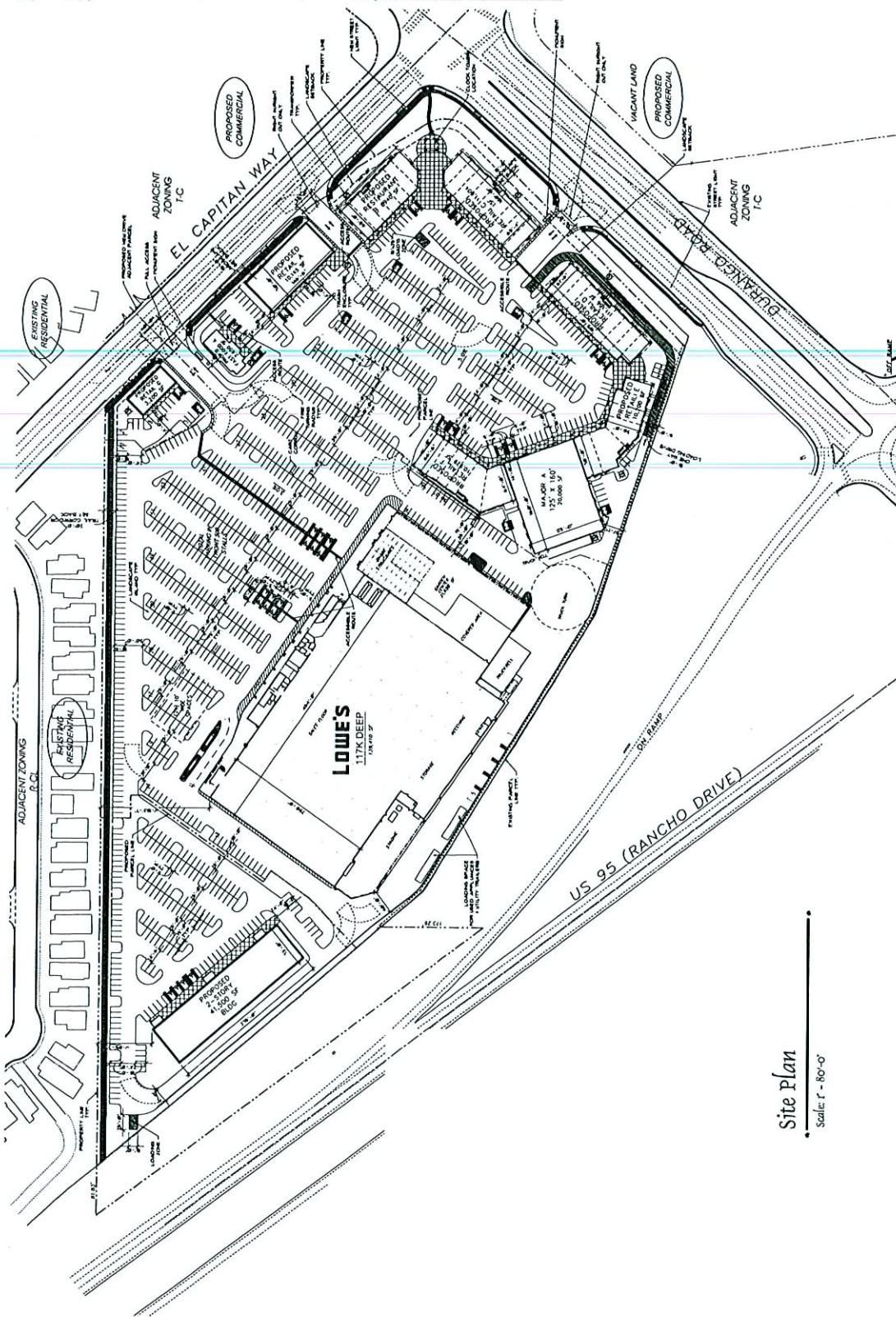
BUILDING	BLDG. AREA	REQD. RATIO	REQD.	PROVIDED
Fast Food A	2,650 S.F.	1/250	11	21 = 81/1000
Fast Food B	42,430 S.F.	1/250	170	214 = 51/1000
RESTAURANT B	8,940 S.F.	1/250	36	72 = 58/1000
RETAIL G	3,200 S.F.	1/250	13	16 = 51/1000
LOWES	139,410 S.F.	1/250	558	568 = 4.1/1000
MAJOR A	20,000 S.F.	1/250	80	80 = 4/1000
3 STORY BLDG	41,500 S.F.	1/250	166	166 = 4/1000
TOTAL	269,734 S.F.		1081	4.2/1000 1,137

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
10877 WALSH BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KORY KRAKHOURI (310) 208-7770
CAMIL ARAJALON (310) 208-7770 EXT. 113



Site Plan
Scale: 1" = 80'-0"

Caroline's Court

Schematic Design

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North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

APR 18 2007

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SUP-20499 SDR-20496
REVISED 05/10/07 PC

Indigo Architecture, Inc.

1001 466-2721

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