



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-34759 APN: 125-17-601-012, 017 and 125-17-202-001

Name of Property Owner: Caroline's Court LLC

Name of Applicant: JPL Engineering, Inc.

Name of Representative: James Lopez

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): _____

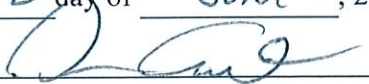
APN: _____

Signature of Property Owner: 

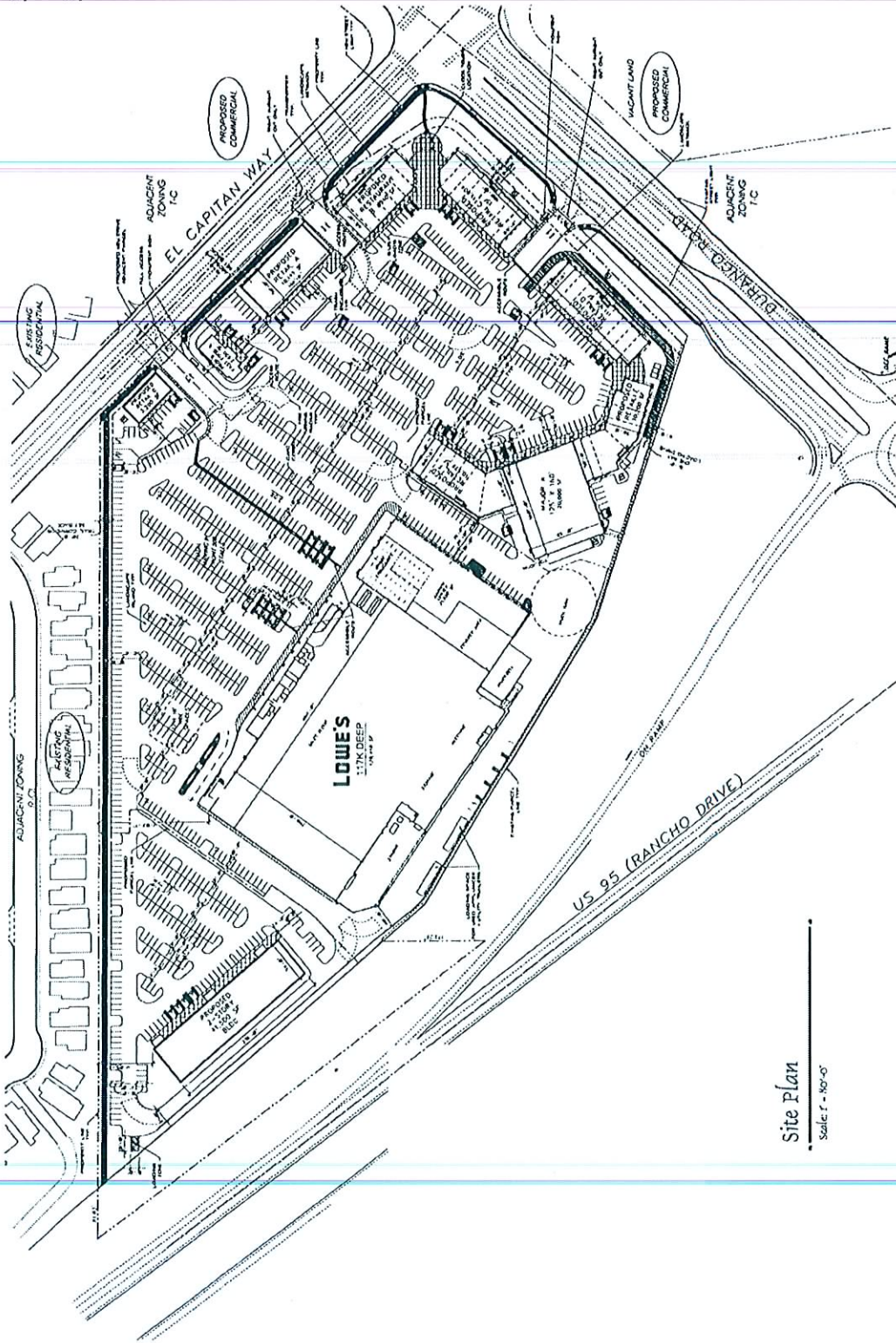
Print Name: Jacob Koby Khakshouri

Subscribed and sworn before me

This 2 day of June, 2009


Notary Public in and for said County and State





Site Plan

Scale: 1" = 50'-0"

North

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

Caroline's Court

Site Plan

Indigo Architecture, Inc.

April 18, 2007

LA 00000000

JUN 06 2009

EOT-34759

07-15-09 CC

Site Data

ASSESSORS PARCEL NUMBER (APN) 125-17-007-017
CURRENT ZONING I/C

Site Area Data

SITE GROSS BUILDING AREA GROSS 260,734 S.F. GROSS 20 PERCENT
SITE COVERAGE

2 STORY BUILDING SITE BUILDING AREA GROSS 41,500 S.F. GROSS 20 PERCENT
SITE COVERAGE

LOWE'S SITE BUILDING AREA GROSS 126,134 S.F. GROSS 27 PERCENT
SITE COVERAGE

RETAIL SITE / FASTFOOD SITE BUILDING AREA GROSS 68,824 S.F. GROSS 24 PERCENT
SITE COVERAGE

Building Open Space:

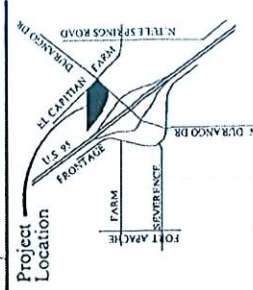
AREA REQUIRED 20%
AREA PROVIDED 22%

-/ 220,302 SF +/- 4.7 ACRES
+/ 220,058 SF +/- 5.2 ACRES

Parking Data:

BUILDING	BUILDING AREA	REQD RATIO	REQD	PROVIDED
LOT FOODS A	2,650 S.F.	1/250	11	21-81/1000
RESTAURANT B	47,420 S.F.	1/250	170	21-81/1000
RESTAURANT C	8,940 S.F.	1/250	36	21-81/1000
RETAIL G	3,200 S.F.	1/250	13	10-51/1000
LOWE'S	126,134 S.F.	1/250	558	568-4 11/1000
MAJOR A	20,000 S.F.	1/250	80	80-41/1000
3 STORY BUSES	41,500 S.F.	1/250	166	166-41/1000
Total	260,734 S.F.		1061	4-21/1000 1/137

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024 (310) 208-7770
CAMILA ALAUON (310) 208-7770 EXT 113