



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: POC-36456 APN: 125-17-612-001

Name of Property Owner: Caroline's Court LLC

Name of Applicant: Caroline's Court LLC

Name of Representative: JPL Engineering Inc.

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

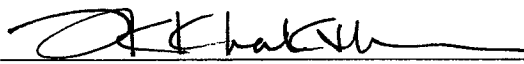
☒ No

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: _____

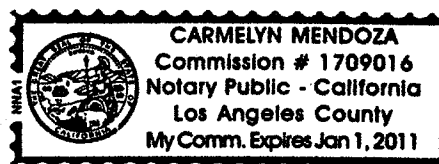
Signature of Property Owner: 

Print Name: Jacob Khakshouri, Manager
Caroline's Court, LLC

Subscribed and sworn before me

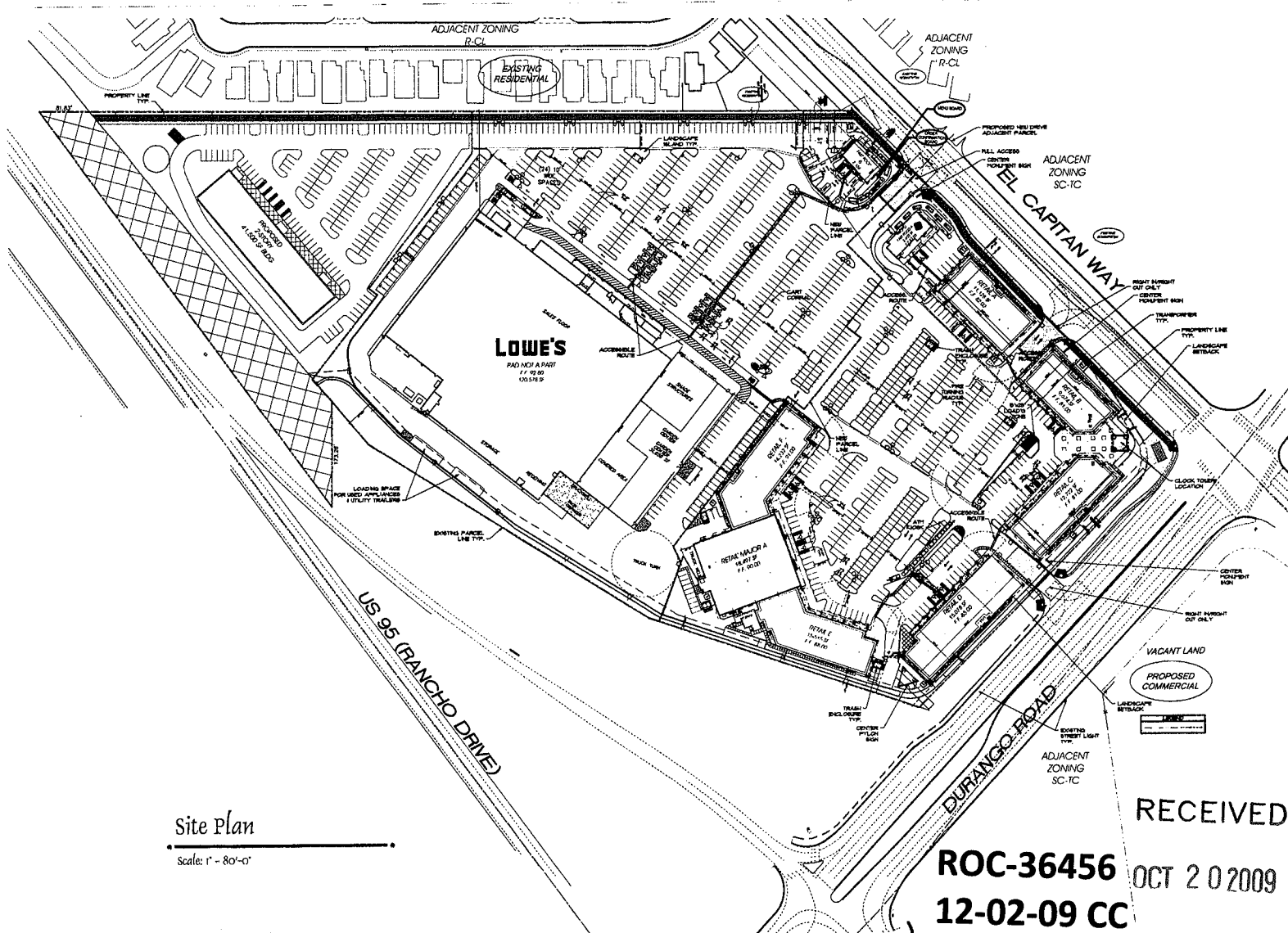
This 19th day of October, 2009

Carmelyn Mendoza
Notary Public in and for said County and State



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OCT 20 2009



Site Plan

Scale: 1" = 80'-0"

North

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

Site Data

ASSESSOR'S PARCEL NUMBER (APN) 125-17-601-017
CURRENT ZONING T-C

Site Area Data

SITE GROSS BUILDING AREA GROSS SITE COVERAGE +/- 23.67 ACRES 1,031,509 S.F. 264,189 S.F. GROSS 26 PERCENT
2 STORY BUILDING SITE BUILDING AREA GROSS SITE COVERAGE +/- 3.4 ACRES 144,638 S.F. 41,500 S.F. GROSS 29 PERCENT
LOWES SITE BUILDING AREA GROSS SITE COVERAGE +/- 11 ACRES 417,900 S.F. 120,578 S.F. GROSS 29 PERCENT
RETAIL SITE / FASTFOOD SITE BUILDING AREA GROSS SITE COVERAGE +/- 8.89 ACRES 387,000 S.F. 102,111 S.F. GROSS 26.3 PERCENT

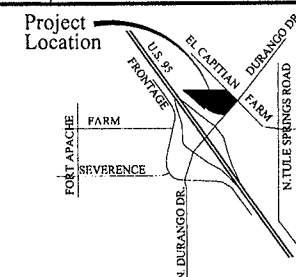
Building Open Space:

AREA REQUIRED 20% +/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 23.4% +/- 241,135 SF +/- 5.3 ACRES

Parking Data:

BUILDING		PARKING		
BLDG.	BLDG. AREA	REQ'D RATIO	REQ'D	PROVIDED
Fast Food A	2,400 S.F.	1/250	11	17 = 71/1000
RETAIL A.C.D.F.F.	67,448 S.F.	1/250	270	290 = 4.5/1000
RETAIL B	9,674 S.F.	1/250	39	48 = 5/1000
Fast Food G	2,155 S.F.	1/250	13	22 = 10/1000
LOWES	120,578 S.F.	1/250	483	510 = 4.3/1000
MAJOR A	18,497 S.F.	1/250	74	74 = 4/1000
2 STORY BLDG.	41,500 S.F.	1/250	166	166 = 4/1000
Total	264,189 S.F.		1056	43/1000 1127

Vicinity Map



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ROC-36456 OCT 20 2009
12-02-09 CC

Owner / Developer

CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBY KHAKSHOURI (310) 208-7770

Caroline's Court

Schmitt & Associates