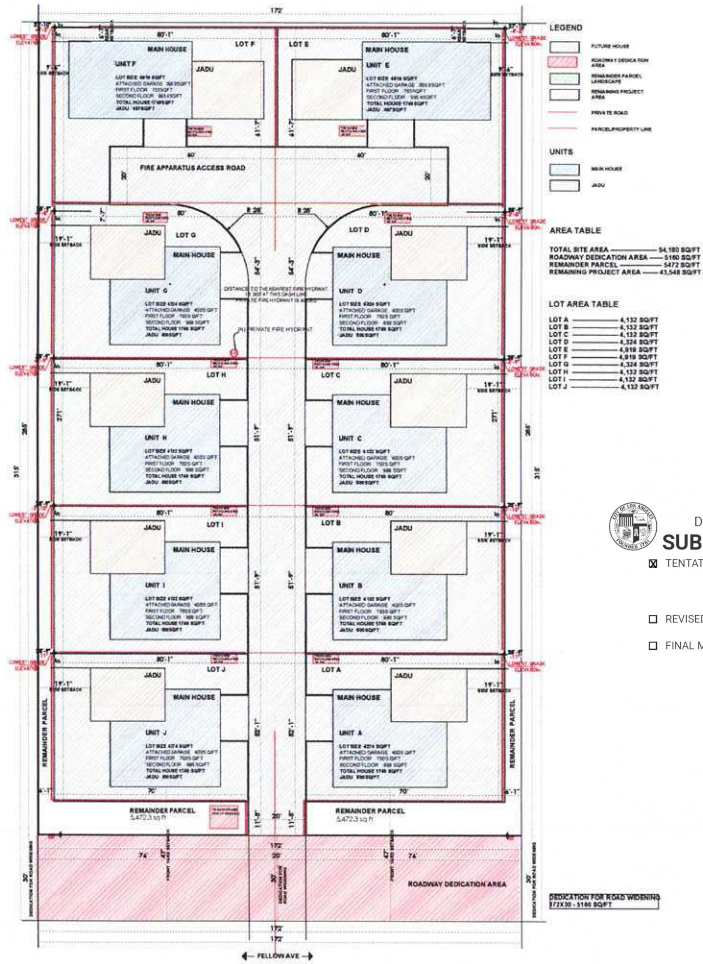


TENTATIVE APPROVAL

NO: VTT 85315

Approved without conditions

BY:

6/16/26
Department of Building & Safety
Grading Division

OWNER

ART PROPERTY GROUP, INC.
3795 LA CRESCENTA AVE. #200
GLENDALE, CA 91208

DESIGNER

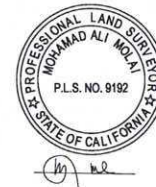
ARTDESIGN STUDIO
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SURVEYOR

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COMCity of Los Angeles
Department of City Planning
SUBMITTED FOR FILING☒ TENTATIVE MAP ☐ PARCEL MAP☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED

DEPUTY ADVISORY AGENCY

07/07/2026

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHEASTERLY ONE HALF OF THE SOUTHEASTERLY ONE HALF OF LOT 7 IN BLOCK 122 OF THE LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 27 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LANDS, AS RESERVED BY SYLMAR PACKING CORPORATION, A CORPORATION, RECORDED IN BOOK 18741 PAGE 19 OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHEASTERLY 20 FEET OF THE SOUTHWEST ONE HALF OF LOT 7 IN BLOCK 122 OF THE LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 27 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHWESTERLY 10 FEET THEREOF.

BASIS OF BEARINGS

THE BEARING N47°03'31"W, ON THE CENTERLINE OF FELLOWS AVE AS SHOWN ON TRACT NO. 20724, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 608, PAGES 5, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK

BENCH MARK: ASSUME AS SEWER MANHOLE ON FELLOWS AVE
LID ELEVATION: 1286.50'
STRUCTURE ID: 35509066
DATUM: NAVD 1988

SITE INFORMATION

ADDRESS: 13191 N FELLOWS AVE, SYLMAR, CA 91342

I. SITE

EXISTING USE: VACANT LOT
PROPOSED USE: SB 1123 10 (N) SFDS ALONG WITH 10 (N) JADUS
GENERAL PLAN LAND USE LOW/MEDIUM DENSITY HOUSING
GROSS LOT AREA: 16741 (SQ FT)

PROJECT INFORMATION

ADDRESS: 13191 N FELLOWS AVE, SYLMAR, CA 91342

APN: 2505-024-010
TRACT: LA OLIVE GROWERS ASSOC. LANDS
LOT: POR 7
LOT AREA: 48,521.4069 SQ. FT.
UNIT HEIGHT: TWO STORY BLDG.

SITE PLAN



VESTING TENTATIVE TRACT MAP 85315

FOR SB1123
AT
13191 N FELLOWS AVE, SYLMAR, CA 91342
IN THE CITY OF
LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHEASTERLY ONE HALF OF THE SOUTHEASTERLY ONE HALF OF LOT 7 IN BLOCK 122 OF THE LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 27 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LANDS, AS RESERVED BY SYLMAR PACKING CORPORATION, A CORPORATION, RECORDED IN BOOK 16741 PAGE 19 OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHEASTERLY 20 FEET OF THE SOUTHWEST ONE HALF OF LOT 7 IN BLOCK 122 OF THE LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 27 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHWESTERLY 10 FEET THEREOF.

BASIS OF BEARINGS

THE BEARING N47°03'31"W, ON THE CENTERLINE OF FELLOWS AVE AS SHOWN ON TRACT NO. 20724, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 606, PAGES 5, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK

BENCH MARK: ASSUME AS SEWER MANHOLE
ON FELLOWS AVE
I.D. ELEVATION: 1266.50'
STRUCTURE ID: 35008066
DATUM: NAVD 1988

SITE INFORMATION

ADDRESS: 13191 N FELLOWS AVE, SYLMAR, CA 91342

I. SITE

EXISTING USE: VACANT LOT
PROPOSED USE: SB 1123 10 (N) SFDS ALONG WITH 10 (N) JADUS
GENERAL PLAN LAND USE: VERY LOW/1 RESIDENTIAL
GROSS LOT AREA: 54,414.52 (SQ FT)

PROJECT INFORMATION

ADDRESS: 13191 N FELLOWS AVE, SYLMAR, CA 91342

APN: 2505-024-010
TRACT: LA OLIVE GROWERS ASSOC. LANDS
LOT: POB. 7
LOT AREA: 49,521.4069 SQ. FT.
UNIT HEIGHT: TWO STORY BLDG.

LEGEND

X	SPOT ELEVATION	---	BOUNDARY LINE
DWY	DRIVEWAY	---	CENTERLINE
SMH	SEWER MANHOLE	---	BUILDING LINE
WV	WATER VALVE	12'	TREE
PIPE	PIPE	---	FENCE WALL
SP	SIGN POST	---	WIRE FENCE
PP	POWER POLE	---	CONCRETE PATTERN
PL	POWER LINE	---	ASPHALT
C	COLUMN		
ST	STONE		

OWNER

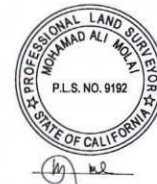
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818-325-9225
MOLAI22@YAHOO.COM



VICINITY MAP
NOT TO SCALE

TOPOGRAPHY SURVEY

GRAPHIC SCALE: 1" = 20'

VESTING TENTATIVE TRACT MAP 85315

FOR SB1123
AT
13191 N FELLOWS AVE, SYLMAR, CA 91342
IN THE CITY OF
LOS ANGELES
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA