

**CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
SUBDIVIDER'S STATEMENT**

**For Office Use Only**

(1) Case No. \_\_\_\_\_

Date of Filing \_\_\_\_\_

(2) Tract No. 74531  Vesting  Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)  
1033-1057 S Olive St Los Angeles, CA 90015

(N, S, W, E, of) \_\_\_\_\_  
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 634 Page (CWS) \_\_\_\_\_ Grid No. E5

(6) Proposed number of lots 1 ground lot, 17 airspace lots

(7) Tract area: 0.853 post-dedication net acres within tract border; 0.955 pre-dedication net acres within tract border;  
1.327 to centerline gross acres.  
37,172 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	up to <u>15,000</u> SF	<u>Approx. 15 stalls</u>		
Industrial-(IND)	_____	_____		
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		
Industrial Condo Conversion-(INDCC)	_____	_____		
Commercial Condominiums-(CMC)	_____	_____		
Industrial Condominiums-(INDC)	_____	_____		
Reversion to Acreage - (RV)	_____	_____		
Other (specify) _____ (O)	_____	_____		

(10) Number/type of units to be demolished 2-story retail buildings

(11) Community Plan area Central City Council District # 14

(12) Community planning designation High Density Residential, X to X DU's/GA

**\*Multiple dwelling projects only**

(13) The existing zone is [Q] R5-4D-O. The proposed zone is N/A approved under City Planning Case No. N/A on \_\_\_\_\_ by the ( ) City Planning Commission and/or ( ) City Council (CF No \_\_\_\_\_).

- a. Has the tract map been filed to effectuate a zone change?  
Yes ( ) No (X).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?  
Yes ( ) No (X).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?  
Yes ( ) No (X).
- d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) not yet  
Under Case Nos. : \_\_\_\_\_

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes ( ) No (X)  
How many? N/A

If yes, how many are 4 inches or more in diameter? N/A  
How many absolutely must be removed? N/A

Are there other trees 12 inches or more in diameter? Yes (X) No ( )

If yes, how many? 5. How many must be removed? 5 Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary). See tree report for more details.

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?  
Yes ( ) No (X)  
In a fault rupture study area? Yes ( ) No (X)

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No (X)

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ( )  
No (X)  
Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?  
Yes (X) No ( ). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No (X) If yes, attach a sketch showing each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes ( ) No (X)  
 Is the project within a plan-designated horsekeeping area? Yes ( ) No (X)  
 Is the project in an RA or more restrictive zone? Yes ( ) No (X)
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- a. Anticipated range of sales prices
  - b. Anticipated sales terms to tenants  
 Note: Attach separate sheet, if necessary.
  - c. Number of existing parking spaces \_\_\_\_\_ A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes (X) No ( )
- (24) Has a Land Development Counseling Session taken place? Yes ( ) No (X)  
 If so, what is LDCC No. \_\_\_\_\_?
- (25) Describe your proposal briefly here or on an attached sheet:  
Replace existing uses with a high rise mixed-used development achieving an approximate height of 714 feet and providing a maximum of 800 residential condominium units with ground floor commercial and amenity space

I certify that the statements on this form are true to the best of my knowledge.

Signed \_\_\_\_\_

Date December 3, 2016

Date \_\_\_\_\_

RECORD OWNER(S)  
 (From Latest Adopted Tax Roll)

Name 1045 Olive, LLC.  
 Address 2200 Biscayne Blvd.  
 City Miami, FL 33137  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_

SUBDIVIDER

Name 1045 Olive, LLC.  
 Address 2200 Biscayne Blvd.  
 City Miami, FL 33137  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_

ENGINEER OR LICENSED SURVEYOR

Name David Evans and Associates  
 Name \_\_\_\_\_  
 Address 201 S Figueroa St, Suite 240  
 City Los Angeles, CA 90012  
 Phone 213-337-3948  
 Fax No \_\_\_\_\_

