

**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
0.853 post- 0.955 pre-dedication

(7) Tract area: 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) <u>Sq. Ft.</u>	<u>Parking</u>	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	Maximum of <u>800</u> units	Approx. <u>802</u> stalls+		_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	up to <u>15,000</u> SF	Approx. <u>15</u> stalls		_____
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)

SUBDIVIDER

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

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

Name _____
 Address _____
 City _____
 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 _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____