

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

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 73718 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.)

6220 W. Yucca St. (N, S, W, **(E)**) of Argyle Ave.
 (Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 593 Page (CWS) _____ Grid No. F-4

(6) Proposed number of lots _____ 1 ground lot and 5 airspace lots.

(7) Tract area: 0.90 net acres within tract border; 1.28 gross acres.
39,374.95 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) <u>Sq. Ft.</u>	<u>Parking</u>	+	<u>Guest Parking*</u>
Single-Family-(SF)	<u>2 du</u>	<u>NA</u>		_____
Apartments-(APT)	<u>269 du</u>	<u>389</u>	+	<u>0</u>
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	<u>7,760 sf</u>	<u>16</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 42 rental units

(11) Community Plan area Hollywood Council District # 13

(12) Community planning designation Regional Center Commercial, 24+ to 40 DU's/GA
Medium Residential

***Multiple dwelling projects only**

(13) The existing zone is (Q)R3-1XL, R4-2D, C4-2D-SN. The proposed zone is R3-2, C2-2, C2-2-SN

approved under City Planning Case No. CPC-2014-4705-ZC-HD-MCUP-CU-SPR 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 (✓).
- 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 (✓).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes (✓) No ().
- d. Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) _____
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? _____

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

Are there other trees 12 inches or more in diameter? Yes (X) No ()
5; see tree report

If yes, how many? _____. How many must be removed? _____ 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).

(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 (X) No ()

(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 () No (X). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes () No (✓) 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: N/A
- 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:
The Applicant requests a subdivision in furtherance of a development project. The proposed VTTM would involve a merger and subdivision for 1 lot, and 5 airspace lots. The proposed development would consist of the construction of a mixed-use project including approximately 7,760 square feet of commercial space, and 271 dwelling units total, of which 269 are within the area of the proposed VTTM.

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

Signed _____

Date _____

Date _____

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

SUBDIVIDER

Name WL Yucca Argyle Owner A, LLC
 Address 11620 Wilshire Blvd, Suite 1150
 City Los Angeles, CA 90025
 Phone 310-312-8020
 Fax No _____

Name Riley Realty, LP (c/o Greg Beck)
 Address 11620 Wilshire Blvd, Suite 1150
 City Los Angeles, CA 90025
 Phone 310-312-8020
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name Southland Civil Engineering & Survey, LLP
 Name _____
 Address 87 N. Raymond Ave, Suite 500
 City Pasadena, CA 91103
 Phone 626-486-2555
 Fax No 626-486-2556

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____