

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>	+	Guest Parking*
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 \_\_\_\_\_