

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, or) 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 218

- (7) Tract area: 1.16 net acres within tract border; 1.65 gross acres.
50,323 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)	<u>191</u>	<u>315</u>	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		_____
Industrial-(IND)	_____	_____		_____
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		_____
Industrial Condo Conversion-(INDCC)	_____	_____		_____
Commercial Condominiums-(CMC)	<u>17</u>	<u>141</u>		_____
Industrial Condominiums-(INDC)	_____	_____		_____
Reversion to Acreage - (RV)	_____	_____		_____
Other (specify) <u>common</u> (O) and parking	<u>10</u>	_____		_____

- (10) Number/type of units to be demolished 44 rental units

- (11) Community Plan area Hollywood Council District # 13

- (12) Community planning designation Regional Center Commercial to Medium Residential DU's/GA

***Multiple dwelling projects only**

- (13) The existing zone is (Q)R3-1XL, R4-2D, C4-2D-SN. The proposed zone is R-3-2, C4-2, C4-2-SN
approved under City Planning Case No. CPC-2014-4705-ZC-HD-CU-M 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) No
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 (✓)
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 (✓) No ()
5; see tree report
- If yes, how many? _____. 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).
- (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 (✓)
In a fault rupture study area? Yes (✓) No ()
- (16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No (✓)
- (17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ()
No (✓)
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 (✓). 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 (✓)
Is the project within a plan-designated horsekeeping area? Yes () No (✓)
Is the project in an RA or more restrictive zone? Yes () No (✓)
- (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 (✓) No ()
- (24) Has a Land Development Counseling Session taken place? Yes () No (✓)
If so, what is LDCC No. _____?
- (25) Describe your proposal briefly here or on an attached sheet:
Construction of a mixed use project to include up to approximately 260 hotel rooms, 191 residential units, and 6,980 square feet of commercial (retail/restaurant) uses.

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

Signed _____

Date 11/19/15

Date _____

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

SUBDIVIDER

Name The Rubinfeld Family Limited Partnership
Address 308 W. Verdugo Avenue
City Burbank, CA 91502
Phone 818-566-8330
Fax No _____

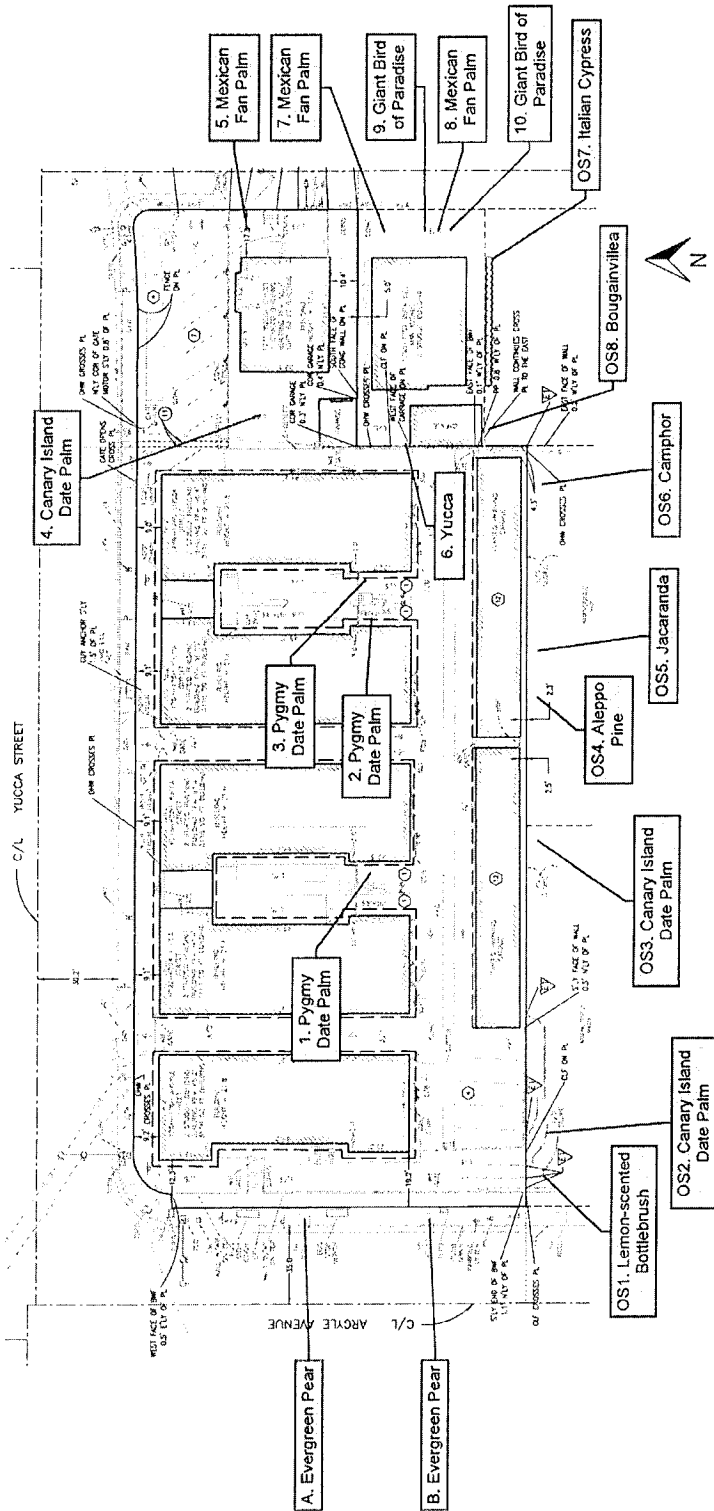
Name Riley Realty, LP (c/o Greg Beck)
Address 11620 Wilshire Blvd, Suite 1150
City Los Angeles, CA 90025
Phone 310-312-8020
Fax No _____

Name Robert D. Champion
Address 11620 Wilshire Blvd., Suite 1150
City Los Angeles, CA 90025
Phone 310-312-8020
Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name Southland Civil Engineering & Survey
Name _____
Address 87 N. Raymond Ave, #300
City Pasadena
Phone 626-486-2555
Fax No 626-486-2556

Name _____
Address _____
City _____
Phone _____
Fax No _____



- ☐ Public Right-of-Way Tree
- ☐ On-site Tree
- ☐ Off-site Tree

Tree Inventory

6220 West Yucca Street
Hollywood, California

Cariberg
Sierra Madre Office
2402 Sierra Madre Avenue
Sierra Madre, California 91024
Office: 626-243-8877
Fax: 626-243-8877
www.cariberg.com

Sierra Madre Office
2402 Sierra Madre Avenue, 2nd Fl.
Sierra Madre, California 91024
Office: 626-243-8877
Fax: 626-243-8877
www.cariberg.com

TREE TYPE	TRUNK DIAMETER	STATUS	Tree Inventory Map #
Canary Island Date Palm	25' BT	To Be Removed	4
Mexican Fan Palm	35' BT	To Be Removed	5
Spanish Dagger (Yucca)	15.5"	To Be Removed	6
Mexican Fan Palm	50' BT	To Be Removed	7
Mexican Fan Palm	50' BT	To Be Removed	8