

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

1720, 1750 VINE STREET & 1733 ARGYLE AVENUE, LOS ANGELES, CA

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 82152 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.)

6236-6334 West Yucca Street, 1745-1770
 North Vine Street & 1733-1741 Argyle Avenue (N, S, W, E, of) Yucca Street

 (Circle one)

Map reference location:

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

(6) Proposed number of lots Approximately 40

(7) Tract area: 4.465 net acres within tract border; 6.659 gross acres. (to street centerlines)
200,925 net square feet after required dedication. (after proposed sidewalk easements and street merger)

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	<u>1,005</u>	<u>4.465</u>	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	<u>30,177</u>	<u>1,521 vehicle & 551 bicycle</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

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

(12) Community planning designation _____, _____ to _____ DU's/GA

***Multiple dwelling projects only**

(13) The existing zone is (T)(Q) C2-2-SN; C4-2D-SN. The proposed zone is C2-2-SN approved under City Planning Case No. _____ 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 ()
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 ()

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 (x)
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 (x). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes (x) 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 ()
- (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 () 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:

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 _____
 Address _____
 City _____
 Phone _____
 Fax No _____

Name MCAF VINE LLC (Attn: Edgar Khalatian)
 Address 350 S. Grand Avenue, 25th Floor
 City Los Angeles
 Phone (213) 229-9548
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name KPFF, Inc.
 Name Christopher Jones, PLS 8193
 Address 700 S. Flower Street, Suite 2100
 City Los Angeles, CA 90017
 Phone (213) 418-0201
 Fax No (213) 266-5294

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____