

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

**For Office Use Only**  
(1) Case No. \_\_\_\_\_  
1720, 1750 VINE STREET & 1733 ARGYLE AVENUE, LOS ANGELES, CA  
Date of Filing ORIGINALLY

(2) Tract No. 82152  Vesting  Tentative

DISTRIBUTED 06/28/18

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:

200,971 REVISOR FOR ALLEY MERGER PER JEREMY CHAN *Jan*  
02/03/20

	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 &amp; 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 Jeremy Chan . Jeremy Chan on behalf of CK  
 Date 4/10/10 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

