

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

For Office Use Only

(1) Case No. \_\_\_\_\_

Date of Filing \_\_\_\_\_

(2) Tract No. 74371  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.)  
6430-6440 Hollywood Blvd. &  
1624-1648 Wilcox Avenue (N, S, W, E, of) Hollywood Blvd.  
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. n/a Page (CWS) n/a Grid No. n/a

(6) Proposed number of lots 3 for commercial condominium purposes with 3 condominium units

(7) Tract area: 61,976 net acres within tract border; 1.4 gross acres.  
                     net square feet after ~~required dedication~~ merger of excess R/W

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	<u>260</u>	<u>387*</u>	+	<u>n/a</u>
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	<u>17,800 sf</u>	<u>33*</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)	_____	_____		_____

\*Includes 10% reduction in required parking pursuant to LAMC Section 12.21.A.4

(10) Number/type of units to be demolished N/A

(11) Community Plan area Hollywood Council District # 13

(12) Community planning designation Regional Center Commercial to \_\_\_\_\_ DU's/GA

**\*Multiple dwelling projects only**

- (13) The existing zone is C4-2D-SN/C4-2D. The proposed zone is no change approved under City Planning Case No. n/a on n/a by the ( ) City Planning Commission and/or ( ) City Council (CF No n/a).
- a. Has the tract map been filed to effectuate a zone change?  
Yes ( ) No ( X ).
- 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 ( X ).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?  
Yes ( ) No ( X ).
- d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) n/a  
Under Case Nos. : n/a
- (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? n/a
- If yes, how many are 4 inches or more in diameter? n/a  
How many absolutely must be removed? n/a
- Are there other trees 12 inches or more in diameter? Yes ( ) No ( X )
- If yes, how many? n/a. How many must be removed? n/a 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 ( ) No ( X )
- (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 ( X ) If yes, attach a sketch showing each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345). n/a
- (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:
- a. Anticipated range of sales prices
  - b. Anticipated sales terms to tenants  
 Note: Attach separate sheet, if necessary.
  - c. Number of existing parking spaces n/a. 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. n/a?

(25) Describe your proposal briefly here or on an attached sheet:  
Development of a mixed-use project with 260 residential dwelling units and 17,800 square feet of commercial space. Building height varies from approximately 42 feet (two stories) to a maximum of 160 feet (15 stories) in height with a total combined floor area of 278,892 square feet. The project will include 420 parking spaces and a minimum of 29,150 square feet of open space. Please see the attached Exhibit A Project Description for additional information.

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

Signed [Signature]  
1624 Wilcox Ave Limited Partnership  
 By: Princeton Leasing LLC, General Partner  
 By: 1995 - R Realty Corp, a member  
 Date 8/22/2016  
By: J. M. T. L. Frak, Vice President

Signed [Signature]  
6436 Hollywood Blvd Limited Liability Company  
 By: 1999 Holding Corp, Manager  
 Date 8/22/2016  
By: Robert T. Leprak, Vice President

**RECORD OWNER(S)**

(From Latest Adopted Tax Roll)  
 6436 Hollywood Blvd LLC (successor to 6436 Hollywood EAT, LLC)  
 Name 1624 Wilcox Ave. LP (successor to Princeton Leasing LP)  
 Address 40 West 57th St., 23rd Floor  
 City New York, NY 10019  
 Phone (212) 708-6504  
 Fax No \_\_\_\_\_

**SUBDIVIDER**

Name 6436 Hollywood Blvd LLC & 1624 Wilcox Ave. LP  
 Address 40 West 57th St., 23rd Floor  
 City New York, NY 10019  
 Phone (212) 708-6504  
 Fax No \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_

**ENGINEER OR LICENSED SURVEYOR**

Name Matthew J. Rowe  
 Name Psomas  
 Address 555 S. Flower St., Suite 4300  
 City Santa Clarita, CA 91355  
 Phone (661) 775-9500  
 Fax No \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_