

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

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 83088 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.)

6450 Sunset Blvd, 1413, 1417 & (N, S, W, E, of) _____
1433 Cole Place, Los Angeles, CA (Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 593 Page (CWS) _____ Grid No. F5

(6) Proposed number of lots 14

(7) Tract area: 1.7 net acres within tract border; 2.79 gross acres to centerline.
73,903 net square feet after required dedication and merger.
74,193 gross square feet before dedications, including merger area.

(8) Tract proposed for:

	Units/ (9) <u>Sq. Ft.</u>	<u>Parking</u>	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	<u>445,158 sq. ft</u>	<u>1,273</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 3 commercial bldgs

(11) Community Plan area Hollywood Council District # 13

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

***Multiple dwelling projects only**


- (13) The existing zone is C4-2D-SN, C4-2D & C2-1XL. The proposed zone is C4-2-SN, C4-2 & C2-2 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 (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) _____
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 ()
- If yes, how many? 15. How many must be removed? 15 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).
- (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 _____. 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 ()
 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 3/18/2020

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

SUBDIVIDER

Name 39 South LLC
 Address 1415 N. Cahuenga Blvd
 City Los Angeles, CA 90028
 Phone 323-822-4444
 Fax No _____

Name Seward Partners LLC c/o Edgar Khalatian
 Address 350 S. Grand Ave. 25th Floor
 City Los Angeles, CA 90071
 Phone 213-229-9548
 Fax No _____

Name USR Real Estate Holdings LLC
 Address 500 Staples Drive
 City Framingham, MA 1702
 Phone 508-253-5513
 Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name KPFF, Inc.
 Name Christopher Jones, LS 8193
 Address 700 S. Flower Street, Suite 2100
 City Los Angeles
 Phone 213.418.0201
 Fax No 213.266.5294

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____