APPLICATIONS

SUBDIVIDER'S STATEMENT
Tentative Tract Map

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case No.: VTT-83682

Environmental Case No.: ENV-2023-2196-CE

Related Case Nos.: N/A

Case Filed With (Print Name): Maxfield Vermy **Date Filed:** 3/30/23

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Missing, incomplete, or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Refer to the Tract Map Filing Instructions (CP-6110) for more information.

Street Address: 2626, 2700, 2806, 2828 West Colorado Blvd; 5045, 5135 North Sierra Villa Dr

Legal Description (Lot, Block, Tract): Lots FR1 and 2 of Tract 30902

Assessor Parcel Number(s): 5682-002-024, 5682-002-026

Total Number of Lots: 6 (Proposed)

Number of Ground Lots: 1 **Airspace Lots:** 5

Tract Area: 15.36 net acres; 16.48 gross acres; 669k net square feet after required dedication

TRACT PROPOSED FOR:	UNITS/SQ. FT.	PARKING	+ GUEST PARKING[1]
SINGLE-FAMILY			
Apartments			+
Residential Condominiums (Condos)			+
Residential Condo Conversion			+
COMMERCIAL			
Commercial Condos			
Commercial Condo Conversion			

[1] Multiple dwelling projects only.

TRACT PROPOSED FOR:	UNITS/SQ. FT.	PARKING	+ GUEST PARKING[2]
INDUSTRIAL			
Industrial Condos			
Industrial Condo Conversion			
Reversion to Acreage			
Stock Cooperative			+
Other (specify): Commercial	406,860 sf	1,713 stalls	

Number/type of units to be demolished N/A

TREES AND SHRUBS

Are there any protected trees or shrubs (Oaks [excluding Scrub Oak], Western Sycamore, California Bay, Southern California Black Walnut, California Bay, Mexican Elderberry, and/or Toyon) on this property? ☒ **YES** ☐ **NO**

If **YES**,

How many, and of which species? 1 - Coast Live Oak

How many are 4 inches or more in diameter? 1 (4.3")

How many absolutely must be removed? None

Are there other trees 12 inches or more in diameter? ☒ **YES** ☐ **NO**

If **YES**,

How many? 64

How many must be removed? None

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.

See Tree Report.

Notice of incomplete application will be issued if the tree information is not included.

[2] Multiple dwelling projects only.

HILLSIDE, GRADING, AND HAZARDS

Is the proposed tract:

In a slope stability study (hillside) area?	☐ YES	☒ NO
In a fault rupture study area?	☐ YES	☒ NO
Is subdivision within the vicinity of the Mulholland Scenic Parkway?	☐ YES	☒ NO
Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area?	☐ YES	☒ NO

*If **YES**, submit the Information for Development in Hazard, Flood Hazard and Hillside Area (CP-6114) form.*

Is a haul route approval being requested at this time?	☐ YES	☒ NO

*If **YES**, complete the Haul Route (CP-6119) form.*

Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?	☐ YES	☒ NO

*If **YES**, show all easements on tentative tract map.*

TENANT INFORMATION FOR DEMOLITIONS AND CONDOMINIUM CONVERSIONS

Complete and attach the Tenant Information Chart (CP-6345). For conversions, provide Proof of Tenant Notification as detailed in Tentative Tract Map Filing Instructions and Checklist (CP-6110).

CONDOMINIUM CONVERSIONS

If the tract is for condominium or cooperative conversion purposes, provide the information below. If necessary, provide on a separate sheet. Note: A certified parking plan is required for all conversions.

Anticipated range of sales prices: N/A - Subdivision of commercial property only.

Anticipated sales terms to tenants: _____

Number of existing parking spaces: _____

HORSEKEEPING

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

OTHER

Is more than one final map unit proposed? ☐ **YES** ☒ **NO**

*If **YES**, attach a sketch showing each unit or phase.*

Briefly describe your proposal below or on a separate sheet. List any requested adjustments to zoning regulations or waivers of dedication and/or improvements pursuant to LAMC Section 17.03 A:

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

Signed _____ **Date:** 2/27/23

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

Applicant[3] Name: Marisa Fontaine

Company: Eagle Rock Plaza Owner, LLC

Address: 40 W 57th Street, 29th Floor **Unit/Space Number:**

City: New York **State:** NY **Zip Code:** 10022

Telephone: 212.554.2269 **E-mail:**

REP **Name:** Kyndra Casper

Company: DLA Piper

Address: 550 S Hope Street **Unit/Space Number:** 2400

City: Los Angeles **State:** CA **Zip Code:** 90071

Telephone: 213.694.3141 **E-mail:** kyndra.casper@us.dlapiper.com

ENGINEER/LICENSED SURVEYOR

Name: Alex Moore

Company: David Evans and Associates

Address: 201 S Figueroa Street **Unit/Space Number:** 240

City: Los Angeles **State:** CA **Zip Code:** 90012

Telephone: 213.337.3948 **E-mail:** amoore@deainc.com

PRIMARY CONTACT FOR PROJECT INFORMATION[4]

Select only one. Both phone number and email address are required.

☐ **Owner** ☐ **Applicant** ☒ **Agent/Representative** ☐ **Other:**

Telephone: 213.694.3141 **E-mail:** kyndra.casper@us.dlapiper.com

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List, when requested by the Project Planner.

3 To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

4 As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.47(A)(5). An email address and phone number shall be required on the Subdivider's Statement, and the email address provided shall match the email address used to create the Angeleno Account.