

APPLICATIONS



SUBDIVIDER'S STATEMENT Tentative Tract Map

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case No.: VTT-85028
Environmental Case No.: N/A
Related Case Nos.: ADM-2025-5648
Case Filed With (Print Name): Daniel Coronado Date Filed: 10/8/25

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: 17719 W KINGSBURY ST
Legal Description (Lot, Block, Tract): LOT 243 TRACT 9317
Assessor Parcel Number(s): 2733-006-018
Total Number of Lots: 2733-006-018
Number of Ground Lots: 8 Airspace Lots: _____
Tract Area: 0.24 net acres; _____ gross acres; _____ net square feet after required dedication

TRACT PROPOSED FOR:	UNITS/SQ. FT.	PARKING	+ GUEST PARKING ¹
SINGLE-FAMILY			
Apartments	<u>8</u>	<u>16</u>	+ <u>0</u>
Residential Condominiums (Condos)	_____	_____	+ _____
Residential Condo Conversion	_____	_____	+ _____
COMMERCIAL			
Commercial Condos	_____	_____	
Commercial Condo Conversion	_____	_____	

¹ Multiple dwelling projects only.

INDUSTRIAL

PARKING

+ GUEST PARKING²

_____ T _____

[illegible]

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

How many, and of which species? _____

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

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.

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: _____

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 in the Chapter 1 Zoning Code, or in a Use District which allows "Animal Keeping: Equine" uses in the Chapter 1A Zoning Code?

☐ YES ☒ NO

OTHER

Is more than one final map unit proposed?

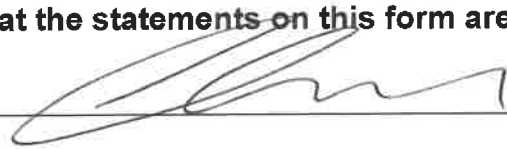
☐ YES

☐ 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:

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

Signed 

Date: 08.25.25

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

Applicant³ Name: SAHAK POGHOSYAN
Company: KINGBURY ENTERPRISES LLC
Address: 17719 KINGSBURY ST **Unit/Space Number:**
City: GRANADA HILLS **State:** CA **Zip Code:** 91344
Telephone: 818-266-9099 **E-mail:** FIRESYSTEMLA@GMAIL.COM

APPLICANT/REPRESENTATIVE

Name: PATRICK NAZARYAN
Company: PAGANA
Address: 16133 VENTURA BLVD. **Unit/Space Number:** 700
City: ENCINO **State:** CA **Zip Code:** 91436
Telephone: 818-726-4005 **E-mail:** INFO@PAGANGROUP.COM

ENGINEER/LICENSED SURVEYOR

Name:
Company:
Address: **Unit/Space Number:**
City: **State:** **Zip Code:**
Telephone: **E-mail:**

PRIMARY CONTACT FOR PROJECT INFORMATION⁴

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

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other:

Telephone: 818-726-4005 **E-mail:** INFO@PAGANAGROUP.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 49.7.37(A)(6). 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.