

VTT-82838-541

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

For Office Use Only  
(1) Case No. \_\_\_\_\_

Date of Filing 9/13/19

(2) Tract No. 82838  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.)  
6021-6029 (N, S, W, E) of La Prada  
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 565 Page (CWS) \_\_\_\_\_ Grid No. D7

(6) Proposed number of lots 18

(7) Tract area: 0.62 net acres within tract border; 0.80 gross acres.  
27,001 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	<u>18</u>	<u>NA</u>		<u>4</u>
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		_____
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 SFDs

(11) Community Plan area Northeast Los Angeles Council District # 14

(12) Community planning designation Low Medium II, 18 to 29 DU's/GA

**\*Multiple dwelling projects only**

- (13) The existing zone is RD1.5-1. The proposed zone is Same  
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 (X) No ( )  
How many? 1
- If yes, how many are 4 inches or more in diameter? 0  
How many absolutely must be removed? 1
- Are there other trees 12 inches or more in diameter? Yes (X) No ( )
- If yes, how many? 4. How many must be removed? 4 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 (X) No ( )  
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 (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 ( ) 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 ( ) No (X)
- (24) Has a Land Development Counseling Session taken place? Yes ( ) No (X)  
 If so, what is LDCC No. \_\_\_\_\_?
- (25) Describe your proposal briefly here or on an attached sheet:  
Small Lot Subdivision to allow new construction, use, and maintenance of 18 single-family dwellings. Existing site improvements/landscaping to be removed/replaced.
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I certify that the statements on this form are true to the best of my knowledge.

Signed [Signature]  
 Date 9/10/19

\_\_\_\_\_  
 Date \_\_\_\_\_

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

SUBDIVIDER

Name CNP 64, LLC / CNP 103, LLC / CNP 59, LLC  
 Address 10153 Riverside Dr, Ste 1000  
 City Toluca Lake, CA 91602  
 Phone 310-401-0115  
 Fax No \_\_\_\_\_

Name c/o Alex King Davidson  
 Address 10153 Riverside Dr, Ste 1000  
 City Toluca Lake, CA 91602  
 Phone 310-401-0115  
 Fax No \_\_\_\_\_

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

ENGINEER OR LICENSED SURVEYOR

Name Hahn and Associates, Inc.  
 Address 28368 Constellation Rd., Unit 300  
 City Santa Clarita, CA 91355  
 Phone 661-775-9500  
 Fax No \_\_\_\_\_

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