

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

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 73568 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.)
6665-6721 Sunset Blvd (N, S, W, E) of Highland Ave
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 593 Page (CWS) E4 Grid No. _____

(6) Proposed number of lots 5 Ground / 41 airspace

(7) Tract area: 7.08 net acres within tract border; 7.27 gross acres.
316,955 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)		<u>2596</u>		
Apartments-(APT)	<u>760</u>	<u>NA</u>	+	
Condominiums-(C)	<u>190</u>		+	
Condominium Conversion-(CC)			+	
Commercial-(CM)	<u>280,000</u>			
Industrial-(IND)				
Stock Cooperative-(SC)			+	
Commercial Condo Conversion-(CMCC)				
Industrial Condo Conversion-(INDCC)				
Commercial Condominiums-(CMC)	<u>135</u>			
Industrial Condominiums-(INDC)				
Reversion to Acreage - (RV)				
Other (specify) <u>Hotel</u> (O)	<u>308</u>			

(10) Number/type of units to be demolished

(11) Community Plan area Hollywood Council District # 13

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

*Multiple dwelling projects only

- (13) The existing zone is C4-2D and C4-2D-SN The proposed zone is C4-2 and C4-2-SN 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 ().
- 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 ().
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes () No ().
- d. Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) NO
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 ()
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 ()
- If yes, how many? 68. How many must be removed? 56 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).
- (15) Is proposed tract in a slope stability study (hillside) area?
Yes () No ()
In a fault rupture study area? Yes () No ()
- (16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No ()
- (17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ()
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 (). Show all easements on tentative tract map.
- (19) Is more than one final map unit proposed? Yes () No () If yes, attach a sketch showing each unit or phase. SEE TTM

(20) Tenant information for demolitions and conversions (attach CP-6345).

(21) 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 (✓)

(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 () 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:

SEE ATTACHMENT "A" FOR ENTIRE PROJECT ENTITLEMENTS.
A Vesting Tentative Airspace map for 5 new ground lots and
41 airspace lots. 190 res condos 760 apartments 185,000 sq'
retail, 95,000 sq' office, 308 Hotel rooms, street vacation &
realignment of Las Palmas.

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

Signed [Signature]

Date 10-8-15

Date _____

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

Name Cross Roads Properties, LLC
Address 6671 Sunset, St 1575
City LA, CA 90028
Phone 323-463-5611
Fax No _____

Name see Attached Owner's List
Address _____
City _____
Phone _____
Fax No _____

Name _____
Address _____
City _____
Phone _____
Fax No _____

SUBDIVIDER

Name _____
Address _____
City _____
Phone _____
Fax No _____

ENGINEER OR LICENSED SURVEYOR

Name Hall + Foreman
Name Alex Moore
Address 145 S. Spring #120
City LA CA 90012
Phone (213) 337-3948
Fax No _____

AMOORE@HFINC.COM

Parcel Ownership List

Ownership Number (keyed to radius map)	Owner	Signatory	Authorization
1	Cross Roads Properties LLC	Morton La Kretz	Secretary of State
44	La Kretz Mort	Morton La Kretz	n/a
49	Duttenhaver Linda	Linda Duttenhaver	n/a
48	Duttenhaver Linda L	Linda Duttenhaver	n/a
43	Gray Marble Front LLC	Linda La Kretz Duttenhaver	Secretary of State
56	Lindy Trust	Linda La Kretz Duttenhaver (Trustee)	Trust Document
54	Blume Margaret L Trust	Margaret La Kretz Blume (Trustee)	Trust Document
55	Balian Gevorg G	Margaret La Kretz Blume Trust (50%) Lindy Trust (50%)	Deed of Trust