

APPLICATIONS



SUBDIVIDER'S STATEMENT Tentative Tract Map

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case No.: _____

Environmental Case No.: _____

Related Case Nos.: _____

Case Filed With (Print Name): _____ Date Filed: _____

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: 12795, 12797, 12797 1/2, 12799, 12799 1/2, 12801, 12801 1/2 N Norris Ave

Legal Description (Lot, Block, Tract): The Southerly 72.5 feet of Lot 96, Tract No. 5909

Assessor Parcel Number(s): 2506-030-022

Total Number of Lots: 1

Number of Ground Lots: 1 Airspace Lots: _____

Tract Area: .4989 net acres; .4989 gross acres; 21,734 net square feet after required dedication

TRACT PROPOSED FOR:	UNITS/SQ. FT.	PARKING	+	GUEST PARKING ¹
SINGLE-FAMILY				
Apartments	_____	_____	+	_____
Residential Condominiums (Condos)	<u>2,080/1830</u>	<u>323/323</u>	+	_____
Residential Condo Conversion	_____	_____	+	_____
COMMERCIAL				
Commercial Condos	_____	_____		
Commercial Condo Conversion	_____	_____		

¹ Multiple dwelling projects only.

TRACT PROPOSED FOR:

UNITS/SQ. FT.

PARKING

+ GUEST PARKING²

INDUSTRIAL

Industrial Condos

Industrial Condo Conversion

Reversion to Acreage

Stock Cooperative

_____ + _____

Other (specify): _____

Number/type of units to be demolished 1-SFR already demo'd. (see demo permit)

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? _____

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

If YES,

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?

YES NO

OTHER

Is more than one final map unit proposed?

YES

NO

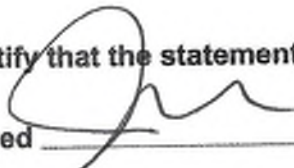
If YES, attach a sketch showing each unit or phase.

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:

New 7 unit condominium subdivision

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

Signed



Date:

4-24-2024

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

Applicant³ Name: Jon Bates
Company: Have A Plan, LLC
Address: 9018 Balboa Blvd Unit/Space Number: 233
City: Northridge State: CA Zip Code: 93550
Telephone: 818-357-6534 E-mail: jon@elev8.group

APPLICANT/REPRESENTATIVE

Name: Mario Vasquez
Company: Modern Structure CA LLC
Address: 2220 E Palmdale Blvd, #902332 Unit/Space Number: _____
City: Palmdale State: CA Zip Code: 93550
Telephone: 661-802-2885 E-mail: modern.structure.ca@gmail.com

ENGINEER/LICENSED SURVEYOR

Name: Christopher Vassallo
Company: DCA Civil Engineering Group
Address: 17625 Crenshaw Blvd Unit/Space Number: 300
City: Torrance State: ca Zip Code: 90504
Telephone: 310-327-0018 E-mail: _____

PRIMARY CONTACT FOR PROJECT INFORMATION⁴

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

Owner Applicant Agent/Representative Other: _____

Telephone: _____ E-mail: _____

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.