

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

For Office Use Only
(1) Case No. _____

Date of Filing _____

(2) Tract No. 66948 Vesting Tentative

The following information is required by the various City departments; failure to furnish 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.)

1809 N. New Hampshire Ave (S, W, E, of) Hollywood Blvd.
(Circle one)

Map reference location:

(4) Zoning Atlas Book No. _____ Page (CWS) _____ Grid _____

Census Tract No. 1892 District Map No. 150B197

(5) Thomas Bros. Map: Page No. 594 Grid No. A4

(6) Proposed number of lots 1

(7) Tract area: 0.62 net acres within tract border; 0.75 gross acres.
27,704 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	NA		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	<u>34/1200</u>	<u>68</u>	+	<u>21</u>
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 22 Apt. Units

(11) Community Plan area Hollywood Council District # 4

(12) Community planning designation Vermont/Western to Specific Plan DU's/GA _____

*** Multiple dwelling projects only**

(13) The existing zone is R3-1. The proposed zone is R3-1 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 oak trees on this property? Yes () No (X)
How many? _____

If yes, how many are 8 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).

(15) Is proposed tract in a slope stability study (hillside) area?
Yes (X) No ()
In a fault rupture study area? Yes () No ()

(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 (X) No ()

(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:

To demolish an existing circa 1936-1938 Apt. building with on-site parking and build a 34 unit long-term building with a subterranean garage with 89 parking spaces including 21 guest spaces.

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

Signed Jamie Landry

Date Nov. 7, 2006

Date _____

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

SUBDIVIDER

Name New Hampshire Heights LLC
Address 101 S. Robertson Blvd. #203
City Beverly Hills, CA 90211
Phone 310 652-0102
Fax No 310 652-0303

Name PLD Enterprises
Address 5371 Wilshire Blvd, Suite 212
City Los Angeles 90036
Phone 323-463-0722-7506
Fax No 323-924-9404

Name _____
Address _____
City _____
Phone _____
Fax No _____

ENGINEER OR LICENSED SURVEYOR
Name Jerry Crowley, PE
Name _____
Address 2341 W. Silver Lake Dr
City Los Angeles 90039
Phone 323 913 2353
Fax No _____

Address _____
City _____
Phone _____
Fax No _____

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2006-9711 TT-66948 CPC Case No.: _____
ZA Case No.: _____
Council District No.: 4 Community Plan Area: HOLLYWOOD
PROJECT ADDRESS: 1813-1817 N. NEW HAMPSHIRE AVE.
LOS ANGELES, CA 90027

Major Cross Streets: _____
Name of Applicant: DLD ENTERPRISES, DAVINA DARDASHTI
Address: 5371 WILSHIRE BLVD., SUITE 212, LOS ANGELES, CA 90036
Telephone No.: 310 722 7506 Fax No.: 323 964 9699 E-mail: dld Enterprises@sbcglobal.net
ddardashti@sbcglobal.net

OWNER

Name: NEW HAMPSHIRE HEIGHTS, LLC
Address: 101 N. ROBERTSON BLVD., SUITE 203
Telephone No.: 310 657 0102
Signature: [Signature]

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: DAVINA DARDASHTI
(Contact Person)
Address: 5371 WILSHIRE BLVD., SUITE 212
Telephone No.: 310 722 7506
Signature: [Signature]
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions, include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a UNDATED check in the amount of \$25 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.

ENVIRONMENTAL ASSESSMENT	
APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED BY: <u>DWYANE WYATT</u>	DATE: <u>11-21-06</u>
RECEIPT NO.: <u>26395</u>	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

TENTATIVE TRACT, DEMO PERMIT & BLDG. PERMIT REQUIRED FOR PROPOSED 34 UNIT CONDOMINIUM

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

II. Existing Conditions:

- A. Project Site Area 32,760 SF
Net and 0.62 ACRE Gross Acres 0.75 ACRE
- B. Existing Zoning R3-1
- C. Existing Use of Land APT.
Existing General Plan Designation MEDIUM RESIDENTIAL
- D. Requested General Plan Designation MEDIUM RESIDENTIAL
- E. Number 2 type APT. and age \pm 68 YRS of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: 22 and average rent: \$1050/MO
Is there any similar housing at this price range available in the area? If yes, where?
YES. ON THE SAME AND SURROUNDING STREETS.
- F. Number 27 Trunk Diameter 6" - 18" and type PALM
of existing trees.
- G. Number 27 Trunk Diameter 6" - 18" and type PALM
of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100% Less than 10% slope _____ 10-15% slope _____ over 15% slope _____
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
_____ 0-500 cubic yards.
X if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 8500 CUBIC YARDS

Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium 34 UNITS
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms 4
Three bedrooms 30 Four or more bedrooms _____
- C. Total number of parking spaces provided 89
- D. List recreational facilities of project CENTRAL COURTYARD
- E. Approximate price range of units \$ 500,000 to \$ 650,000
- F. Number of stories 4 height 40 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) GAS/ELECTRIC
Gas heated swimming pool? NO
- H. Describe night lighting of the project STANDARD--MOTION DETECTORS AND STREET-FACING LIGHTING
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building 60%
Paving 20%
Landscaping 20%
- J. Total Number of square feet of floor area _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places _____
- California Register of Historic Resources _____
- City of Los Angeles Cultural Historic Monument, _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge?
If so, please specify. _____

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*
- C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:**
Day 7 AM-10 PM _____
Night 10 PM-7 AM _____

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. _____

* Contact the South Coast Air Quality Management District at 572-6418 for further information.

** For information, contact:

Southern Pacific Train Dispatcher	629-6569
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, _____
Owner (Owner in escrow)*
(Please Print)

I, Davina Dardash L.
Consultant*
(Please Print)

Signed: [Signature]
Owner

Signed: [Signature]
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

Signed: [Signature]
Notary Tatiana Janashvili

ABOLHASSAN AREFI
Subscribed and sworn to before me this
26th day of July, 2006
(NOTARY OR CORPORATE SEAL)

Signed: [Signature]
Notary Danielle Daneshvar

Davina Dardash L.
Subscribed and sworn to before me this
6th day of November, 2006
(NOTARY)

* If acting for a corporation, include capacity and company name.





DEPARTMENT OF
CITY PLANNING

City of Los Angeles
Department of City Planning

01/30/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1817 N NEW HAMPSHIRE AVE
1815 N NEW HAMPSHIRE AVE
1813 N NEW HAMPSHIRE AVE
1815 1/2 N NEW HAMPSHIRE
AVE

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2000-1976-SP
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-173964
ORD-173963
ORD-173749
ORD-164699

Address/Legal Information

PIN Number:
Area (Calculated):
Thomas Brothers Grid:
Assessor Parcel Number:
Tract:

Map Reference:
Block:
Lot:
Arb (Lot Cut Reference):
Map Sheet:

150B197 1110
9,272.6 (sq ft)
PAGE 594 - GRID A4
5589029025
AMENDED MAP OF GLEN VIEW
TRACT
M B 10-194
None
11
None
150B197

Jurisdictional Information

Community Plan Area:
Area Planning Commission:
Neighborhood Council:
Council District:
Census Tract #:
LADBS District Office:

Hollywood
Central
Greater Griffith Park
CD 4 - Tom LaBonge
1892.00
Los Angeles Metro

Planning and Zoning Information

Special Notes:
Zoning:
Zoning Information (ZI):

General Plan Land Use:
Plan Footnote - Site Req.:
Additional Plan Footnotes:
Specific Plan Area:

Historic Preservation Overlay Zone:
Historical Cultural Monument:

Mills Act Contract Number:
POD - Pedestrian Oriented Districts:
CDO - Community Design Overlay:

Streetscape:
Sign District:

Adaptive Reuse Incentive Area:
35% Density Bonus:

CRA - Community Redevelopment Agency:

Central City Parking:

Downtown Parking:

Building Line:

500 Ft School Zone:

None
R3-1
ZI-1802 Hillside Grading
Ordinance Exemption Area
Medium Residential
See Plan Footnotes
Hollywood
Vermont / Western Station
Neighborhood Area Plan
None
None
None
None
None
No
No
None
Eligible
East Hollywood / Beverly
Normandie Earthquake Disaster
Assistance Project
No
No
6
Active: Los Feliz Elementary
School

Assessor Information

Assessor Parcel Number:
L.A. County Ownership Info:

City Clerk Ownership Info:

Parcel Area (Approximate):

5589029025
NEW HAMPSHIRE HEIGHTS LLC
101 N ROBERTSON BLVD # 203
BEVERLY HILLS CA 90211
CZARNECKI, ANTHONY L. (TR)
THE ANTHONY L. CZARNECKI
REVOCABLE
1588 GLENMONT DRIVE
GLENDALE CA 91206
27,704.2 (sq ft)

Use Code:	0500 - 5 or more units (4 stories or less)
Building Class:	D6
Assessed Land Val.:	\$2,040,000
Assessed Improvement Val.:	\$2,703,000
Year Built:	1936
	1938
Last Owner Change:	06/21/06
Last Sale Amount:	\$4,650,046
Number of Units:	14
Number of Bedrooms:	20
Number of Bathrooms:	16
Building Square Footage:	11,930.0 (sq ft)
Tax Rate Area:	8827
Deed Reference No.:	No

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.97900 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	Central
Division / Station:	Northeast
Report District:	1141
Fire Information:	
District / Fire Station:	35
Batallion:	5
Division:	1
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-2000-1976-SP

Required Action(s): SP-SPECIFIC PLAN (+ AMENDMENTS)

Project Description(s): A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.

Case Number: CPC-1986-831-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Description(s): HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES

Case Number: CPC-1984-1-HD

Required Action(s): HD-HEIGHT DISTRICT

Project Description(s): CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

DATA NOT AVAILABLE

ORD-173964

ORD-173963

ORD-173749

ORD-164699