

# APPLICATIONS



## SUBDIVIDER'S STATEMENT Tentative Tract Map

### THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case No.: VII-83902-SL-HCA, ADM-2023-4514-SLO  
Environmental Case No.: ENV-2023-4515-EAF  
Related Case Nos.: \_\_\_\_\_  
Case Filed With (Print Name): Yingshi Huang Date Filed: 6/29/23

### 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: 7665 W. Machrea St.

Legal Description (Lot, Block, Tract): Lot 10, Tr. No. 14078, MB. 292, pgs. 49/50

Assessor Parcel Number(s): 2558-002-015

Total Number of Lots: 7(seven)

Number of Ground Lots: 7 Airspace Lots: 0

Tract Area: 0.31 net acres; 0.33 gross acres; 0.31 net square feet after required dedication

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

<sup>1</sup> Multiple dwelling projects only.

**TRACT PROPOSED FOR:**

**UNITS/SQ. FT.**

**PARKING**

**+ GUEST PARKING<sup>2</sup>**

**INDUSTRIAL**

**Industrial Condos**

\_\_\_\_\_

**Industrial Condo Conversion**

\_\_\_\_\_

**Reversion to Acreage**

\_\_\_\_\_

**Stock Cooperative**

\_\_\_\_\_ + \_\_\_\_\_

**Other (specify):** \_\_\_\_\_

\_\_\_\_\_

**Number/type of units to be demolished** \_\_\_\_\_

**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? Total of 8 (5,12" or greater) on -site, 1 off-site

How many must be removed? All

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.

- 1, pine 41", remove
- 2, Ash, 7.5", remove
- 3, Cypress, 10", remove
- 4, Cypress, 12" remove
- 5, Cypress, 9" remove
- 6, Cypress, 10" remove
- 7, Cypress, 12", remove
- 8, Cypress, 12", remove
- 9, Sa. CA. black walnut, 24" remain

*Notice of incomplete application will be issued if the tree information is not included.*

<sup>2</sup> 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:

Demolition of existing single family in RD3-1, and propose to subdivide the lot into 7 small lot subdivision

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

Signed   
**HERSEES YARI JAMIAS**

Date: 7/15/23

**OTHER**

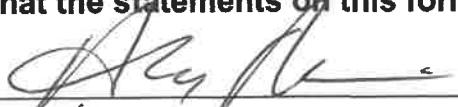
Is more than one final map unit proposed?

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:

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

Signed   
HAYK MARTIROSIAN

Date: 7-5-23.

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

Applicant<sup>3</sup> Name: Nerses Yarijanyan  
Company: \_\_\_\_\_  
Address: 7665 W. Machrea St. Unit/Space Number: \_\_\_\_\_  
City: Los Angeles State: CA. Zip Code: 91042  
Telephone: (818) 406-1935 E-mail: Nero-y@inbox.ru

## APPLICANT/REPRESENTATIVE

Name: Hayk Martirosian  
Company: Techna Land Co. Inc.  
Address: 1545 N. Verdugo Rd. Unit/Space Number: 2  
City: Glendale State: CA. Zip Code: 91208  
Telephone: 818-547-0543 E-mail: hayk@technaland.com

## ENGINEER/LICENSED SURVEYOR

Name: Hayk Martirosian  
Company: Techna Land Co. Inc.  
Address: 1545 N. Verdugo Rd. Unit/Space Number: 2  
City: Glendale State: CA. Zip Code: 91208  
Telephone: 818-547-0543 E-mail: hayk@technaland.com

## PRIMARY CONTACT FOR PROJECT INFORMATION<sup>4</sup>

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

Owner     Applicant     Agent/Representative     Other: \_\_\_\_\_  
Telephone: 818-547-0543 E-mail: hayk@technaland.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.

<sup>3</sup> 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.

<sup>4</sup> 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.