

VESTING TENTATIVE TRACT MAP NO. 82764

FOR MERGER, SUBDIVISION AND COMMERCIAL CONDOMINIUM PURPOSES



VICINITY MAP
NOT TO SCALE

LEGEND

AREA DRAIN	AC	ASPHALT CONCRETE
AREA LIGHT	AD	AREA DRAIN
BOLLARD	ASK	ASPHALT
CABLE TV PULLBOX	BP	BIKE RACK
CLEANOUT	BL	BOLLARD
CURB DRAIN	CL	CENTERLINE
ELECTRIC MANHOLE	CB	CABINET
ELECTRIC PULLBOX	CS	CATCH BASIN
FIRE DEPARTMENT CONNECTION	CD	CURB DRAIN
FIRE HYDRANT	CC	CONCRETE
GAS METER	CO	CLEANOUT
GAS VALVE	CO	CONCRETE
EDGE OF GUTTER	DI	DRAIN INLET
IRRIGATION CONTROL VALVE	DR	DOOR
PARKING METER	DW	DRIVEWAY
SANITARY SEWER MANHOLE	EG	EDGE OF GUTTER
SIGN	ELEV	ELEVATION
STORM DRAIN MANHOLE	ESTAB	ESTABLISHED
STREET LIGHT	EVLT	ELECTRIC VAULT
STREET LIGHT PULLBOX	FD	FOUND
TELEPHONE MANHOLE	FF	FINISHED FLOOR
TRAFFIC SIGNAL LIGHT	FL	FLOWLINE
TRAFFIC SIGNAL PULLBOX	GB	GRADE BREAK
UNKNOWN MANHOLE	GVLT	GAS VAULT
UNKNOWN PULLBOX	ICV	IRRIGATION CONTROL VALVE
VENT	INV	INVERT
WATER MANHOLE	LA	LANDSCAPE AREA
WATER METER	LP	LIGHT POLE
WATER VALVE	LT&T	LEAD TACK AND TAG
	NG	NATURAL GROUND
	OH	OVERHANG
	PL	PROPERTY LINE
	PP	POLEPOLE
	R/W	RIGHT-OF-WAY
	SD	STORM DRAIN
	SL	STREET LIGHT
	SNF	SEARCHED NOTHING FOUND
	SS	SANITARY SEWER
	SWK	SIDEWALK
	TG	TOP OF GRATE
	TP	TRANSFORMER PAD
	TRANS	TRANSFORMER
	TRWL	TREE WELL
	TW	TOP OF WALL
	TYP	TYPICAL
	UNK	UNKNOWN
	UTIL	UTILITY
	UVLT	UNKNOWN VAULT
	WV	WATER VALVE
	WVLT	WATER VAULT
	NLY	NORTHERLY
	SLY	SOUTHERLY
	Ely	EASTERLY
	Wly	WESTERLY
	NELY	NORTHEASTERLY
	NWly	NORTHWESTERLY
	SEly	SOUTHEASTERLY
	SWly	SOUTHWESTERLY

LINETYPES

	BUILDING FOOTPRINT
	BUILDING OVERHANG
	CENTERLINE
	CONCRETE CURB
	DEVELOPABLE PROPERTY LINE
	EASEMENT LINE
	FLOWLINE
	LOT LINE
	PARCEL LINE FEE
	PROPERTY LINE FEE
	TRACT LINE
	WALL

PROJECT NOTES

VESTING TENTATIVE TRACT MAP IS BEING SOUGHT TO MERGE AND RESUBDIVIDE PROJECT SITE TO ALLOW FUTURE COMMERCIAL CONDOMINIUM UNITS IN CONNECTION WITH PROPOSED MIXED-USE RESIDENTIAL AND COMMERCIAL PROJECT OVER SUBTERRANEAN PARKING LEVELS. NO RESIDENTIAL CONDOMINIUMS ARE PROPOSED. SEE ACCOMPANYING ENTITLEMENT DRAWINGS FOR BUILDING ENVELOPE INFORMATION.

THOMAS BROS. GUIDE: 593-F4

DISTRICT MAP: 148-5A187 & 147A187

COMMUNITY PLAN AREA: HOLLYWOOD

GENERAL LAND USE: REGIONAL CENTER COMMERCIAL

SPECIFIC PLAN AREA: NONE

EXISTING ZONING: C4-2D-SN & C4-2D

PROPOSED ZONING: C4-2D-SN & C4-2D

AREA: GROSS AREA (PROPERTY LINE FEE)
67,452 SQ. FT. OR 2.008 ACRES, MORE OR LESS.

GROSS AREA (TO CENTERLINE OF STREETS)
96,811 SQ. FT. OR 2.222 ACRES, MORE OR LESS.

NET AREA (DEVELOPABLE PROPERTY LINE PRE-DEDICATION)
67,581 SQ. FT. OR 1.551 ACRES, MORE OR LESS.

NET AREA (POST-DEDICATION)
66,896 SQ. FT. OR 1.536 ACRES, MORE OR LESS.

STREET DESIGNATIONS: SELMA AVENUE - LOCAL STREET - STANDARD
IVAR AVENUE - LOCAL STREET - STANDARD
CAHUENGA BLVD - 60 FT RIGHT-OF-WAY WIDTH (DESIGNATED)
CAHUENGA BLVD - 60 FT RIGHT-OF-WAY WIDTH (DESIGNATED)
CAHUENGA BLVD - 80 FT RIGHT-OF-WAY WIDTH (DESIGNATED)

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF LOS ANGELES INFRASTRUCTURE SYSTEMS.

REQUEST IS MADE FOR A HAUL ROUTE.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES.

YARD SETBACKS: PROPERTY LINES WITH STREET FRONTAGE WILL BE CONSIDERED AS FRONT YARD. ALL OTHER PROPERTY LINES WILL BE CONSIDERED AS SIDE YARD FOR SETBACK CALCULATIONS.

EXCEPTIONS

- (PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00092046-9974-L1-JC4 DATED MAY 25, 2018)
- (2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT, (PLOTTED HEREON)
- ENTITLED: FINAL DECREE COURT SUPERIOR COURT CASE NO. 202250 PURPOSE: PUBLIC STREET RECORDING DATE: OCTOBER 18, 1929 RECORDING NO: 1085, IN BOOK 9421 PAGE 173, OF OFFICIAL RECORDS AFFECTS: ALL PARCELS
- (11) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT (PLOTTED HEREON)
- ENTITLED: COVENANT AND AGREEMENT RECORDING DATE: NOVEMBER 14, 2008 RECORDING NO: 2008-2012159, OF OFFICIAL RECORDS AFFECTS: PARCELS 1 - 3 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.
- (12) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT (PLOTTED HEREON)
- ENTITLED: COVENANT AND AGREEMENT RECORDING DATE: AUGUST 20, 2012 RECORDING NO: 20121238741, OF OFFICIAL RECORDS AFFECTS: PARCELS 3 - 5 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

PREPARED UNDER THE DIRECTION OF:

CHRISTOPHER JONES, PLS 8193
CHRIS.JONES@KPF.COM

09/10/2019

DATE

COMMENTS

DATES OF SURVEY: SEPTEMBER 11, 14, 20 & 21, & DECEMBER 27, 2018

SITE ADDRESS: 1520-1542 N CAHUENGA BOULEVARD, LOS ANGELES, CA 90028
1538 N CAHUENGA BLVD, LOS ANGELES, CA 90028
6350 W SELMA AVENUE, LOS ANGELES, CA 90028

APN NO.: 5546-012-002, 5546-012-004, 5546-012-005, 5546-012-006 & 5546-012-009

BOUNDARY LINES: WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

BASIS OF BEARINGS: THE BEARING OF N001°32'25"W ALONG THE CENTERLINE OF CAHUENGA AVENUE AS SHOWN ON THE MAP OF TRACT NO. 2129, AS RECORDED IN MAP BOOK 24, PAGE 68, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK: CITY OF LA BM# 12-19970, SPK N CURB SUNSET BLVD, 3 FT E/O BOR E/O IVAR AVE.

ELEV.: 357.031 FT; NAVD 1988, RECORDED 2000

(#) INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED

UTILITIES: ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMPARED WITH LOS ANGELES COUNTY SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

FLOOD INSURANCE RATE MAP: ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 60307C1605F EFFECTIVE DATE SEPTEMBER 20, 2008.

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 00092046-9974-L1-JC4 DATED MAY 25, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PORTION OF BLOCK 4 OF HOLLYWOOD AND IVAR AVENUE, VACATED, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST QUARTER CORNER OF LOT 'A', TRACT NO. 2129, AS PER MAP RECORDED IN BOOK 24 PAGE 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 'A', 383.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 'A'; IN THE CENTERLINE OF IVAR AVENUE, VACATED, AS SAID AVENUE IS SHOWN ON SAID MAP OF HOLLYWOOD; THENCE NORTHERLY ALONG SAID CENTERLINE 52.35 FEET TO THE SOUTH LINE OF THE NORTH 16.3 FEET OF LOT 13 IN SAID BLOCK 4; THENCE WESTERLY ALONG SAID SOUTH LINE, 214.81 FEET TO THE EASTERLY LINE OF LOT 4 IN SAID BLOCK 4; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 0.30 FEET TO THE SOUTH LINE OF THE NORTHERLY 16 FEET OF SAID LOT 4; THENCE WESTERLY ALONG SAID SOUTH LINE, 171.53 FEET TO THE EASTERLY LINE OF CAHUENGA BOULEVARD, 75 FEET WIDE; THENCE SOUTHERLY ALONG SAID BOULEVARD, 50.53 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING EASTERLY OF THE EASTERLY LINE OF IVAR AVENUE, AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 202250 A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9421 PAGE 173 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2: THAT PORTION OF LOT A OF TRACT NO. 2129, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST QUARTER CORNER OF LOT 'A', TRACT NO. 2129, AS PER MAP RECORDED IN BOOK 24 PAGE 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 'A', 383.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 'A'; IN THE CENTERLINE OF IVAR AVENUE, VACATED, AS SAID AVENUE IS SHOWN ON SAID MAP OF HOLLYWOOD; THENCE NORTHERLY ALONG SAID CENTERLINE 52.35 FEET TO THE SOUTH LINE OF THE NORTH 16.3 FEET OF LOT 13 IN SAID BLOCK 4; THENCE WESTERLY ALONG SAID SOUTH LINE, 214.81 FEET TO THE EASTERLY LINE OF LOT 4 IN SAID BLOCK 4; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 0.30 FEET TO THE SOUTH LINE OF THE NORTHERLY 16 FEET OF SAID LOT 4; THENCE WESTERLY ALONG SAID SOUTH LINE, 171.53 FEET TO THE EASTERLY LINE OF CAHUENGA BOULEVARD, 75 FEET WIDE; THENCE SOUTHERLY ALONG SAID BOULEVARD, 50.53 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING EASTERLY OF THE EASTERLY LINE OF IVAR AVENUE, AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 202250 A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9421 PAGE 173 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3: THOSE PORTIONS OF LOTS 13, 15, 14 AND THE NORTH 16.3 FEET OF LOT 13, ALL IN BLOCK 4 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST QUARTER CORNER OF LOT 'A', TRACT NO. 2129, AS PER MAP RECORDED IN BOOK 24 PAGE 68 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 'A', 383.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 'A'; IN THE CENTERLINE OF IVAR AVENUE, VACATED, AS SAID AVENUE IS SHOWN ON SAID MAP OF HOLLYWOOD; THENCE NORTHERLY ALONG SAID CENTERLINE 52.35 FEET TO THE SOUTH LINE OF THE NORTH 16.3 FEET OF LOT 13 IN SAID BLOCK 4; THENCE WESTERLY ALONG SAID SOUTH LINE, 214.81 FEET TO THE EASTERLY LINE OF LOT 4 IN SAID BLOCK 4; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 0.30 FEET TO THE SOUTH LINE OF THE NORTHERLY 16 FEET OF SAID LOT 4; THENCE WESTERLY ALONG SAID SOUTH LINE, 171.53 FEET TO THE EASTERLY LINE OF CAHUENGA BOULEVARD, 75 FEET WIDE; THENCE SOUTHERLY ALONG SAID BOULEVARD, 50.53 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF LYING EASTERLY OF THE EASTERLY LINE OF IVAR AVENUE, AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 202250 A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 9421 PAGE 173 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4: THE SOUTH 20 FEET OF LOT 2 AND THE NORTH 20 FEET OF LOT 3 IN BLOCK 4 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WEST 10 FEET THEREOF, AS CONVEYED TO THE CITY OF LOS ANGELES FOR STREET PURPOSES.

PARCEL 5: THE EAST 171.5 FEET OF THE SOUTH 45 FEET OF LOT 3 AND THE EAST 171.5 FEET OF THE NORTH 16 FEET OF LOT 4 OF HOLLYWOOD, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28 PAGES 59 AND 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5546-012-002, 004, 005, 006, 009



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GENERAL NOTES:

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C/O ARTISAN REALTY ADVISORS
3000 OLYMPIC BLVD, #1255
SANTA MONICA, CA 90404
CONTACT: MARK LADERMAN
(310) 315-4851

SUBDIVIDER:

W-AP CAHUENGA OWNER VII, L.P.
C/O ARTISAN REALTY ADVISORS
3000 OLYMPIC BLVD, #1255
SANTA MONICA, CA 90404
CONTACT: MARK LADERMAN
(310) 315-4851

LAND SURVEYOR:

KPFF CONSULTING ENGINEERS, INC.
700 S. FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
CONTACT: CHRISTOPHER JONES, PLS
(213) 418-0201

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP

SEP 19 2019

REVISION MAP
 EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

DATE	ISSUED FOR
09/10/2019	
PROJECT NUMBER	1800494
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED
PROJECT DESCRIPTION	ARTISAN HOLLYWOOD