**Filing Notification and Distribution**

**ADDRESS:** 5300 West Century Boulevard  
**COMMUNITY PLAN:** Westchester – Playa Del Rey

**EXPEDITED PROCESSING SECTION**

<table>
<thead>
<tr>
<th>(X) COUNCIL DISTRICT NO: 11</th>
<th>( ) Neighborhood Planning (Check Office below)</th>
</tr>
</thead>
<tbody>
<tr>
<td>( ) Valley</td>
<td>( ) West Los Angeles</td>
</tr>
<tr>
<td>( ) Harbor</td>
<td>( ) Metro E/S</td>
</tr>
<tr>
<td>Department of Public Works</td>
<td></td>
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<tr>
<td>(X) Bureau of Engineering</td>
<td></td>
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<tr>
<td>(X) Bureau of Sanitation</td>
<td></td>
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<tr>
<td>Department of Building and Safety</td>
<td></td>
</tr>
<tr>
<td>(X) Grading Engineer</td>
<td></td>
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<tr>
<td>(X) Zoning Engineer</td>
<td></td>
</tr>
<tr>
<td>(X) Department of Transportation</td>
<td></td>
</tr>
<tr>
<td>( ) Underground Design</td>
<td></td>
</tr>
<tr>
<td>(X) Real Estate</td>
<td></td>
</tr>
<tr>
<td>(X) Water System</td>
<td></td>
</tr>
<tr>
<td>(X) Fire Department (mark “Fire”)</td>
<td></td>
</tr>
</tbody>
</table>

**DATE OF FILING AND MAP STAMP**  
**DATE:** 1/21/2020  
**VTT- MAP NO:** VTT-82399  
**DIR-2020-399-SPR**  
**ENV-2020-402-EAF**

**DEEMED COMPLETE AND DISTRIBUTION**  
**DATE:** 2/12/2020

- Hillside: ( ) Yes (X) No

- Community Plan Revision
- Department of Recreation and Parks
- Bureau of Street Services – Urban Forestry
- Bureau of Street Lighting (No. P.S.)
- Animal Regulation (Hillside)
- Housing Department
- Board of Education (No P.S.)
- Los Angeles County Health Department (No P.S.)
- City of Beverly Hills
  - See Counter Map (No P.S.)
- Valley DOT – Taghi Gharaogzi
- Imaging Services
- GIS - c/o Fae Tsukamoto
- Neighborhood Council of Westchester/Playa N.C. please respond with comments within 90 days from “deemed complete and distribution date” (LISTED ABOVE).

The above tract has been filed with City Planning, Expedited Processing Section. The assigned planner for this case will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Vincent P. Bertoni,  
Director of Planning

Nicholas Hendricks, Senior City Planner  
Expedited Processing Section  
CP-6300 (1/21/09)

**RECOMMENDATION REPORTS**  
**DUE BY:** 3/23/2020

Please forward reports to the following e-mail address: planning.expedited@lacity.org
CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
SUBdivider's STATEMENT  

For Office Use Only  
(1) Case No.___________  

Date of Filing 1/21/20  

(2) Tract No. 82399  

☑ 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.)  

5230, 5240, 5250, 5260, 5270, 5290, 5300 W. Century Boulevard, Los Angeles, CA 90045  

(4) Map reference location: 190B173  


(6) Proposed number of lots 8 airspace lots and 1 Master lots (9 lots total). Three of the 9 lots are proposed for commercial use to be further subdivided up to 15 commercial condominiums.  

(7) Tract area:  +2.79 net acres within tract border;  +4.21 gross acres.  

+121,632 net square feet after required dedication.  

(8) Tract proposed for:  

<table>
<thead>
<tr>
<th>Units/ (9) Sq. Ft.</th>
<th>Parking*</th>
<th>+</th>
<th>Guest Parking*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family-(SF)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments-(APT)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Condominiums-(C)**</td>
<td>-</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td>Condominium Conversion-(CC)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial-(CM)</td>
<td>6,104 SF</td>
<td>34</td>
<td></td>
</tr>
<tr>
<td>Industrial-(IND)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stock Cooperative-(SC)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Condo Conversion-(CMCC)</td>
<td>Up to 15 CMCC units</td>
<td>(Included in CM SF above)</td>
<td></td>
</tr>
</tbody>
</table>

*Please see Architectural plans for breakdown of required and provided spaces.  
** Condominium parking exempt from Advisory Agency Parking Policy in Central City Area.  

(9) Number/type of units to be demolished None  

(10) Community Plan Area: Westchester – Playa Del Rey  

Council District # 11  

(11) Community planning designation: Regional Commercial, 55 to 109 DU's/GA
(13) The existing zone is _C2-2_. The proposed zone is C2-2 (no change) approved under City Planning Case Nos. by the City Planning Commission and/or City Council.

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 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) 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 (X)

How many? N/A

If yes, how many are 4 inches or more in diameter? None

How many absolutely must be removed? None

Are there other trees 12 inches or more in diameter? Yes (X) No ( )

If yes, how many? 12. How many must be removed? 5. 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 list below, and attached Tree Report for more details (dated January 14, 2020).

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

In a fault rupture study area? Yes ( ) No (X)

(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 mud prone area? Yes ( ) No (X) Filling 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 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). N/A

(21) Is the project in a horse-keeping (K) district? Yes ( ) No (X)

Is the project within a plan-designated horse-keeping area? Yes ( ) No (X)

Is the project in an RA or more restrictive zone? Yes ( ) No (X)

(22) If the tract is for residential condominium or cooperative conversion purposes, list:

a. Anticipated range of sales prices N/A
c. Number of existing parking spaces 908
   A certified parking plan is required for all conversions. N/A

(23) Is a haul route approval being requested at this time? Yes ( ) No ( X )

(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:

A subdivision with 8 airspace lots and 1 master lot (9 lots total) for the change of use of a 7-story building
including a 356-room hotel and approximately 6,104 square feet of ground-floor commercial floor area.
Three of the 9 lots are proposed for commercial use, to be further subdivided up to 15 commercial
condominiums.

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

Signed ________________________________  Date ______________

Date ______________  __________________________________________

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

Name Miracle Mile Holdings, LLC
Address 5250 W. Century Blvd.
City Los Angeles, CA 90045
Phone (909) 975-1897
Attn Shuhab Ahmed

SUBDIVIDER

Name Miracle Mile Holdings, LLC
Address 5250 W. Century Blvd.
City Los Angeles, CA 90045
Phone (909) 975-1897
Attn Shuhab Ahmed

ENGINEER OR LICENSED SURVEYOR

Name Pomas
Address 555 S. Flower Street, Suite 4300
City Los Angeles, CA 90071
Phone (213) 223-1447
Attn Anne Williams
(Licensed Surveyor: Daniel Rahe, PLS #9425)