

**MASTER LAND USE PERMIT APPLICATION**  
LOS ANGELES CITY PLANNING DEPARTMENT

*Planning Staff Use Only*

ENV No.	Existing Zone (T)R3-1,R1,R301, [Q]RD1.5-1, R1-1	District Map 186B153
APC South Valley	Community Plan Low Medium II Residential/Low Residential	Council District 2
Census Tract 1271.02	APN 2217-030-008-09	Case Filed With [DSC Staff] Date 5/06/14

CASE No. VTT 72877  
72487

APPLICATION TYPE Zone Change  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 7327-7337 Hazeltine Ave., Van Nuys Zip Code 91405  
 Legal Description: Lot PT 222 Block \_\_\_\_\_ Tract 1000  
 Lot Dimensions \_\_\_\_\_ Lot Area (sq. ft.) 47,275 Total Project Size (sq. ft.) 44,575

**2. PROJECT DESCRIPTION**

Describe what is to be done: New 29 single family home, small lot subdivision.

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 12.27  
Change existing zone of (T)R3-1, R1-1, R3-1 and [Q]RD1.5-1 to an RD1.5 Zone.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Regina Minor Company ARC Land Use & Entitlements, Inc.  
 Address: 15610 Moorpark St., Unit 7 Telephone: ( 818 ) 905-8423 Fax: ( 818 ) 783-6692  
Encino Zip: 91436 E-mail: regina@arclanduse.com

Property owner's name (if different from applicant) 7327HVN, LLC  
 Address: 9560 Wilshire Blvd., Suite 200 Telephone: ( ) Fax: ( )  
Beverly Hills, CA Zip: 90212 E-mail:

Contact person for project information Regina Minor Company ARC Land Use & Entitlements, Inc.  
 Address: 15610 Moorpark St., Unit 7 Telephone: ( 818 ) 905-8423 Fax: ( 818 ) 783-6692  
Encino Zip: 91436 E-mail: regina@arclanduse.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul any approval given as a result of this Application.

Signature: \_\_\_\_\_ Print: Regina Minor

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On 05/09/2014 before me, Christian Lingao, Notary Public  
 (Insert Name of Notary Public and Title)

personally appeared Regina Minor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
 Signature (Seal)



**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only		
Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date