

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ORIGINAL

<i>Planning Staff Use Only</i>			
ENV No. <u>2015-3906-EAF</u>	Existing Zone <u>C2-1VL</u>	District Map <u>183B145</u>	
APC <u>South Valley</u>	Community Plan <u>Van Nuys - North Sherman Oaks</u>	Council District <u>6</u>	
Census Tract <u>1277.12</u>	APN <u>2222-029-005</u>	Case Filed With [DSC Staff] <u>Vince P</u>	Date <u>10/26/2015</u>

CASE NO. CPC 2015-3905 - DB - SPR

APPLICATION TYPE On-Menu / Off-menu Density Bonus, Site Plan Review
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 7111 - 7133 N. Sepulveda Boulevard, Los Angeles, California Zip Code 91405
 Legal Description: Lot FR 522, Arb 2 Block None Tract TR 1000
 Lot Dimensions Approx 290' x 190' Lot Area (sq. ft.) 53,223 Total Project Size (sq. ft.) 196,925

2. PROJECT DESCRIPTION

Describe what is to be done: The new construction, use, and maintenance of a mixed-use development including 180 apartments & approx. 4,750 sf of ground floor commercial space in 6 levels, with 2 levels of subterranean parking & partial at-grade parking, providing 327 vehicle spaces, 204 bicycles spaces, & approx. 23,700 sf of open space.

Present Use: Commercial - Specialty Food Market Proposed Use: Commercial/Multi-family Residential

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 checked="" type="checkbox"/> Demolition
<input checked="" 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 180 Total 180

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: 12.22 A 25
A Density Bonus pursuant to LAMC Section 12.22 A 25 to permit construction of a new mixed-use building utilizing a 35% Density Bonus and Parking Option 1 that provides 15% Very Low Income Housing Units, with one on-menu incentive for reduced rear yard and 2 off-menu incentives increased height and increased FAR.

Code Section from which relief is requested: _____ Code Section which authorizes relief: 16.05
A Site Plan Review pursuant to LAMC Section 16.05 for a residential building with greater than 50 dwelling units.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
ORD-130250 - 2' Building Line

4. OWNER/APPLICANT INFORMATION

Applicant's name c/o Mr. Kamran Benji Company Fayz Holdings, LLC
Address: 2016 E. 15th Street Telephone: (213) 749-1447 Fax: ()
Los Angeles, CA Zip: 90021 E-mail: kamran@bluearchinv.com

Property owner's name (if different from applicant) _____
Address: _____ Telephone: () _____ Fax: () _____
_____ Zip: _____ E-mail: _____

Contact person for project information Matthew Hayden Company threeSixty
Address: 4309 Overland Boulevard Telephone: (310) 204-3500 Fax: (310) 204-3505
Culver City, CA Zip: 90230 E-mail: matthew@threeSixty.net

X

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: [Handwritten Signature] Print: KAMRAN BENJI

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of LOS ANGELES
On Sept 22 2015 before me, Shay Sharon Moore Notary Public
(Insert Name of Notary Public and Title)

personally appeared Kamran Benji, 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 on 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.
[Handwritten Signature] (Seal)
Signature



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 <u>\$29,400</u>	Reviewed and Accepted by [Project Planner] <u>[Signature]</u>	Date <u>10/26/2015</u>
Receipt No. <u>26504</u>	Deemed Complete by [Project Planner]	Date

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 9/22/15 before me, Shay Sharon Moore Notary Public
(Here insert name and title of the officer)

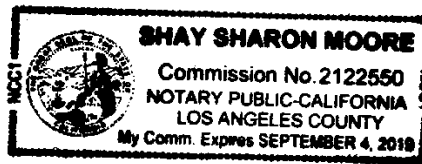
personally appeared Benj KAMFAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
MARIN Land permit
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 31 Document Date 9/22/15

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.