

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. <u>2015-2594 EAF</u>		Existing Zone <u>[Q]P-1VL-CDO</u>		District Map <u>180B149</u>
APC <u>South Valley</u>		Community Plan <u>Van Nuys - North Sherman Oaks</u>		Council District <u>6</u>
Census Tract <u>TR 1200</u>	APN <u>2236-011-023</u>	Case Filed With <u>PENDING</u> [DSC Staff]	Date <u>7/10/15</u>	

CASE NO. **CPC 20152597** ZC SPR

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 14557 Haynes Street, Van Nuys Zip Code 91411
Legal Description: Lot 14,15,16,17 Block 45 Tract 1200
Lot Dimensions 150'X200' Lot Area (sq. ft.) 30,000 sf Total Project Size (sq. ft.) 41,312 s.f.

2. PROJECT DESCRIPTION

Describe what is to be done: Develop 68 apartment units and a retail store

Present Use: Commercial Parking Lot Proposed Use: Apartment Building and retail store

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 checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input 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 69 Total 69

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: 12.12.1 Code Section which authorizes relief: 12.32F
Zone Change from Commercial Parking Lot to Apartment Building and retail store,
Zone Change from [Q]P-1VL-CDO to RAS4 to develop a 68-units
apartment building with a retail store on the ground floor.
Retail store = 7,400 sf.

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:
See Exhibit "A" attached hereon.

CPC 20152597

4. OWNER/APPLICANT INFORMATION

Applicant's name Michael Braum Company _____
 Address: 6551 Van Nuys Boulevard Telephone: (818) 974-4606 Fax: () _____
Van Nuys, CA Zip: 91401 E-mail: mikee.braum@gmail.com

Property owner's name (if different from applicant) 6551 Van Nuys Boulevard, LLC
 Address: 6551 Van Nuys Boulevard Telephone: (818) 974-4606 Fax: () _____
Van Nuys, CA Zip: 91401 E-mail: mikee.braum@gmail.com

Contact person for project information Ana Rodriguez Company GM Engineering
 Address: 6634 Valjean Avenue Telephone: (818) 908-1824 Fax: () _____
Van Nuys, CA Zip: 91406 E-mail: anar@gmengineering.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- 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).
- The information presented is true and correct to the best of my knowledge.
- 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: Michael Braum Print: MICHAEL BRAUM
6551 Van Nuys Boulevard, LLC
 ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____
 (Insert Name of Notary Public and Title)

personally appeared _____, 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.

 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 <u>23,064</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>020223 7504</u>	Deemed Complete by [Project Planner]	Date

CP-7771 (09/09/2011)

7/10/15

CPC 20152597