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

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**Planning Staff Use Only**

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<tr>
<th>Env No.</th>
<th>Existing Zone</th>
<th>District Map</th>
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<tr>
<td>APC</td>
<td>Community Plan</td>
<td>Case Filed With [DSC Staff] Date</td>
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<td>Census Tract</td>
<td>APN</td>
<td>Case Filed With [DSC Staff] Date</td>
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**Case No.** CPC-2012-3537-DB-CDP-SPR-MEL (supplemented by this application)

**Application Type** Site Plan Review, Determination for Density Bonus Incentive, Parcel Map, and Coastal Devel. Permit.

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### 1. PROJECT LOCATION AND SIZE

- **Street Address of Project:** 138-142 (even) East Culver Boulevard, 6911-6917 (odd) Vista del Mar  
- **Zip Code:** 90293

- **Legal Description:** Lot 1-7, FR, FR1, FR8 None and C Tract 8301 and Playa del Rey Townsite

- **Lot Dimensions:** Irregular  
- **Lot Area (sq. ft.):** 48,483  
- **Total Project Size (sq. ft.):** 87,294

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### 2. PROJECT DESCRIPTION

- **Present Use:** Vacant (formerly a 1-story commercial building)  
- **Proposed Use:** 72 dwelling unit/14,500 s.f. retail mixed use

- **Plan Check No. (if available):**  
- **Date Filed:**

- **Check all that apply:**
  - ☐ New Construction  
  - ☐ Change of Use  
  - ☐ Alterations  
  - ☐ Demolition  
  - ☐ Commercial  
  - ☐ Industrial  
  - ☐ Residential  
  - ☐ Tier 1 LA Green Code

- **Additions to the building:**
  - ☐ Rear  
  - ☐ Front  
  - ☐ Height  
  - ☐ Side Yard

- **No. of residential units:**
  - Existing: 0  
  - To be demolished: 0  
  - Adding: 72  
  - Total: 72

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### 3. ACTION(S) REQUESTED

- **Describe the requested entitlement which either authorizes actions OR grants a variance:** See Attachment "A."

- **Code Section from which relief is requested:** 16.05  
- **Code Section which authorizes relief:** Site Plan Review for projects that will create 50 or more residential dwelling units.

- **Code Section from which relief is requested:** 12.21.1  
- **Code Section which authorizes relief:** 12.22 A.25  
  - Density bonus incentives for affordable housing projects: additional height (11 feet/1 story additional); additional floor area (35 percent increase to 2.025:1, in lieu of 1.5:1); and a determination that the Project Site is located within 1,500 feet of a Major Employment Center (LAX) as depicted on Figure 7-1 of the General Plan.

- **Code Section from which relief is requested:** 12.20.2 D  
- **Code Section which authorizes relief:** Coastal Development Permit for the construction of a 56-foot-high mixed-use building that will contain 72 dwelling units (66 market rate and 8 very low income) and 14,500 square feet of commercial floor area (with markets/grocery uses prohibited) on the Project Site.

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**List related or pending case numbers relating to this site:**

- CPC-2012-3537-DB-CDP-SPR-MEL (supplemented by this application); TT-70786 (pending related application)
4. OWNER/APPLICANT INFORMATION

Applicant's name: Edward Czuker
Company: Legado Companies
Address: 121 S. Beverly Drive
Telephone: (310) 432-0808 Fax: (310) 432-0888
Beverly Hills Zip: 90210 E-mail: Edward@legado.net

Property owner's name (if different from applicant): Legado del Mar, LLC
Address: As above.
Telephone: Fax: E-mail:
Zip: E-mail:

Contact person for project information: Benjamin Reznik, Neill Brower
Company: Jeffer Mangels Butler & Mitchell LLP
Address: 1900 Avenue of the Stars, 7th Floor
Telephone: (310) 712-6833 Fax: (310) 712-8564 Los Angeles Zip: 90067 E-mail: nbrower@jmbm.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: Edward M. Czuker Print: EDWARD M. CZUKER

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of LOS ANGELES
On FEBRUARY 4, 2014, before me, GARY LUBIN, NOTARY (insert Name of Notary Public and Title)
personally appeared EDWARD M. CZUKER 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(s), 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

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<tr>
<th>Base Fee</th>
<th>Reviewed and Accepted by [Project Planner]</th>
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<tr>
<td>Receipt No.</td>
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CP-7771 (09/09/2011)
SIGNATURE SHEET

Signatures of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach additional sheet, if necessary)

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<th>SIGNATURE</th>
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