

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

*Planning Staff Use Only*

ENV No.		Existing Zone		District Map	
APC		Community Plan			Council District
Census Tract	APN	Case Filed With [DSC Staff]		Date	

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

**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 Block 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

**2. PROJECT DESCRIPTION**

Describe what is to be done: Please refer to the Project Description appended to the Supplement to Attachment "A."

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:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input 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 72 Total 72

**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.

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 Czucker Company Legado Companies
Address: 121 S. Beverly Drive Telephone: ( 310 ) 432-0808 Fax: ( 310 ) 432-0888
Beverly Hills Zip: 90,210 E-mail: Edward@legado.net

Property owner's name (if different from applicant) Legado del Mar, LLC
Address: As above. Telephone: ( ) Fax: ( )
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: 90,067 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 Czucker

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(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

Table with 3 columns: Base Fee, Reviewed and Accepted by [Project Planner], Date; Receipt No., Deemed Complete by [Project Planner], Date.

