

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV. No.	Existing Zone C4-1D, R3-1, R3-1XL, RD1.5-1XL Zone	District Map 150B197 153B197
APC Central	Community Plan Hollywood Community Plan	Council District CD 4 - Tom LaBonge
Census Tract 1891.00	APN 5590-003-001, 5590-003-038, 5590- 003-002, 5590-003- 015, 5590-003-014	Staff Approval*
		Date

* Approval for Filing by Community Planning Staff, When Applicable

CASE No. _____

APPLICATION Zone Change, General Plan Amendment and Height District Change, Zoning Administrator's Adjustment re: Building Line, Vesting Tentative Tract Map, Site Plan Review.
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 4500, 4508, 4514W. Los Feliz Blvd., 2131 N. Hillhurst Avenue, 4507, 4509, 4511 W. Avocado St, Los Angeles, CA Zip Code 90057

Legal Description: Lots Lot: 7, 8, 22, 23, and 24 Tract Avocado Tract

Lot Dimensions 215.73' x 325.18' Lot Area (sq. ft.) 53,792 Total project size (sq. ft.) _____

2. PROJECT DESCRIPTION The applicant proposes to construct a mixed-use project, including 80 condominiums and 40,000 s.f. supermarket and 7,441 sf of neighborhood retail. See attachment "A" for further detail.

Describe what is to be done:

Present Use: The site is presently occupied by a restaurant / bar (The Derby), Louise's Restaurant, and surface parking.

Plan Check No. (if available) _____

Date Filed: _____

- Check all that apply:
- New Construction
 - Change of Use
 - Alterations
 - Demolition
 - Commercial
 - Industrial
 - Residential
- Additions to a building:
- Rear
 - Front
 - Height
 - Side Yard

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: See Attachment "A" Code Section which authorizes relief: _____

List related or pending case numbers relating to this site

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

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name Michael S. Adler Company Attn: Hillhurst/Los Feliz, LLC
 Address: 21800 Burbank Boulevard, Suite 300, Telephone: (818) 884-2200 Fax: (818) 884-2205
Los Angeles, CA Zip: 91367 E-mail: _____

Property Owner's Name (if different than applicant) Same As Above
 Address: _____ Telephone: _____ Fax: _____
 Zip: _____ E-mail: _____

Contact Person for Project Information Chaska Berger, Craig Lawson & Co., LLC
 Address: 8758 Venice Boulevard, Suite 200 Telephone: (310) 838-2400 x102 Fax: (310) 838-2424
Los Angeles Zip: 90034 E-mail: chaska@craiglawson.com

6. 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.

Signature: *M.S.A.*
(Record owner only)
 Print: Michael S. Adler
 Date: 8-10-05

Subscribed and sworn before me this (date): 8.10.05
 In the County of Los Angeles, State of California
 Notary Public: Justin Raymond Marino
 Stamp: ASAP BELOW

7. 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 an attached sheet(s), this additional information using the hand-out as a guide. **SEE ATTACHED**

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	Date
Receipt No.	Deemed Complete by	Date



ATTACHMENT "A"
REQUESTS FOR DISCRETIONARY APPROVAL
Los Feliz – Hillhurst Project
4500 Los Feliz Boulevard, Los Angeles, 90027

Hillhurst/Los Feliz, LLC ("the Applicant") is proposing to develop an 80-unit condominium project with a 40,000 square foot supermarket (30,000 s.f. supermarket plus 10,000 s.f. mezzanine) and 7,441 square feet of neighborhood retail. The project fronts on Los Feliz Boulevard, Hillhurst Avenue, and Avocado Street and is in the Los Feliz Community of the City of Los Angeles.

Applicant requests that the Advisory Agency grant the following:

1. **VESTING TENTATIVE TRACT MAP PURSUANT TO L.A.M.C. SECTION 17.01** for Condominium purposes (Tract No. 61901) to construct a 6-story, 80-unit multifamily development project with a retail component consisting of approximately 40,000 s.f. supermarket and 7,441 square feet of neighborhood retail on the ground floor.

Applicant requests that the City Planning Commission grant the following Zone Change:

2. **GENERAL PLAN AMENDMENT PURSUANT TO 12.32 E OF THE LOS ANGELES MUNICIPAL CODE (L.A.M.C.):** to revise the subject site's Land Use Designation from Medium Residential and Low Medium II Residential to Neighborhood Office Commercial.
3. **ZONE CHANGE FROM C4-1D, R3-1, R3-1XL, RD1.5-1XL, and TO RAS4-1L PURSUANT TO SECTION 12.32 F OF L.A.M.C.** to permit the new construction of a 6 story, 75 foot in height, mixed-use building comprised of 14 loft units, 3 town home units, 9 one bedroom units, and 54 two bedroom units, (for a total of 80 condominium units), a 40,000 square foot supermarket (30,000 s.f. supermarket and a 10,000 s.f. mezzanine), 7,441 square feet of neighborhood retail, and 390 parking spaces located above grade and in a subterranean garage.
4. **HEIGHT DISTRICT CHANGE FROM HEIGHT DISTRICT 1D AND 1XL TO HEIGHT DISTRICT 1L PURSUANT TO SECTION 12.32 F OF THE L.A.M.C.** to permit the construction of a proposed 75 foot high, 6-story, mixed-use (neighborhood retail, supermarket and residential) building incidental to the requested Zone Change. There is a 20 foot grade difference from the Corner of Los Feliz Boulevard and Hillhurst Avenue (elevation 524.02 TC) to the corner of Avocado Street and Hillhurst Boulevard (elevation 544.45 TC).