

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	Staff Approval*
		Date

*Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. ZA 2007 3400 (U)

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

1. PROJECT LOCATION AND SIZE 1638-12 W. PROSPECT AVE
 Street Address of Project 1669-1666 N. VERMONT 1646-1650 PROSPECT AVE Zip Code 90027
 Legal Description: Lot FRI & 14 Block N/A Tract 3774
 Lot Dimensions 1112 Lot Area (sq. ft.) 134641 Total Project Size (sq. ft.) 7680

2. PROJECT DESCRIPTION
 Describe what is to be done: DEMO 4 UNIT RESIDENTIAL, VACATING THE ALLEY USING THE RESIDENTIAL LOT AS PARKING FOR THE E. CARWASH, RETAIL NEXT DOOR.
 Present Use: CARWASH/RETAIL & APT Proposed Use: CARWASH/RETAIL & PARKING
 Plan Check No. (if available) N/A Date Filed: _____
 Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential
 Additions to the 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: 12.24W37 Code Section which authorizes relief: 12.24W
TO PERMIT ASSOCIATED PARKING IN RESIDENTIAL ZONE
 Code Section from which relief is requested: _____ Code Section which authorizes relief: _____
 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:

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 sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's name JK ARCHITECTS Company _____
 Address: 1756 BARRY AVE Telephone: (310) 826 8616 Fax: ()
LA Zip: 90025 E-mail: JKarchitectsca@k.c

Property owner's name (if different from applicant) VERMONT REAL ESTATE PROPERTIES LLC BEN/PIRIAN
 Address: 1666 N. VERMONT Telephone: (310) 678 6939 Fax: ()
LA Zip: 90027 E-mail: _____

Contact person for project information JK ARCHITECTS JIAN Company JK ARCHITECTS
 Address: 1756 BARRY AVE Telephone: (310) 826 8616 Fax: ()
LA Zip: 90025 E-mail: JKarchitectsca@k.c

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.

Signature: _____

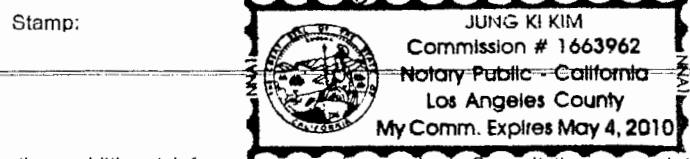
Subscribed and sworn before me this (date): July 18th, 2007

Print: VERMONT PROPERTIES R-12 LLC
Benny Pirian

In the County of Los Angeles, State of California

Date: 7/18/2007

Notary Public Jung Ki Kim



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.

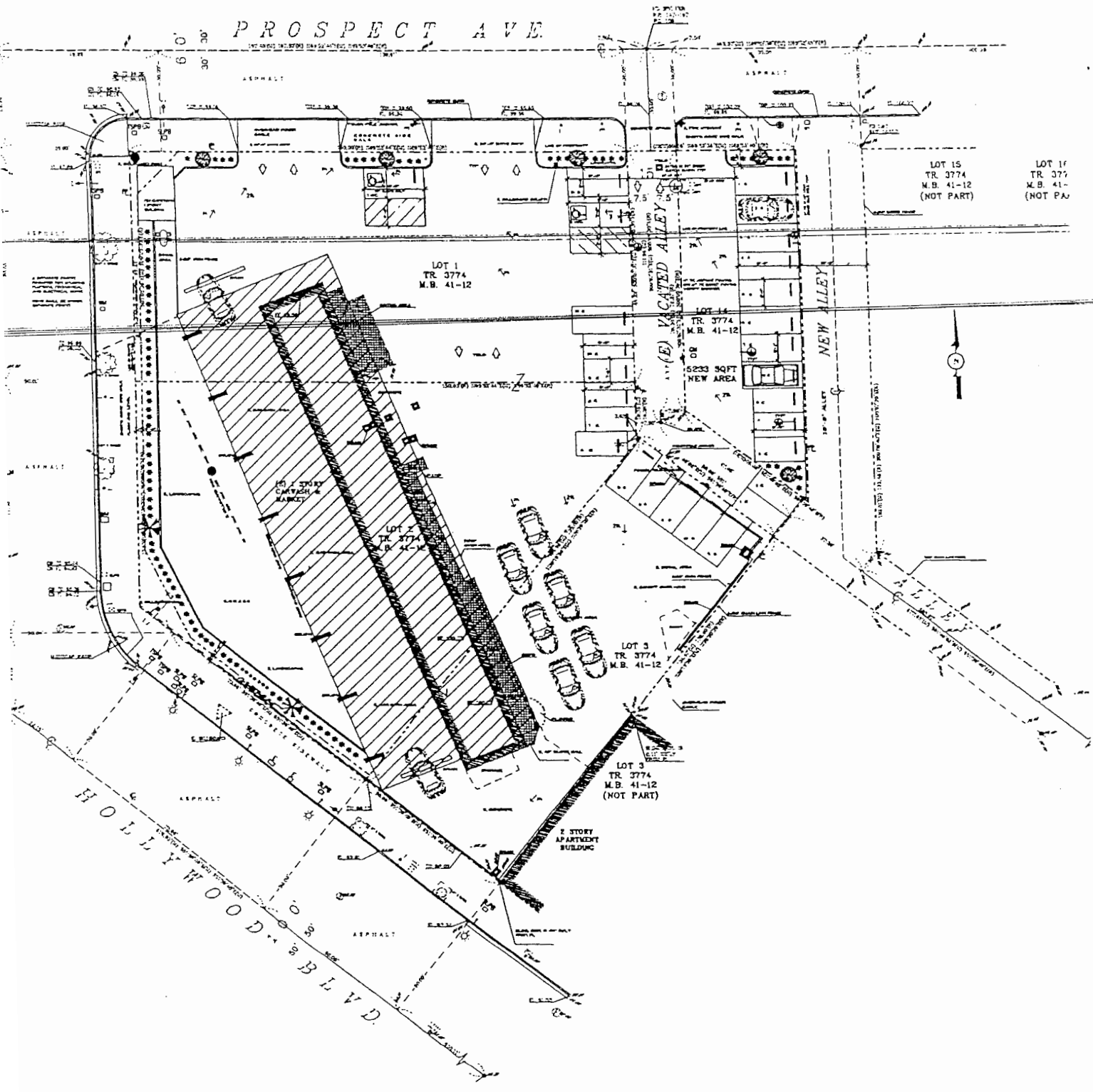
Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

Answer to finding/questions requirements

- A. the existing carwash/retail use at this time is in need of a better interior circulation as well as more parking area, by having the next door lot obviously, we will create new jobs, a more desire area that serves the public/carwash client and control the traffic off and on the site, most of all it would be tax generating for the city, by having more customer in our business.
- ~~B. the existing building of the carwash/retail is far from the adjacent residential, the~~
car wash is oriented toward the major highway intersection, the car wash already provide desirable and friendly use to serve the surrounding business and the community, as well as providing new landscaping to beautify the surrounding.
- C. this car wash is operate by the owner, by converting the residential lot to parking area for the existing car wash we will provide more security to the community, specially willingly we are proposing 20'-0" dedicating and creating a new alley between our operation to the residential, by a well developed and maintained property, the use of the parking area for our operation is better then a vacant building which will be target for graffiti and crime.

PROSPECT AVE



LOT 1
TR 3774
M.B. 41-12

LOT 2
TR 3774
M.B. 41-12

LOT 3
TR 3774
M.B. 41-12

LOT 3
TR 3774
M.B. 41-12
(NOT PART)

LOT 14
TR 3774
M.B. 41-12

LOT 15
TR 3774
M.B. 41-12
(NOT PART)

LOT 16
TR 3774
M.B. 41-12
(NOT PART)

VACATED ALLEY (E)

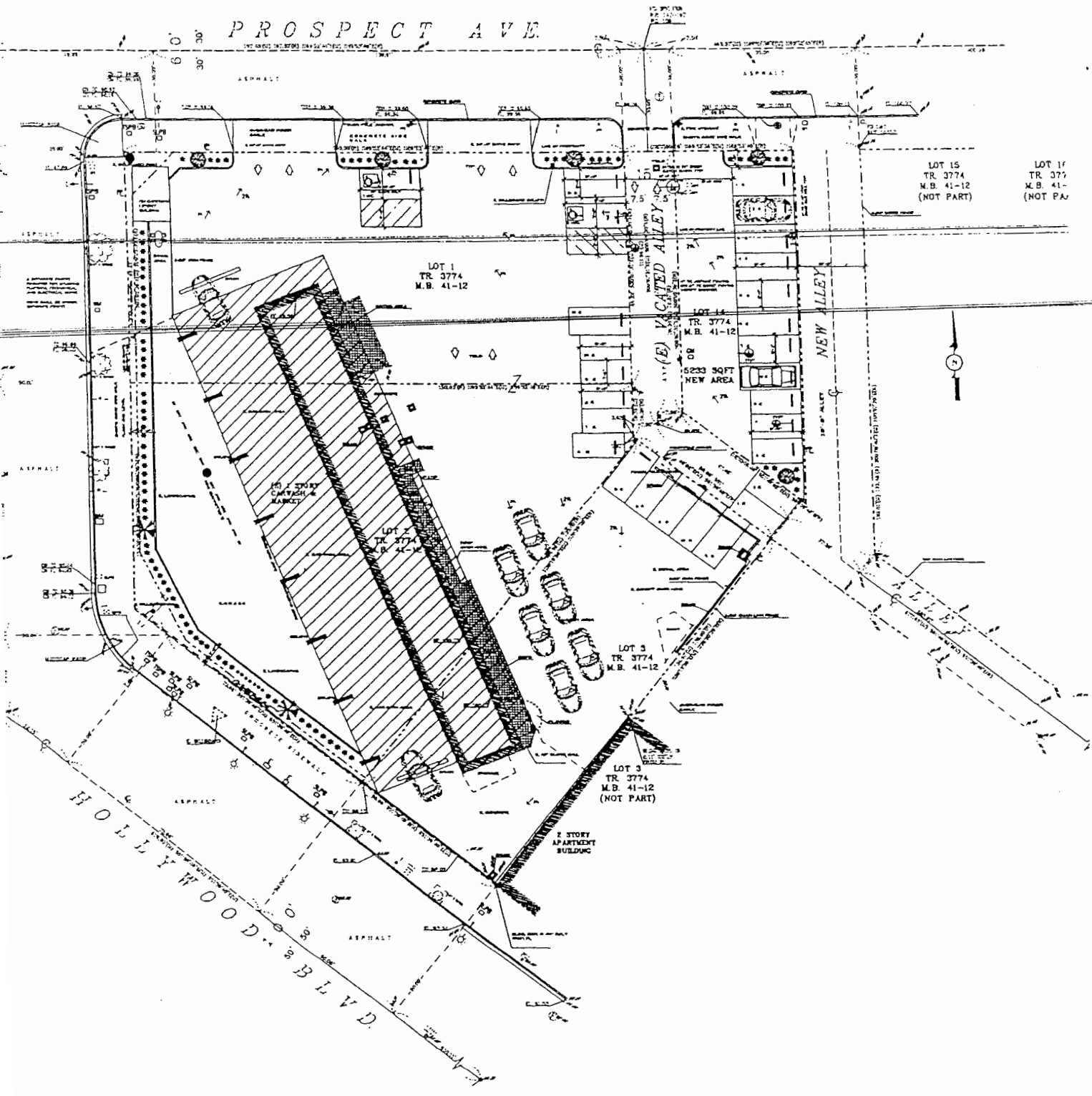
NEW ALLEY

HOLLYWOOD BLVD

10 1/2 STORY GARAGE & APARTMENT

2 STORY APARTMENT BUILDING

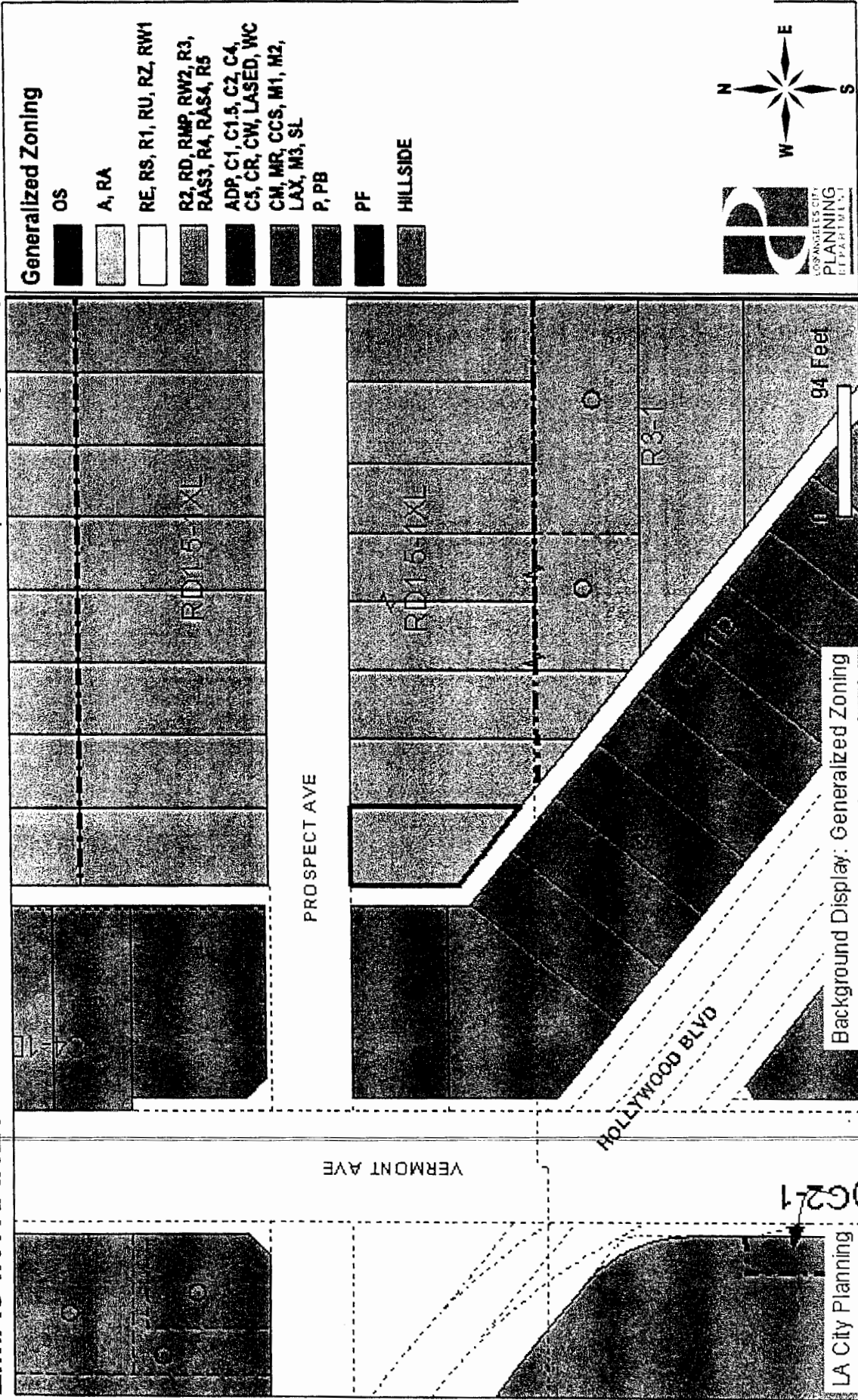
5233 SQFT NEW AREA



ZIMAS INTRANET

07/18/2007

City of Los Angeles
Department of City Planning



Generalized Zoning	
OS	[Pattern]
A, RA	[Pattern]
RE, RS, R1, RU, RZ, RW1	[Pattern]
R2, RD, RMP, RW2, R3, RAS3, RA, RAS4, R5	[Pattern]
ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC	[Pattern]
CM, MR, CCS, M1, M2, LAX, M3, SL	[Pattern]
P, PB	[Pattern]
PF	[Pattern]
HILLSIDE	[Pattern]



LA City Planning
Address: 4642 W PROSPECT AVE
APN: 5542001021
PIN #: 147B197 253

Tract: TR 3774
Block: None
Lot: 14
Arb: None

Background Display: Generalized Zoning

Zoning: RD15-1XL
General Plan: Low Medium II Residential



State of California
Secretary of State

File # 200601110314

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

JAN 10 2006

LIMITED LIABILITY COMPANY
ARTICLES OF ORGANIZATION

A \$70.00 filing fee must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

ENTITY NAME (End the name with the words "Limited Liability Company," "Ltd. Liability Co.," or the abbreviations "LLC" or "L.L.C.")

1. NAME OF LIMITED LIABILITY COMPANY

VERMONT REAL ESTATE PROPERTIES, LLC

PURPOSE (The following statement is required by statute and may not be altered.)

2. THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

INITIAL AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and both Items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 3 must be completed (leave Item 4 blank).)

3. NAME OF INITIAL AGENT FOR SERVICE OF PROCESS

BENNY PIRIAN

4. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE

1666 NORTH VERMONT AVENUE, LOS ANGELES, CA CA 90027

MANAGEMENT (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:

- ONE MANAGER
MORE THAN ONE MANAGER
ALL LIMITED LIABILITY COMPANY MEMBER(S)

ADDITIONAL INFORMATION

6. ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

EXECUTION

7. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

SIGNATURE OF ORGANIZER

01/04/2006

DATE

BENNY PIRIAN

TYPE OR PRINT NAME OF ORGANIZER

RETURN TO (Enter the name and the address of the person or firm to whom a copy of the filed document should be returned)

8. NAME BENNY PIRIAN

FIRM

ADDRESS 1666 NORTH VERMONT AVENUE,

CITY/STATE/ZIP LOS ANGELES, CA 90027



