

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

*Planning Staff Use Only*

ENV No. <u>2009-3662-CE</u>	Existing Zone <u>C2-1D</u>	District Map <u>147A201</u>
APC <u>Central</u>	Community Plan <u>Hollywood</u>	Council District <u>4</u>
Census Tract <u>1953.00</u>	APN <u>5542009016</u>	Staff Approval <u>Amelia C. Brink</u>
		Date <u>10/30/09</u>

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

CASE NO. AA-2009-3661-PMEX

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

1. PROJECT LOCATION AND SIZE  
 Street Address of Project 4420 SUNSET DRIVE Zip Code 90027  
 Legal Description: Lot 18 & 19 Block \_\_\_\_\_ Tract Grider and Hamilton's Olive Place, M.B. 6-20  
 Lot Dimensions \_\_\_\_\_ Lot Area (sq. ft.) \_\_\_\_\_ Total Project Size (sq. ft.) 17,983

2. PROJECT DESCRIPTION  
 Describe what is to be done: LOT LINE ADJUSTMENT

Present Use: Commercial ~~Residential~~ Proposed Use: Commercial

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check: all that apply:

<input 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 type="checkbox"/> Residential	
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
			<input type="checkbox"/> 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: \_\_\_\_\_ 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)

4. OWNER/APPLICANT INFORMATION

Applicant's name \_\_\_\_\_ Company 4420 West Sunset Drive LLC, A California Limited Liability Company  
 Address: 2894 Rowena Ave. Telephone: ( 323 ) 644-7800 Fax: ( ) \_\_\_\_\_  
 Zip: 90039 E-mail: neup@m80im.com

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Ofer Shapira Company Surveying and Drafting Services, Inc.  
 Address: 434 N. Vista St. Telephone: ( 323 ) 857-1017 Fax: ( 323 ) 857-1079  
 Zip: 90036 E-mail: surveying@earthlink.net

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: Melanie Tusquellas Print: Melanie Tusquellas

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

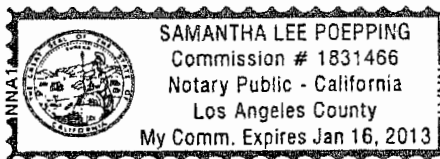
On October 20th 2009, before me, Samantha Lee Poepping, Notary Public

(Insert Name of Notary Public and Title)  
 personally appeared Melanie Tusquellas, who proved to me on the basis of satisfactory evidence to be the person/  
 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.

Samantha Lee Poepping (Seal)  
 Signature



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>2,907</u>	Reviewed and Accepted by <u>Brit C. Witzell</u>	Date <u>10/30/09</u>
Receipt No. <u>273858</u>	Deemed Complete by	Date

OWNER INFORMATION: If any is an owner in escrow, so state.

Owner's Signature

4420 West Sunset Dr LLC

Owner's printed name

904441 Sunset Blvd

Mailing Address

LA CA 90039

City/Zip

(323) 5335656 (323) 6666355

Telephone

Fax

Melanie Tsoukeller

Owner's Signature

Melanie Tsoukeller

Owner's printed name

Mailing Address

City/Zip

Telephone

Fax

Owner's Signature

Owner's printed name

Mailing Address

City/Zip

Telephone

Fax

Owner's Signature

Owner's printed name

Mailing Address

City/Zip

Telephone

Fax

REPRESENTATIVE INFORMATION

Representative OFER SHAPIRA

Name

SURVEYING & DRAFTING SERVICES, INC.

Company

434 N. VISTA ST.

Address

Telephone: (323) 857-1017

LA, CA.

City/State

90034 FAX: (323) 857-1079

Zip

COUNTY CLERK'S USE

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 360  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT

CITY CLERK'S USE

# NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: **City of Los Angeles Department of City Planning** COUNCIL DISTRICT: **4**

PROJECT TITLE: **\* Lot Line Adjustment** LOG REFERENCE: **ENV 2009-3662-CE**

PROJECT LOCATION: **\* 4420 Sunset Drive**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
**\***

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:  
**\***

CONTACT PERSON: **\* Ofer Shapira** AREA CODE: **\* 323** TELEPHONE NUMBER: **\* 857-1017** EXT.:

EXEMPT STATUS: (Check One)		
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/>	MINISTERIAL Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/>	DECLARED EMERGENCY Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/>	EMERGENCY PROJECT Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/>	CATEGORICAL EXEMPTION Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>5</u> Category <u>1</u> (City CEQA Guidelines)		
<input type="checkbox"/>	OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)	

JUSTIFICATION FOR PROJECT EXEMPTION: Minor lot line adjustments, side yard and setback variances not resulting in the creation of any new parcel or any change in land use or density.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE: <i>[Signature]</i>	TITLE: <i>Planning Assistant</i>	DATE: <i>10/30/09</i>
FEE: <i>63-</i>	RECEIPT NO.: <i>273858</i>	REC'D. BY: <i>[Signature]</i>
		DATE: <i>10/30/09</i>

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record  
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

\* \_\_\_\_\_  
NAME (PRINTED)

\* \_\_\_\_\_  
SIGNATURE

\* \_\_\_\_\_  
DATE

## AA-2009-3661-PMEX

**LOT LINE ADJUSTMENT  
IN THE CITY OF LOS ANGELES, CALIFORNIA**

**EXHIBIT "B"**  
SHEET 1 OF 2

AREAS IN SQ. FT.(GROSS)

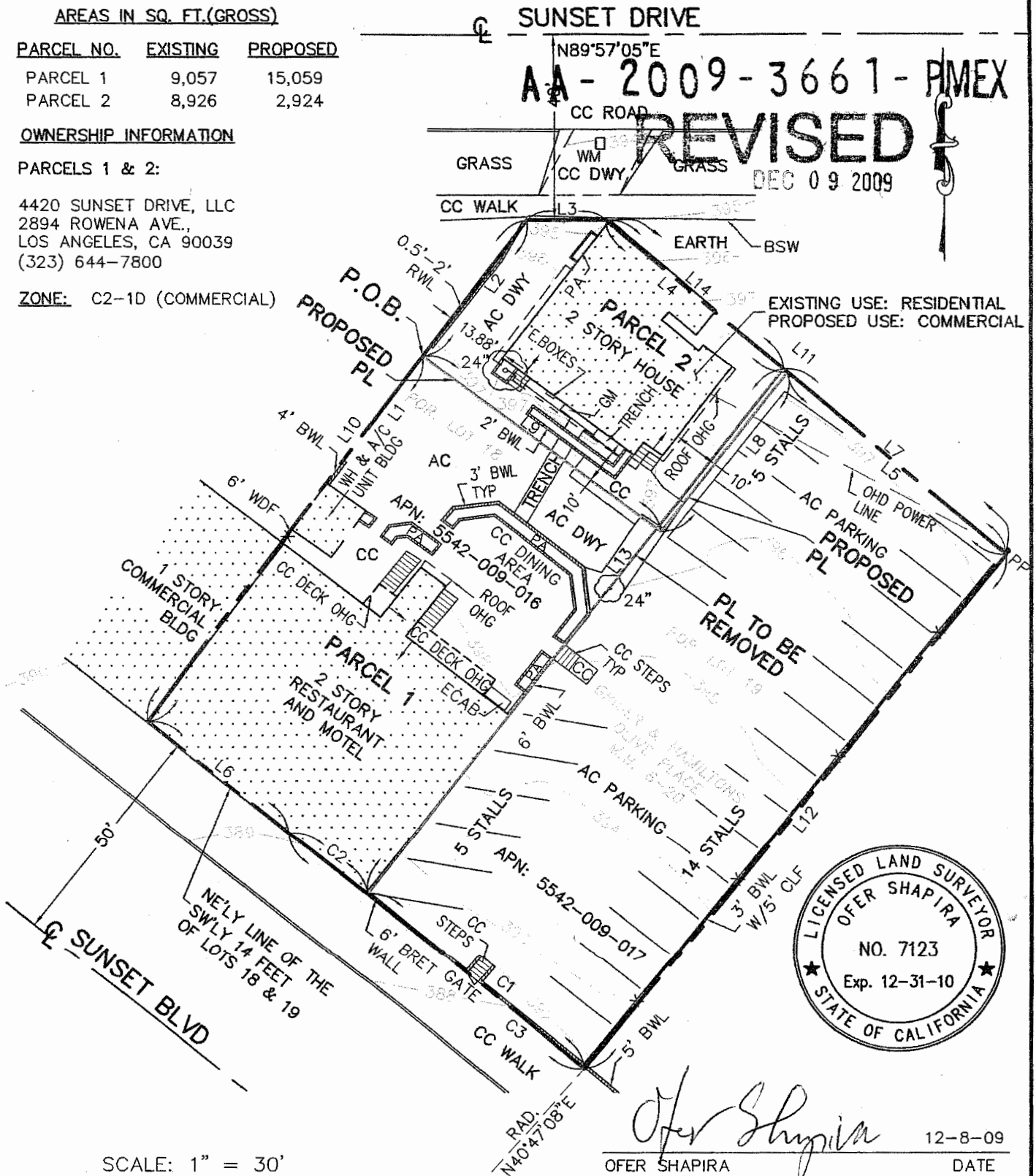
PARCEL NO.	EXISTING	PROPOSED
PARCEL 1	9,057	15,059
PARCEL 2	8,926	2,924

OWNERSHIP INFORMATION

PARCELS 1 & 2:  
4420 SUNSET DRIVE, LLC  
2894 ROWENA AVE.,  
LOS ANGELES, CA 90039  
(323) 644-7800

ZONE: C2-1D (COMMERCIAL)

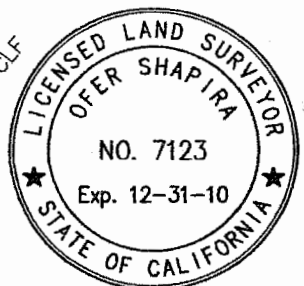
EXISTING USE: RESIDENTIAL  
PROPOSED USE: COMMERCIAL



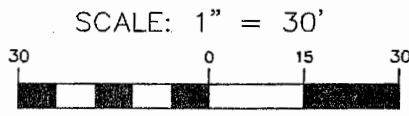
SUNSET DRIVE  
N89°57'05"E  
**AA-2009-3661-PMEX**

**REVISED**

DEC 09 2009



*Offer Shapira*  
OFFER SHAPIRA  
434 N. VISTA ST.  
LOS ANGELES, CA 90036  
TEL. NO. (323) 857-1017  
12-8-09  
DATE



**AA-2009-3661-PMFX**