

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2009-3812 EAF</u>	Existing Zone: C4-1D	District Map: 147B197 124
APC: Central	Community Plan: Hollywood	Council District: 4
Census Tract: 1891.00	APN: 5590025019	Staff Approval* _____ Date _____

CASE No. ZA 2009-3811 CUB

APPLICATION TYPE Conditional Use Permit (CUB)
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1725 N. Hillhurst Ave. Zip Code 90027
 Legal Description: Lot FR 18 ABB 1 Block None Tract CROAKE AND MC CANN'S MAUBERT AVENUE TRACT
 Lot Dimensions 40.91' x 83' Lot Area (sq. ft.) 3,397.9 sq. ft. Total Project Size (sq. ft.) 2,400 sq. ft.

2. PROJECT DESCRIPTION

Describe what is to be done: The addition of on-site and off-site beer and wine sales (ABC License Type 41) to a new 2,400 square foot market/restaurant/cafe located in an existing one-story, 2,400 square foot commercial building on a 3,397.9 square foot lot in the C4-1D Zone. Proposed Hours of Operation and Hours of Alcohol Sales are 7:00 am to 12:00 am, daily.

Present Use: None Proposed Use: Market/Restaurant/Cafe

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential LEED Silver

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 0 To be demolished _____ Adding _____ Total _____

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: 12.24.W.1.

A Conditional Use Permit (CUB), pursuant to the provisions of 12.24.W.1. of the Los Angeles Municipal Code, to permit the sale of beer and wine only for on- and off-site consumption (ABC Type 41 License);

In conjunction with a new 1-story, 2,400 square-foot market/restaurant/cafe located in an existing one-story, 2,400 square foot commercial building on a 3,397.9 square foot lot in the C4-1D Zone. Proposed Hours of Operation and Hours of Alcohol Sales are 7:00 am to 12:00 am, daily.

List related or pending case numbers relating to this site:

See attached Findings for related Cases.

ZA 2009-3811 1

**CONDITIONAL USE PERMIT-ALCOHOL (CUB)
ADDITIONAL INFORMATION/FINDINGS
1723-1725 N. HILLHURST AVE.**

ACTION(S) REQUESTED

Code Section which authorizes relief: 12.24.W.1.

A Conditional Use Permit (CUB), pursuant to the provisions of 12.24.W.1. of the Los Angeles Municipal Code, to permit the sale of beer and wine only for on- and off-site consumption (ABC Type 41 License);

In conjunction with a new 1-story, 2,400 square-foot market/restaurant/cafe located in an existing one-story, 2,400 square foot commercial building on a 3,397.9 square foot lot in the C4-1D Zone. Proposed Hours of Operation and Hours of Alcohol Sales are 7:00 am to 12:00 am, daily.

ZA 2009-3811

PRIOR CASES

Subject Property:

Case No. DIR-2009-0925-SPP Project Permit Compliance – On April 24, 2009 a Specific Plan Project Permit Compliance Determination was approved to establish a 2,400-square-foot market and cafe within an existing commercial tenant space.

Ordinance No. 173964 – On April 25, 2001, an ordinance adding Chapter 126 of Division 5 and amending Chapter 24 of Division 8 of the Los Angeles Administrative Code to establish the Vermont/Western Station Neighborhood Area Plan Parks First Trust Fund and establish its administration by the L.A. FOR KIDS Steering Committee.

Ordinance No. 173749 – On April 25, 2001, an ordinance was passed adding Chapter 130 of Division 5 of the Los Angeles Administrative Code to establish the Vermont/Western Station Neighborhood Area Plan Child Care Trust Fund and establish its administration by the Commission for Children, Youth and their Families and the President of the City Council.

Ordinance No. 173749 – On November 29, 2000, an ordinance was passed, establishing the Vermont/Western Transit Oriented District Specific Plan.

Ordinance No. 164699 – On March 22, 1989, an ordinance was passed, changing the zoning of the subject site to C4-1D (map area 42, page 3).

Surrounding Properties:

Case No. ZA 2007-2870(CUB) – On January 16, 2008, Associate Zoning Administrator Sue Change approved a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant (Chi Dynasty), located at 1813 North Hillhurst Avenue.

Case No. ZA 2006-10336(CUB) – On November 15, 2007 Associate Zoning Administrator Albert Landini approved a request for a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant having both indoor and outdoor dining, located at 1700 North Hillhurst Avenue.

Case No. ZA 2004-5582(CUB) – On March 1, 2005, Associate Zoning Administrator Gary Booher approved a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant, located at 1760 Hillhurst Avenue.

On March 29, 2005, the Zoning Administrator issued a Letter of Correction regarding Condition No. 17. Alcohol sales shall be limited to beer and wine only. The Zoning Administrator made the necessary correction of condition No. 17 to for the serving and dispensing a full line of alcoholic beverages.

Case No. ZA 2003-9942(CUB)(SPP) – On August 21, 2003, Associate Zoning Administrator Albert Landini approved a request for a Conditional Use Permit, to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with a proposed to be built 3,960 square-foot mini-market, and Pursuant to Los Angeles Municipal Coded Section 11 5.7, approved a request for a Specific Plan Project Permit, pursuant to allow the construction, use and maintenance of a 3,960 square-foot mini-market, located at 1674 North Hillhurst Avenue.

appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 2010.”¹

The subject site is surrounded by commercial uses to the north and south, developed with a range of uses from restaurants, retail, office spaces, auto repair establishments, commercial mini-malls, florist's shop, and others. Within this setting, the proposed use is both proper in relation to adjacent commercial uses, and is insulated from residential dwellings to the north and south by C4-1D zoned areas.

Footnotes:

1. *Hollywood Community Plan, Purposes, Objectives of the Plan, Page HO-1*

b. Why does applicant believe the location of the project will be desirable to the public convenience and welfare.

As noted above, the surrounding area is developed with commercial and retail uses on all sides of the subject site. Residential uses do lie directly to the east and west of the site in R2-1XL and R1.5-1XL zones, developed with single- to multi-family uses. While close to residential zones, the subject site is a well-established commercial location, dating from 1970, and it's placement is desirable to the public convenience and welfare, as it is paired with other commercial uses which give a variety of choices within walking distance of the afore mentioned neighborhoods. The subject restaurant has already received Specific Plan Project Permit Compliance via Case No. DIR-2009-0925-SPP Project Permit Compliance which on April 24, 2009 approved a proposal to establish a 2,400-square-foot market and cafe within an existing commercial tenant space at the subject site. The addition of on-and off-site beer and wine service is an expected convenience at many restaurants, and will add to the services available to area patrons. With a closing time of 12:00 am, alcohol service will cease before the problem period of 12:00 am to 2:00 am, a segment of time when most nuisance alcohol-related behavior occurs. With a selection of Middle Eastern foods for on- and off-site consumption, alcohol shall enhance the experience of diners and in this way, the proposed project will fill a niche in the area, desirable to the neighborhood in expanding their range of choices for local fare. This then serves the Hollywood Community Plan which, "...is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community.”¹

Footnotes:

1. *Hollywood Community Plan, A. Purposes, Use of the Plan, Page HO-1*

c. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

The character of development in the area immediately surrounding the subject site is largely commercial, with a range of uses including dining, alcohol, retail and others. The proposed project, food offerings for on-site dining, market sales and proposed beer and wine sales, shall be in line with the character of these other uses. Proposed Hours of Operation and Hours of Alcohol Sales are from 17:00 am to 12:00 am, Monday through Sunday. The proposed tavern shall also contribute to the economic vitality of the area by employing approximately 8 persons per shift, it shall add revenue to the City's tax base, and shall improve the quality of life in the vicinity by adding a high-quality establishment to the neighborhood. Encouraging development such as this is a goal of the Hollywood Community Plan which states that it, "...has been designed to accommodate the anticipated growth in population and employment of the Community to the year 2010. The Plan does not seek to promote nor to hinder growth: rather it accepts the likelihood that growth will take place and must be provided for.”¹ Growth encompasses the population, and the infrastructure needs they demand. Among these infrastructure items are bars and restaurants, and

enough for most bars and restaurants to succeed in the long term. In the case of the subject site, the thoroughfare of Hillhurst Ave. is a strongly developed commercial area, with restaurants, bars, commercial and retail uses. Placement of the proposed use in this area may be over the allocation of licenses as per ABC, but it does fit in with the character of development in the area. The proposed restaurant/market shall also fill a niche for Middle Eastern food for on- and off-site consumption, and as such will fill a gap in the current offerings of the area. In this way, it shall not contribute to an over concentration of uses, but rather to add to the variety of choices available to residents and visitors to the area alike. This in turn serves the Community Plan which seeks, "...to promote economic well being and public convenience."¹

Footnotes:

1. *Hollywood Community Plan, Purposes, Objectives of the Plan, Page HO-1*

f. Will the approval of the Conditional Use detrimentally affect nearby residentially zoned properties? Why?

Neighboring R zones do lie to the east and west of the subject site, though they are insulated from the property by commercial developments to the north and south. The neighboring residential areas to the east are also buffered from the subject site by Hillhurst Ave. Proposed Hours of Operation cease at 12:00 am and no outdoor seating use is proposed. There is no direct access from the subject site to any residentially zoned area. The impact of the site should be confined to the premises, and shall not spill over to the residential neighborhoods. These dwellings will in fact enjoy the convenience of being able to access the fare of the establishment, being within easy walking distance, while being buffered from any on-site activities by commercial zones and area streets. The restaurant use has already been approved by the Vermont/Western Specific Plan as evidenced in Case No. DIR-2009-0925-SPP, and the proposed on- and off-site sales of beer and wine, seek only to complement that said use. With the proposed Hours of Operation and nature of the establishment, nuisance behavior should be mitigated, and the neighborhood shall benefit from ease of access to a well-situated restaurant/market in the area.

g. What are the proposed hours of operation and which days of the week will the establishment be open? What are the proposed hours of alcohol sales?

Proposed Hours of Operation are from 7:00 am to 12:00 am, Monday through Sunday. Proposed Hours of Alcohol Sales are the same as Hours of Operation. This is in conformance with the standards of the Vermont/Western Specific Plan. Though the location is a Commercial Corner Development, extended hours of operation, beyond the 11:00 pm limit are allowed. The Vermont/Western Specific Plan states the following in regards to this issue:

4. Commercial Corner Exemption. Notwithstanding any provisions of Sections 12.22 A 23 and 12.24 W 26 of the Code to the contrary, and except as otherwise required by this Specific Plan, Projects that constitute a Commercial Corner Development or Mini-shopping Center may be developed within Subarea B without first obtaining a conditional use approval pursuant to Section 12.24 W 26 of the Code or having to comply with the requirements and conditions set forth in Section 12.22 A 23 of the Code.

Footnotes:

1. *Vermont/Western Transit Oriented District Specific Plan, Section 8, Subarea B Mixed Use Boulevards, Page 19*

h. What is the occupancy load as determined by the Fire Department (number of patrons)? What is the proposed seating in all areas?

Proposed seating in all areas shall be a total of 66 seats.

o. Will video game machines be available for use on the subject property and if so, how many such machines will be in use?

No.

p. Will you have signs visible on the outside which advertise the availability of alcohol?

No.

q. Will alcohol be sold without a food order? Will there be a kitchen on the site as defined in Section 12.03 of the Los Angeles Municipal Code?

Alcohol may be sold to patrons without a food order. The proposed use shall function as a restaurant, however patrons may wish to only purchase alcohol for either on-site or off-site consumption. There will be a kitchen on site as defined in section 12.03 of the LAMC.

r. Will beer or wine coolers be sold in single cans or will wine be sold in containers less than 1 liter (750 ml)?

Beer may be sold in single cans. Wine coolers shall not be sold. Wine shall be served in appropriate glassware of less than 1 liter for on-site consumption, and shall be sold in bottles of varying sizes, most commonly 750 ml, for off-site consumption.

s. Will "fortified" wine (greater than 16% alcohol) be sold?

No.

t. Will off-site sales of alcohol as a secondary use to on-site sales occur (i.e., take out)?

Yes. The proposed project seeks both on-site and off-site sales of beer and wine, as permitted under the standards of an ABC Type 41 license.

u. Will discount alcoholic drinks or a "Happy Hour" be offered at any time?

No. Discount alcoholic drinks or a "Happy Hour" will not be offered at any time.

v. Will security guards be provided and if so, when and how many?

No. The establishment will function as a restaurant, serving families full-service, sit-down meals, and shall not function as a lounge or nightclub. Therefore, a security guard shall not be provided.

w. Will alcohol be allowed to be consumed on any adjacent property under the control of the applicant?

No.

x. Will the gross sale of alcohol exceed the gross sale of food items on a quarterly basis?

No, it is expected that gross food sales shall exceed gross alcohol sales. The applicant/operator shall at all times maintain records which reflect separately the gross sales of food and the gross sales of alcoholic beverages of the applicant/operator. Said records shall be kept no less frequently than a quarterly basis and shall be made available to the Planning Department upon request.

y. Provide a copy of the proposed menu if food is to be served.

The menu is in process and shall be submitted at the Public Hearing.

z. How many employees will you have on the site at any given time?

5 staff shall be on site at any given time, consisting approximately of 1 manager, 2 kitchen staff and 2 wait staff.

dd. For massage parlor or sexual encounter establishment applicants: are there any other adult entertainment businesses within 1,000 feet of your proposed establishment (i.e., adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater)?

Not applicable.

ee. For off-site sales, where will the alcohol be stored and displayed (indicate on floor plan)?

See attached plans.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: CD 4 Community Plan Area: Hollywood
PROJECT ADDRESS: 1725 N. Hillhurst Ave.
Los Angeles, CA 90027
Major Cross Streets: Kingswell Ave. to the north, Prospect Ave. to the south
Name of Applicant: Krikor Kirikian
Address: 1725 N. Hillhurst Ave., Los Angeles, CA 90027
Telephone No.: 323-667-0948 Fax No.: _____ E-mail: _____

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner)
Name: <u>Krikor Kirikian</u>	Name: <u>Kiyoshi Graves</u> (Contact Person)
Address: <u>1725 N. Hillhurst Ave., Los Angeles, CA 90027</u>	Address: <u>4144 1/2 Somers Ave., Los Angeles, CA 90065</u>
Telephone No: <u>323-667-0948</u>	Telephone No: <u>323-401-6499</u>
Signature: <u></u>	Signature: <u></u> (Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8 1/2" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a UNDATED check in the amount of \$50 made out to the County of Los Angeles for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).
- H. **Additional Reports:** Additional reports may be required as determined by staff.

APPLICATION ACCEPTED

BY: _____ DATE: _____

RECEIPT NO.: _____

ZA 2009-3811

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

A Conditional Use Permit (CUB), pursuant to the provisions of 12.24.W.1. of the Los Angeles Municipal Code, is sought to permit the sale of beer and wine only for on- and off-site consumption (ABC Type 41 License), in conjunction with a new 1-story, 2,400 square-foot market/restaurant/cafe located in an existing one-story, 2,400 square foot commercial building on a 3,397.9 square foot lot in the C4-1D Zone. Proposed Hours of Operation and Hours of Alcohol Sales are 7:00 am to 12:00 am, daily.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

No.

II. Existing Conditions:

- A. Project Site Area 3,397.9 square feet
 Net and 0.08 Acres Gross Acres 0.08 + 0.03 + 0.12 = 0.23 Acres
- B. Existing Zoning C4-1D
- C. Existing Use of Land Commercial Building
 Existing General Plan Designation Neighborhood Office Commercial
- D. Requested General Plan Designation No change is requested.
- E. Number 0 type _____ and age \pm _____ of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: N/A and average rent: _____
 Is there any similar housing at this price range available in the area? If yes, where?
N/A
- F. Number 0 Trunk Diameter _____ and type _____ of existing trees.
- G. Number 0 Trunk Diameter _____ and type _____ of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100% Less than 10% slope _____ 10-15% slope _____ over 15% slope _____
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ___ natural or man-made drainage channels, ___ rights of way and/or ___ hazardous pipelines crossing or immediately adjacent to the property, or X none of the above.
- J. Grading: (specify the total amount of dirt being moved)
N/A, no grading is planned 0-500 cubic yards.
 _____ if over 500 cubic yards, indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported N/A

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories _____, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? _____
- H. Describe night lighting of the project Standard Night Lighting
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____
- J. Total Number of square feet of floor area _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use Market/Restaurant/Cafe
- B. Total number of square feet of floor area 2,400 square feet
- C. Number of units if hotel/motel N/A
- D. Number of stories 1, height 15.5 feet.
- E. Total number of parking spaces provided: 1 Parking Space (ADA)
- F. Hours of operation Proposed Hours of Operation and Hours of Alcohol Sales are 7:00 am to 12:00 am, daily
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Standard Night Lighting
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift 5 employee per shift
- J. Number of students/patients/patrons Unknown
- K. Describe security provisions for project Night lighting, alarm system
- L. Percent of total project proposed for: Building 100%
Paving 0%
Landscaping 0%

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following:

(please check)

- National Register of Historic Places
- California Register of Historic Resources
- City of Los Angeles Cultural Historic Monument.
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ)

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify, No hazardous materials are involved in this project.

- A. Regulatory Identification Number (if known) _____
 B. Licensing Agency _____
 C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Hillhurst Ave. (adjoins subject site to the east)

Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

- C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:**
 Day 7 AM–10 PM N/A
 Night 10 PM–7 AM N/A

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. No adverse impacts are anticipated from the proposed added use.

Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Krikor Kirikian
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: Krikor Kirikian
Owner

Signed: _____
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 09-17-2009 before me, JACK BEDEVIAN - NOTARY PUBLIC personally appeared
(Insert Name of Notary Public and Title)

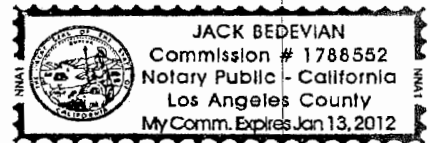
KRIKOR H. KIRIKIAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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]
Signature

(Seal)



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, _____ I, Kiyoshi Graves
Owner (Owner in escrow)* Consultant*
(Please Print) (Please Print)

Signed: _____ Signed: [Signature]
Owner Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 11-17-2009 before me, L. Solis Notary Public personally appeared
(Insert Name of Notary Public and Title)

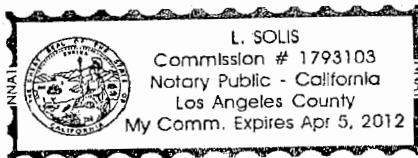
Kiyoshi GRAVES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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]

Signature



(Seal)