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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

December 1, 2023

TO: South Los Angeles Area Planning Commission

FROM: Kyle Winston, City Planner

ADDITIONAL INFORMATION FOR CASE NO. ZA-2023-1767-CUB-CUX-1A; 3016 - 3020
South Crenshaw Boulevard

Transmitted herewith, is a supplemental response from the Appellants to be considered at the Area Planning Commission meeting of December 5, 2023, related to Item No. 5 on the meeting agenda.



Pillsbury Winthrop Shaw Pittman LLP
725 South Figueroa Street, Suite 2800 | Los Angeles, CA 90017-5524 | tel 213.488.7100 | fax 213.629.1033

Kathy A. Jorrie
tel: +1.213.488.7251
kathy.jorrie@pillsburylaw.com

November 30, 2023

Via Email

South Los Angeles Area Planning Commission
Attn: Jacqueline Orozco, President
200 N. Spring Street
Los Angeles, CA 90012
c/o Jose Perez Lara, Commission Executive Assistant
apcsouthla@lacity.org

RE: Appellants' Response to Applicant's Appeal Response
Case No: ZA-2023-1767-CUB-CUX-1A / Related Case No: ENV-2023-1767-CUB-CUX
3020 Crenshaw Boulevard, Los Angeles, CA 90016

Dear Members of the South Los Angeles Area Planning Commission:

Pillsbury Winthrop Shaw Pittman LLP represents Appellants Hakimianpour Santa Monica Group L.L.C. ("HSMG") and First Right Capital Investments LLC ("FRCI") (collectively, "Appellants") with regards to the above-referenced appeal concerning the proposed project at the property commonly described as 3020 South Crenshaw Blvd., Los Angeles, CA 90016 (the "Subject Property").

Appellants hereby submit this reply to address: (1) certain issues raised for the first time in Applicant's Appeal Response dated September 20, 2023 (the "Response"), filed by ThreeSixty on behalf of applicant 3000 S Crenshaw Blvd (LA) OZ Owner, LLC ("Applicant") as to the Associate Zoning Administrator's August 2, 2023 determination letter with regard to the Subject Property; and (2) certain materials received by Appellants subsequent to October 17, 2023 that were not part of the public record when they filed their appeal concerning the determination letter.

A. Parking Issues.

In Finding No. 23, the determination letter stated, "No variance from parking requirements have [*sic*] been granted herein. Parking shall be subject to the determination of the Department of Building and Safety."

In the Response, Applicant argued that it did not need to have any parking for the project and, accordingly, that parking and valet parking issues could not justify denial of the applications at issue:

Lastly, the subject property is located within a state designated Transit Priority Area, and is thus subject to Assembly Bill 2097 which requires no parking for the proposed Project. Additionally, as a change of use from a theater to a banquet hall in a designated Los Angeles State Enterprise Zone, there is no parking required for the project. As such, any valet operations plan provided by the Applicant is voluntary and intended to be a benefit to support operations at the facility, as well as a community benefit to prevent any spillover parking impacts into the adjacent properties or surrounding residential community. The South APC has no jurisdiction to deny the subject applications based upon any potential parking or voluntary valet parking operations plans.

Response at 4.

As an initial matter, this new position is contrary to the position taken by Applicant in the papers it submitted in support of its application. In particular, Attachment “A,” Findings & Supplemental Information, submitted by Applicant in support of its application, stated that the “Property is located in a Transit-Oriented Development Area of Subarea A of the Crenshaw Corridor Specific Plan” and that the following parking is required:

Section 12.A.5: “For adaptive rehabilitation or reuse of existing theaters and for actor equity theaters, at least one parking space shall be required for every ten seats. Where there are not fixed seats, there shall be at least one parking space for each 50 square feet of floor area (exclusive of the stage area).”

Section 12.B. “A Project in a TOD area shall be allowed a 50 percent reduction to the number of spaces required by the LAMC. Additionally, the maximum parking spaces permitted shall not exceed 90 percent of the number of spaces required by the LAMC.”

Furthermore, Applicant’s new position is wrong in claiming that no parking is required for the project. First, Applicant has not made a written request to utilize AB 2097, as required by the City of Los Angeles for planning projects that intend to utilize AB 2097. *See* October 23, 2023 City of Los Angeles Inter-Departmental Correspondence from Vincent P. Bertoni, Director of Planning re Implementation of AB 2097 (2022). Accordingly, Applicant may not rely on the argument that no parking is required for the project under AB 2097.¹ Second, absent a variance,

¹ In any event, AB 2097 provides that a public agency may “impose or enforce minimum automobile parking requirements on a project that is located within one-half mile of public transit if the public agency makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on,” *inter alia*, “[e]xisting residential or commercial parking within one-

parking is required for projects in an Enterprise Zone, regardless of whether there is a claimed change of use. *See* L.A. Mun. Code § 12.21A4(x)(3)6.

The Response also asserts “[t]here is a private party easement agreement dating back to April 12, 1941, permitting shared access across the parking lots on Lots 37 – 42.” Response at 3; *see id.* (claiming that “there is an express easement agreement in place between the Applicant and the Appellant to use all parking spaces in the on-site shared parking lot that spans Lots 37 - 42”). This is in error, as such reciprocal parking easement was modified by that certain Easement Granting and Termination Agreement recorded on February 5, 1976 (Ex. A hereto), wherein the owner of the Subject Property quitclaimed any interest that it might have had in Parcels 39 (except for the northerly 15 feet), 40, 41, and 42, including but not limited to easements for parking spaces. *See id.*, ¶¶ 1-2. Thus, Applicant has no right to parking on Parcels 40, 41, or 42 (or on most of Parcel 39). There is no basis for Applicant’s implication that it is somehow foregoing a right to use parking on Appellants’ property that is currently subject to a reciprocal easement.

Hence, the reciprocal parking easement is limited to Parcels 37, 38 and the northerly 15 feet of Parcel 39. In addition, Appellants hold an egress and ingress easement from Crenshaw Blvd. on Parcel 37.² Applicant is the fee owner of Parcel 37; FRCI is the fee owner of, and HSMG is the tenant of, Parcels 38 and 39.

Because Appellants’ property interests are involved in Applicant’s project, Applicant was required to secure Appellants’ consent to the conditional change of use.

Specifically, paragraph 7 of the Property Owner Affidavit submitted by Applicant on February 21, 2023 states that “[b]efore the application can be accepted, **the owner of each property involved** must provide a notarized signature to verify the application is being filed with their knowledge.” *Id.* (emphasis added). FRCI is the owner of, and HSMG is the tenant of, property involved in Applicant’s proposed project – Parcels 38 and 39, which contain parking spaces upon which Applicant must necessarily rely in order to proceed with the project. Appellants also have a parking easement and an egress and ingress easement on Parcel 37. Applicant did not provide a signature from Appellants consenting to use of their property on Parcels 38 and 39 or approving the interference to their easement rights on Parcel 37; Appellants do not consent to either such use and therefore would not have signed a consent if Applicant had asked them to do so. For this reason alone, the application should be rejected.

Apparently recognizing that it does not own Parcels 38 and 39, which contain the parking spaces Applicant needs to proceed with the project, Applicant in its PowerPoint presentation prepared

half mile of the housing development project.” Cal. Gov’t Code § 65863.2(b)(3). (The reference to “housing development project” in Section 65863.2(b) appears to be a drafting error.) It cannot reasonably be disputed that there would be a substantially negative impact upon existing residential or commercial parking in the neighborhood if a banquet hall with a capacity of 368 people were to be excused from minimum parking requirements.

² As discussed below, Applicant acknowledged such egress and ingress easement in its original application.

for the July 20, 2023 hearing sought to argue that it could rely on parking spaces owned by FRCI in Parcels 38 and 39, the parking lot between HSMG's Burger King restaurant and the Subject Property.³ However, this PowerPoint presentation was not contained in the public record, and Appellants only learned about this presentation when they requested a copy of the valet plan referenced in Mr. Hershey's verbal recommendations made on October 17, 2023.

In the July 20, 2023 PowerPoint presentation, Appellants refer to "30 shared stalls via an easement with property owner to the south." Applicant did not mention any shared parking stalls in its original application. It is now clear that Applicant plans to have its patrons park on Appellant's land. The net effect of Applicant's plan is that Appellants will be harmed not only by the increased volume of people who will park on Parcels 37-39 and the interference this will cause to Appellants' business, but by the increased liability associated with drunk patrons parking on their land.

Appellants received a copy of the PowerPoint presentation that Applicant planned to present at the October 17, 2023 hearing from City Planner Kyle Winston. In that presentation, Applicant claims that "Burger King customers do not use the stalls [in the parking lots located on Parcels 37 and 38] because there is no entrance to Burger King or pedestrian access on this side of the restaurant since the drive thru lane creates a barrier."

Applicant is incorrect. There is an entry door to the restaurant from Crenshaw Boulevard. HSMG's customers park in the parking stalls on Parcels 37-39. The drive-through lane does not prevent customers from parking in the parking lot to the north of the restaurant, walking on the sidewalk across the drive-through lane, and entering the restaurant through its front door. Furthermore, customers who purchase food at the drive-through window and want to eat in a parking lot often park in this lot because it is immediately adjacent to the drive-through lane. Finally, HSMG's employees who work at the Burger King restaurant often park in that parking lot.

B. The Valet Plan.

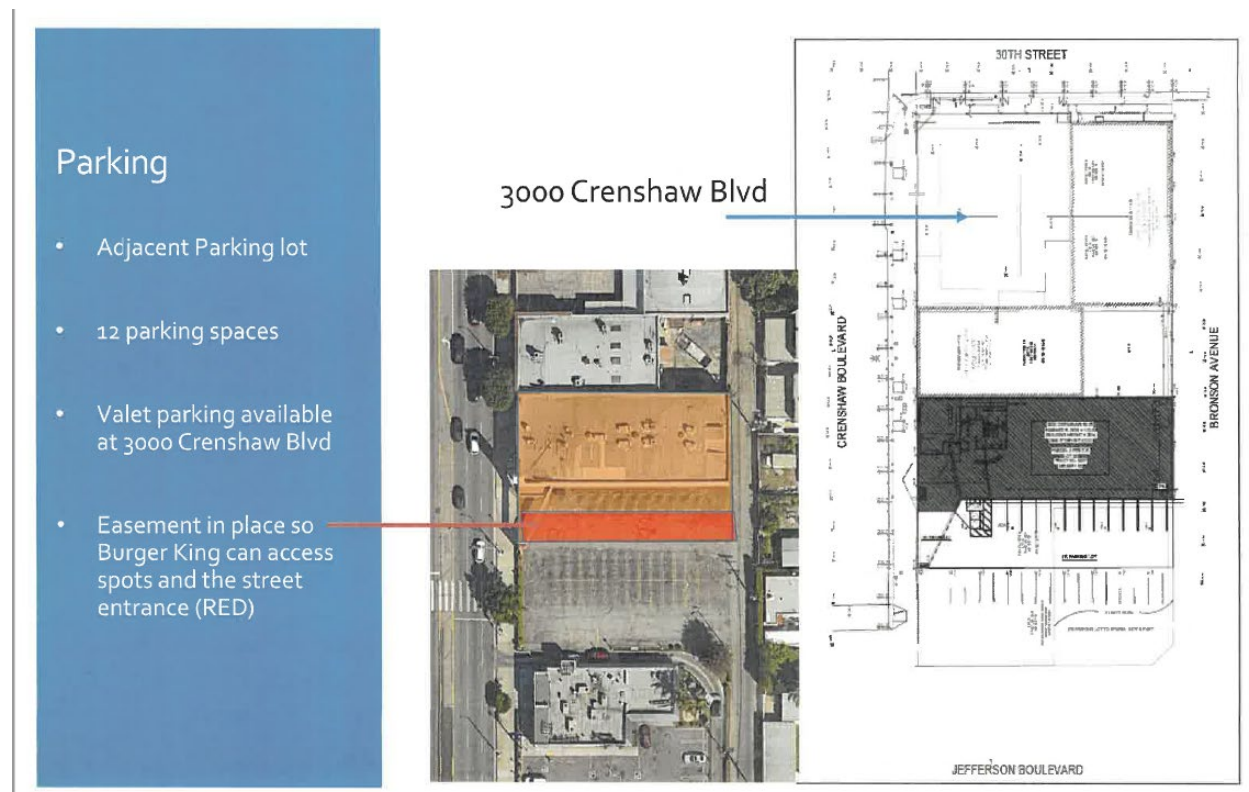
The July 20, 2023 PowerPoint presentation presented a valet plan that shows plans to use Appellants' egress and ingress easement on Parcel 37 from Crenshaw Blvd. as a means for Applicant's patrons to access the valet station and to use Appellants' parking easement on Parcel 37 to stage a valet station. That presentation failed to disclose that ***Appellants hold an easement and right of way over the driveway that Applicant plans to use for valet parking.*** Applicant's valet plan will substantially interfere with Appellants' ability to utilize their easement rights located on Parcel 37 – not only for parking, but also for ingress and egress.

Under the April 12, 1941 private party easement agreement referenced by Applicant at page 3 of the Response, Appellants hold an easement for parking space and an easement and right of way

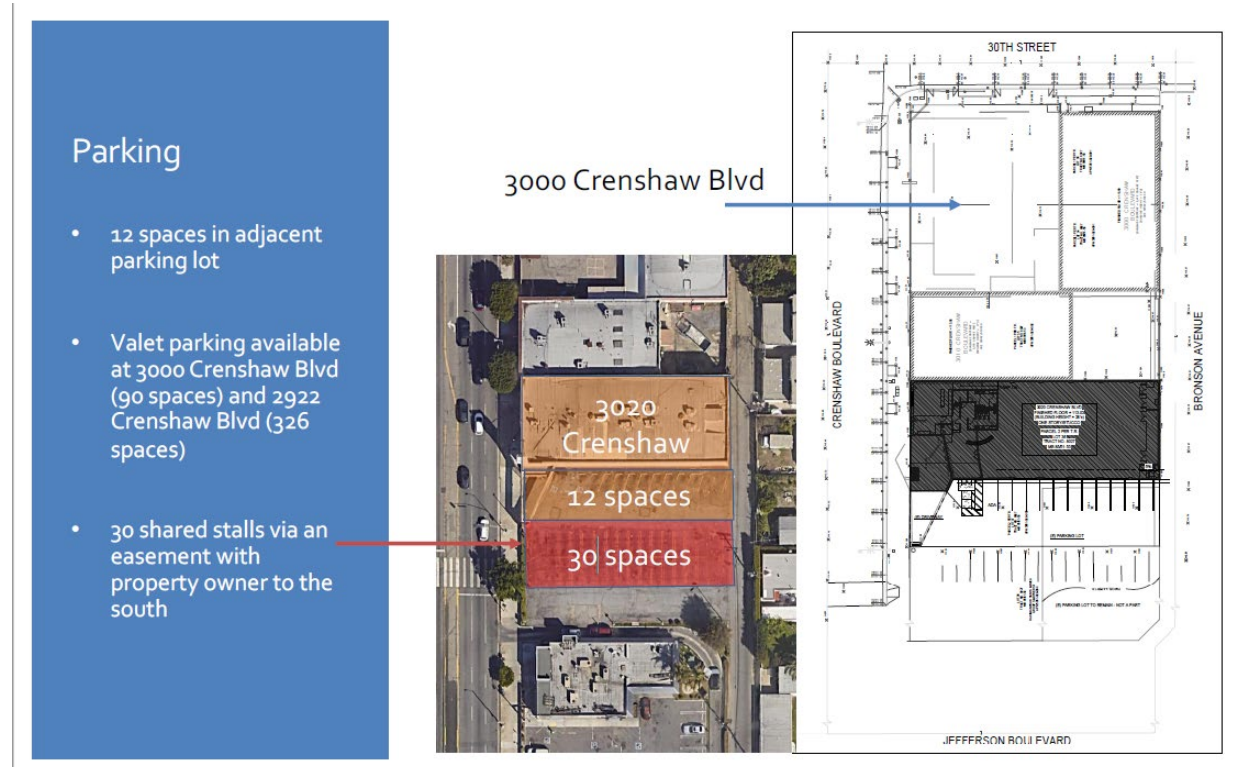
³ On November 8, 2023, Applicant's counsel Terrence Pace provided Appellants' counsel with a copy of the PowerPoint presentation that he understood to have been submitted by Applicant at the July 20, 2023 hearing; he stated that such presentation included Applicant's valet plan. See Exhibit B at p. 1.

for ingress and egress upon the southerly 35 feet of Parcel 37 – all, or substantially all, of the Subject Property that is not part of the building on that property.

The version of the PowerPoint presentation included in the original application packet (Exhibit C at p. 9) expressly referred to Appellants' right-of-way, stating, "Easement in place so Burger King can access spots and the street entrance (RED):



By contrast, the PowerPoint presentation used by Applicant at the July 20, 2023 hearing (Exhibit B at p. 8) removed the reference to the right-of-way owned by Appellants (presumably because, as discussed below, that right-of-way would prevent Applicant from using the driveway for valet parking); instead, the presentation referred to Appellants' parking spaces that are subject to a shared easement, without indicating that Appellants held a right-of-way over the driveway and a reciprocal easement over the 12 parking spaces on Parcel 37:



As noted above, Applicant was required in the Property Owner Affidavit submitted on February 21, 2023 to provide a notarized signature from the owner of each property involved in a proposed project. Applicant did not submit a notarized signature from Appellants, who are, respectively, (1) the owner and tenant of a right-of-way on the property that is the subject of the project and (2) the holders of a parking easement on Parcel 37. This failure also requires rejection of the application.

Slide 9 of the July 20, 2023 PowerPoint presentation (Ex. B at p. 9, set forth below) shows that the proposed valet plan would significantly interfere with Appellants' ability to use the parking easement and right-of-way. (All of the property in the box on the map marked on the west, south, and east sides with blue-dotted lines and on the north side with a solid orange line is subject to Appellants' easement and right-of-way on Parcel 37 and their ownership interest in the parking stalls on Parcels 38 and 39 to the south of the valet station.)



First, the valet stand will be located near the entrance into the parking lot from Crenshaw, indicating that valet parking is likely to cause a back-up from cars heading north on Crenshaw and turning right into the parking lot. Those cars would block Burger King customers from entering the parking lot from Crenshaw or exiting the parking lot to Crenshaw. (This would also violate Section 103.203(d)15 of the Los Angeles Municipal Code, which provides that “[n]o vehicle queuing is allowed on the public right-of-way at any time.”)

Second, the ingress and egress lanes will be flipped. Currently, and consistently with the U.S. practice of driving on the right side of the road, the lane entering the lot from Crenshaw (eastbound) is on the south side of the driveway, while the lane exiting the lot from Crenshaw (westbound) on the north side of the driveway. The valet plan shows that cars would enter the lot from Crenshaw on the north side of the driveway (westbound) and would exit the lot to Crenshaw on the south side of the driveway (eastbound). This would require cars turning into the lot eastbound from Crenshaw to do so in front of traffic exiting the lot westbound to Crenshaw. This would create a hazard not only for cars entering and existing the parking lot to Crenshaw but also for cars entering those lanes from the alley, since drivers would not expect traffic patterns to be flipped.

Third, the lines of cars being picked up from valets or being dropped off with valets would block a number of the parking spaces where the valet station is to be located as well as in the row immediately south of the valet entrance/exit. That would prevent Burger King customers from using those parking spaces when there are lines of cars at the valet stand.

C. Absence of Notice.

As noted in the appeal, neither Appellant received notice of the hearing by mail.

On November 10, 2023 and November 13, 2023, respectively, Applicant's counsel Mr. Pace and City Planner Mr. Winston sent Appellants' counsel emails attaching the Mailing Affidavit from Better Technology Corporation for a hearing on June 20, 2023 (Exs. D and E, respectively). Although the Mailing Affidavit stated that a true and correct copy of the notice of hearing was attached thereto, no such notice is attached to either copy of the Mailing Affidavit. Accordingly, the Mailing Affidavit does not establish that the statutorily required notice was given.

Moreover, the Mailing Affidavit does not check the box to show that the Adjacent Owners (referred to as "Abutting the subject site") received the notice. Moreover, FRCI (which is an adjacent property owner) is not referenced on any of the address lists attached to the Mailing Affidavit, even though Applicant was well aware that FRCI is the owner of Parcels 38 through 42.

Indeed, at the time a notice was purportedly mailed, Applicant's counsel was in communications with Appellants' undersigned counsel regarding the reciprocal parking easement; yet Applicant's counsel made no mention of the conditional change of use application or the upcoming hearing.

On behalf of Appellants, I respectfully request that the South APC grant the appeal and reverse the decision of the Zoning Administrator regarding this project.

Sincerely,



Kathy A. Torrie
Appellants' Representative

cc: Jonathan Hershey, Associate Zoning Administrator
Hakeem Parke-Davis, Council District 10
Kyle Winston, Department of City Planning

Attachments:

- Exhibit A - Easement Granting and Termination Agreement recorded on February 5, 1976
- Exhibit B - PowerPoint presentation used by Applicant at the July 20, 2023 hearing
- Exhibit C - PowerPoint presentation included in the original application packet
- Exhibit D - 2023.11.10 Email from Terrence Pace Re Appeal Hearing for
Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023
- Exhibit E - 2023.11.13 Email from Kyle Winston Re Appeal Hearing for
Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023

EXHIBIT A

FEB 5 1976

3622

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CA	
11 MIN. PAST	4 P.M. FEB 5 1976
Recorder's Office	

RECORDING REQUESTED BY AND MAIL TO
NAME Martin H. Blank, Jr.
1801 Century Park E.,
Suite 1717
CITY Los Angeles, CA 90067

EASEMENT GRANTING AND TERMINATION AGREEMENT

FEE \$8.00 C

This EASEMENT GRANTING AND TERMINATION AGREEMENT ("Agreement")
dated November 25, 1975 is by and between:

1. MOTO YOKOYAMA and LILY YOKOYAMA (collectively hereinafter referred to as "Yokoyama");
2. STANMAN DEVELOPMENT COMPANY, INC., a California corporation (hereinafter referred to as "Stanman");
3. FASTAURANTS, INC., a California corporation (hereinafter referred to as "Fastaurants").

R E C I T A L S:

A. Yokoyama are the owners of the real property described on Exhibit "A" attached hereto and incorporated herein by reference, which includes an easement and right-of-way over certain portions of the property owned by Stanman as described below. For purposes of this Agreement, the property described on Exhibit "A" shall hereinafter be referred to as the "Yokoyama Property."

B. Stanman is the owner of the real property described on Exhibit "B" attached hereto and incorporated herein by reference ("Stanman Property").

C. Stanman has leased the Stanman Property to Fastaurants.

AGREEMENTS:

1. Stanman does hereby grant to Yokoyama an easement for automobile ingress and egress and for parking spaces for automobiles upon all of Lot 38 and the northerly 15 feet of Lot 39 of Tract 8072 in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 85, Pages 51 to 53 of Maps, in the office of the County Recorder of Los Angeles County, California for the benefit of and as appurtenant to Lots 36 and 37 of said Tract 8027. The easement granted herein includes a

-1-

1126sj

MAIL TAX STATEMENTS TO

Martin H. Blank, Jr.
1801 Century Park E., #1717
Los Angeles, CA 90067

DOCUMENTARY TRANSFER TAX \$	-0-
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.	
Signature of Declarant or Agent determining tax. Firm Name	

FEB 5 1976

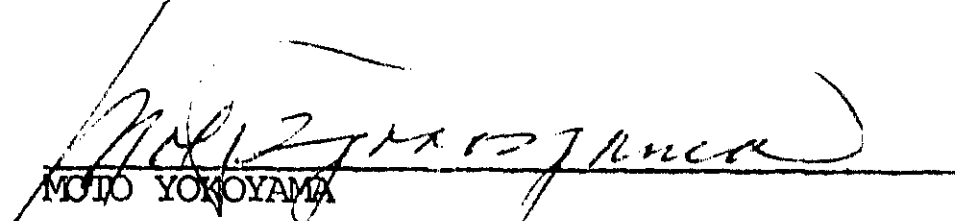
FEB 5 1976

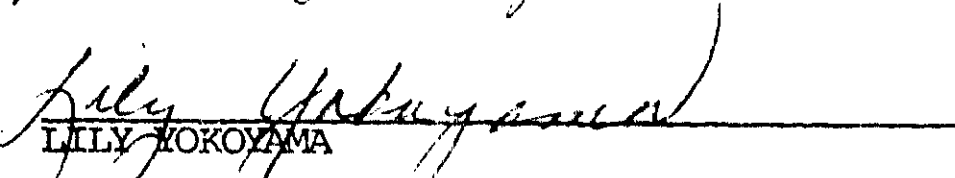
portion of an easement over Lots 38 and 39 already owned by Yokoyama. Said easement shall be nonexclusive and may be used for automobile ingress, egress and parking by the owner or owners, tenant or tenants, patrons and customers of the business or businesses located on Lots 38 to 42, inclusive, of said Tract No. 8027.

2. Yokoyama does hereby remise, release and forever quitclaim any interest they may have in Lots 39 (except their interest in the northerly 15 feet thereof as set forth in Paragraph 1 above), 40, 41, and 42 of said Tract 8027, including but not limited to easements for parking spaces for automobiles granted to Yokoyama's predecessor, Bristol Investment Corporation by deed recorded in Book 18380 at Page 360 of the Official Records of Los Angeles County, California.

3. This Agreement shall be binding upon the parties hereto and their respective successors and assigns.

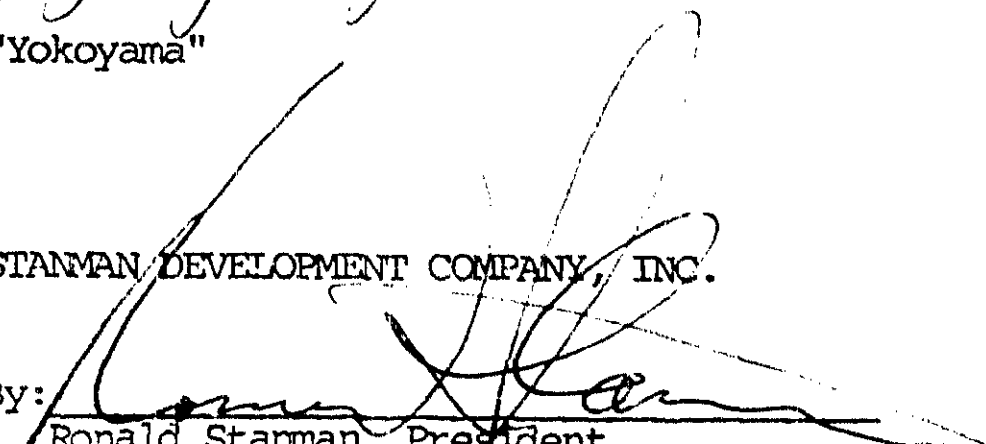
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.


MOTO YOKOYAMA


LILY YOKOYAMA

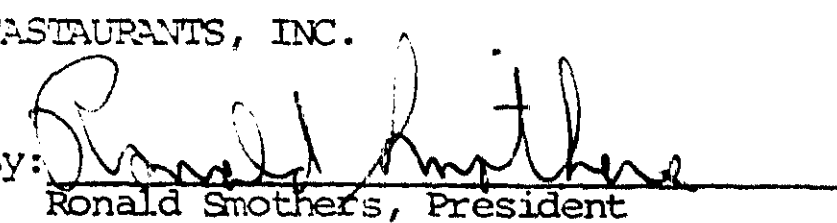
"Yokoyama"

STANMAN DEVELOPMENT COMPANY, INC.

By: 
Ronald Starman, President

"Starman"

FASTAURANTS, INC.

By: 
Ronald Smothers, President

"Fastaurants"

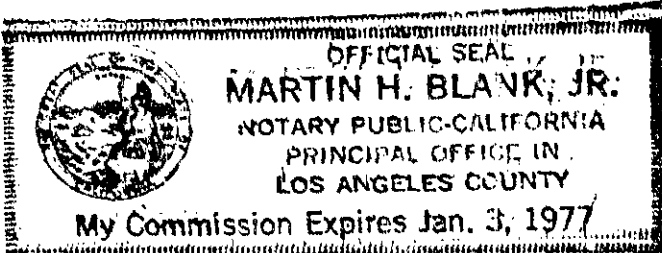
FEB 5 1976

FEB 5 1976

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On January 30, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared Moto Yokoyama, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

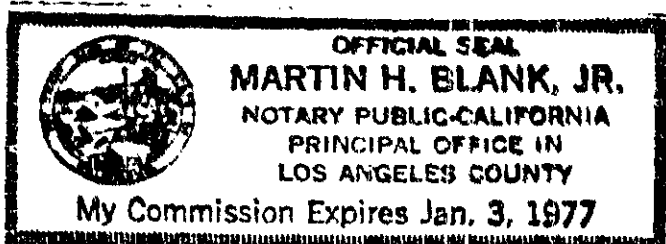


Martin H. Blank, Jr.
Notary Public in and for
Los Angeles County, California

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On January 30, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared Lily Yokoyama, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

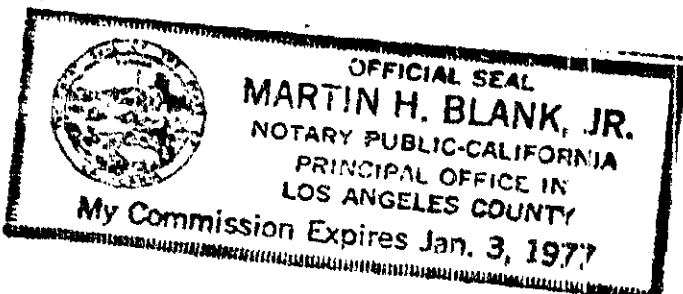


Martin H. Blank, Jr.
Notary Public in and for
Los Angeles County, California

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

On January 30, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald Starman known to me to be the President of the corporation that executed the within Instrument, who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Martin H. Blank, Jr.
Notary Public in and for
Los Angeles County, California

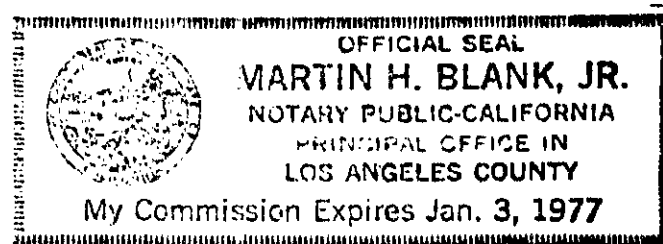
FEB 5 1976

FEB 5 1976

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On January 30, 197⁶ before me, the undersigned, a
Notary Public in and for said State, personally appeared Ronald
Smothers known to me to be the President
of the corporation that executed the within Instrument, who executed the within
Instrument on behalf of the corporation therein named, and acknowledged to
me that such corporation executed the within instrument pursuant to its by-laws
or a resolution of its board of directors.

WITNESS my hand and official seal.



Martin H. Blank, Jr.
Notary Public in and for
Los Angeles County, California

FEB 5 1976

FEB 5 1976

EXHIBIT A TO EASEMENT AGREEMENT

Lots 36 and 37 of Tract 8027 in the City
of Los Angeles, County of Los Angeles,
State of California, as per map recorded
in Book 85, Pages 51 to 53 of Maps in the
Office of County Recorder of said county.

FEB 5 1976

Exhibit "A"

FEB 5 1976

EXHIBIT B TO EASEMENT AGREEMENT

Lots 38, 39, 40, 41 and 42 of Tract 8027 in
the City of Los Angeles, County of Los
Angeles, State of California, as per map
recorded in Book 85, Pages 51 to 53 of Maps
in the Office of County Recorder of said
County.

Exhibit "B"

FEB 5 1976

EXHIBIT B

3020 Crenshaw Blvd

Case No. ZA-2023-1767-CUB-CUX

Zoning Administrator Hearing – July 20, 2023

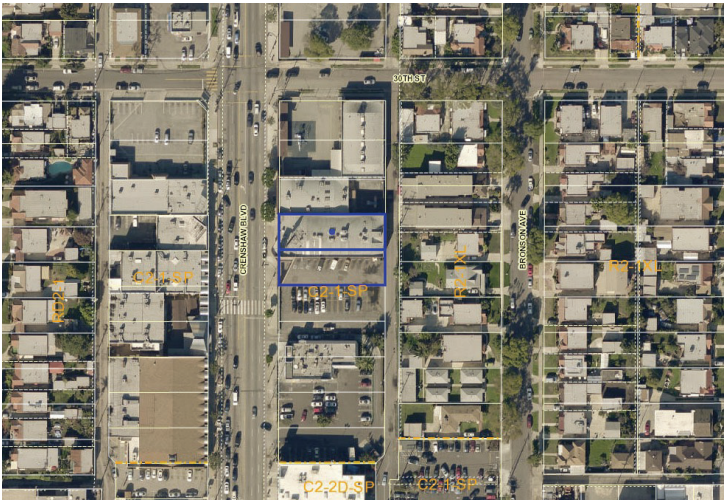
ENTITLEMENT REQUESTS

- **Conditional Use Permit (CUB)**, pursuant to LAMC Section 12.24 W.1, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 8,864 SF event hall from the hours of 11 AM to 2 AM.
- **Conditional Use Permit (CUX)**, pursuant to LAMC Section 12.24 W.18(a) to permit the renovation of an existing theater into an Event Space with dancing.

Zoning and Site Information

Project Site Overview

Addresses:	3016-3020 Crenshaw Boulevard
Zone	C2-1-SP
Land Use Designation	Neighborhood Commercial
Site Size	15,000.2 sq ft
Existing Building	8,852 sq ft theater and surface parking lot with 12 spaces



CIM in the Crenshaw Corridor

2922 CRENSHAW
PARKING STRUCTURE

3000 CRENSHAW
OFFICE

3045 CRENSHAW
APARTMENTS
RETAIL

2922 CRENSHAW
OFFICE

3020 CRENSHAW
BANQUET HALL



Crenshaw Theater History

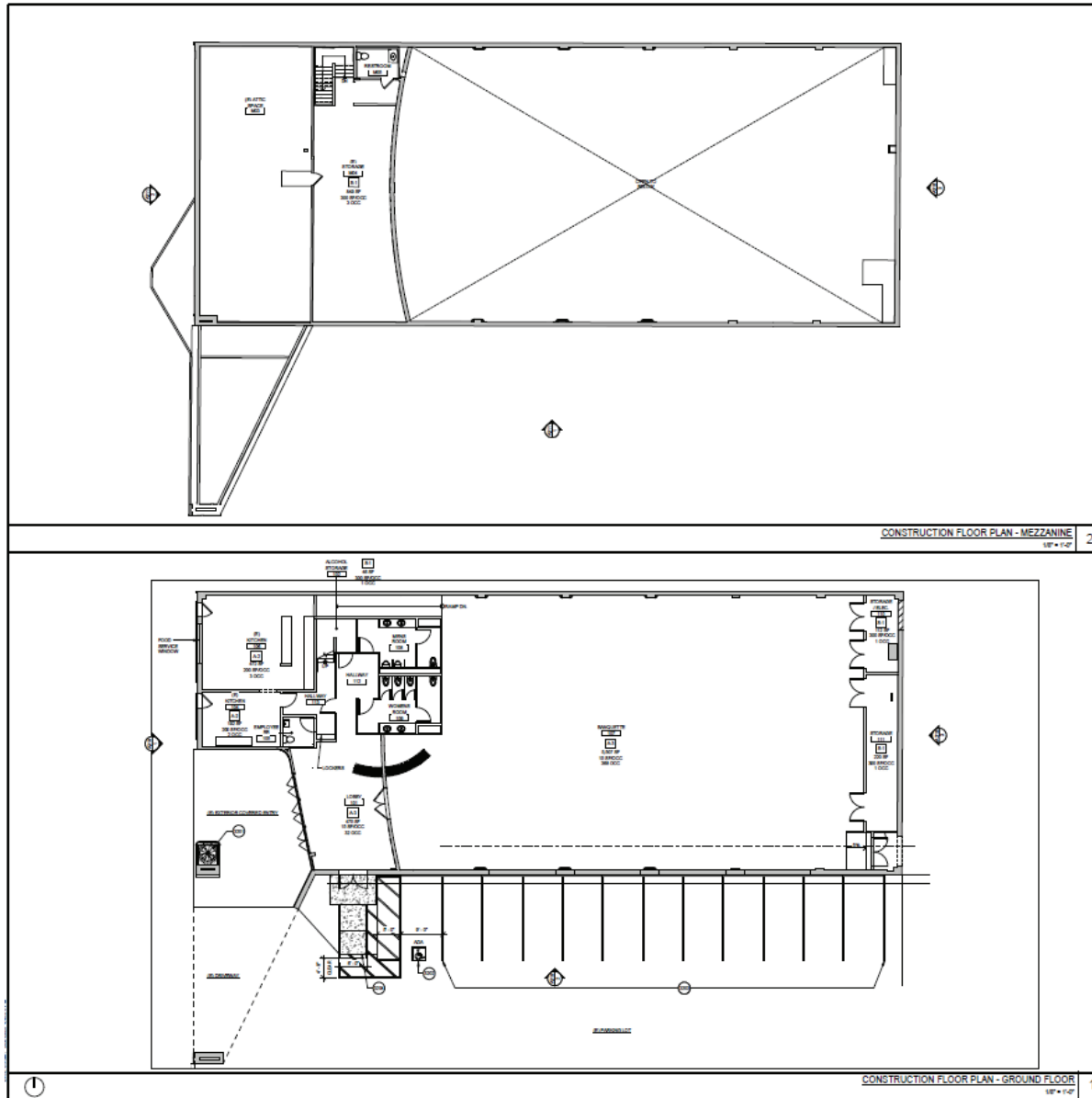
- Opened in 1941 and operated until 1951
- From 1955-1959 operated as African American Owned Theater
- In 1960 renamed to the Kokusai Theater and used for Japanese Films until 1986
- Bought by Church of God in Christ in 1986 for a performing arts center
- Closure in 2020 due to COVID-19 pandemic



Honoring the Past

- Preservation of the rock planter
- Installation of a Plaque Commemorating history of the building and the Kokusai
- Use of Poster Board Case to highlight historical features of the building
- Preservation and display of the projector





Proposed Project

- Restoration of existing building to facilitate the continuation of community gathering at a former historic theater.
- **Hours:** 11am-2am
- **Seating:** 368 Occupancy

Uses

This venue will be a banquet hall for special events such as:

Weddings
 Birthday Parties
 Community Events
 Corporate Events
 Private Parties

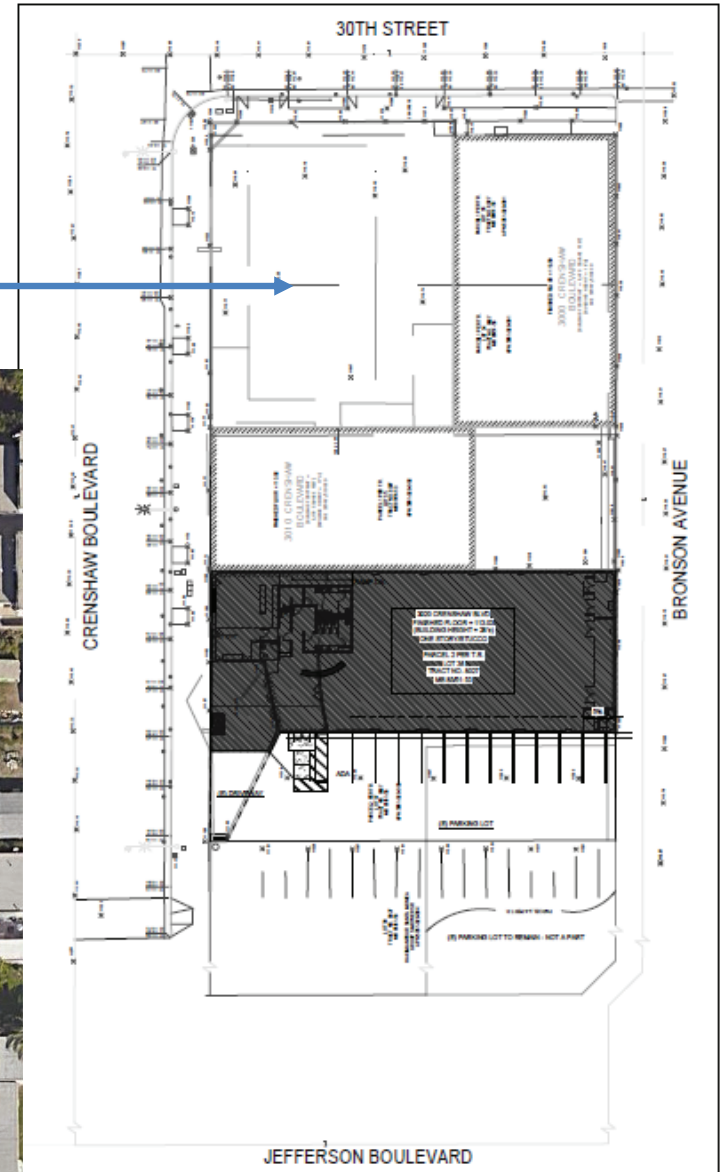
There will be an on-site commercial kitchen to serve food and a bar to serve a full line of alcohol.

Parking

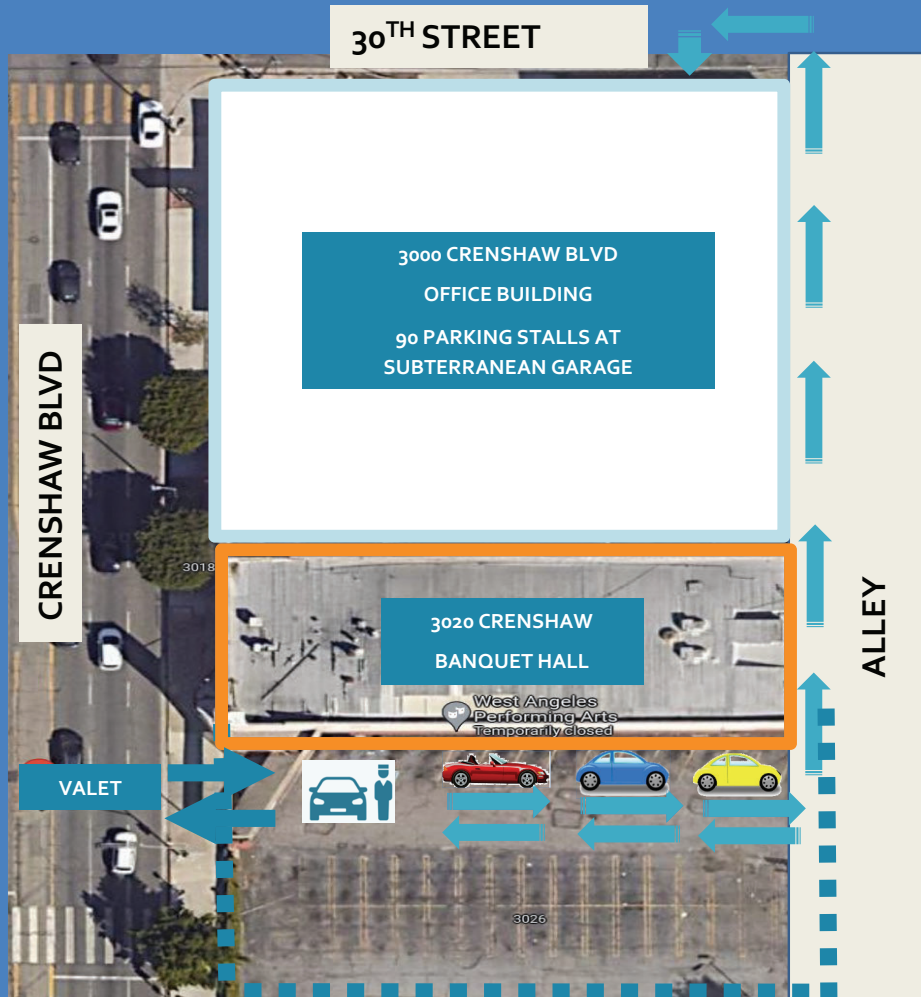
- 12 spaces in adjacent parking lot
- Valet parking available at 3000 Crenshaw Blvd (90 spaces) and 2922 Crenshaw Blvd (326 spaces)
- 30 shared stalls via an easement with property owner to the south



3000 Crenshaw Blvd



PARKING OPERATION PLAN



Original Theater



Project Rendering



Hospitality Group Overview:

Hospitality Services is responsible for the strategic direction and oversight of CIM's hotel, food & beverage & other hospitality assets.

Relevant Hospitality Group Assets



THE DOMINICK HOTEL

Luxury

Keys	391
City, ST	New York, NY



REDBURY NEW YORK

Full Service

Keys	259
City, ST	New York, NY



DOWNTOWN GRAND

Full Service

Keys	1124
City, ST	Las Vegas, NV



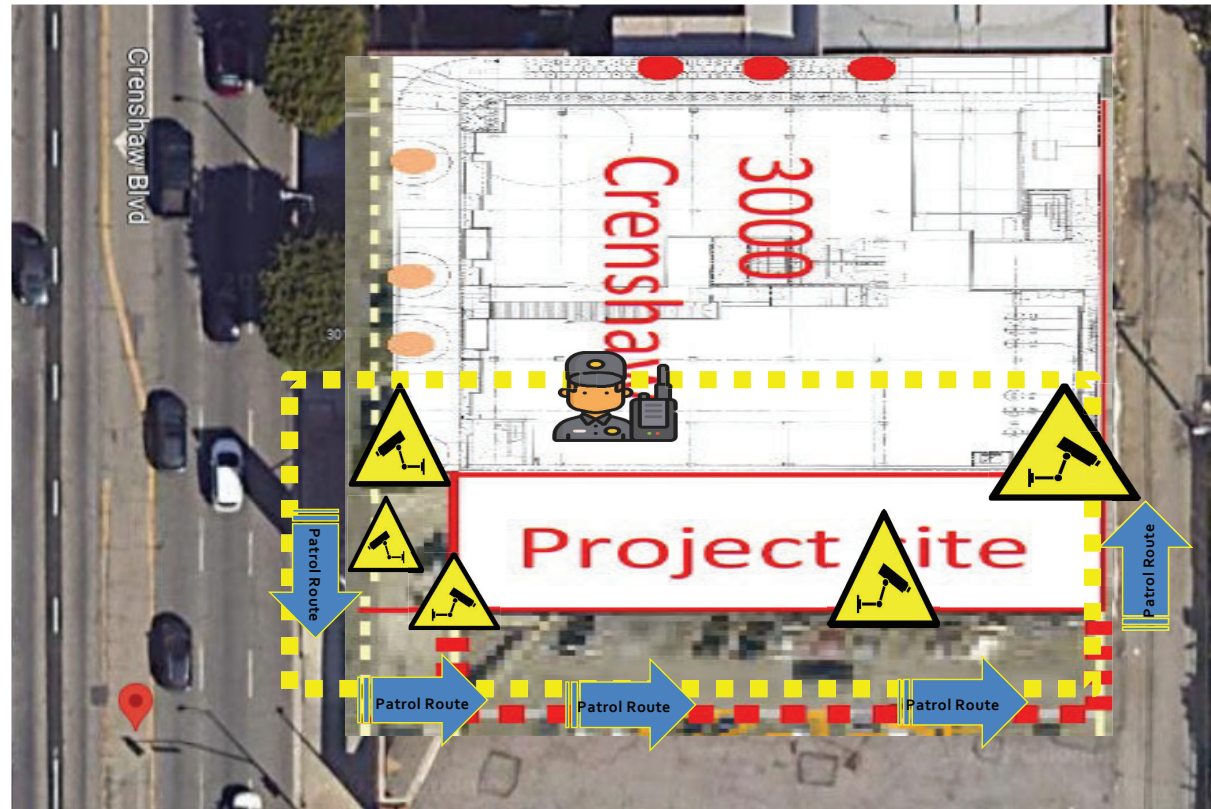
ALSACE HOTEL

Full Service

Keys	48
City, ST	Los Angeles, CA

SECURITY PLAN

- A security officer will be stationed at the 3000 Crenshaw building to observe security camera footage from the 3020 Crenshaw building or “event space.”
- Security cameras will be located on N, S, E, W side of the building as well as the building entry and valet stand.
- A security guard will patrol the building while there is an event.



Thank You



EXHIBIT C

3020 Crenshaw Blvd

Case No. ZA-2023-1767-CUB-CUX

Zoning Administrator Hearing – July 20, 2023

ENTITLEMENT REQUESTS

- **Conditional Use Permit (CUB)**, pursuant to LAMC Section 12.24 W.1, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 8,864 SF event hall from the hours of 11 AM to 2 AM.
- **Conditional Use Permit (CUX)**, pursuant to LAMC Section 12.24 W.18(a) to permit the renovation of an existing theater into an Event Space with dancing.

Zoning and Site Information

Project Site Overview

Addresses:	3016-3020 Crenshaw Boulevard
Zone	C2-1-SP
Land Use Designation	Neighborhood Commercial
Site Size	15,000.2 sq ft
Existing Building	8,852 sq ft theater and surface parking lot with 12 spaces



Crenshaw Theater History

- Opened in 1941 and operated until 1951
- From 1955-1959 operated as African American Owned Theater
- In 1960 renamed to the Kokusai Theater and used for Japanese Films until 1986
- Bought by Church of God in Christ in 1986 for a performing arts center
- Closure in 2020 due to COVID-19 pandemic



Proposed Project

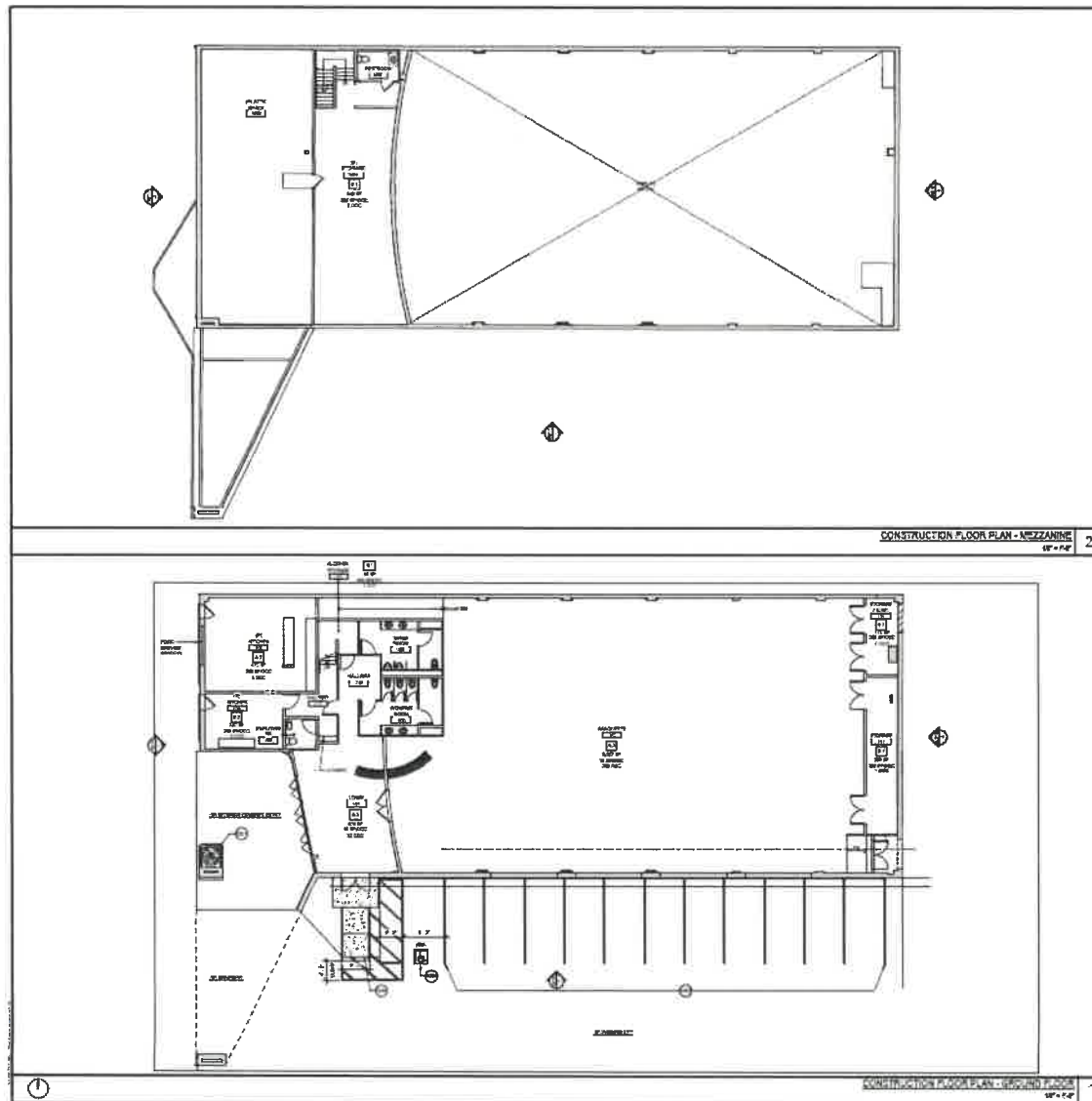
- Restoration of existing building to facilitate the continuation of community gathering at a former historic theater.
- **Hours:** 11am-2am
- **Seating:** 368 Occupancy

Uses

This venue will be a banquet hall for special events such as:

Weddings
Birthday Parties
Community Events
Corporate Events
Private Parties

There will be an on-site commercial kitchen to serve food and a bar to serve a full line of alcohol.



Original Theater



Project Rendering



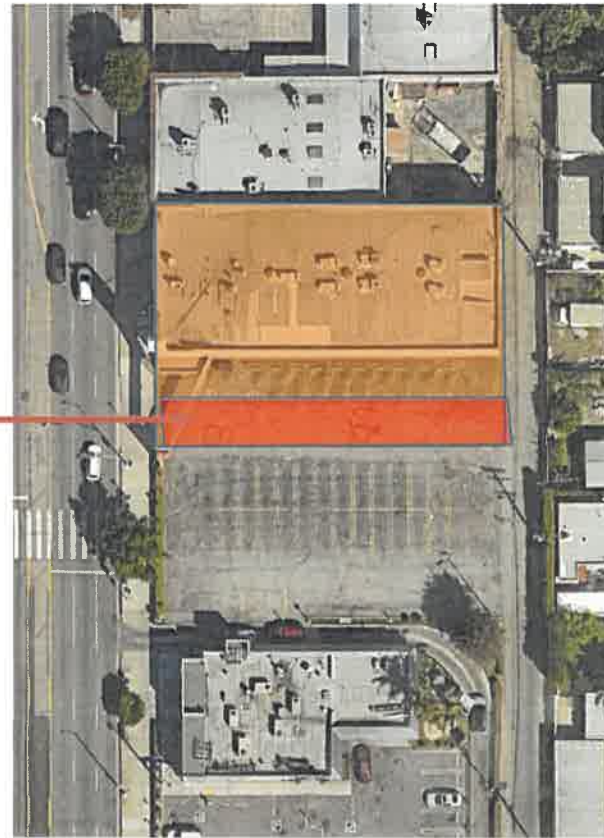
Additional Project Features

- Preservation of the Rock Garden
- Installation of a Plaque Commemorating history of the building and the Kokusai
- Use of Poster Board Case to highlight historical features of the building

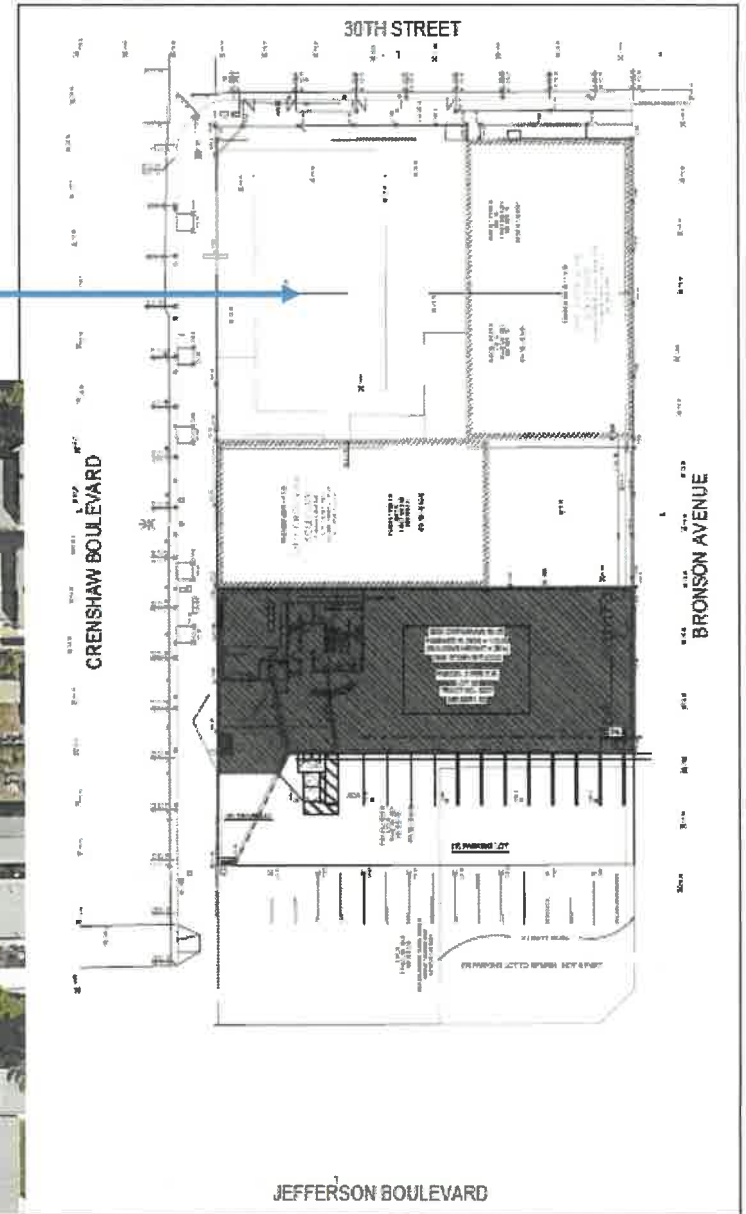


Parking

- Adjacent Parking lot
- 12 parking spaces
- Valet parking available at 3000 Crenshaw Blvd
- Easement in place so Burger King can access spots and the street entrance (RED)



3000 Crenshaw Blvd



Thank You



EXHIBIT D

From: [Terrence Pace](#)
To: [Jorrie, Kathy A.](#)
Cc: dana@three6ixty.net
Subject: Re: Appeal Hearing for Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023
Date: Friday, November 10, 2023 2:10:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Attachement A-Radius Map Package.pdf](#)

Please see the attached.

From: Jorrie, Kathy A. <kathy.jorrie@pillsburylaw.com>
Date: Thursday, November 9, 2023 at 6:00 PM
To: Terrence Pace <TPace@fspmlaw.com>
Cc: dana@three6ixty.net <dana@three6ixty.net>
Subject: RE: Appeal Hearing for Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023

Hi Terrence:

Thank you much for providing the July 20, 2023 hearing day Power Point presentation and the below link.

Please also ask your client to provide the "Radius Map package, perjury statement and affidavit of mailing" that were to be included as Attachment "A" to this Appeal Response. I have pasted below the link to the Appeal Response as well as a screenshot of the relevant paragraph to the Appeal Response.

Thank you,
Kathy

<https://planning.lacity.org/dcpapi/meetings/document/addtl/doc/66218>

A close up of a document. Description automatically generated



From: Terrence Pace <TPace@fspmlaw.com>
Sent: Wednesday, November 8, 2023 5:36 PM
To: Jorrie, Kathy A. <kathy.jorrie@pillsburylaw.com>
Cc: dana@three6ixty.net
Subject: Re: Appeal Hearing for Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023

Kathy, I did not participate in the hearing, so I am not familiar with Mr. Hershey's statement of recommendation during the October 17, 2023 hearing. However, I was provided with the attached PowerPoint from the original hearing on July 20, 2023. I've been told that the only valet parking plan that has been provided is included on these slides.

I don't have a copy of the radius map, but I understand that it was part of the supplemental transmittal to the APC, which is also part of the staff report exhibits. The full staff report can be found here:

https://planning.lacity.org/plndoc/Staff_Reports/2023/10-17-2023/ZA_2023_1767_Commission_Packet_10.17.23.pdf

Terrence R Pace
Fragner Seifert Pace & Mintz, LLP
800 S. Figueroa St., Suite 680
Los Angeles, CA 90017
Tel: (213) 687-2321
Fax: (213) 232-7112
Cell: (213) 500-2769
Email: tpace@fspmlaw.com
www.fspmlaw.com

From: Jorrie, Kathy A. <kathy.jorrie@pillsburylaw.com>
Date: Wednesday, November 8, 2023 at 11:28 AM
To: Terrence Pace <TPace@fspmlaw.com>
Cc: dana@three6ixty.net <dana@three6ixty.net>
Subject: RE: Appeal Hearing for Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023

Hi Terrence:

Thank you for your email. Please send me the documents I have requested.

All the best,
Kathy

From: Terrence Pace <TPace@fspmlaw.com>
Sent: Wednesday, November 8, 2023 11:26 AM
To: Jorrie, Kathy A. <kathy.jorrie@pillsburylaw.com>
Cc: dana@three6ixty.net
Subject: Re: Appeal Hearing for Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023

Kathy, I discussed your email with my client and they have no interest in terminating the reciprocal easement. Thanks.

Terrence R Pace
Fragner Seifert Pace & Mintz, LLP
800 S. Figueroa St., Suite 680
Los Angeles, CA 90017
Tel: (213) 687-2321
Fax: (213) 232-7112
Cell: (213) 500-2769
Email: tpace@fspmlaw.com
www.fspmlaw.com

From: Jorrie, Kathy A. <kathy.jorrie@pillsburylaw.com>
Date: Monday, November 6, 2023 at 2:49 PM
To: dana@three6ixty.net <dana@three6ixty.net>
Cc: Terrence Pace <TPace@fspmlaw.com>
Subject: Appeal Hearing for Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023

Dear Ms. Sayre:

I represent the appellants First Right Capital Investments LLC and Hakimianpour Santa Monica Group L.L.C. in connection with the above appeal. This email requests that you provide me with the following documents and information in reference to the above appeal, which was postponed to December 5, 2023:

1. A copy of the "valet parking plan" submitted by the applicant as referenced during Mr. Hershey's statement of recommendation during the October 17, 2023 hearing. There is no valet parking plan in any of the documentation made available to my client or to the public via the agenda for the October 17, 2023 hearing, nor was a valet parking plan included in the Letter of Determination approving a Conditional Use Permit in respect of the above matter.
2. Applicant's supplemental submittal on July 27, 2023 referenced in the attached response (to the extent it is different than item 1 above). This supplemental submittal is not included in the documentation made available to my client or to the public via the agenda for the October 17, 2023 hearing, nor was this supplemental submittal included as an attachment to the Letter of Determination approving a Conditional Use Permit in respect of the above matter.

3. The "Radius Map package, perjury statement and affidavit of mailing" that were supposed to be attached as Exhibit A to the attached response from the applicant. What is attached to the attached response is something unrelated to the attached appeal.

I have copied Terrence Pace in case he continues to represent applicant 3000 S. Crenshaw Blvd (LA) OZ Owner, LLC as I have been in communications with Terrence regarding the reciprocal easement.

I also note that the applicant's attached response suggests that the applicant plans to use a valet system in lieu of allowing patrons of your client's business on Parcels 36-37 to park on my client's property. If this is the case, then a potential resolution of my clients' concerns would be for the parties to agree to terminate the reciprocal easement on mutually-approved terms. This would allow my clients to separate the parking on their property so that patrons of your client's business will not be able to park on my client's property. Please let me know if your client is willing to consider terminating the reciprocal easement as a means of addressing my client's concerns or whether they themselves may now find such a termination beneficial.

I would welcome the opportunity to speak with you or Terrence about the above.

Thank you in advance.

All the best,
Kathy

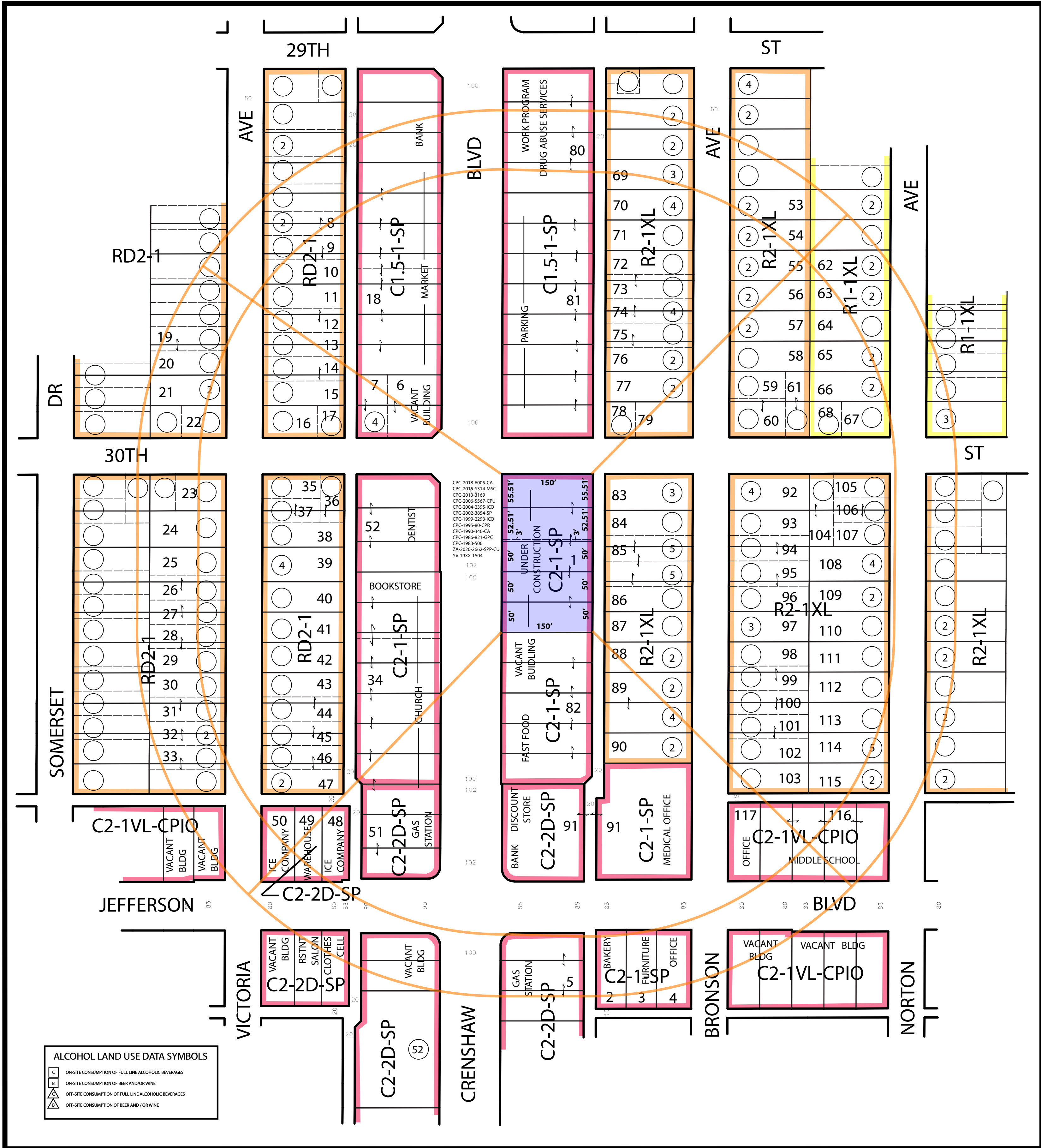
Kathy A. Jorrie | Partner
Pillsbury Winthrop Shaw Pittman LLP
725 South Figueroa Street, 36th Floor | Los Angeles, CA 90017-5524
t +1.213.488.7251 | m +1.562.665.1677
kathy.jorrie@pillsburylaw.com | [website bio](#)



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CONDITIONAL USE - CUB



Quality Mapping Service
14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

THOMAS BROTHERS
Page: 633 Grid: E-7

LEGAL
LOT: 33-37
TRACT: 8027
M.B. 85-51/53

CONTACT: THREE6IXTY

ASSESSOR PARCEL NUMBER: 5051-029-(001-003)

SITE ADDRESS: 3020 CRENSHAW BLVD

CD: 10
CT: 2193.00
PA: WEST ADAMS
BALDWIN HILLS LEIMERT
USES: FIELD/RECORD

CASE NO:
SCALE: 1"= 100'
D.M.: 120B185

PHONE: 310-204-3500



DATE: 02-14-2023
Update: _____

NET AC: 0.899 +/-
QMS: 23-039

BTC

BETTER TECHNOLOGY CORPORATION

201 N LOS ANGELES ST., STE 13A
LOS ANGELES, CA 90012
213-617-9600
FAX: 213-617-9643

14540 SYLVAN ST.
VAN NUYS, CA 91411
818-779-8866
FAX: 818-779-8870

MAILING AFFIDAVIT

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. _____

Parcel Map No. _____

Zoning Administrator
Case No. 2A-23-1767-CUB-CUX

Private Street No. _____

Coastal Permit
Case No. _____

Area Planning Commission
Case No. _____

Design Review Board
Case No. _____

Other DIR Cases
Case No. _____

SITE ADDRESS: 3616-3020 S. ORENDAW BLVD.

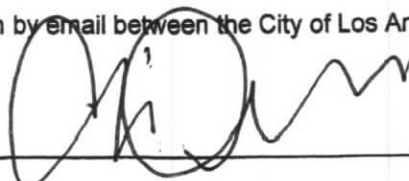
I, CHRISTOPHER QUINN, certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the 20th day of JUNE, 2023 Mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- ☒ 500-foot radius
- ☒ Abutting the subject site
- ☒ Owners and Occupants
- ☐ Tenant Notice
- ☐ 100-foot Coastal Notice
- ☐ State Coastal Commission
- ☒ Adjacent Cities
- ☒ Applicant and Representative
- ☐ City Newspaper Notice
- ☐ L.A. Unified School District, L.A. County
- ☐ Regional Planning
- ☐ Caltrans
- ☒ Metropolitan Transit Authority
- ☒ Certified Neighborhood Council
- ☒ Council Office and Council District Offices
- ☐ Homeowner's Association
- ☐ Department of Neighborhood Empowerment

- ☐ City of Los Angeles Department Building and Safety
- ☐ City Administrative Officer
- ☐ Community Redevelopment Agency
- ☐ City of Los Angeles Department of Transportation
- ☐ Bureau of Engineering
- ☐ Appellant
- ☐ Interested Parties List (attached)
- ☐ Other

There is a regular daily communication by email between the City of Los Angeles and each of the addresses to which notices were mailed.

BTC Hearing Notice Mailing Clerk



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OWNERSHIP LIST
FEBRUARY 14 2023
PAGE 1

1 3000 S CRENSHAW BLVD LA OZ OWNER PO BOX 130639 CARLSBAD CA 92013	2 VALENTIN YVAN 2355 WESTWOOD BLVD #561 LOS ANGELES CA 90064	3 FONG JANE B 2096 DURANGO DR MONTEREY PARK CA 91754
4 GERMANY JOHNNY C 1806 1/2 S COCHRAN AVE LOS ANGELES CA 90019	5 MORITA ALBERT (TE) & PAULINE (12311 ANETA ST CULVER CITY CA 90230	6 CRENSHAW CORNER LLC & 333 S BEVERLY DR #105 BEVERLY HILLS CA 90212
7 BRYANT ODELL 1825 W 82ND ST LOS ANGELES CA 90047	8 LINDER CANDICE (TE) 21572 WESLEY DR LAGUNA BEACH CA 92651	9 DUNFRUND MATTHEW S 2928 S VICTORIA AVE LOS ANGELES CA 90016
10 ACEITUNO CARLOS 2932 S VICTORIA AVE LOS ANGELES CA 90016	11 CHAVARRIA BERTHA 2936 S VICTORIA AVE LOS ANGELES CA 90016	12 DAS RATHINDRA C (TE) 1945 ARBOL GRANDE WALNUT CREEK CA 94595
13 KAMIKAWA EMI 2942 S VICTORIA AVE LOS ANGELES CA 90016	14 MYCOO ARTHUR M (TE) & BARBARA 317 ELLIS AVE INGLEWOOD CA 90302	15 FLEMING MARIE E 2952 S VICTORIA AVE LOS ANGELES CA 90016
16 GOLDEN SOURCES DEVELOPMENT LLC 701 S SAN GABRIEL BLVD #D SAN GABRIEL CA 91776	17 WEYER AUSTIN R 3819 W 30TH ST LOS ANGELES CA 90016	18 KISSINGER PROPERTIES 5565 AMBER CIR CALABASAS CA 91302
19 GREEN ELIJAH J 2943 S VICTORIA AVE LOS ANGELES CA 90016	20 BUTLER LAVANZA 2949 S VICTORIA AVE LOS ANGELES CA 90016	21 HARRIS RICHARD F JR 3839 S DUNSMUIR AVE LOS ANGELES CA 90008
22 CONTRERAS RUTILO 2959 S VICTORIA AVE LOS ANGELES CA 90016	23 LANDAVERDE FAMILY LIVING TRUST 3001 S VICTORIA AVE LOS ANGELES CA 90016	24 ABARCA JORGE E 3009 S VICTORIA AVE LOS ANGELES CA 90016
25 SORIANO RICHARD 3013 S VICTORIA AVE LOS ANGELES CA 90016	26 STONEHOCKER KIKUKO 3017 S VICTORIA AVE LOS ANGELES CA 90016	27 JOHNSON DIANE M 3019 S VICTORIA AVE LOS ANGELES CA 90016

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28 MOLDENHAUER MARIO 3023 S VICTORIA AVE LOS ANGELES CA 90016	29 HUGHES GONZALEZ TAMI 3027 S VICTORIA AVE LOS ANGELES CA 90016	30 RANDLE PEARLENER 3031 S VICTORIA AVE LOS ANGELES CA 90016
31 MILLMAN CARY 3035 S VICTORIA AVE LOS ANGELES CA 90016	32 CARPIOMUNOZ AGUSTIN (TE) 3039 S VICTORIA AVE LOS ANGELES CA 90016	33 PERRY ANDREA & 3043 S VICTORIA AVE LOS ANGELES CA 90016
34 WEST ANGELES CHURCH OF GOD 3045 CRENSHAW BLVD LOS ANGELES CA 90016	35 PEREZ SILVESTRE H & JUANITA M 3000 S VICTORIA AVE LOS ANGELES CA 90016	36 BEASLEY MICHELLE 11840 CHANDLER BLVD #104 NORTH HOLLYWOOD CA 91607
37 NGO TAM LIVING TRUST 3006 S VICTORIA AVE LOS ANGELES CA 90016	38 HRODLANT LEA TRUST 3008 S VICTORIA AVE LOS ANGELES CA 90016	39 ABRAHAM ASMERET 3010 S VICTORIA AVE LOS ANGELES CA 90016
40 YOUNG JOVON 668 MI TIERRA LN ORCUTT CA 93455	41 WINTERS JUSTIN 3022 S VICTORIA AVE LOS ANGELES CA 90016	42 SMITH LEON 3028 S VICTORIA AVE LOS ANGELES CA 90016
43 BARKSDALE MARIAN G 3032 S VICTORIA AVE LOS ANGELES CA 90016	44 CAMBEROS HECTOR 3038 S VICTORIA AVE LOS ANGELES CA 90016	45 CABRERA EFRAIN M & JUANA A 3042 S VICTORIA AVE LOS ANGELES CA 90016
46 SUNNY & 80 LLC 4000 CHERRYWOOD AVE LOS ANGELES CA 90008	47 HARRIS DOLLY D 2022 TRUST 3050 S VICTORIA AVE LOS ANGELES CA 90016	48 BOCANEGRA MARTHA A 717 N 7TH ST MONTEBELLO CA 90640
49 KING DONALD H PO BOX 1033 BREA CA 92822	50 CNP 60 LLC 11 DUPONT CIR NW #900 WASHINGTON DC 20036	51 G & M GAPCO LLC 16868 A LN HUNTINGTON BEACH CA 92647
52 BLACK JAMES T (TE) & JOYCE T (11920 BRENTWOOD GROVE DR LOS ANGELES CA 90049	53 BERNARD GARRICK 4131 MANTOVA DR LOS ANGELES CA 90008	54 WILSON TONY 2926 S BRONSON AVE LOS ANGELES CA 90018

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55
MARTIN EDWIN J JR
2932 S BRONSON AVE
LOS ANGELES CA 90018

58
RUIZ ELISEO B
2946 S BRONSON AVE
LOS ANGELES CA 90018

61
INTERIANO GERMAN I
3611 W 30TH ST
LOS ANGELES CA 90018

64
ANI IKE C
2943 S NORTON AVE
LOS ANGELES CA 90018

67
MITCHELL JOHN T
2959 S NORTON AVE
LOS ANGELES CA 90018

70
2923 BRONSON APARTMENT LLC
1903 S OXFORD AVE
LOS ANGELES CA 90018

73
CRITTENDON WILLARD D
2937 S BRONSON AVE
LOS ANGELES CA 90018

76
SANTOYO RUBEN
2947 S BRONSON AVE
LOS ANGELES CA 90018

79
WATANABE TRUST
2959 S BRONSON AVE
LOS ANGELES CA 90018

56
HOPE LESLIE H
1801 CENTURY PARK E #2400
LOS ANGELES CA 90067

59
LAWSON LORETTA A (TE)
2952 S BRONSON AVE
LOS ANGELES CA 90018

62
GONZALEZ RAFAEL M
3860 S COCHRAN AVE
LOS ANGELES CA 90008

65
TORRES FRANCISCO
2949 S NORTON AVE
LOS ANGELES CA 90018

68
GUILLEN JOSE M (TE)
3607 W 30TH ST
LOS ANGELES CA 90018

71
CRUZ NOE
2927 S BRONSON AVE
LOS ANGELES CA 90018

74
MATTISON DOUGLAS
7727 W 82ND ST
PLAYA DEL REY CA 90293

77
DEAN DOCK
PO BOX 19964
LOS ANGELES CA 90019

80
ASIAN AMERICAN DRUG ABUSE
5318 CRENSHAW BLVD
LOS ANGELES CA 90043

57
WILLIAMS GWEN M
29401 1/2 S BRONSON AVE
LOS ANGELES CA 90018

60
OROZCO MANUEL (TE) & MAGDALENA
2958 S BRONSON AVE
LOS ANGELES CA 90018

63
DORFNER INVESTMENT LLC
11983 DRYWOOD LAKE RD
SISSETON SD 57262

66
TORRES JUAN
10533 SAN LUIS AVE
SOUTH GATE CA 90280

69
IRAHETA FAMILY LIVING TRUST
1437 TOBERMAN ST
LOS ANGELES CA 90015

72
HOOVER DONNA A
2931 S BRONSON AVE
LOS ANGELES CA 90018

75
PATTERSON BRANDON C
2943 S BRONSON AVE
LOS ANGELES CA 90018

78
ESCOBAR AMANDA
3711 W 30TH ST
LOS ANGELES CA 90018

81
2922 S CRENSHAW BLVD LA
PO BOX 130639
CARLSBAD CA 92013

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82
HAKIMIANPOUR SANTA MONICA GROUP
3532 OVERLAND AVE #A
LOS ANGELES CA 90034

85
ABDUL MUHAIMIN ZAID
4801 CRENSHAW BLVD
LOS ANGELES CA 90043

88
RIVERA NERIS A
3029 S BRONSON AVE
LOS ANGELES CA 90018

91
BDR WEST ANGELES LLC
5858 WILSHIRE BLVD #301
LOS ANGELES CA 90036

94
ECHEVERRIA JOSE L
3010 S BRONSON AVE
LOS ANGELES CA 90018

97
TANIKAWA BETTY T
3024 1/2 S BRONSON AVE
LOS ANGELES CA 90018

100
ORTEGA MARIA L
3034 S BRONSON AVE
LOS ANGELES CA 90018

104
KATO JACK H (TE) & SHIZU (TE)
3608 W 30TH ST
LOS ANGELES CA 90018

107
AKIYAMA JOAN E
10 DEL VINCENTE
IRVINE CA 92606

83
WORKU ADDISU (TE)
1905 SKYWOOD ST
BREA CA 92821

86
HYLTON YVETTE
3019 S BRONSON AVE
LOS ANGELES CA 90018

89
SMOTHERS RONALD
4224 S CLOVERDALE AVE
LOS ANGELES CA 90008

92
JABE DESALEGN K
3612 W 30TH ST
LOS ANGELES CA 90018

95
JIMENEZ ALFONSO JR
4148 BRUNSWICK AVE
LOS ANGELES CA 90039

98
DANIELS NICHOLAS W
3028 S BRONSON AVE
LOS ANGELES CA 90018

101
MASUSHIGE GEORGE (TE) & NATSUK
3038 S BRONSON AVE
LOS ANGELES CA 90018

105
LEE BRANDON
3003 S NORTON AVE
LOS ANGELES CA 90018

108
DAVIDSON JOEL
3015 S NORTON AVE
LOS ANGELES CA 90018

84
GREY LAUREN
3009 S BRONSON AVE
LOS ANGELES CA 90018

87
RIVERA NERIS & BLANCA
3023 S BRONSON AVE
LOS ANGELES CA 90018

90
KIM NANCY N
2920 S NORTON AVE
LOS ANGELES CA 90018

93
BEACHAM LAURA D
3006 S BRONSON AVE
LOS ANGELES CA 90018

96
OBIJIAKU CHUKA N (TE) & ADA J
3018 S BRONSON AVE
LOS ANGELES CA 90018

99
MCCLINTON YOLANDRA
3030 S BRONSON AVE
LOS ANGELES CA 90018

102-103
SAKAMOTO ETHEL F
3042 S BRONSON AVE
LOS ANGELES CA 90018

106
ALVARADO JULIO C
3007 S NORTON AVE
LOS ANGELES CA 90018

109
ANAYA JOSE M
3019 S NORTON AVE
LOS ANGELES CA 90018

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110
ARANA MIGUEL
3023 S NORTON AVE
LOS ANGELES CA 90018

113
JONES BENNIE L
3039 S NORTON AVE
LOS ANGELES CA 90018

116
GONZALEZ RAFAEL M
3860 S COCHRAN AVE
LOS ANGELES CA 90008

HEATHER HUTT, CD 10
CITY HALL
200 N SPRING ST #420
LOS ANGELES CA 90012

111
WATANABE KAZUO
6898 CASITAS PASS RD
CARPINTERIA CA 93013

114
SOTO EMILIO P (TE)
11664 RIVERA RD
WHITTIER CA 90606

117
3423 JEFFERSON CREATIVE LLC
3423 W JEFFERSON BLVD
LOS ANGELES CA 90018

UNITED NEIGHBORS
NEIGHBORHOOD COUNCIL
PO BOX 19219
LOS ANGELES CA 90019

112
MAU BRIAN D
3033 S NORTON AVE
LOS ANGELES CA 90018

115
SALINAS AMADO J
3049 S NORTON AVE
LOS ANGELES CA 90018

DANA SAYLES
THREE6IXTY
11287 W WASHINGTON BLVD
CULVER CITY CA 90230

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PAGE 1

1 3000 S CRENSHAW BLVD LA OZ OWNER PO BOX 130639 CARLSBAD CA 92013	6 CRENSHAW CORNER LLC & 333 S BEVERLY DR #105 BEVERLY HILLS CA 90212	34 WEST ANGELES CHURCH OF GOD 3045 CRENSHAW BLVD LOS ANGELES CA 90016
52 BLACK JAMES T (TE) & JOYCE T (11920 BRENTWOOD GROVE DR LOS ANGELES CA 90049	78 ESCOBAR AMANDA 3711 W 30TH ST LOS ANGELES CA 90018	81 2922 S CRENSHAW BLVD LA PO BOX 130639 CARLSBAD CA 92013
82 HAKIMIANPOUR SANTA MONICA GROUP 3532 OVERLAND AVE #A LOS ANGELES CA 90034	83 WORKU ADDISU (TE) 1905 SKYWOOD ST BREA CA 92821	84 GREY LAUREN 3009 S BRONSON AVE LOS ANGELES CA 90018
85 ABDUL MUHAIMIN ZAID 4801 CRENSHAW BLVD LOS ANGELES CA 90043	86 HYLTON YVETTE 3019 S BRONSON AVE LOS ANGELES CA 90018	87 RIVERA NERIS & BLANCA 3023 S BRONSON AVE LOS ANGELES CA 90018
DANA SAYLES THREE6IXTY 11287 W WASHINGTON BLVD CULVER CITY CA 90230	HEATHER HUTT, CD 10 CITY HALL 200 N SPRING ST #420 LOS ANGELES CA 90012	UNITED NEIGHBORS NEIGHBORHOOD COUNCIL PO BOX 19219 LOS ANGELES CA 90019

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2 OCCUPANT 3514 W JEFFERSON BLVD LOS ANGELES CA 90018	3 OCCUPANT 3504 W JEFFERSON BLVD LOS ANGELES CA 90018	3 OCCUPANT 3506 W JEFFERSON BLVD LOS ANGELES CA 90018
3 OCCUPANT 3508 W JEFFERSON BLVD LOS ANGELES CA 90018	4 OCCUPANT 3500 W JEFFERSON BLVD LOS ANGELES CA 90018	5 OCCUPANT 3400 CRENSHAW BLVD LOS ANGELES CA 90016
6 OCCUPANT 2959 CRENSHAW BLVD LOS ANGELES CA 90016	7 OCCUPANT 3809 W 30TH ST LOS ANGELES CA 90016	7 OCCUPANT 3809 1/2 W 30TH ST LOS ANGELES CA 90016
7 OCCUPANT 3811 W 30TH ST LOS ANGELES CA 90016	7 OCCUPANT 3811 1/2 W 30TH ST LOS ANGELES CA 90016	8 OCCUPANT 2922 S VICTORIA AVE LOS ANGELES CA 90016
8 OCCUPANT 2924 S VICTORIA AVE LOS ANGELES CA 90016	10 OCCUPANT 2932 1/2 S VICTORIA AVE LOS ANGELES CA 90016	12 OCCUPANT 2938 S VICTORIA AVE LOS ANGELES CA 90016
14 OCCUPANT 2948 S VICTORIA AVE LOS ANGELES CA 90016	16 OCCUPANT 2958 S VICTORIA AVE LOS ANGELES CA 90016	18 OCCUPANT 2929 CRENSHAW BLVD LOS ANGELES CA 90016
21 OCCUPANT 2953 S VICTORIA AVE LOS ANGELES CA 90016	21 OCCUPANT 2955 S VICTORIA AVE LOS ANGELES CA 90016	25 OCCUPANT 3015 S VICTORIA AVE LOS ANGELES CA 90016
32 OCCUPANT 3039 1/2 S VICTORIA AVE LOS ANGELES CA 90016	34 OCCUPANT 3017 CRENSHAW BLVD LOS ANGELES CA 90016	34 OCCUPANT 3021 CRENSHAW BLVD LOS ANGELES CA 90016
34 OCCUPANT 3025 CRENSHAW BLVD LOS ANGELES CA 90016	36 OCCUPANT 3816 W 30TH ST LOS ANGELES CA 90016	38 OCCUPANT 3008 1/2 S VICTORIA AVE LOS ANGELES CA 90016

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39
OCCUPANT
3010 S VICTORIA AVE #1
LOS ANGELES CA 90016

39
OCCUPANT
3010 S VICTORIA AVE #4
LOS ANGELES CA 90016

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OCCUPANT
3052 S VICTORIA AVE
LOS ANGELES CA 90016

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OCCUPANT
3627 W JEFFERSON BLVD
LOS ANGELES CA 90016

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OCCUPANT
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2928 S BRONSON AVE
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OCCUPANT
2938 S BRONSON AVE
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OCCUPANT
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OCCUPANT
3617 W JEFFERSON BLVD
LOS ANGELES CA 90016

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OCCUPANT
3054 S VICTORIA AVE
LOS ANGELES CA 90016

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OCCUPANT
2922 S BRONSON AVE
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2934 S BRONSON AVE
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OCCUPANT
5940 S BRONSON AVE
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2935 S NORTON AVE
LOS ANGELES CA 90018

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OCCUPANT
2947 S NORTON AVE
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OCCUPANT
3010 S VICTORIA AVE #3
LOS ANGELES CA 90016

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3623 W JEFFERSON BLVD
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OCCUPANT
3063 CRENSHAW BLVD
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2924 S BRONSON AVE
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2936 S BRONSON AVE
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OCCUPANT
5942 S BRONSON AVE
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2937 S NORTON AVE
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OCCUPANT
2953 S NORTON AVE
LOS ANGELES CA 90018

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66
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2955 S NORTON AVE
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OCCUPANT
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OCCUPANT
3020 CRENSHAW BLVD
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3712 W 30TH ST
LOS ANGELES CA 90018

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2917 S BRONSON AVE
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2900 CRENSHAW BLVD
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3001 S BRONSON AVE
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OCCUPANT
2919 S BRONSON AVE
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2923 1/2 S BRONSON AVE
LOS ANGELES CA 90018

74
OCCUPANT
2939 S BRONSON AVE #1
LOS ANGELES CA 90018

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2955 S BRONSON AVE
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3036 CRENSHAW BLVD
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OCCUPANT
3003 S BRONSON AVE
LOS ANGELES CA 90018

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3013 S BRONSON AVE #2
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OCCUPANT
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LOS ANGELES CA 90018

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LOS ANGELES CA 90018

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3071 S BRONSON AVE
LOS ANGELES CA 90018

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3035 S BRONSON AVE
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3041 S BRONSON AVE
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3039 S BRONSON AVE
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3041 1/2 S BRONSON AVE
LOS ANGELES CA 90018

91
OCCUPANT
3060 CRENSHAW BLVD
LOS ANGELES CA 90016

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OCCUPANT
3000 S BRONSON AVE
LOS ANGELES CA 90018

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OCCUPANT
3014 S BRONSON AVE
LOS ANGELES CA 90018

97
OCCUPANT
3048 S BRONSON AVE
LOS ANGELES CA 90018

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OCCUPANT
3015 S BRONSON AVE #3
LOS ANGELES CA 90018

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OCCUPANT
3011 S BRONSON AVE
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3033 S BRONSON AVE
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3043 S BRONSON AVE
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3060-A CRENSHAW BLVD
LOS ANGELES CA 90016

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OCCUPANT
3002 S BRONSON AVE
LOS ANGELES CA 90018

97
OCCUPANT
3022 S BRONSON AVE
LOS ANGELES CA 90018

107
OCCUPANT
3009 S NORTON AVE
LOS ANGELES CA 90018

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OCCUPANT
3015 S NORTON AVE #1
LOS ANGELES CA 90018

107
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3015 S NORTON AVE #4
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3043 S NORTON AVE #1
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OCCUPANT
3417 W JEFFERSON BLVD
LOS ANGELES CA 90018

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3015 S NORTON AVE #2
LOS ANGELES CA 90018

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OCCUPANT
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3043 S NORTON AVE #5
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OCCUPANT
3015 S NORTON AVE #3
LOS ANGELES CA 90018

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OCCUPANT
3029 S NORTON AVE
LOS ANGELES CA 90018

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OCCUPANT
3043 S NORTON AVE #3
LOS ANGELES CA 90018

115
OCCUPANT
3051 S NORTON AVE
LOS ANGELES CA 90018



I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

02/14/2023
Date

Furthermore, I hereby certify that the attached occupant list was attained by a combination of various online resources and physical inspection of the property and is correct to the best of my knowledge and ability.

Peter Elias RF
Peter Elias (rf)

The following is a color-coded key for distribution of this material:

GREEN	CLIENT COPY
BLUE	BTC, INC
PINK	CITY OF LOS ANGELES, ORIGINAL
RED	ADJACENT LABELS (for Zoning Administration Cases only)
GOLDEN	COUNCIL DISTRICT COPIES (for 11 or 12 only)
WHITE	NEIGHBORHOOD COUNCIL COPY AND LAPD WHEN APPLICABLE

Situs Address: 3020 Crenshaw Blvd Total Notification: 240

CAUTION: THIS MAP MUST BE FILED WITHIN (365) THREE HUNDRED AND SIXTY FIVE DAYS FROM THE DATE ON THE MAP.



OCCUPANT WAIVER

In certain instances, I was unable to verify ALL occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Planning Department will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to notify*	Attempts made to notify**
10,32,38,69,70,76,85,88,89	Not marked well	Various Online Sources

- *(1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- **(1) Returned to building on 3 separate occasions
- (2) Efforts to Contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

02/14/2023

Date

Peter Elias

RF
(rf)

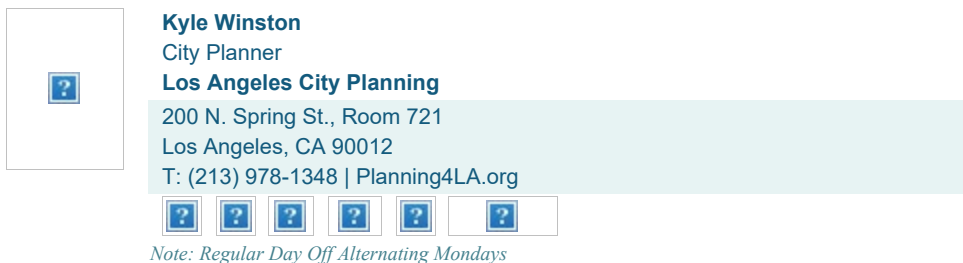
EXHIBIT E

From: Kyle Winston
To: [Jorrie, Kathy A.](#)
Cc: [Jonathan Hershey](#); [Magana, Irma L.](#)
Subject: Re: Appeal Hearing for Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023
Date: Monday, November 13, 2023 3:47:50 PM
Attachments: [za-23-1767 mailing aff and labels.pdf](#)
[ZA-2023-1767-1A Applicants Presentation 10172023.pdf](#)
[23-039 Radius Map.pdf](#)

Good Afternoon Kathy,

The Valet Plan you are referencing is in the presentation the applicants shared at the hearing, not a separate document that they submitted to us (see attached). The mailing labels and affidavit are attached. The Time of the hearing is typically "after 4:00pm" The agenda when released by the commission office will include this information. Presentations should be submitted at least 7 days prior to the hearing. The applicants have not submitted any additional information not previously included related to the appeal. Please let us know if you have any other questions.

Regards,



*For ongoing projects: **Please keep all communication regarding your project on a single email thread. Starting multiple threads may delay case processing time. Any PDFs you send should be in one file.*

*For new projects: **Please email any relevant plans, elevations, door/window schedules, photos of the property keyed to a site plan, proposed materials, and a complete, point-by-point project description to me in a single, combined PDF in one email for review.*

If there is a preservation emergency such as a potential code enforcement issue in progress, please report it to LADBS
<<https://www.ladbsservices2.lacity.org/OnlineServices/?service=rav>>
if the property is single-family or commercial, or LAHCID

<<http://hcidapp.lacity.org/Property/Pages/ReportViolation>>
if the property
is multi-family.

On Mon, Nov 6, 2023 at 2:12 PM Jorrie, Kathy A. <kathy.jorrie@pillsburylaw.com> wrote:

Dear Messrs. Hershey and Winston:

This email requests that you provide me with the following documents and information in reference to the above appeal, which was postponed to December 5, 2023:

1. A copy of the “valet parking plan” submitted by the applicant as referenced during Mr. Hershey’s statement of recommendation during the October 17, 2023 hearing. There is no valet parking plan in any of the documentation made available by you to my client or to the public via the agenda for the October 17, 2023 hearing, nor was a valet parking plan included in the Letter of Determination approving a Conditional Use Permit in respect of the above matter.
2. The “Radius Map package, perjury statement and affidavit of mailing” that were supposed to be attached as Exhibit A to the attached response from the applicant. What is attached to the attached response is something unrelated to the attached appeal.
3. Any other communications from the applicant that is relevant to the appeal that has not been included in the agenda or the attached response.
4. The time of the hearing on December 5, 2023.
5. The deadline for submitting a Power Point presentation for the December 5 hearing.

Thank you in advance for your assistance.

All the best,

Kathy

Kathy A. Jorrie | Partner

Pillsbury Winthrop Shaw Pittman LLP

725 South Figueroa Street, 36th Floor | Los Angeles, CA 90017-5524

t +1.213.488.7251 | m +1.562.665.1677

kathy.jorrie@pillsburylaw.com | website bio

From: Jonathan Hershey <jonathan.hershey@lacity.org>

Sent: Wednesday, October 11, 2023 9:08 AM

To: Jonathan Hershey <jonathan.hershey@lacity.org>

Cc: Kyle Winston <kyle.winston@lacity.org>

Subject: Appeal Hearing for Case No. ZA-2023-1767-CUB-CUX-1A; October 17, 2023

Good morning,

Los Angeles City Planning is now conducting a hybrid format for commission meetings. Commissioners, Planning staff, and **applicant/appellant/representatives must attend in person**. Please do not join via Zoom. Members of the public may participate in person or participate remotely via Zoom or phone. Members of the public who wish to provide remote public comment will have audio access to the meeting and see the live meeting on video. If you are planning to present or speak on an agenda item, be very descriptive when going through your slides for members of the public participating remotely.



Jonathan A. Hershey, AICP

Pronouns: He, His, Him

Associate Zoning Administrator
Los Angeles City Planning
200 N. Spring St., Room 763
Los Angeles, CA 90012

T: (213) 978-1212 | Planning4LA.org



The contents of this message, together with any attachments, are intended only for the use of the individual or entity to which they are addressed and may contain information that is

legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message, or any attachment, is strictly prohibited. If you have received this message in error, please notify the original sender or the Pillsbury Winthrop Shaw Pittman Service Desk at Tel: 800-477-0770, Option 1, immediately by telephone and delete this message, along with any attachments, from your computer. Nothing in this message may be construed as a digital or electronic signature of any employee of Pillsbury Winthrop Shaw Pittman. Thank you.

BTC

BETTER TECHNOLOGY CORPORATION

201 N LOS ANGELES ST., STE 13A
LOS ANGELES, CA 90012
213-617-9600
FAX: 213-617-9643

14540 SYLVAN ST.
VAN NUYS, CA 91411
818-779-8866
FAX: 818-779-8870

MAILING AFFIDAVIT

City Planning Commission

Case No. _____

CF No. _____

Zoning Administrator

Case No. 2A-23-1767-CUB-CUX

Coastal Permit

Case No. _____

Design Review Board

Case No. _____

Deputy Advisory Agency

Tentative Tract No. _____

Parcel Map No. _____

Private Street No. _____

Area Planning Commission

Case No. _____

Other DIR Cases

Case No. _____

SITE ADDRESS: 3616-3020 S. CRENSHAW BLVD.

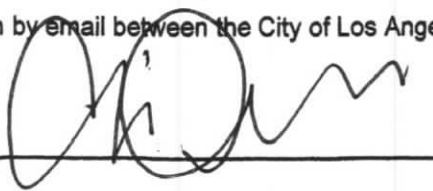
I, CHRISTOPHER QUENO, certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the 20th day of JUNE, 2023 Mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- ☒ 500-foot radius
- ☒ Abutting the subject site
- ☒ Owners and Occupants
- ☐ Tenant Notice
- ☐ 100-foot Coastal Notice
- ☐ State Coastal Commission
- ☒ Adjacent Cities
- ☒ Applicant and Representative
- ☐ City Newspaper Notice
- ☐ L.A. Unified School District, L.A. County
- ☐ Regional Planning
- ☐ Caltrans
- ☒ Metropolitan Transit Authority
- ☒ Certified Neighborhood Council
- ☒ Council Office and Council District Offices
- ☐ Homeowner's Association
- ☐ Department of Neighborhood Empowerment

- ☐ City of Los Angeles Department
- ☐ Building and Safety
- ☐ City Administrative Officer
- ☐ Community Redevelopment Agency
- ☐ City of Los Angeles Department of
- ☐ Transportation
- ☐ Bureau of Engineering
- ☐ Appellant
- ☐ Interested Parties List (attached)
- ☐ Other

There is a regular daily communication by email between the City of Los Angeles and each of the addresses to which notices were mailed.

BTC Hearing Notice Mailing Clerk



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OWNERSHIP LIST
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1 3000 S CRENSHAW BLVD LA OZ OWNER PO BOX 130639 CARLSBAD CA 92013	2 VALENTIN YVAN 2355 WESTWOOD BLVD #561 LOS ANGELES CA 90064	3 FONG JANE B 2096 DURANGO DR MONTEREY PARK CA 91754
4 GERMANY JOHNNY C 1806 1/2 S COCHRAN AVE LOS ANGELES CA 90019	5 MORITA ALBERT (TE) & PAULINE (12311 ANETA ST CULVER CITY CA 90230	6 CRENSHAW CORNER LLC & 333 S BEVERLY DR #105 BEVERLY HILLS CA 90212
7 BRYANT ODELL 1825 W 82ND ST LOS ANGELES CA 90047	8 LINDER CANDICE (TE) 21572 WESLEY DR LAGUNA BEACH CA 92651	9 DUNFRUND MATTHEW S 2928 S VICTORIA AVE LOS ANGELES CA 90016
10 ACEITUNO CARLOS 2932 S VICTORIA AVE LOS ANGELES CA 90016	11 CHAVARRIA BERTHA 2936 S VICTORIA AVE LOS ANGELES CA 90016	12 DAS RATHINDRA C (TE) 1945 ARBOL GRANDE WALNUT CREEK CA 94595
13 KAMIKAWA EMI 2942 S VICTORIA AVE LOS ANGELES CA 90016	14 MYCOO ARTHUR M (TE) & BARBARA 317 ELLIS AVE INGLEWOOD CA 90302	15 FLEMING MARIE E 2952 S VICTORIA AVE LOS ANGELES CA 90016
16 GOLDEN SOURCES DEVELOPMENT LLC 701 S SAN GABRIEL BLVD #D SAN GABRIEL CA 91776	17 WEYER AUSTIN R 3819 W 30TH ST LOS ANGELES CA 90016	18 KISSINGER PROPERTIES 5565 AMBER CIR CALABASAS CA 91302
19 GREEN ELIJAH J 2943 S VICTORIA AVE LOS ANGELES CA 90016	20 BUTLER LAVANZA 2949 S VICTORIA AVE LOS ANGELES CA 90016	21 HARRIS RICHARD F JR 3839 S DUNSMUIR AVE LOS ANGELES CA 90008
22 CONTRERAS RUTILO 2959 S VICTORIA AVE LOS ANGELES CA 90016	23 LANDAVERDE FAMILY LIVING TRUST 3001 S VICTORIA AVE LOS ANGELES CA 90016	24 ABARCA JORGE E 3009 S VICTORIA AVE LOS ANGELES CA 90016
25 SORIANO RICHARD 3013 S VICTORIA AVE LOS ANGELES CA 90016	26 STONEHOCKER KIKUKO 3017 S VICTORIA AVE LOS ANGELES CA 90016	27 JOHNSON DIANE M 3019 S VICTORIA AVE LOS ANGELES CA 90016

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MOLDENHAUER MARIO
3023 S VICTORIA AVE
LOS ANGELES CA 90016

31

MILLMAN CARY
3035 S VICTORIA AVE
LOS ANGELES CA 90016

34

WEST ANGELES CHURCH OF GOD
3045 CRENSHAW BLVD
LOS ANGELES CA 90016

37

NGO TAM LIVING TRUST
3006 S VICTORIA AVE
LOS ANGELES CA 90016

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YOUNG JOVON
668 MI TIERRA LN
ORCUTT CA 93455

43

BARKSDALE MARIAN G
3032 S VICTORIA AVE
LOS ANGELES CA 90016

46

SUNNY & 80 LLC
4000 CHERRYWOOD AVE
LOS ANGELES CA 90008

49

KING DONALD H
PO BOX 1033
BREA CA 92822

52

BLACK JAMES T (TE) & JOYCE T (TE)
11920 BRENTWOOD GROVE DR
LOS ANGELES CA 90049

29

HUGHES GONZALEZ TAMI
3027 S VICTORIA AVE
LOS ANGELES CA 90016

32

CARPIOMUNOZ AGUSTIN (TE)
3039 S VICTORIA AVE
LOS ANGELES CA 90016

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PEREZ SILVESTRE H & JUANITA M
3000 S VICTORIA AVE
LOS ANGELES CA 90016

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HRODLANT LEA TRUST
3008 S VICTORIA AVE
LOS ANGELES CA 90016

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WINTERS JUSTIN
3022 S VICTORIA AVE
LOS ANGELES CA 90016

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CAMBEROS HECTOR
3038 S VICTORIA AVE
LOS ANGELES CA 90016

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HARRIS DOLLY D 2022 TRUST
3050 S VICTORIA AVE
LOS ANGELES CA 90016

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CNP 60 LLC
11 DUPONT CIR NW #900
WASHINGTON DC 20036

53

BERNARD GARRICK
4131 MANTOVA DR
LOS ANGELES CA 90008

30

RANDLE PEARLENER
3031 S VICTORIA AVE
LOS ANGELES CA 90016

33

PERRY ANDREA &
3043 S VICTORIA AVE
LOS ANGELES CA 90016

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BEASLEY MICHELLE
11840 CHANDLER BLVD #104
NORTH HOLLYWOOD CA 91607

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ABRAHAM ASMERET
3010 S VICTORIA AVE
LOS ANGELES CA 90016

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SMITH LEON
3028 S VICTORIA AVE
LOS ANGELES CA 90016

45

CABRERA EFRAIN M & JUANA A
3042 S VICTORIA AVE
LOS ANGELES CA 90016

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BOCANEGRA MARTHA A
717 N 7TH ST
MONTEBELLO CA 90640

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G & M GAPCO LLC
16868 A LN
HUNTINGTON BEACH CA 92647

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WILSON TONY
2926 S BRONSON AVE
LOS ANGELES CA 90018

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MARTIN EDWIN J JR
2932 S BRONSON AVE
LOS ANGELES CA 90018

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RUIZ ELISEO B
2946 S BRONSON AVE
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INTERIANO GERMAN I
3611 W 30TH ST
LOS ANGELES CA 90018

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ANI IKE C
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HOPE LESLIE H
1801 CENTURY PARK E #2400
LOS ANGELES CA 90067

59
LAWSON LORETTA A (TE)
2952 S BRONSON AVE
LOS ANGELES CA 90018

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GONZALEZ RAFAEL M
3860 S COCHRAN AVE
LOS ANGELES CA 90008

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TORRES FRANCISCO
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LOS ANGELES CA 90018

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GUILLEN JOSE M (TE)
3607 W 30TH ST
LOS ANGELES CA 90018

71
CRUZ NOE
2927 S BRONSON AVE
LOS ANGELES CA 90018

74
MATTISON DOUGLAS
7727 W 82ND ST
PLAYA DEL REY CA 90293

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DEAN DOCK
PO BOX 19964
LOS ANGELES CA 90019

80
ASIAN AMERICAN DRUG ABUSE
5318 CRENSHAW BLVD
LOS ANGELES CA 90043

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WILLIAMS GWEN M
29401 1/2 S BRONSON AVE
LOS ANGELES CA 90018

60
OROZCO MANUEL (TE) & MAGDALENA
2958 S BRONSON AVE
LOS ANGELES CA 90018

63
DORFNER INVESTMENT LLC
11983 DRYWOOD LAKE RD
SISSETON SD 57262

66
TORRES JUAN
10533 SAN LUIS AVE
SOUTH GATE CA 90280

69
IRAHETA FAMILY LIVING TRUST
1437 TOBERMAN ST
LOS ANGELES CA 90015

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HOOVER DONNA A
2931 S BRONSON AVE
LOS ANGELES CA 90018

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PATTERSON BRANDON C
2943 S BRONSON AVE
LOS ANGELES CA 90018

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ESCOBAR AMANDA
3711 W 30TH ST
LOS ANGELES CA 90018

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2922 S CRENSHAW BLVD LA
PO BOX 130639
CARLSBAD CA 92013

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HAKIMIANPOUR SANTA MONICA GROUP
3532 OVERLAND AVE #A
LOS ANGELES CA 90034

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LOS ANGELES CA 90043

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KATO JACK H (TE) & SHIZU (TE)
3608 W 30TH ST
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AKIYAMA JOAN E
10 DEL VINCENTE
IRVINE CA 92606

83
WORKU ADDISU (TE)
1905 SKYWOOD ST
BREA CA 92821

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HYLTON YVETTE
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LOS ANGELES CA 90018

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SMOTHERS RONALD
4224 S CLOVERDALE AVE
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JABE DESALEGN K
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JIMENEZ ALFONSO JR
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LOS ANGELES CA 90039

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DANIELS NICHOLAS W
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MASUSHIGE GEORGE (TE) & NATSUK
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LEE BRANDON
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DAVIDSON JOEL
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RIVERA NERIS & BLANCA
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KIM NANCY N
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BEACHAM LAURA D
3006 S BRONSON AVE
LOS ANGELES CA 90018

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OBIJIAKU CHUKA N (TE) & ADA J
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MCCLINTON YOLANDRA
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SAKAMOTO ETHEL F
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ALVARADO JULIO C
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ANAYA JOSE M
3019 S NORTON AVE
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ARANA MIGUEL
3023 S NORTON AVE
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JONES BENNIE L
3039 S NORTON AVE
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GONZALEZ RAFAEL M
3860 S COCHRAN AVE
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HEATHER HUTT, CD 10
CITY HALL
200 N SPRING ST #420
LOS ANGELES CA 90012

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WATANABE KAZUO
6898 CASITAS PASS RD
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SOTO EMILIO P (TE)
11664 RIVERA RD
WHITTIER CA 90606

117
3423 JEFFERSON CREATIVE LLC
3423 W JEFFERSON BLVD
LOS ANGELES CA 90018

UNITED NEIGHBORS
NEIGHBORHOOD COUNCIL
PO BOX 19219
LOS ANGELES CA 90019

CD 10
COUNCIL PERSON
HEATHER HUTT
200 N, SPRONT ST #420
LOS ANGELES, CA 90012

112
MAU BRIAN D
3033 S NORTON AVE
LOS ANGELES CA 90018

115
SALINAS AMADO J
3049 S NORTON AVE
LOS ANGELES CA 90018

DANA SAYLES
THREE6IXTY
11287 W WASHINGTON BLVD
CULVER CITY CA 90230

UNITED NEIGHBORHOODS OF THE
HISTORIC ARLINGTON HGHTS
W.ADAMS & JEFFERSON PK
P.O. BOX 19219
LOS ANGELES, CA 90019

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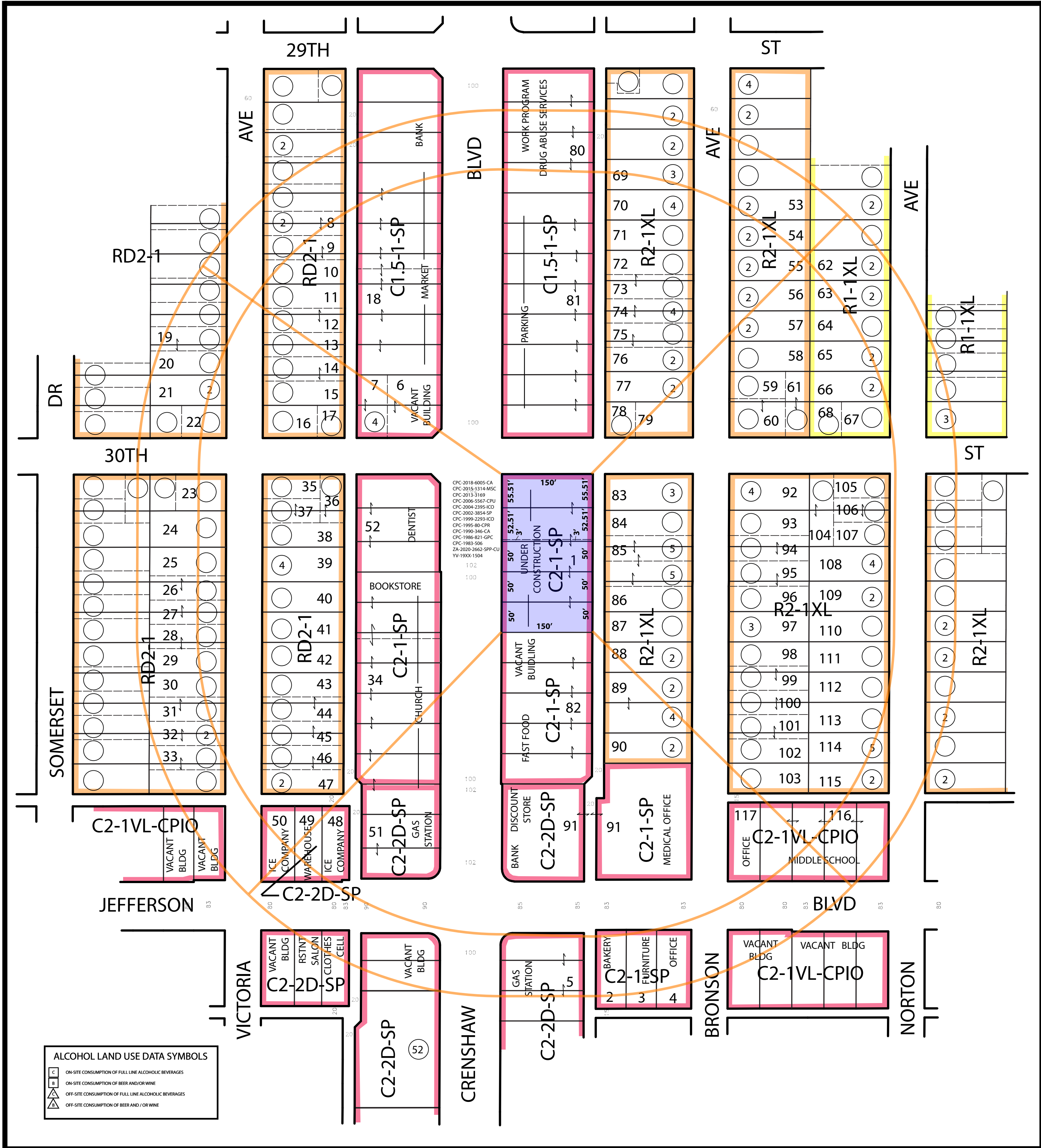
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qmapping@qesqms.com

THOMAS BROTHERS

Page: 633 Grid: E-7

LEGAL

LOT: 33-37

TRACT: 8027
M.B. 85-51/53

CONTACT: THREE6IXTY

ASSESSOR PARCEL NUMBER: 5051-029-(001-003)

SITE ADDRESS: 3020 CRENSHAW BLVD

CD: 10

CT: 2193.00

PA: WEST ADAMS
BALDWIN HILLS LEIMERT

USES: FIELD/RECORD

CASE NO:

SCALE: 1"= 100'

D.M.: 120B185

PHONE: 310-204-3500



NORTH

DATE: 02-14-2023
Update: _____

NET AC: 0.899 +/-
QMS: 23-039

DAY OF HEARING SUBMISSIONS



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E-mail: mike@gonzaleslawgroup.com

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DEC 05 2023

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

December 5, 2023
South Los Angeles Area Planning Commission
Attn: Jacqueline Orozco, President
200 N. Spring Street
Los Angeles, CA. 90012
c/o Everly Hill, Commission Executive Assistant
apcsouthla@lacity.org

Re: Applicant's Technical Response; Case No: ZA-2023-1767-CUB-CUX-1A / Related Case No: ENV-2023-1767-CUB-CUX; 3020 Crenshaw Boulevard, Los Angeles, CA 90016

FILE COPY

Dear Members of the South Los Angeles Area Planning Commission:

Gonzales Law Group represents the Applicant, 3000 S Crenshaw Blvd (LA) OZ Owner, LLC ("Applicant") and owner of the property located at 3020 Crenshaw Boulevard related to Case Numbers: ZA-2023-1767-CUB-CUX-1A, and related Case No: ENV-2023-1768-CE.

We respectfully urge the South Los Angeles Area Planning Commission ("South APC") to deny all the appeals, and sustain the decisions of the Zoning Administrator. The appeal contains no substantial evidence to demonstrate that the Zoning Administrator erred or abused its discretion in approving the actions in the LOD. All of the appeal points have been thoroughly responded to by the Applicant in the Applicant's Appeal Response dated September 20, 2023.

The following outlines key issues of the Appellant's technical submission dated November 30, 2023, and our Applicant's response to each.

1. Parking Issues

The Appellant's November 30, 2023, response conflates and misstates applicable provisions of the LAMC and state law. First, the existing structure has a Certificate of Occupancy dated April 6, 1960, requiring zero parking spaces. In 1964, the property was granted on-site restaurant uses within the theater, including alcoholic beverage service, zero parking spaces required, (see images as Attachment "A"). Pursuant to applicable provisions of the LAMC and the Crenshaw Corridor Specific Plan, a change of use from theater to banquet hall does not require any additional parking, and thus by code no new parking is required for the change of use. Furthermore, the property qualifies for application of AB 2097, which the record clearly shows the Applicant has requested. The City, therefore, cannot require parking in connection with this request unless specific findings are made by a preponderance of the evidence. No such evidence exists in this case. There is thus no error or procedural violation relative to the project's parking requirements.

2. Private Party Parking Easement Dispute

As stated in the Applicant's Appeal response an existing private party easement governs the utilization of shared parking areas on properties owned by both the Appellant and the Applicant. This agreement is a private instrument of record, with the city of Los Angeles having no purview to regulate. The parking easement has existed and burdened a portion of Appellant's property for the benefit of Applicant's property since at least 1941.

Approval of this request does not change the terms of the parking easement. Appellant's contentions otherwise are without merit.

3. Valet Plan

As previously presented in the Applicant's appeal response, the proposed valet plan presented at the Zoning Administrator's Hearing on July 17, 2023, is preliminary, and entirely a volunteered operational benefit for the project. The Property has always existed and operated as an assembly use, historically with alcoholic beverages. The addition of alcohol within our building does nothing to change the mode of operation of this lot. If anything the proposed project will improve conditions by implementing a valet service for its functions, an amenity that has never been provided here before. As conditioned by the Zoning Administrator a final parking plan shall be submitted to LADOT for review and approval prior to any operations, as it is not within the purview of the Department of City Planning to approve Valet Operations Plans, only to determine the necessity of such program. There is no violation of due process or procedure by having a conceptual and not final or fully approved Valet Operations Plan in the record.

4. Noticing

The Appellant continues to assert that they were not provided legal notice for the prior public hearing on July 17, 2023, despite clear and unambiguous evidence in the record that the Appellants are #82 on all mailing lists. The Affidavit of mailing and posting by Better Technology Corporation is attached as an image in Attachment "B", as part of the public record in the case file demonstrating that legal notice for the public hearing was delivered to the owner's address at least twice, as well as the tenant as the Occupant of the property. Moreover, Appellant's contention their signature was required on the Application is false. As noted above, Appellant's property has had the benefit of parking on a portion of Appellant's property since 1941 pursuant to an operative private parking easement agreement. Your approval of this project does nothing to change that fact.

5. The Associate Zoning Administrator Lacked Authority To Grant The Conditional Use Permit

The Appellant continues to assert that the Zoning Administrator erred by referring to this project as a restaurant, and because the grant did not request a permit for nightclubs or other establishments offering dancing and live entertainment in conjunction with a restaurant in Westwood Village Specific plan according to LAMC 12.24.W.30. To reiterate, typographic errors and clerical errors may be corrected as a matter of practice in the city. The grants requested by the Applicant, and approved by the Zoning Administrator in LAMC Section 12.24.W.1 and W.18 are the correct grants for this application. LAMC Section 12.24.W.30 does not apply, and any insinuation otherwise by the Appellant demonstrates their lack of understanding of the LAMC.

Given the comprehensive nature of the application materials in the public record, as well as the extensive technical analysis on all issues, and commitment to creating a community-driven project, there is no evidence in the public record to support any of the Appellant's claims that the Zoning Administrator erred or abused its discretion in granting the entitlements for the on-site sale and consumption of alcoholic beverages and on-site dancing.

Sincerely,

Michael Gonzales
Michael Gonzales
Gonzales Law Group APC

cc: Jonathan Hershey, Associate Zoning Administrator
Hakeem Parke-Davis, Council District 10
Dana Sayles, three6ixty
Miguel Padilla, CIM

Attachments:

A – Certificates of Occupancy
B- Affidavit of mailing/posting and Radius Map Package

ATTACHMENT "A" – Certificate of Occupancy

Form B-95a (1 - 7-57)

CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued **April 6, 1960**
Address of Building **3020 Crenshaw Boulevard**
Permit No. and Year **LA7921-58**

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5, and with applicable requirements of State Housing Act, for following occupancies:

62' x 149' irregular-shaped motion picture theater converted from an existing portion of a one-story, Type III-A, theater building.
B-1 Occupancy

 Occupancy Load **489** No Cellulose Nitrate Film
Superintendent of Building

Edward T. Oshita
3417 1/2 South Bronson Avenue
Los Angeles, California
E. E. SPITZER Inv

Address of Building **3018 Crenshaw Boulevard**

CITY OF LOS ANGELES
Certificate of Occupancy **X51876**

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

Issued **1/23/64** Permit No. and Year **LA 48015/63**

One-story, Type III-A, 30' x 35' restaurant converted from a portion of nonconforming theater building. (with alcoholic beverages)
G-2 Occupancy

Owner **Mr. Motokazu Yokoyama**
Owner's Address **3018 Crenshaw Blvd.**
Los Angeles, California

E. E. SPITZER:ke

Form B-95b-6b—2M Sets—3-62 (C-10) J. C. MONNING, Superintendent of Building—By

ATTACHMENT "X" – MAILING AFFIDAVIT

BTC

BETTER TECHNOLOGY CORPORATION

201 N LOS ANGELES ST., STE 13A
LOS ANGELES, CA 90012
213-617-9600
FAX: 213-617-9643

14540 SYLVAN ST.
VAN NUYS, CA 91411
818-779-8866
FAX: 818-779-8870

MAILING AFFIDAVIT

City Planning Commission Case No. _____	Deputy Advisory Agency Tentative Tract No. _____
CF No. _____	Parcel Map No. _____
Zoning Administrator Case No. <u>2A-23-1767-CUB-CUX</u>	Private Street No. _____
Coastal Permit Case No. _____	Area Planning Commission Case No. _____
Design Review Board Case No. _____	Other DIR Cases Case No. _____
SITE ADDRESS: <u>3016-3020 S. CRENSHAW BLVD.</u>	

I, CHRISTOPHER DENE, certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the 20th day of JUNE, 2023, Mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

☒ 500-foot radius	_____ City of Los Angeles Department
☒ Abutting the subject site	_____ Building and Safety
☒ Owners and Occupants	_____ City Administrative Officer
_____ Tenant Notice	_____ Community Redevelopment Agency
_____ 100-foot Coastal Notice	_____ City of Los Angeles Department of
_____ State Coastal Commission	_____ of Transportation
_____ Adjacent Cities	_____ Bureau of Engineering
☒ Applicant and Representative	_____ Appellant
_____ City Newspaper Notice	_____ Interested Parties List (attached)
_____ L.A. Unified School District, L.A. County	_____ Other
_____ Regional Planning	
_____ Caltrans	
☒ Metropolitan Transit Authority	
☒ Certified Neighborhood Council	
☒ Council Office and Council District Offices	
_____ Homeowner's Association	
_____ Department of Neighborhood Empowerment	

There is a regular daily communication by email between the City of Los Angeles and each of the addresses to which notices were mailed.

BTC Hearing Notice Mailing Clerk

RECEIVED
CITY OF LOS ANGELES

DEC 05 2023

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

3000 S Crenshaw Blvd (LA) OZ Owner, LLC
4700 Wilshire Boulevard,
Los Angeles, California 90028
Telephone (323) 860-4900

December 5, 2023

South Los Angeles Area Planning Commission
Attn: Jacqueline Orozco, President
200 N Spring Street
Los Angeles, CA 90012
Co/Nevery Hill, Commission Executive Assistance
apcsouthla@lacity.org

FILE COPY

Re: 3020 Crenshaw Blvd, ZA-2023-1767-CUB-CUX-1A, ENV-2023-1767-CUB-CUX

To whom it may concern:

3000 S Crenshaw Blvd (LA) OZ Owner, LLC is the applicant ("Applicant") and owner of the property located at 3020 Crenshaw Boulevard related to Case Numbers: ZA-2023-1767-CUB-CUX-1A, and related Case No: ENV-2023-1767-CUB-CUX ("Project"). First Right Capital Investment, LLC and Hakimianpour Santa Monica Group, LLC (collectively, "Appellants") have appealed our Project. Appellants allege they did not receive notice of a public hearing for the Project. As noted by our legal counsel in a letter submitted this morning, Appellant's appear as item #82 on the mailing lists used to notify owners, adjacent owners and occupants. As noted in the attached letter from Quality Mapping Services (a reputable and long-time vendor of mapping services in the City of Los Angeles), QMS followed Los Angeles Municipal Code Section 12.24.D.2's requirement and obtained owner information based on data from the Los Angeles County Assessor's Office. QMS, therefore, followed all applicable procedures. As a result, Appellants were notified twice (once as owners within 500 feet and a second time as adjacent owners) at 3532 Overland Avenue #A, Los Angeles, CA 90034 (a copy of the mailing list is included within Exhibit D to Appellant's November 30, 2023 Secondary Submission to this APC).

Attached hereto are two screenshots taken today from the California Secretary of State's Business Search Website. The first screenshot for First Right Capital Investment, LLC shows a principal and mailing address of 3532 Overland Avenue #A, Los Angeles, CA 90034. The first screenshot also shows an Agent as Herbert Hakimianpour with an address of 3532 Overland Avenue #A, Los Angeles, CA 90034. The second screenshot for Hakimianpour Santa Monica Group, LLC also shows a principal and mailing address of 3532 Overland Avenue #A, Los Angeles, CA 90034. The second screenshot also shows an Agent as Herbert Hakimianpour with an address of 3532 Overland Avenue #A, Los Angeles, CA 90034. As noted above, notice to owner for Appellants was sent twice to 3532 Overland Avenue #A, Los Angeles, CA 90034.

Not only did QMS follow the procedure required by LAMC Section 12.24.D.2, but all available public information also shows the Appellants share a principal place of business and an Agent. Accordingly, Appellants (both First Right Capital Investment, LLC and Hakimianpour Santa Monica Group, LLC) received notice of the public hearing. Appellant's claim is not supported by the record before you.

Sincerely,



Miguel Padilla
Vice President, Development

Attachments (1) CA Secretary of State Data First Right Capital Investment LLC
(2) CA Secretary of State Data Hakimianpour Santa Monica Group LLC

Copy Michael Gonzales
Hakeem Parke-Davis
Jonathan Hershey
Dana Sayles



December 05, 2023

Dana Sayles
ThreeSixty
11287 W Washington Blvd
Culver City, CA 90230

RE: Inquiry regarding ownership 82

Dear Ms Sayles,

We have done an investigation on ownership number 82 on work order 23-039. We have reviewed our methodology and procedures and can confirm that the information provided on the ownership and occupant notification lists are accurate per the information available.

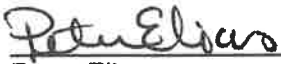
We utilize the County of Los Angeles Tax Assessor information and followed the instructions per the L.A.M.C. Section 12.24 D.2.. The procedures instruct the use of the records of the County of Los Angeles Tax Assessor. We utilize CoreLogic/RealQuest to obtain and access the Los Angeles County Tax Assessor Record information.

Please see attached copy of the Los Angeles County Tax Assessor Information that we obtained from CoreLogic.

As you can see this indicates the ownership that was utilized in preparing the notification label. Additionally we prepared an occupant notification label for the property address located at 3036 Crenshaw Blvd.

If you have any further questions we would be more than happy to provide assistance.

Best regards,

 
Peter Elias (rf)

Property Detail Report

For Property Located At :
3026 CRENSHAW BLVD, LOS ANGELES, CA 90016



RealQuest

Owner Information

Owner Name: HAKIMIANPOUR SANTA MONICA GROUP
Mailing Address: 3532 OVERLAND AVE #A, LOS ANGELES CA 90034-7174 C068
Vesting Codes: // TR

Location Information

Legal Description:	TRACT NO 8027 LOT 38	APN:	5051-029-004
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2193.00 / 2	Subdivision:	8027
Township-Range-Sect:		Map Reference:	43-B5 /
Legal Book/Page:	85-51	Tract #:	8027
Legal Lot:	38	School District:	LOS ANGELES
Legal Block:		School District Name:	LOS ANGELES
Market Area:	C16	Munic/Township:	L.A. MID-CI
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/12/2021 / 02/03/2021	1st Mtg Amount/Type:	\$4,855,000 / CONV
Sale Price:	\$4,800,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	573359
Document #:	573358	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$1,371.43
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	COMMONWEALTH LAND TITLE		
Lender:	LIVE OAK BKG CO		
Seller Name:	SMOTHERS R LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1940 / 1940	Total Rooms/Offices:		Garage Area:	
Gross Area:	3,500	Total Restrooms:		Garage Capacity:	
Building Area:	3,500	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC1.5	Acres:	0.17	County Use:	PARKING LOT (2700)
Lot Area:	7,502	Lot Width/Depth:	x	State Use:	
Land Use:	PARKING LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$697,068	Assessed Year:	2023	Property Tax:	\$8,431.08
Land Value:	\$697,068	Improved %:		Tax Area:	401
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$697,068				

California Secretary of State

Home

Search

Forms

Help

Business UCC

Click on the link to the right to view the information for the entity.

Advanced Search

- An Advanced search is required when searching for publicly traded disclosure information or a status other than active.
- An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2) select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

first right capital



Advanced

Results: 1

Entity Information

Initial Filing Date

Status

Entity Type

Formed In

Agent

FIRST RIGHT CAPITAL INVESTMENT LLC (202104810555)

02/11/2021

Active

Limited Liability Company - CA

CALIFORNIA

HERBERT HAKIMIANPOUR

FIRST RIGHT CAPITAL INVESTMENT LLC (202104810555)

Request Certificate

Initial Filing Date 02/11/2021

Status Active

Standing - SOS Good

Standing - FTB Good

Standing - Agent Good

Standing - VCFCF Good

Formed In CALIFORNIA

Entity Type Limited Liability Company - CA

Principal Address 3532 OVERLAND AVENUE STE A LOS ANGELES, CA 90034

Mailing Address 3532 OVERLAND AVENUE STE A LOS ANGELES, CA 90034

Statement of Info Due Date 02/28/2023

Agent

Individual HERBERT HAKIMIANPOUR 3532 OVERLAND AVENUE STE A LOS ANGELES, CA 90034

- An Advanced search is required when searching for publicly traded disclosure information or a status other than active.
- An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

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hakimianpour santa monica



Advanced ▾

Results: 1

Entity Information	Initial Filing Date	Status	Entity Type	Formed in	Agent
HAKIMIANPOUR SANTA MONICA GROUP, L.L.C. (199635510086)	12/20/1996	Active	Limited Liability Company - CA	CALIFORNIA	Herbert Hakimianpour

© 2023 CA Secretary of State

HAKIMIANPOUR SANTA MONICA GROUP, L.L.C. (199635510086)		X
		
Request Certificate		
<i>Initial Filing Date</i>	12/20/1996	
<i>Status</i>	Active	
<i>Standing - SOS</i>	Good	
<i>Standing - FTB</i>	Good	
<i>Standing - Agent</i>	Good	
<i>Standing - VCFCF</i>	Good	
<i>Formed In</i>	CALIFORNIA	
<i>Entity Type</i>	Limited Liability Company - CA	
<i>Principal Address</i>	3532 OVERLAND AVENUE SUITE A LOS ANGELES, CA 90034	
<i>Mailing Address</i>	3532 OVERLAND AVENUE SUITE A LOS ANGELES, CA 90034	
<i>Statement of Info Due Date</i>	12/31/2024	
<i>Agent</i>	Individual Herbert Hakimiyanpour 3532 OVERLAND AVE SUITE A LOS ANGELES, CA 90034	

DEC 05 2023

FILE COPY

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

ZA 2023-1767-CUB-CUX-1A

Hospitality Group Overview:

Hospitality Services
is responsible for the
strategic direction
and oversight of
CIM's hotel, food &
beverage & other
hospitality assets.

Relevant Hospitality Group Assets



THE DOMINICK HOTEL

Luxury

Keys	391
City, ST	New York, NY



REDBURY NEW YORK

Full Service

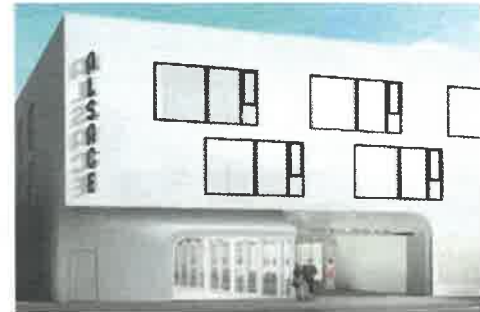
Keys	259
City, ST	New York, NY



DOWNTOWN GRAND

Full Service

Keys	1124
City, ST	Las Vegas, NV



ALSACE HOTEL

Full Service

Keys	48
City, ST	Los Angeles, CA

CIM Owned Properties Along Adams



Tartine Bakery

Adams Wine Shop and Bar



MIAN West Adams



Cento



Alta

Farmhouse Thai

Vicky's All Day

Mizlala

Alsace Hotel



CIM Investment in Crenshaw Corridor



Item #5 2A-2023-1767-CUB-CUX-1A

RECEIVED
CITY OF LOS ANGELES

Grant Deed Recorded on April 12, 1941 in Book 18380 at Pages 36-38
of the Official Records of Los Angeles County

DEC 05 2023

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

U.S.I.P.S.#45.50 Cancelled

GRANT 12321

MARSHHEAD LAND COMPANY, a corporation organized under the laws of the State of Delaware, and having its principal place of business in the City of Los Angeles, County of Los Angeles, State of California, in consideration of Ten Dollars (\$10.00) to it in full paid, the receipt of which is hereby acknowledged, does hereby GRANT TO ERISTOL INVESTMENT CORPORATION, a California corporation, all that real property situated in the City of Los Angeles, County of Los Angeles, State of California, and particularly described as follows:

Lots 36 and 37 in Tract 8087, as per map recorded in Book 88, Pages 51 to 53 of Maps, in the office of the County Recorder of said County.

EXCEPTING THEREFROM unto the Grantor, its successors or assigns, all deposits or oil, gas or other hydrocarbon substances and water underlying said land, provided however that this exception shall not be deemed to give Grantor, its successors or assigns, any right to enter upon said premises for the development of said water, oil, gas or other hydrocarbon substances.

RESERVING THEREFROM to Grantor, its successors and assigns: An easement and right of way over, under, along and across the easterly three (3) feet of said realty, to construct, install, maintain and operate telephone, telegraph, electric light and power lines, poles, wires, cables and the necessary appurtenances or underground conduits, sewers, water and gas pipes or mains, with the right of entry thereon for the purpose of maintaining, preserving and installing the same, and with the further right to convey, license or lease the whole or any part of said easement with the right of entry thereon, to any firm, corporation, municipal body, person or persons, for the purpose of maintaining and installing the same.

RESERVING THEREFROM: An easement for parking space for automobiles upon that portion of the southerly thirty-five (35) feet of said Lot 37 lying westerly of a line drawn parallel with and distant 80 feet easterly, measured at right angles, from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive) as shown on said map, said space to be used in conjunction with those portions of Lots 38 to 42 inclusive of said tract, lying easterly of a line drawn parallel with and distant 60 feet easterly, measured at right angles, from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive), for use and benefit of only the owner or owners, tenant or tenants, and/or patrons and customers of said owner or owners and tenant or tenants of said Lots 38 to 42 of said Tract No. 8087. Said easement shall also be appurtenant to and for the benefit of said Lots 36 to 42 in said Tract.

RESERVING THEREFROM: An easement and right of way for ingress and egress over and upon that portion of the southerly thirty-five (35) feet of said Lot 37 lying westerly of a line drawn parallel with and distant 80 feet easterly, measured at right angles from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive) for the use and benefit of only the owner or owners, tenant or tenants, and/or patrons and customers of Lots 38 to 42 of said Tract No. 8087. Said easement shall be appurtenant to and for the benefit of said Lots 36 to 42 in said Tract.

TOGETHER WITH: An easement for parking space for automobiles over and upon those portions of Lots 38 to 42 inclusive of said Tract No. 8087 lying easterly of a line drawn parallel with and distant 80 feet easterly, measured at right angles from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive), said space to be used in conjunction with the southerly thirty-five (35) feet of that portion of Lot 37 of said Tract No. 8087 lying easterly of a line drawn parallel with and distant 60 feet easterly, measured at right angles, from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive) by the owner or owners, tenant or tenants, and/or patrons and customers only of Lots 38 to 42 of said Tract No. 8087. Said easement shall be appurtenant to and for the benefit of Lots 36 to 42 in said Tract.

This conveyance is made upon the following covenants and restrictions imposed upon and for the benefit of the lots herein conveyed and for Lots 38 to 42 inclusive and shall operate also as covenants running with the land and shall apply to and bind the Grantee herein, its successors in interest and assigns:

FILE COPY

RESERVING THEREFROM: An easement for parking space for automobiles upon that portion of the southerly thirty-five (35) feet of said Lot 37 lying easterly of a line drawn parallel with and distant 80 feet easterly, measured at right angles, from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive) as shown on said map, said space to be used in conjunction with those portions of Lots 38 to 42 inclusive of said tract, lying easterly of a line drawn parallel with and distant 80 feet easterly, measured at right angles, from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive), for use and benefit of only the owner or owners, tenant or tenants, and/or patrons and customers of said owner or owners and tenant or tenants of said Lots 38 to 42 of said Tract No. 8027. Said easement shall also be appurtenant to and for the benefit of said Lots 38 to 42 in said Tract.

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**3000 S Crenshaw Blvd (LA) OZ Owner, LLC
4700 Wilshire Boulevard,
Los Angeles, California 90028
Telephone (323) 860-4900**

December 5, 2023

South Los Angeles Area Planning Commission
Attn: Jacqueline Orozco, President
200 N Spring Street
Los Angeles, CA 90012
Co/Nevery Hill, Commission Executive Assistance
apcsouthla@lacity.org

Re: 3020 Crenshaw Blvd, ZA-2023-1767-CUB-CUX-1A, ENV-2023-1767-CUB-CUX

To whom it may concern:

3000 S Crenshaw Blvd (LA) OZ Owner, LLC is the applicant ("Applicant") and owner of the property located at 3020 Crenshaw Boulevard related to Case Numbers: ZA-2023-1767-CUB-CUX-1A, and related Case No: ENV-2023-1767-CUB-CUX ("Project"). First Right Capital Investment, LLC and Hakimianpour Santa Monica Group, LLC (collectively, "Appellants") have appealed our Project. Appellants allege they did not receive notice of a public hearing for the Project. As noted by our legal counsel in a letter submitted this morning, Appellant's appear as item #82 on the mailing lists used to notify owners, adjacent owners and occupants. As noted in the attached letter from Quality Mapping Services (a reputable and long-time vendor of mapping services in the City of Los Angeles), QMS followed Los Angeles Municipal Code Section 12.24.D.2's requirement and obtained owner information based on data from the Los Angeles County Assessor's Office. QMS, therefore, followed all applicable procedures. As a result, Appellants were notified twice (once as owners within 500 feet and a second time as adjacent owners) at 3532 Overland Avenue #A, Los Angeles, CA 90034 (a copy of the mailing list is included within Exhibit D to Appellant's November 30, 2023 Secondary Submission to this APC).

Attached hereto are two screenshots taken today from the California Secretary of State's Business Search Website. The first screenshot for First Right Capital Investment, LLC shows a principal and mailing address of 3532 Overland Avenue #A, Los Angeles, CA 90034. The first screenshot also shows an Agent as Herbert Hakimianpour with an address of 3532 Overland Avenue #A, Los Angeles, CA 90034. The second screenshot for Hakimianpour Santa Monica Group, LLC also shows a principal and mailing address of 3532 Overland Avenue #A, Los Angeles, CA 90034. The second screenshot also shows an Agent as Herbert Hakimianpour with an address of 3532 Overland Avenue #A, Los Angeles, CA 90034. As noted above, notice to owner for Appellants was sent twice to 3532 Overland Avenue #A, Los Angeles, CA 90034.

Not only did QMS follow the procedure required by LAMC Section 12.24.D.2, but all available public information also shows the Appellants share a principal place of business and an Agent. Accordingly, Appellants (both First Right Capital Investment, LLC and Hakimianpour Santa Monica Group, LLC) received notice of the public hearing. Appellant's claim is not supported by the record before you.

Sincerely,



Miguel Padilla
Vice President, Development

Attachments (1) CA Secretary of State Data First Right Capital Investment LLC
 (2) CA Secretary of State Data Hakimianpour Santa Monica Group LLC

Copy Michael Gonzales
 Hakeem Parke-Davis
 Jonathan Hershey
 Dana Sayles



December 05, 2023

Dana Sayles
Three6ixty
11287 W Washington Blvd
Culver City, CA 90230

RE: Inquiry regarding ownership 82

Dear Ms Sayles,

We have done an investigation on ownership number 82 on work order 23-039. We have reviewed our methodology and procedures and can confirm that the information provided on the ownership and occupant notification lists are accurate per the information available.

We utilize the County of Los Angeles Tax Assessor information and followed the instructions per the L.A.M.C. Section 12.24 D.2.. The procedures instruct the use of the records of the County of Los Angeles Tax Assessor. We utilize CoreLogic/RealQuest to obtain and access the Los Angeles County Tax Assessor Record information.

Please see attached copy of the Los Angeles County Tax Assessor Information that we obtained from CoreLogic.

As you can see this indicates the ownership that was utilized in preparing the notification label. Additionally we prepared an occupant notification label for the property address located at 3036 Crenshaw Blvd.

If you have any further questions we would be more than happy to provide assistance.

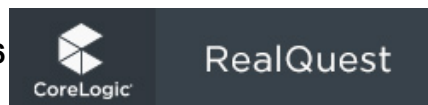
Best regards,

Peter Elias

(rf)

Property Detail Report

For Property Located At :
3026 CRENSHAW BLVD, LOS ANGELES, CA 90016



Owner Information

Owner Name: **HAKIMIANPOUR SANTA MONICA GROUP**
Mailing Address: **3532 OVERLAND AVE #A, LOS ANGELES CA 90034-7174 C068**
Vesting Codes: **// TR**

Location Information

Legal Description:	TRACT NO 8027 LOT 38		
County:	LOS ANGELES, CA	APN:	5051-029-004
Census Tract / Block:	2193.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	8027
Legal Book/Page:	85-51	Map Reference:	43-B5 /
Legal Lot:	38	Tract #:	8027
Legal Block:		School District:	LOS ANGELES
Market Area:	C16	School District Name:	LOS ANGELES
Neighbor Code:		Munic/Township:	L.A. MID-CI

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/12/2021 / 02/03/2021	1st Mtg Amount/Type:	\$4,855,000 / CONV
Sale Price:	\$4,800,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	573359
Document #:	573358	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$1,371.43
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	COMMONWEALTH LAND TITLE		
Lender:	LIVE OAK BKG CO		
Seller Name:	SMOTHERS R LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1940 / 1940	Total Rooms/Offices		Garage Area:	
Gross Area:	3,500	Total Restrooms:		Garage Capacity:	
Building Area:	3,500	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAC1.5	Acres:	0.17	County Use:	PARKING LOT (2700)
Lot Area:	7,502	Lot Width/Depth:	x	State Use:	
Land Use:	PARKING LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$697,068	Assessed Year:	2023	Property Tax:	\$8,431.08
Land Value:	\$697,068	Improved %:		Tax Area:	401
Improvement Value:		Tax Year:	2022	Tax Exemption:	
Total Taxable Value:	\$697,068				

than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

- An Advanced search is required when searching for publicly traded disclosure information or a status other than active.
- An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2) select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

first right capital  Advanced 

Results: 1

Entity Information ▾	Initial Filing Date ▾	Status ▾	Entity Type ▾	Formed In ▾	Agent ▾
FIRST RIGHT CAPITAL INVESTMENT LLC (202104810555) >	02/11/2021	Active	Limited Liability Company - CA	CALIFORNIA	HERBERT HAKIMIANPOUR

FIRST RIGHT CAPITAL
INVESTMENT LLC (202104810555)



[Request Certificate](#)

Initial Filing Date	02/11/2021
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Limited Liability Company - CA
Principal Address	3532 OVERLAND AVENUE STE A LOS ANGELES, CA 90034
Mailing Address	3532 OVERLAND AVENUE STE A LOS ANGELES, CA 90034
 Statement of Info Due Date	02/28/2023
Agent	Individual HERBERT HAKIMIANPOUR 3532 OVERLAND AVENUE STE A LOS ANGELES, CA 90034

**California**
Secretary of State

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Forms

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Business UCC

than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

- An Advanced search is required when searching for publicly traded disclosure information or a status other than active.
- An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

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hakimianpour santa monica

Advanced

Results: 1

Entity Information	Initial Filing Date	Status	Entity Type	Formed In	Agent
HAKIMIANPOUR SANTA MONICA GROUP, L.L.C. (199635510086)	12/20/1996	Active	Limited Liability Company - CA	CALIFORNIA	Herbert Hakimianpour

HAKIMIANPOUR SANTA MONICA GROUP, L.L.C. (199635510086)

**Request Certificate**

Initial Filing Date	12/20/1996
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Limited Liability Company - CA
Principal Address	3532 OVERLAND AVENUE SUITE A LOS ANGELES, CA 90034
Mailing Address	3532 OVERLAND AVENUE SUITE A LOS ANGELES,CA90034
Statement of Info Due Date	12/31/2024
Agent	Individual Herbert Hakimianpour 3532 OVERLAND AVE SUITE A LOS ANGELES, CA 90034

Hospitality Group Overview:

Hospitality Services is responsible for the strategic direction and oversight of CIM’s hotel, food & beverage & other hospitality assets.

Relevant Hospitality Group Assets



THE DOMINICK HOTEL	
Luxury	
Keys	391
City, ST	New York, NY



REDBURY NEW YORK	
Full Service	
Keys	259
City, ST	New York, NY



DOWNTOWN GRAND	
Full Service	
Keys	1124
City, ST	Las Vegas, NV



ALSACE HOTEL	
Full Service	
Keys	48
City, ST	Los Angeles, CA

CIM Owned Properties Along Adams



Alta

Tartine Bakery

Adams Wine Shop and Bar



MIAN West Adams



Cento



Farmhouse Thai

Vicky's All Day

Mizlala

Alsace Hotel



CIM Investment in Crenshaw Corridor



**Grant Deed Recorded on April 12, 1941 in Book 18380 at Pages 36-38
of the Official Records of Los Angeles County**

U.S.I.R.S.#6.60 Cancelled

GRANT DEED

MARSHHEAD LAND COMPANY, a corporation organized under the laws of the State of Delaware, and having its principal place of business in the City of Los Angeles, County of Los Angeles, State of California, in consideration of Ten Dollars (\$10.00) to it in full paid, the receipt of which is hereby acknowledged, does hereby GRANT TO BRISTOL INVESTMENT CORPORATION, a California corporation, all that real property situated in the City of Los Angeles, County of Los Angeles, State of California, and particularly described as follows:

Lots 36 and 37 in Tract 8027, as per map recorded in Book 85, Pages 51 to 53 of Maps, in the office of the County Recorder of said County.

EXCEPTING THEREFROM unto the Grantor, its successors or assigns, all deposits of oil, gas or other hydrocarbon substances and water underlying said land, provided however that this exception shall not be deemed to give Grantor, its successors or assigns, any right to enter upon said premises for the development of said water, oil, gas or other hydrocarbon substances.

RESERVING THEREFROM to Grantor, its successors and assigns: An easement and right of way over, under, along and across the easterly three (3) feet of said realty, to construct, install, maintain and operate telephone, telegraph, electric light and power lines, poles, wires, cables and the necessary crossarms or underground conduits, sewers, water and gas pipes or mains, with the right of entry thereon for the purpose of maintaining, preserving and installing the same, and with the further right to convey, license or lease the whole or any part of said easement with the right of entry thereon, to any firm, corporation, municipal body, person or persons, for the purpose of maintaining and installing the same.

RESERVING THEREFROM: An easement for parking space for automobiles upon that portion of the southerly thirty-five (35) feet of said Lot 37 lying easterly of a line drawn parallel with and distant 80 feet easterly, measured at right angles, from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive) as shown on said map, said space to be used in conjunction with those portions of Lots 38 to 42 inclusive of said tract, lying easterly of a line drawn parallel with and distant 80 feet easterly, measured at right angles, from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive), for use and benefit of only the owner or owners, tenant or tenants, and/or patrons and customers of said owner or owners and tenant or tenants of said Lots 36 to 42 of said Tract No. 8027. Said easement shall also be appurtenant to and for the benefit of said Lots 36 to 42 in said Tract.

RESERVING THEREFROM: An easement and right of way for ingress and egress over and upon that portion of the southerly thirty-five (35) feet of said Lot 37 lying westerly of a line drawn parallel with and distant 80 feet easterly, measured at right angles from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive) for the use and benefit of only the owner or owners, tenant or tenants, and/or patrons and customers of Lots 38 to 42 of said Tract No. 8027. Said easement shall be appurtenant to and for the benefit of said Lots 36 to 42 in said Tract.

TOGETHER WITH: An easement for parking space for automobiles over and upon those portions of Lots 38 to 42 inclusive of said Tract No. 8027 lying easterly of a line drawn parallel with and distant 80 feet easterly, measured at right angles from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive), said space to be used in conjunction with the southerly thirty-five (35) feet of that portion of Lot 37 of said Tract No. 8027 lying easterly of a line drawn parallel with and distant 80 feet easterly, measured at right angles, from the easterly line of Crenshaw Boulevard (formerly Angeles Mesa Drive) by the owner or owners, tenant or tenants, and/or patrons and customers only of Lots 36 to 42 of said Tract No. 8027. Said easement shall be appurtenant to and for the benefit of Lots 36 to 42 in said Tract.

This conveyance is made upon the following covenants and restrictions imposed upon and for the benefit of the lots herein conveyed and for Lots 38 to 42 inclusive and shall operate also as covenants running with the land and shall apply to and bind the Grantee herein, its successors in interest and assigns:

1. That said lots or any part thereof or any easements appurtenant thereto shall not be used, occupied or permitted to be used or occupied by any person not of the white or Caucasian race, except such persons not of the white or Caucasian race as are engaged on said lands in the bona fide employment of the owner of said land or those holding under said owner.

2. The construction of all buildings once commenced on said lands shall be prosecuted diligently to completion and with due diligence thereafter, all exteriors shall be suitably colored, painted or stained.

3. That buildings constructed elsewhere or temporary buildings, shacks, or tents (except for construction purposes only) shall not be placed or maintained or permitted to remain on said realty or used for residence, overnight sleeping or housekeeping purposes. Trailers shall not be placed, maintained or permitted to remain on said realty for overnight sleeping or housekeeping purposes.

4. That said premises shall not be used, nor shall any part thereof be used for the purpose of drilling thereon, for, or producing therefrom, water, oil, gas, or any other mineral substance.

The foregoing covenants and restrictions shall be binding upon the Grantee, its successors in interest or assigns, until January 1, 1970, except the restriction in paragraph one (1) which shall be perpetual.

If the Grantee or its successors in interest or assigns violate or attempt to violate any of the covenants or restrictions herein before January 1, 1970, or at any

38

10380

time as to the restrictions set forth in paragraph one (1), it shall be lawful for the Grantor, its successors in interest or assigns, and also for the owners of Lots 38 to 42, their successors in interest or assigns, to prosecute any proceeding at law or in equity against the person or persons who have violated or are attempting to violate any covenant or restriction either to prevent them from so doing, to cause said violation to be remedied or to recover damages for such violation or to obtain such other redress as may be provided by law.

The foregoing restrictions are also imposed as conditions subsequent and the breach of any thereof (upon the expiration of thirty (30) days after written notice to remedy the same and provided said breach has not been remedied prior to the expiration of thirty (30) days) shall cause said realty with the appurtenances thereto belonging to be forfeited and to revert to Grantor, its successors in interest or assigns, each of whom shall have the right to immediate entry upon said lots in event of said breach, but the breach of any of the foregoing conditions or any re-entry by reason thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said lots, but said provisions, conditions, restrictions and covenants shall be binding upon and effective against any owner thereof whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

IN WITNESS WHEREOF, MARBLEHEAD LAND COMPANY has caused its corporate signature to be hereunto subscribed and its corporate seal to be hereunto affixed by its Vice-President and Assistant Secretary, this 18th day of March, 1941.

(SEAL)

MARBLEHEAD LAND COMPANY

By Philip R. Johnson, Vice-President.

By Marvin Osburn, Assistant Secretary.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES) ss. On this 8th day of March, April, 1941, before me, ROLAND FRIESS, a Notary Public in and for the said County, residing therein, duly commissioned and sworn, personally appeared PHILIP R. JOHNSON, known to me to be the Vice-President, and MARVIN OSBURN, known to me to be the Assistant Secretary of the corporation described in and that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this day and year in this certificate first above written.

(SEAL)

Roland Friess, Notary Public

In and for the County of Los Angeles, State of California.

5588 COPY OF ORIGINAL RECORDED AT REQUEST OF TITLE GUARANTEE & TRUST CO., APR 18 1941.
GIVEN AN COPYIST #8: COMPARED, NAME B. BEATTY, COUNTY RECORDER, BY [Signature] 104 DEPUTY



Gonzales Law Group, APC
707 Wilshire Blvd., Suite 4350 | Los Angeles, CA 90017
Telephone: 213.279.6965 | Fax: 213.402.2638
www.gonzaleslawgroup.com

Michael Gonzales
E-mail: mike@gonzaleslawgroup.com

December 5, 2023
South Los Angeles Area Planning Commission
Attn: Jacqueline Orozco, President
200 N. Spring Street
Los Angeles, CA. 90012
c/o Everly Hill, Commission Executive Assistant
apcsouthla@lacity.org

Re: Applicant's Technical Response; Case No: ZA-2023-1767-CUB-CUX-1A / Related Case No: ENV-2023-1767-CUB-CUX; 3020 Crenshaw Boulevard, Los Angeles, CA 90016

Dear Members of the South Los Angeles Area Planning Commission:

Gonzales Law Group represents the Applicant, 3000 S Crenshaw Blvd (LA) OZ Owner, LLC ("Applicant") and owner of the property located at 3020 Crenshaw Boulevard related to Case Numbers: ZA-2023-1767-CUB-CUX-1A, and related Case No: ENV-2023-1768-CE.

We respectfully urge the South Los Angeles Area Planning Commission ("South APC") to deny all the appeals, and sustain the decisions of the Zoning Administrator. The appeal contains no substantial evidence to demonstrate that the Zoning Administrator erred or abused its discretion in approving the actions in the LOD. All of the appeal points have been thoroughly responded to by the Applicant in the Applicant's Appeal Response dated September 20, 2023.

The following outlines key issues of the Appellant's technical submission dated November 30, 2023, and our Applicant's response to each.

1. Parking Issues

The Appellant's November 30, 2023, response conflates and misstates applicable provisions of the LAMC and state law. First, the existing structure has a Certificate of Occupancy dated April 6, 1960, requiring zero parking spaces. In 1964, the property was granted on-site restaurant uses within the theater, including alcoholic beverage service, zero parking spaces required, (see images as Attachment "A"). Pursuant to applicable provisions of the LAMC and the Crenshaw Corridor Specific Plan, a change of use from theater to banquet hall does not require any additional parking, and thus by code no new parking is required for the change of use. Furthermore, the property qualifies for application of AB 2097, which the record clearly shows the Applicant has requested. The City, therefore, cannot require parking in connection with this request unless specific findings are made by a preponderance of the evidence. No such evidence exists in this case. There is thus no error or procedural violation relative to the project's parking requirements.

2. Private Party Parking Easement Dispute

As stated in the Applicant's Appeal response an existing private party easement governs the utilization of shared parking areas on properties owned by both the Appellant and the Applicant. This agreement is a private instrument of record, with the city of Los Angeles having no purview to regulate. The parking easement has existed and burdened a portion of Appellant's property for the benefit of Applicant's property since at least 1941.

Approval of this request does not change the terms of the parking easement. Appellant's contentions otherwise are without merit.

3. Valet Plan

As previously presented in the Applicant's appeal response, the proposed valet plan presented at the Zoning Administrator's Hearing on July 17, 2023, is preliminary, and entirely a volunteered operational benefit for the project. The Property has always existed and operated as an assembly use, historically with alcoholic beverages. The addition of alcohol within our building does nothing to change the mode of operation of this lot. If anything the proposed project will improve conditions by implementing a valet service for its functions, an amenity that has never been provided here before. As conditioned by the Zoning Administrator a final parking plan shall be submitted to LADOT for review and approval prior to any operations, as it is not within the purview of the Department of City Planning to approve Valet Operations Plans, only to determine the necessity of such program. There is no violation of due process or procedure by having a conceptual and not final or fully approved Valet Operations Plan in the record.

4. Noticing

The Appellant continues to assert that they were not provided legal notice for the prior public hearing on July 17, 2023, despite clear and unambiguous evidence in the record that the Appellants are #82 on all mailing lists. The Affidavit of mailing and posting by Better Technology Corporation is attached as an image in Attachment "B", as part of the public record in the case file demonstrating that legal notice for the public hearing was delivered to the owner's address at least twice, as well as the tenant as the Occupant of the property. Moreover, Appellant's contention their signature was required on the Application is false. As noted above, Appellant's property has had the benefit of parking on a portion of Appellant's property since 1941 pursuant to an operative private parking easement agreement. Your approval of this project does nothing to change that fact.

5. The Associate Zoning Administrator Lacked Authority To Grant The Conditional Use Permit

The Appellant continues to assert that the Zoning Administrator erred by referring to this project as a restaurant, and because the grant did not request a permit for nightclubs or other establishments offering dancing and live entertainment in conjunction with a restaurant in Westwood Village Specific plan according to LAMC 12.24.W.30. To reiterate, typographic errors and clerical errors may be corrected as a matter of practice in the city. The grants requested by the Applicant, and approved by the Zoning Administrator in LAMC Section 12.24.W,1 and W,18 are the correct grants for this application. LAMC Section 12.24.W.30 does not apply, and any insinuation otherwise by the Appellant demonstrates their lack of understanding of the LAMC.

Given the comprehensive nature of the application materials in the public record, as well as the extensive technical analysis on all issues, and commitment to creating a community-driven project, there is no evidence in the public record to support any of the Appellant's claims that the Zoning Administrator erred or abused its discretion in granting the entitlements for the on-site sale and consumption of alcoholic beverages and on-site dancing.

Sincerely,

Michael Gonzales
Michael Gonzales
Gonzales Law Group APC

cc: Jonathan Hershey, Associate Zoning Administrator
Hakeem Parke-Davis, Council District 10
Dana Sayles, three6ixty
Miguel Padilla, CIM

Attachments:

A – Certificates of Occupancy

B- Affidavit of mailing/posting and Radius Map Package

ATTACHMENT "A" – Certificate of Occupancy

Form B-95a (Rev. 7-37)

CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

Issued **April 6, 1960**
Address of Building **3020 Crenshaw Boulevard**
Permit No. and Year **LA7921-58**

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5, and with applicable requirements of State Housing Act—for following occupancies:

62' x 149' irregular-shaped motion picture theater converted from an existing portion of a one-story, Type III-A, theater building.
B-1 Occupancy

Occupancy Load 489 No Cellulose Nitrate Film
Superintendent of Building

 **Edward T. Oshita**
3417 1/2 South Bronson Avenue
Los Angeles, California
E. E. SPITZER lmw

Address of Building **3018 Crenshaw Boulevard**

CITY OF LOS ANGELES
Certificate of Occupancy **X51876**

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued **1/23/64** Permit No. and Year **LA 48015/63**

One-story, Type III-A, 30' x 35' restaurant converted from a portion of nonconforming theater building. (with alcoholic beverages)
G-2 Occupancy

Owner **Mr. Motokazu Yokoyama**
Owner's Address **3018 Crenshaw Blvd.**
Los Angeles, California

E. E. SPITZER:ke

Form B-95b—2M Sets—3-62 (C-10) J. C. MONNING, Superintendent of Building—By _____

ATTACHMENT "X" – MAILING AFFIDAVIT

BTC

BETTER TECHNOLOGY CORPORATION

201 N LOS ANGELES ST., STE 13A
LOS ANGELES, CA 90012
213-617-9600
FAX: 213-617-9643

14540 SYLVAN ST.
VAN NUYS, CA 91411
818-779-8866
FAX: 818-779-8870

MAILING AFFIDAVIT

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. _____

Parcel Map No. _____

Zoning Administrator
Case No. ZA-23-1767-CUB-CUX

Private Street No. _____

Coastal Permit
Case No. _____

Area Planning Commission
Case No. _____

Design Review Board
Case No. _____

Other DIR Cases
Case No. _____

SITE ADDRESS: 3016-3020 S. CRENSHAW BLVD.

I, CHRISTOPHER OWENS, certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the 20th day of JUNE, 2023, Mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- ☒ 500-foot radius
- ☒ Abutting the subject site
- ☒ Owners and Occupants
- ☒ Tenant Notice
- ☐ 100-foot Coastal Notice
- ☐ State Coastal Commission
- ☒ Adjacent Cities
- ☒ Applicant and Representative
- ☐ City Newspaper Notice
- ☐ L.A. Unified School District, L.A. County
- ☐ Regional Planning
- ☐ Caltrans
- ☒ Metropolitan Transit Authority
- ☒ Certified Neighborhood Council
- ☒ Council Office and Council District Offices
- ☐ Homeowner's Association
- ☐ Department of Neighborhood Empowerment

- ☐ City of Los Angeles Department
- ☐ Building and Safety
- ☐ City Administrative Officer
- ☐ Community Redevelopment Agency
- ☐ City of Los Angeles Department of
- ☐ of Transportation
- ☐ Bureau of Engineering
- ☐ Appellant
- ☐ Interested Parties List (attached)
- ☐ Other

There is a regular daily communication by email between the City of Los Angeles and each of the addresses to which notices were mailed.

[Signature]
BTC Hearing Notice Mailing Clerk