

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

EXPEDITED
PROCESSING
SECTION

Planning Staff Use Only

ENV No. <u>2015-2844(12)</u>	Existing Zone <u>M2-2D</u>		<u>21-5A123</u>
APC <u>CENTRAL</u>	Community Plan <u>DOWNTOWN LOS ANGELES</u>		Council District <u>14</u>
Census Tract <u>2062.00</u>	APN <u>5147010001</u>	Case Filed With [DSC Staff] <u>A. RODRIGUEZ</u>	Date <u>8/3/15</u>

CASE NO. 7A 2015-2843 (ZMA)

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

1. PROJECT LOCATION AND SIZE

Street Address of Project 719-725 East Fifth Street Zip Code 90013

SEE ATTACHMENT
Legal Description: Lot addendum Block _____ Tract _____

Lot Dimensions _____ Lot Area (sq. ft.) _____ Total Project Size (sq. ft.) _____

2. PROJECT DESCRIPTION

Describe what is to be done: Repurposing vacant building to micro units using the Adaptive Reuse Ordinance and ZA Memorandum 129

Present Use: Vacant (CFO--light housekeeping over retail) Proposed Use: Micro Live/Work units over retail

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

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building: Rear Front Height Side Yard

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

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: 12.22A26 Code Section which authorizes relief: 12.28
Reduce the average and minimum unit square footage utilizing ZA Memorandum 129

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Daryoush Dayan Company 813 E 5th, LLC
 Address: 2301 East Seventh Street Suite D200 Telephone: (323) 859-3452 Fax: (323) 859-3448
Los Angeles Zip: 90023 E-mail: daryoush@dayaninvestments.c

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

Contact person for project information Greg Fischer Company LA1781, Inc
 Address: 234 South Figueroa Street #1036 Telephone: (213) 265-7393 Fax: () n/a
Los Angeles Zip: 90012 E-mail: greg-fischer@att.net

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signature] Print: Daryoush Dayan

ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Los Angeles

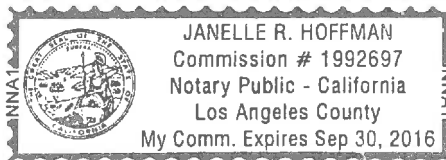
On April 30, 2015 before me, Janelle R. Hoffman, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Daryoush Dayan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Janelle R. Hoffman (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee <u>5,320</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>20047</u>	Deemed Complete by [Project Planner]	Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On April 30, 2015 before me, Janelle R. Hoffman Notary Public
(Insert Name of Notary Public and Title)
personally appeared Daryoush Dayan

who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf of which the person~~s~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Janelle R. Hoffman (Seal)

