APPLICATIONS

CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ **AHS Eligible** ☐ **Housing Element Streamlining**[1]

☐ **AB 2097 Eligible** ☐ **AB 3177 Eligible**

Case Number: CPC-2026-5894-CU3-TOC-PR-VHCA

Env. Case Number: none

Application Type: Class 3 CU, TOC, PR

Case Filed With (Print Name): Anna M. Vidal **Date Filed:** 11/12/2026

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent Hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): ADM-2023-7217-TOC-CU-SPR-PHP-HCA

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION

Street Address[2]: 5035 West Coliseum Street, Los Angeles, CA 90016 **Unit/Space Number:** _____

Legal Description[3] **(Lot, Block, Tract):** Lot B, PM 7159

Assessor Parcel Number: 5046-038-802 **Total Lot Area:** 215,985 sf

[1] Housing Development Projects located on sites identified under ZI-2534 & ZI-2535 are eligible for Ministerial Approval if at least 20 percent of the units are reserved for lower-income households.

[2] Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org).

[3] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

2. PROJECT DESCRIPTION

Present Use: Commercial

Proposed Use: Mixed-use commercial and multi-family residential

Project Name (if applicable): 5035 Coliseum

Describe in detail the characteristics, scope and/or operation of the proposed project:

The project proposes modifications to a previously approved TOC Tier 3 mixed-income housing development project containing residential and commercial uses located at 5035 Coliseum Street (Case No. ADM-2023-7217-TOC-CU-SPR-PHP-HCA). The proposed project would convert the existing approved project to a 100 percent affordable housing development while preserving the approved commercial use. The proposed modifications to the approved project include the following: 1) converting the approved 800 mixed-income units to affordable housing units; 2) adding 118 affordable housing units for a total of 918 affordable housing units, including 4 managers units; and 3) reducing one subterranean parking level. The ground-floor Costco would remain as part of this modified project. The modified project proposes to utilize TOC Tier 4 incentives for density, floor area, building height and transitional height, and open space. The Project is subject to streamlined, ministerial review under the Affordable Housing and High Road Jobs Act of 2022 ("AB 2011"). Pursuant to Cal. Govt. Code Sections 65912.120,65912.101(y)(2), and 65912.124(m), the Project, including all related governmental approvals and this modification request, is not a "project" for purposes of the California Environmental Quality Act ("CEQA") and is not subject to CEQA.

Additional Information Attached: ☐ **YES** ☒ **NO**

EXISTING SITE CONDITIONS

Complete and check all that apply:

- ☐ Site is undeveloped or unimproved (i.e., vacant)
- ☒ Site has existing buildings (provide copies of building permits)
- ☒ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial, oil wells)
- ☐ Site is located within 500 feet of a freeway or railroad
- ☒ Site is located within 500 feet of a sensitive use (e.g., school, park)
- ☐ Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- ☒ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☒ Removal of any on-site tree
- ☒ Removal of any street tree
- ☐ Removal of protected trees onsite/in public right-of-way
- ☒ Grading
- ☒ Haul Route
- ☒ New construction: 763,019 sf square feet
- ☐ Additions to existing buildings
- ☐ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☒ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)[4] 0 + Adding 918 = Total 918

Number of Affordable Units[5]: Existing 0 - Demolish(ed) 0 + Adding 914 = Total 914

Number of Market Rate Units: Existing 0 - Demolish(ed) 0 + Adding 4 (manager's units) = Total 4 manager's units

Mixed Use Projects, Amount of Non-Residential Floor Area: 192,217 sf square feet

PARKING INFORMATION

Is the project utilizing AB 2097? ☒ **YES** ☐ **NO**

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 1,313 Required # of Parking Spaces: 1,228

PARKING MINIMUM CHECKLIST

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.[6]

Check all that apply:

☒ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities

☐ Contain fewer than 20 dwelling units

☒ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Preliminary Land Use Report (PLUR) to BOE? (if required) ☒ **YES** ☐ **NO**

Is the project required to dedicate land to the public right-of-way? ☐ **YES** ☒ **NO**

If so, what is/are the dedication requirement(s)? n/a feet

If dedications are required on multiple streets, identify as such: n/a

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[4] Number of units to be demolished and/or which have been demolished within the last five years.

[5] As determined by the Los Angeles Housing Department.

[6] Parking relief may also be available for projects requesting approval under LAMC Sections 12.22 A.37, 12.22 A.38, or 12.22 A.39 of Chapter 1 or Sections 9.2.1, 9.2.2, 9.2.3, 9.2.4, or 9.2.5 of Chapter 1A.

AB 3177 ELIGIBILITY[7]

1. Is the proposed project a "housing development"[8]? ☒ YES ☐ NO

If **NO**, AB 3177 does **not** apply. If **YES**, answer both questions below.

2. Is each individual street frontage less than 500 linear feet? ☒ YES ☐ NO
3. Is the project located in a Transit Priority Area[9]? ☒ YES ☐ NO

If **NO** to **both** questions, AB 3177 does **not** apply. If **YES** to **either**, AB 3177 does apply; however, the project may still be required to provide a dedication for public improvements (including sidewalks) or as necessary to preserve public health and safety, pursuant to the exceptions in Section 66005.1.(c)(2) of the California Government Code.

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36? ☒ YES ☐ NO

Authorizing Code Section: Cal. Govt. Code Section 65912.124(m)

Code Section from which relief is requested (if any):

Action Requested: Modification to previously approved 5035 Coliseum Project (Case No. ADM-2023-7217-TOC-CU-SPR-PHP-HCA) to convert to a 100% affordable housing mixed-use project

Authorizing Code Section:

Code Section from which relief is requested (if any):

Action Requested: See attached Exhibit A.

Additional Requests Attached: ☒ YES ☐ NO

[7] Ineligible projects must follow existing City code and BOE investigation criteria related to dedications and improvements.
[8] Per Section 66005.1 of the California Government Code, housing development is defined as a development project with common ownership and financing consisting of residential use or mixed use where not less than 50 percent of the floorspace is for residential use
[9] PRC §21099(a)(7): an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program or applicable regional transportation plan

Exhibit A

Requested Approvals

- Pursuant to Cal. Govt. Code Section 65912.124(m), a modification to the previously approved 5035 Coliseum Project (Case No. ADM-2023-7217-TOC-CU-SPR-PHP-HCA ("Original Approval")).

- Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22.A.25(g)(2), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Determination for a qualifying Tier 4 100% affordable housing project, totaling 918 dwelling units, reserving 914 units for Low-Income Households and four as managers units, with the following Base and Additional Incentives:

  Base Incentives:

  a. Residential Density – A 70 percent increase in the maximum density to permit a total of 918 dwelling units, in lieu of the 540 units otherwise permitted by the C2 base density and the 800 dwelling units permitted in the Original Approval.
  b. Floor Area Ratio (FAR) – An increase in the allowable FAR to permit a 3.53:1 FAR, in lieu of the 3:1 FAR otherwise permitted in the C2-2D-CPIO zone and the 3.30:1 FAR permitted in the Original Approval.

  Additional Incentives:

  a. Building Height – An increase in the maximum allowable height by 30 feet to 85 feet in lieu of the 55 feet otherwise permitted under the CPIO and the 77 feet permitted in the Original Approval, and transitional height relief.
  b. Open Space – A 25 percent decrease in required open space to require a total of 72,450 square feet of required open space in lieu of the 96,600 square feet otherwise required under LAMC § 12.21 G and the 62,850 square feet required in the Original Approval.

- Pursuant to LAMC Section 12.24 U-14, a Major Development Project CUP for 192,217 square feet of nonresidential floor area in lieu of the 185,153 square feet of nonresidential floor area permitted in the Original Approval.

- Pursuant to LAMC Section 16.05, Project Review for 192,217 square feet of nonresidential floor area in lieu of the 185,153 square feet of nonresidential floor area permitted in the Original Approval.

- Pursuant to LAMC Section 13.14 G-1, Administrative Clearance for compliance with the provisions of the West Adams – Baldwin Hills – Leimert CPIO.

- Haul route to the I-10 Freeway.

- Removal of one street tree along Obama Boulevard and planting of two replacement street trees along Obama Boulevard and two new street trees along Coliseum Street.

- Other permits and approvals that may be deemed necessary, including but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☒ **YES** ☐ **NO**

If YES, list all case number(s): ADM-2023-7217-TOC-CU-SPR-PHP-HCA

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: ADM-2023-7217-TOC-CU-SPR-PHP-HCA Ordinance No.: _____

- ☐ Condition Compliance Review
- ☐ Modification of Conditions
- ☒ Revision of Approved Plans
- ☐ Renewal of Entitlement
- ☐ Clarification of Q (Qualified) Condition
- ☐ Clarification of D (Development) Limitation
- ☐ Amendment to T (Tentative) Classification
- ☐ Plan Approval subsequent to Main Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ **YES** ☒ **NO**

Have you filed, or is there intent to file, a Subdivision with this project? ☐ **YES** ☒ **NO**

Have you filed, or is there intent to file, a ministerial application with this project? ☒ **YES** ☐ **NO**

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

This request is a modification to a project previously approved pursuant to AB 2011

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☒ **YES (provide copy)** ☐ **NO**

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant[10] Name: 5035 Coliseum Property LLC

Company/Firm: 5035 Coliseum Property LLC

Address: 131 Charles Street **Unit/Space Number:**

City: New York **State:** NY **Zip Code:** 10014

Telephone: 212-941-9399 **E-mail:** jbrill@thrive-living.com

Are you in escrow to purchase the subject property?: ☐ YES ☒ NO

PROPERTY OWNER OF RECORD

☒ Same as applicant ☐ Different from applicant

Name (if different from applicant):

Address: **Unit/Space Number:**

City: **State:** **Zip Code:**

Telephone: **E-mail:**

AGENT / REPRESENTATIVE NAME: Marcos Velayos

Company/Firm: Park & Velayos LLP

Address: 801 S. Figueroa St. **Unit/Space Number:** 450

City: Los Angeles **State:** CA **Zip Code:** 90017

Telephone: 213-570-8000 **E-mail:** mvelayos@parkvelayos.com

[10] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information[11]

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

[11] As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before 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. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

  a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

  b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

  c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

  d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature: _____ **Date:** 11/5/2026

Print Name: Benjamin Shaoul

Signature: _____ **Date:** _____

Print Name: _____

Acknowledgement Form

State of New York)

)ss.:

County of New York)

On the 5th day of November in the year 2026, before me, the undersigned notary public, personally appeared Benjamin Shaoul, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Yareli Notary Public

YARELI PERALTA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE0051214
Qualified in KINGS County
Commission Expires JUNE 16, 2030

APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified. I understand that improper segmentation is a violation of CEQA and the LAMC Section 13B.11.1.I. and subject to all remedies available for a Code violation, including but not limited to monetary penalties.

c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

d. I understand that CEQA requires the City to analyze the whole of the project including actions taken under ministerial permits and discretionary permits before approving the project and if my project requires discretionary and ministerial case processing under separate case numbers, that the ministerial application will not be approved until the CEQA determination or finding for the project is issued.

e. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

f. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

g. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

h. I understand that if this application is denied, there is no refund of fees paid.

i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")),

arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

j. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).

k. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below <u>does not</u> need to be notarized.

Signature:  **Date:** 11/5/2026

Print Name: Benjamin Shaoul

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).