



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:
Waived hearing
Concurrent hearing
Hearing not be scheduled on a specific date (e.g. vacation hold)
Related Case Number

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.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address1 Unit/Space Number
Legal Description2 (Lot, Block, Tract)
Assessor Parcel Number Total Lot Area

2. PROJECT DESCRIPTION

(See full project description attached)

Present Use
Proposed Use
Project Name (if applicable)
Describe in detail the characteristics, scope and/or operation of the proposed project

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions We are also requesting two WDis through BOE for Santa Monica Blvd & N Orange Dr.

- Site is undeveloped or unimproved (i.e. vacant)
Site has existing buildings (provide copies of building permits)
Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

- Deviation 3: To reduce the parking lot shade rear setback requirement from 50% to 39% and reduction of the landscape requirement from 1 tree for 4 parking spaces to 1 tree for every 4.86 parking spaces
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)

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

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

ADDITIONAL REQUESTS- CP-7771.1 DCP APPLICATION ACTIONS
REQUESTED- CONTINUED:

Authorizing Code Section: 12.24

Code Section from which relief is requested (if any): W.27

Action Requested, Narrative: Deviation 3 request: To reduce the parking lot shade requirement from 50% to 39% and reduction of the landscape requirement from 1 tree for 4 parking spot to 1 tree for every 4.86 parking spaces

Authorizing Code Section: 12.24

Code Section from which relief is requested (if any): W.27

Action Requested, Narrative: For extension of operational EVCS & Restaurant hours from 11pm-7am to operate 24 hours

4. RELATED DEPARTMENT OF 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) _____

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. _____

Ordinance No.: _____

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master 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

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:

5. RELATED DOCUMENTS / REFERRALS

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

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

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 _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(*select only one*) 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.

⁵ 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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

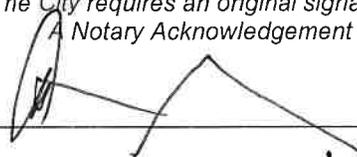
PROPERTY OWNER

7. 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 the agent for service of process or 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 the agent for service of process or 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.
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- **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 3-29-22

Print Name ALBERT MASSACH, manager of
Orange mix AM, LLC.

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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 03/29/2022 before me, ALEX AROUTIOUNIAN, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

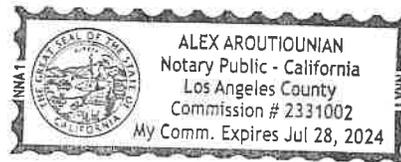
personally appeared ALBERT MASSACHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Alex Aroutiounian
Signature

(Seal)



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Signature _____

Date 3/29/2022

Print Name Jacques Massachi, manager of Orange Mix JM LLC.

Signature _____

Date _____

Print Name _____

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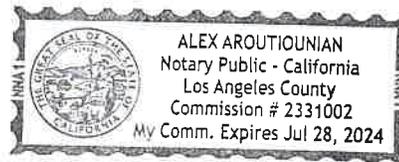
On 03/29/2022 before me, ALEX AROUTIOUNIAN NOTARY PUBLIC
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

[Signature] (Seal)
Signature



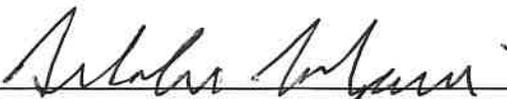
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Signature 

Date 3/30/22

Print Name Ardalan Lahijani, manager of Orange mix Laha, LLC

Signature _____

Date _____

Print Name _____

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State of California

County of Los Angeles

On March 31, 2022 before me, Oscar A. Lagos, notary public
(Insert Name of Notary Public and Title)

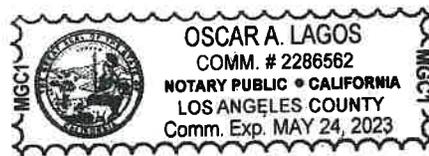
personally appeared Ardalan Lahijani, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~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

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WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



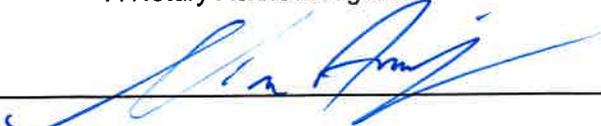
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Signature 

Date 3-29-2022

Print Name Michael Aminpour, Manager of
Orange Mix Amin, LLC.

Signature _____

Date _____

Print Name _____

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State of California

County of Los Angeles

On 3/29/2022 before me, Rosa Maria Murillo, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Michael Aminpour, 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.

Rosa Maria Murillo
Signature

(Seal)



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Signature _____
ESTHER LAVI

Date 3/30/22

Print Name ESTHER LAVI manager of
Orange Mix LAVI LLC

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

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State of California

County of Los Angeles

On 03/30/22 before me, LANA SILVER, Notary Public
(Insert Name of Notary Public and Title)

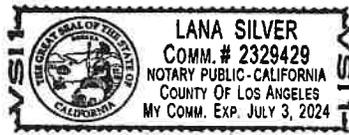
personally appeared Esther Aziz Lavi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

[Handwritten Signature]
Signature

(Seal)



PROPERTY LOCATED AT 7001 SANTA MONICA BLVD.

- **ORANGE MIX AM, LLC.**
NAME: ALBERT MASSACHI
ADDRESS: 1425 N. CAHUENGA BLVD.
CITY: LOS ANGELES
STATE: CALIFORNIA
ZIP: 90028
EMAIL: albert@mcapus.com
TELEPHONE: (310) 497-0009

- **ORANGE MIX JM, LLC.**
NAME: JACQUES MASSACHI
ADDRESS: 1425 N. CAHUENGA BLVD.
CITY: LOS ANGELES
STATE: CALIFORNIA
ZIP: 90028
EMAIL: jacques@mcapus.com
TELEPHONE: (213) 840-1200

- **ORANGE MIX LAVI, LLC.**
NAME: ESTHER LAVI
ADDRESS: 7707 SUNSET BLVD.
CITY: LOS ANGELES
STATE: CALIFORNIA
ZIP: 90046
EMAIL: esther@lavicpa.com
TELEPHONE: (310) 617-2135

- **ORANGE MIX AMIN, LLC.**
NAME: MASOUD MICHAEL AMINPOUR
ADDRESS: 6404 WILSHIRE BLVD. #999
CITY: LOS ANGELES
STATE: CALIFORNIA
ZIP: 90048
EMAIL: michaela@bkcfm.com
TELEPHONE: (310) 877-7024

- **ORANGE MIX LAHA, LLC.**
NAME: ARDALAN LAHIJANI
ADDRESS: 120 EL CAMINO DRIVE, SUITE 100
CITY: BEVERLY HILLS
STATE: CALIFORNIA
ZIP: 90212
EMAIL: anthony@lahijanigroup.com
TELEPHONE: (310) 704-6960

APPLICANT

- 8. 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.
 - 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 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.
 - e. 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.
 - f. 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.
 - g. 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 it 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.
 - i. 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 does not need to be notarized.

Signature: Caitlin Leathers

Date: 5/12/22

Print Name: Caitlin Leathers

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **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).

PROJECT DESCRIPTION

PROJECT NAME: SUPERCHARGER DINER & DRIVE-IN

PROJECT SCOPE: RESTAURANT (NEW BUILD), EVCS (34), DRIVE-IN THEATRE

PROPERTY ADDRESS: 7001/7003 W SANTA MONICA BLVD, LOS ANGELES, CA 90038

PROJECT ENTITLEMENTS REQUESTED:

- I. CUP: FOR A CHANGE IN HOURS OF OPERATION FOR A COMMERCIAL CORNER SITE TO ALLOW FOR 24 HOURS OF OPERATION OF THE EVCS & THE RESTAURANT (OPERATION OF MOVIE THEATER BEYOND COMMERCIAL CORNER RESTRICTIONS IS NOT BEING REQUESTED)
 - A. AS PART OF THE CUP THREE DEVIATIONS ARE REQUESTEDTHREE DEVIATIONS:
 1. For building overhang in the landscape setback along Orange Dr. (Canopy encroachment into 5 ft setback).
 2. Remove 5 ft rear setback on northern property line (adjacent to residential).
 3. To reduce the parking lot shade requirement from 50% to 39% and reduction of the landscape requirement from 1 tree for every 4 parking spaces to 1 tree for every 4.86 parking spaces.
- II. TWO WAIVER OF DEDICATIONS (WDI):
 1. Waiver of 12' dedication on frontage of Santa Monica Blvd.
 2. Waiver of 3' dedication on frontage of N. Orange Dr.

The project site is .565 acres in size and there is an existing 5,920 sf Shakey's Pizza restaurant which will be demolished. The site is located on a designated Commercial Corner lot within the State Enterprise Zone and within a Transit Priority Area. The proposed project will include the construction of a restaurant/diner with two levels: an approximately 3,800 sf enclosed lower level and a 5,500 SF outdoor seating and enclosed food preparation area; electric vehicle charging station which will have 34 spaces with chargers. 29 of the 34 charging stations will be super chargers and the remaining 5 will be Level 2 chargers.

Finally, there will be a two movie screens for viewing by people charging their cars and/or eating in the restaurant. The movies to be shown will be features lasting approximately the same amount of time as it takes to charge a vehicle (~30 minutes). The two screens will be on both North and West property lines of the site to allow people to view the screens from both their vehicles and from the roof top seating area. A decorative bamboo landscape screen will be planted on the property lines to frame both movie screens. The operational hours for the Drive-In movie theatre will be from 7am-11pm pursuant to the Commercial Corner standards.

As part of the CUP application, we are requesting 24 hour operations for the restaurant and the EVCS, we are also requesting two deviations from the Commercial Corner standards and one deviation from the Landscape Ordinance. The first deviation is to allow a portion of the restaurant roof canopy to overhang partially into the 5' landscape setback along N. Orange Dr. The second deviation is to remove the 5 ft rear setback along the north property adjacent to a residential zone. The third deviation would reduce the standard of 1 tree for every 4 parking spaces to 1 tree for every 4.86 parking spaces. Justifications for these three deviations are included in the submittal package.

We are also requesting a Class 32 Categorical Exemption as the site uses would not create any significant environmental impacts. The property is currently in escrow due to close on November 7, 2022. The current owners have issued a Limited Power of Attorney to allow a Tesla representative to sign all related application

materials throughout the entitlement process. This Limited Power of Attorney is included as part of the submittal package.

In addition to the Conditional Use Permit application, we are requesting approval of two Waivers of Dedications (WDI):

1. WDI-Santa Monica Blvd: We are requesting a full waiver of the additional 12' ROW dedication required adjacent to our property and from the 20' corner radius requirement at Santa Monica and Orange Drive.
2. WDI- N Orange Dr: We are requesting a full waiver of the additional 3' ROW dedication adjacent to our property.

Findings/justification for these waivers are included as part of the application package.

Search Online Building Records

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Address: 7001 W SANTA MONICA BLVD

- To print a summary overview, check mark the column for the desired record, then click here for [printer friendly format](#).
- To obtain the summary of the document, click on any of the result records below, (i.e. Document Type, ... Doc number).
- To view the digital document, click on the digital icon ()
If image is not available, please come visit us at our [Records Counter Office](#).

Sort By	Doc Type	Ascending
Then By	Sub Type	Ascending
Then By	Doc Date	Ascending
Then By	Doc Number	Ascending

Pre-selected addresses:

All 

Search Records by:

- Address
- Legal Description
- Assessor Number
- Document Number
- Advance and Address Range

<input type="checkbox"/>	Document Type	Sub Type	Doc Date	User Doc Number	Digital Image
<input type="checkbox"/>	AFFIDAVIT	PARKING	11/15/1966	AFF 3251	
<input type="checkbox"/>	BUILDING PERMIT		8/13/1927	1927LA23160	
<input type="checkbox"/>	BUILDING PERMIT	ALTERATION	1/23/1979	1979LA76493	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	4/1/1932	1932LA05890	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	4/1/1932	1932LA05891	
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<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	10/26/1948	1948 32111	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	12/21/1948	1948 33609	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	12/14/1949	1949 00135	
<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	12/16/1952	1952LA46742	
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<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	2/15/2002	01016-10000-16603	
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<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	6/5/2002	01016-10001-16603	
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<input type="checkbox"/>	BUILDING PERMIT	BLDG-ALTER/REPAIR	10/1/2015	15016-30000-10402	



Browser Compatibility.
IE 10 and above.

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May 05, 2022

Document Report

Documents

Digital Image {FC9B4C62-CF77-4FAA-AE58-8C52F57D1F83}

Document Number(s)

15016-20000-25226

Record Description

Record ID: 56547752
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ALTER/REPAIR
Doc Date: 11/16/2015
Status: ISSUED
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: 1061124201501405
Dwelling Units: None
Comments: PROPOSED THREE AWNINGS. SEE COMMENTS FOR SIZES.

Property Address(es)

7001 7001 W SANTA MONICA BLVD 90038-0000

Legal Description(s)

Tract: TR 1658
Block: Lot: 75 Arb:
Map Reference:M B 20-64 Modifier:
Tract: TR 1658
Block: Lot: 74 Arb:
Map Reference:M B 20-64 Modifier:
Tract: TR 1658
Block: Lot: 73 Arb:
Map Reference:M B 20-64 Modifier:
Tract: TR 1658
Block: Lot: 72 Arb:
Map Reference:M B 20-64 Modifier:

Contact

Name: JEANINE

PIN(s)

144B181 440
144B181 432



May 05, 2022

Document Report

PIN(s)

144B181 423
144B181 415

Assessor Number(s)

5532-016-027

Council District(s)

4

Census Tracts(s)

1919.010

District Offices(s)

LA

Permit Reference(s)

2015VN07682

Primary Use

RESTAURANT

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May 05, 2022

Document Report

Documents

Digital Image {86e6c8c7-a498-468e-ada4-1d323bb8af90}

Document Number(s)

15016-30000-10402

Record Description

Record ID: 56448007
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ALTER/REPAIR
Doc Date: 10/01/2015
Status: ISSUED
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: 10110082015113286
Dwelling Units: None
Comments: EXTERIOR ALTERATIONS TO AN EXISTING SINGLE STORY RESTARUANT WHICH INCLUDES EXTERIOR RE-FINISHING, REPLACEMENT OF ONE EXTERIOR DOOR, NEW STORE FRONT WITH NEW WINDOWS, AND RE-STRIPING OF (E) PARKING LOT. SEE COMMENSTS.

Property Address(es)

7001 7001 W SANTA MONICA BLVD 90038-0000

Legal Description(s)

Tract: TR 1658
Block: Lot: 75 Arb:
Map Reference:M B 20-64 Modifier:
Tract: TR 1658
Block: Lot: 74 Arb:
Map Reference:M B 20-64 Modifier:
Tract: TR 1658
Block: Lot: 73 Arb:
Map Reference:M B 20-64 Modifier:
Tract: TR 1658
Block: Lot: 72 Arb:
Map Reference:M B 20-64 Modifier:

Contact

Name: RICHARD TANAKA



May 05, 2022

Document Report

PIN(s)

144B181 440
144B181 432
144B181 423
144B181 415

Assessor Number(s)

5532-016-027

Council District(s)

4

Census Tracts(s)

1919.010

District Offices(s)

LA

Permit Reference(s)

2015WL67810

Primary Use

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May 05, 2022

Document Report

Documents

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Document Number(s)

08016-40000-11136

Record Description

Record ID: 52124990
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ALTER/REPAIR
Doc Date: 07/01/2008
Status: ISSUED
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: 1020709200871967
Dwelling Units: None
Comments: TEAR OFF EXISTING ROOFING AND REROOF W/BUILT UP HOT MOP-69 SQRS

Property Address(es)

7001 7001 W SANTA MONICA BLVD 90038-0000

Legal Description(s)

Tract: TR 1658
Block: Lot: 75 Arb:
Map Reference: M B 20-64 Modifier:

PIN(s)

144B181 440

Assessor Number(s)

5532-016-027

Council District(s)

4

Census Tracts(s)

1919.000

District Offices(s)

LA



May 05, 2022

Document Report

Permit Reference(s)

2008SP52037

Primary Use

MISCELLANEOUS BUILDING/STRUCTURE

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Document Report

Documents

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Document Number(s)

01016-10001-16603

Record Description

Record ID: 53383678
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Sub Type: BLDG-ALTER/REPAIR
Doc Date: 06/05/2002
Status: ISSUED
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: 1011001201026406
Dwelling Units: None
Comments: SUPP. TO 01016-10000-16603

Property Address(es)

7001 7001 W SANTA MONICA BLVD 90038-0000

Legal Description(s)

Tract: TR 1658
Block: Lot: 75 Arb:
Map Reference: M B 20-64 Modifier:

PIN(s)

144B181 440

Assessor Number(s)

5532-016-027

Council District(s)

4

Census Tracts(s)

1919.000

District Offices(s)

LA



May 05, 2022

Document Report

Permit Reference(s)

2002LA28789

Primary Use

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May 05, 2022

Document Report

Documents

Document Number(s)

01016-10001-16603

Record Description

Record ID: 11424177

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 06/05/2002

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: SUPPLEMENTAL TO TO 01016-10000-16603 TO INCLUDE ENGINEERED DETAIL FOR BEAM & COLUMN DUE TO REMOVAL OF BEARING WALL AT THE ENLARGED BATHROOMS.

Property Address(es)

7001 7001 W SANTA MONICA BLVD 90038-0000

Legal Description(s)

Tract: TR 1658

Block: Lot: 75 Arb:

Map Reference:M B 20-64 Modifier:

PIN(s)

144B181 440

Assessor Number(s)

5532-016-027

Council District(s)

4

Census Tracts(s)

1919.000

District Offices(s)

LA



May 05, 2022

Document Report

Permit Reference(s)

2002LA28789

Film RBF

Type: HIST P773; 4; 229

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May 05, 2022

Document Report

Documents

Digital Image {1638A86F-2E10-4B02-964A-A0727ACEB606} 

Document Number(s)

01016-10001-16603

Record Description

Record ID: 67316794

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 06/05/2002

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 5000208201700015363

Dwelling Units: None

Comments: SUPPLEMENTAL TO 01016-10000-16603 TO INCLUDE ENGINEERED DETAIL FOR BEAM & COLUMN DUE TO REMOVAL OF BEARING WALL AT THE ENLARGED BATHROOMS.

Property Address(es)

7001 W SANTA MONICA BLVD

Legal Description(s)

Tract: TR 1658

Block: Lot: 75 Arb:

Map Reference: Modifier:

Film RBF

Type: IDIS P6523; 00654; 0000 thru P6523; 0001

Type: HIST P0773; 004; 0229

Primary Use

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May 05, 2022

Document Report

Documents

Digital Image {9090529d-65b6-45ef-ac5d-74194a731298} 

Document Number(s)

01016-10000-16603

Record Description

Record ID: 53325180
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ALTER/REPAIR
Doc Date: 02/15/2002
Status: ISSUED
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: 1010715201022153
Dwelling Units: None
Comments: T.I UPGRADE RSTRM TO FULL COMPLY W/H.C. ADD H/C RAMP AT DINING RM. CONSTRUCT INTERIOR TRELLISSES RELOCATE BAR.

Property Address(es)

7001 7001 W SANTA MONICA BLVD 90038-0000

Legal Description(s)

Tract: TR 1658
Block: Lot: 75 Arb:
Map Reference: M B 20-64 Modifier:

PIN(s)

144B181 440

Assessor Number(s)

5532-016-027

Council District(s)

4

Census Tracts(s)

1919.000

District Offices(s)

LA



May 05, 2022

Document Report

Permit Reference(s)

2002LA24227

Primary Use

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Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401



May 05, 2022

Document Report

Documents

Document Number(s)
01016-10000-16603

Record Description
Record ID: 11407142
Doc Type: BUILDING PERMIT
Sub Type: BLDG-ALTER/REPAIR
Doc Date: 02/15/2002
Status: ISSUED
Doc Version: None
AKA Address: None
Project Name: None
Disaster ID: None
Subject: None
Product Name: None
Manufacturer's Name: None
Expired Date: None
Receipt Number: None
Case Number: None
Scan Number: None
Dwelling Units: None
Comments: T.I- UPGRAGE RESTROOM TO FULLY COMPLY W/ H.C. ADD H.C RAMP AT DINI NG ROOM. CONSTRUCT INTERIOR TRELLISSES. RELOCATE BAR.

Property Address(es)
7001 7001 W SANTA MONICA BLVD 90038-0000

Legal Description(s)
Tract: TR 1658
Block: Lot: 75 Arb:
Map Reference:M B 20-64 **Modifier:**

Contact

Company: JACAMAR

PIN(s)
144B181 440

Assessor Number(s)
5532-016-027

Council District(s)
4

Census Tracts(s)
1919.000



May 05, 2022

Document Report

District Offices(s)
LA

Permit Reference(s)
2002LA24227

Film RBF
Type: HIST P764; 3; 352

Primary Use
RESTAURANT

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Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401**



May 05, 2022

Document Report

Documents

Digital Image {2ED1F2C1-491C-4CD4-A7A1-D0D8AEFBE9A6} 

Document Number(s)

01016-10000-16603

Record Description

Record ID: 67205384

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 02/15/2002

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 5000208201700000498

Dwelling Units: None

Comments: T I - UPGRADE RESTROOM TO FULLY COMPLY W/ H C ADD'N H C RAMP AT DINING ROOM, CONSTRUCT INTERIOR TRELLISES MOVE BAR.

Property Address(es)

7001 W SANTA MONICA BLVD

Legal Description(s)

Tract: TR 1658

Block: Lot: 75 Arb:

Map Reference: Modifier:

Film RBF

Type: IDIS P6514; 00498; 0000 thru P6514; 0002

Type: HIST P0764; 003; 0352

Primary Use

RESTAURANT

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**Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401**

DCP APPLICATION/ CP-7771.1 CUP/DEVIATION JUSTIFICATIONS

PROJECT SCOPE: RESTAURANT (NEW BUILD), DRIVE-IN MOVIE THEATRE, ELECTRIC VEHICLE CHARGING STATIONS WITH A CUP TO EXTEND OPERATIONAL HOURS OF RESTAURANT AND EVCS TO ALLOW 24 HOURS AND A REQUEST FOR 3 DEVIATIONS.

PROJECT ADDRESS: 7001/7003 W SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90038

CUP/DEVIATIONS BEING REQUESTED:

1. CUP requested for change of operational hours for restaurant and EVCS from 7 am to 11 pm to operate 24 hours. Outdoor movie theater will only operate between 7 am and 11 pm.
2. Deviation 1: To allow for building roof overhang into the 5' landscape setback along Orange Drive. Municipal Code: Section 12.21A.23(a)(10)(i)
3. Deviation 2: Remove 5 ft rear landscape setback on north property line (adjacent to residential). Municipal Code: Section 12.21A.23(a)(10)(i)
4. Deviation 3: To reduce the parking lot shade requirement from 50% to 39% and reduction of the landscape requirement from 1 tree for 4 parking spaces to 1 tree for every 4.86 parking spaces. Landscape Ordinance: Section 12.42B(2) Guideline K (Vehicular Use Areas) (1)(a).

Deviation 1: To allow for building roof overhang into the 5' landscape setback along Orange Drive.

Justification: The proposed unique circular design of the restaurant building requires a small portion of the circular roof overhang to encroach into this setback. This encroachment is needed to maintain the architectural symmetry of the building from the street view. If the building were to be moved to the west, it would take away 5 ft of the parking lot for the electric vehicle charging stations.

Deviation 2: Remove 5 ft rear setback (adjacent to residential)

Justification: We are proposing a movie screen and bamboo planting on the property line. If we adhered to the 5' landscape setback, we would create a 'dead' space between the screen/bamboo and property line that would be difficult, if not impossible, to maintain. Such a landscape area would have very little sunlight for plant growth and would serve no real purpose. Also, having the additional 5' available for the EVC stations will allow for more electric vehicle charging stations enhancing this sites reduced carbon footprint.

Deviation 3: To reduce the parking lot shade requirement from 50% to 39% and reduction of the landscape requirement from 1 tree for 4 parking spaces to 1 tree for every 4.86 parking spaces

Justification: Reduction of shading is needed to locate trees in such a way as to maximize EVCS and provide view corridors to the two movie screens. Maximizing EVCS will further contribute to a reduced carbon footprint. We will be clustering trees and planting in such a way as to maximize shading on site while maintaining the EVC stations.

CURRENT PROPERTY OWNERS

PROPERTY LOCATED AT 7001 SANTA MONICA BLVD.

- **ORANGE MIX AM, LLC.**
NAME: ALBERT MASSACHI
ADDRESS: 1425 N. CAHUENGA BLVD.
CITY: LOS ANGELES
STATE: CALIFORNIA
ZIP: 90028
EMAIL: albert@mcapus.com
TELEPHONE: (310) 497-0009

- **ORANGE MIX JM, LLC.**
NAME: JACQUES MASSACHI
ADDRESS: 1425 N. CAHUENGA BLVD.
CITY: LOS ANGELES
STATE: CALIFORNIA
ZIP: 90028
EMAIL: jacques@mcapus.com
TELEPHONE: (213) 840-1200

- **ORANGE MIX LAVI, LLC.**
NAME: ESTHER LAVI
ADDRESS: 7707 SUNSET BLVD.
CITY: LOS ANGELES
STATE: CALIFORNIA
ZIP: 90046
EMAIL: esther@lavicpa.com
TELEPHONE: (310) 617-2135

- **ORANGE MIX AMIN, LLC.**
NAME: MASOUD MICHAEL AMINPOUR
ADDRESS: 6404 WILSHIRE BLVD. #999
CITY: LOS ANGELES
STATE: CALIFORNIA
ZIP: 90048
EMAIL: michaela@bkcfm.com
TELEPHONE: (310) 877-7024

- **ORANGE MIX LAHA, LLC.**
NAME: ARDALAN LAHIJANI
ADDRESS: 120 EL CAMINO DRIVE, SUITE 100
CITY: BEVERLY HILLS
STATE: CALIFORNIA
ZIP: 90212
EMAIL: anthony@lahijanigroup.com
TELEPHONE: (310) 704-6960