



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number DIR-2021-4708-SPR

Env. Case Number ENV-2021-4709-EAF

Application Type Site Plan Review

Case Filed With (Print Name) Annam. Vidal Date Filed 6/8/21

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 Address<sup>1</sup> 2233-2251 Jesse St Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) Portions of Lot 4 of Tract 207 (see attached legal description)

Assessor Parcel Number 5171-016-010 Total Lot Area 202,160

2. PROJECT DESCRIPTION

Present Use Warehouse (cold storage)

Proposed Use Production studio / soundstage, ancillary offices and storage

Project Name (if applicable) N/A

Describe in detail the characteristics, scope and/or operation of the proposed project Additions and change of use from warehouse (cold storage) to motion picture production studio / soundstage and ancillary office. Total floor area is 236,991 sq. ft. Project will request Site Plan Review, pursuant to LAMC Section 16.05.C.

Additional information attached       YES       NO

Complete and check all that apply:

**Existing Site Conditions**

- Site is undeveloped or unimproved (i.e. vacant)
- Site is located within 500 feet of a freeway or railroad
- Site has existing buildings (provide copies of building permits)
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- 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)
- Site has special designation (e.g. National Historic Register, Survey LA)

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)  
<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

## LEGAL DESCRIPTION

### PARCEL 1:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF LOS ANGELES, BEING THAT PORTION OF LOT 4 OF TRACT 207, AS PER MAP RECORDED IN BOOK 13, PAGE 168 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED SECOND IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 28602, PAGE 230, OFFICIAL RECORDS, SAID POINT BEING ALSO A POINT AT THE WESTERLY END OF THE NORTHERLY LINE OF STEVENSON AVENUE (NOW JESSE STREET), AS SHOWN ON SAID MAP OF TRACT 207; THENCE NORTH  $89^{\circ}21'49''$  WEST 33.29 FEET ALONG THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE AND ALONG A NORTHERLY LINE OF SAID PARCEL DESCRIBED SECOND IN SAID DEED; THENCE SOUTH  $78^{\circ}19'56''$  WEST, A DISTANCE OF 0.71 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED SECOND IN SAID DEED TO THE TRUE POINT OF BEGINNING; THENCE SOUTH  $78^{\circ}19'56''$  WEST 531.69 FEET ALONG SAID LAST MENTIONED NORTHERLY LINE TO A POINT ON A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 71.57 FEET TO A POINT IN AN EASTERLY LINE OF THAT CERTAIN EASEMENT TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS, THENCE TANGENT TO SAID CURVE AND ALONG SAID EASTERLY LINE AND ITS NORTHERLY PROLONGATION, NORTH  $19^{\circ}39'30''$  WEST 256.34 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF AN EASTERLY LINE OF SAID EASEMENT; THENCE NORTH  $10^{\circ}35'30''$  WEST 210.48 FEET ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EASTERLY LINE TO A POINT ON A SOUTHWESTERLY LINE OF WHITTIER BOULEVARD, AS DESCRIBED IN FINAL DECREE OF CONDEMNATION ENTERED IN CASE NO. 296924 OF THE SUPERIOR COURT IN AND FOR SAID COUNTY, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 11213, PAGE 208, OFFICIAL RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH  $72^{\circ}58'12''$  EAST 678.18 FEET TO A POINT IN A LINE PARALLEL TO AND DISTANT WESTERLY 33 FEET, MEASURED AT RIGHT ANGLES FROM AN EASTERLY LINE OF SAID LOT 4; THENCE ALONG SAID PARALLEL LINE, SOUTH  $20^{\circ}11'49''$  EAST 104.18 FEET TO A POINT ON A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 349.27 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 78.62 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND CONVEYED TO THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, BY DEED RECORDED ON JANUARY 27, 1955 AS INSTRUMENT NO. 922, IN BOOK 46743, PAGE 136 OF SAID OFFICIAL RECORDS.

### PARCEL 2:

THAT PORTION OF LOT 4 OF TRACT 207, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 13, PAGE 168 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THAT CERTAIN EASEMENT TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS, BEING ALSO THE EASTERLY LINE OF MISSION ROAD, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 18, 1954 AS INSTRUMENT NO. 3798, IN BOOK 43872, PAGE 10, OFFICIAL RECORDS, WITH THE SOUTHWESTERLY PROLONGATION OF THE EXTERIOR LINE OF THE NORTHWESTERLY WALL OF AN EXISTING WAREHOUSE, SAID POINT BEING DISTANT NORTHERLY ALONG SAID EASTERLY LINE, NORTH 19°39'30" WEST 88.82 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE, HAVING A RADIUS OF 50 FEET AND AN ARC LENGTH OF 71.57 FEET, DESCRIBED IN THE DEED TO LINCOLN NATIONAL LIFE INSURANCE COMPANY, RECORDED ON JANUARY 27, 1955 AS INSTRUMENT NO. 922, IN BOOK 46743, PAGE 136, OFFICIAL RECORDS, THENCE ALONG SAID EXTERIOR LINE, NORTH 78°22'02" EAST 50.76 FEET TO AN ANGLE POINT IN SAID EXTERIOR LINE; THENCE NORTHERLY ALONG SAID LINE, NORTH 11°37'58" WEST 85.10 FEET TO AN ANGLE POINT IN SAID EXTERIOR LINE; THENCE EASTERLY ALONG SAID EXTERIOR LINE, NORTH 78°22'02" EAST 190 FEET TO THE SOUTHERLY PROLONGATION OF THAT CERTAIN COURSE, HAVING A BEARING OF SOUTH 11°40'04" EAST AND A LENGTH OF 71.25 FEET IN THE WESTERLY LINE OF SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION, NORTH 11°40'04" WEST 77.73 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS, SOUTH 78°19'56" WEST 262.73 FEET, MORE OR LESS TO THE EASTERLY LINE OF SAID EASEMENT DESCRIBED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 19°39'30" EAST 164.59 FEET, MORE OR LESS, POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF LOT 4 OF TRACT 207, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 13, PAGE 168 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF THE LAND SECOND DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 28602, PAGE 230, OFFICIAL RECORDS, SAID CORNER BEING ALSO THE WESTERLY END OF THE NORTHERLY LINE OF STEVENSON AVENUE (NOW JESSE STREET), AS SHOWN ON SAID MAP; THENCE ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID AVENUE AND ALONG THE NORTHERLY LINE OF THE LAND SECOND DESCRIBED IN SAID DEED, NORTH 89°21'49" WEST 33.52 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN, THENCE ALONG THE NORTHERLY LINE OF SAID LAND SO DESCRIBED SOUTH 78°19'56" WEST 140.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 11°40'04" WEST 248.28 FEET TO THE SOUTHERLY LINE OF WHITTIER BOULEVARD, AS DESCRIBED IN FINAL DECREE OF CONDEMNATION, ENTERED IN SUPERIOR COURT LOS ANGELES COUNTY, CASE NO. 296924, A CERTIFIED COPY THEREOF BEING RECORDED IN BOOK 11213, PAGE 208, OFFICIAL RECORDS; THENCE ALONG SOUTHERLY LINE, NORTH 72°58'12" WEST 243.65 FEET; THENCE SOUTH 11°40'4" EAST 71.25 FEET; THENCE SOUTH 78°19'56" WEST 262.73 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS, BEING ALSO THE EASTERLY LINE OF MISSION ROAD AS DESCRIBED IN DEED TO

THE CITY, RECORDED ON FEBRUARY 18, 1954 AS INSTRUMENT NO. 3798, IN BOOK 43872, PAGE 10, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 19°39'30" EAST 253.41 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 71.57 FEET TO THE NORTHERLY LINE OF JESSE STREET, AS DESCRIBED IN SAID DEED RECORDED IN BOOK 28602, PAGE 230, OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE, NORTH 78°19'56" EAST 391.69 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION INCLUDED WITHIN THE LINES OF THE FOLLOWING DESCRIBED LAND. BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THAT CERTAIN EASEMENT TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS; BEING ALSO THE EASTERLY LINE OF MISSION ROAD, AS DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED ON FEBRUARY 18, 1954 AS INSTRUMENT NO. 3798, IN BOOK 43872, PAGE 10, OFFICIAL RECORDS, WITH THE SOUTHWESTERLY PROLONGATION OF THE EXTERIOR LINE OF THE NORTHWESTERLY WALL OF AN EXISTING WAREHOUSE, SAID POINT BEING DISTANT NORTHERLY ALONG SAID EASTERLY LINE, NORTH 19°39'30" WEST 88.82 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN CURVE, HAVING A RADIUS OF 50 FEET AND AN ARC LENGTH OF 71.57 FEET, DESCRIBED IN THE DEED TO LINCOLN NATIONAL LIFE INSURANCE COMPANY, RECORDED ON JANUARY 27, 1955 AS INSTRUMENT NO. 922, IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE ALONG SAID EXTERIOR LINE, NORTH 78°22'02" EAST 50.76 FEET TO AN ANGLE POINT IN SAID EXTERIOR LINE; THENCE NORTHERLY ALONG SAID LINE, NORTH 11°37'58" WEST 85.10 FEET TO AN ANGLE POINT IN SAID EXTERIOR LINE; THENCE EASTERLY ALONG SAID EXTERIOR LINE, NORTH 78°22'02" EAST 190 FEET TO THE SOUTHERLY PROLONGATION OF THAT CERTAIN COURSE, HAVING A BEARING OF SOUTH 11°40'04" EAST AND A LENGTH OF 71.25 FEET IN THE WESTERLY LINE OF SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION, NORTH 11°40'04" WEST 77.73 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LAND DESCRIBED IN BOOK 46743, PAGE 136, OFFICIAL RECORDS, SOUTH 78°19'56" WEST 262.73 FEET, MORE OR LESS TO THE EASTERLY LINE OF SAID EASEMENT DESCRIBED IN BOOK 6775, PAGE 321, OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE, SOUTH 19°39'30" EAST 164.59 FEET, MORE OR LESS, POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITH NO RIGHT OF SURFACE ENTRY THERETO, AS PROVIDED IN THE DEED RECORDED APRIL 30, 1954.

**Proposed Project Information**

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 90,313 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing 0 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 0  
 Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO

Is your project required to dedicate land to the public right-of-way?  YES  NO

If so, what is/are your dedication requirement(s)? N/A ft.

If you have dedication requirements on multiple streets, please indicate: N/A

**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; follow with a description of the requested action.

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

Authorizing Code Section 16.05.C

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

Action Requested, Narrative: Site Plan Review for a project that creates 50,000 or more of net new non-residential floor area and creates more than 1,000 new average daily trips.

Authorizing Code Section \_\_\_\_\_

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

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> As determined by the Housing and Community Investment Department

**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) N/A

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. N/A Ordinance No.: N/A

- 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:

N/A

**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 See attached SPR form
- b. Geographic Project Planning Referral See attached
- c. Citywide Design Guidelines Compliance Review Form N/A
- d. Affordable Housing Referral Form N/A
- e. Mello Form N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A
- g. HPOZ Authorization Form N/A
- h. Management Team Authorization N/A
- i. Expedite Fee Agreement N/A
- j. Department of Transportation (DOT) Referral Form N/A
- k. Preliminary Zoning Assessment Referral Form N/A
- l. SB330 Preliminary Application N/A
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) N/A
- n. Order to Comply N/A
- o. Building Permits and Certificates of Occupancy See attached.
- p. Hillside Referral Form (BOE) N/A
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) N/A
- r. SB330 Determination Letter from Housing and Community Investment Department N/A
- s. Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Shep Wainwright  
**Company/Firm** Jesse Street LA Owner LLC  
**Address:** 136 E 57th Street **Unit/Space Number** 705  
**City** New York **State** NY **Zip Code:** 10022  
**Telephone** (213) 279-6965 **E-mail:** mgonzales@gonzaleslawgroup.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)** Next Gen Developments I, LLC; Next Gen Developments II, Next Gen Developments III, LLC  
**Address** 777 E 10th Street **Unit/Space Number** \_\_\_\_\_  
**City** Los Angeles **State** CA **Zip Code:** 90021  
**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Agent/Representative name** Michael Gonzales  
**Company/Firm** Gonzales Law Group APC  
**Address:** 800 Wilshire Blvd **Unit/Space Number** 860  
**City** Los Angeles **State** CA **Zip:** 90017  
**Telephone** (213) 279-6965 **E-mail:** mgonzales@gonzaleslawgroup.com

**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.

<sup>5</sup> 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 or 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.
- **Letter of Authorization (LOA).** A 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 Shep Wainwright Date 5/13/21

Print Name Shep Wainwright, on behalf of owner per LOA

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 Orange

On 5/13/21 before me, William Chase Sanderson, Notary Public  
(Insert Name of Notary Public and Title)

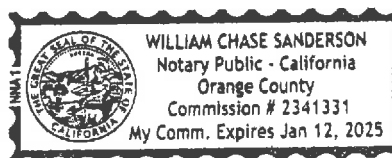
personally appeared Andrew Shepherd Wainwright, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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 [Handwritten Signature]


(Seal)



**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:   
Print Name: Shep Wannwright

Date: 5/13/21