Small Lot Development
2008 Preuss Road
November 3, 2011

Chair, Land Use & Economic Development Committee
South Robertson Neighborhood Council
P.O. Box 35836
Los Angeles, CA 90035

Dear Mr. Gomes,

I am writing to you and the fellow members of the Land Use Committee in order to request a formal Letter of Support for our four unit Small Lot Development project located at 2008 Preuss Rd.

Just to review, we will be constructing 4 detached, single family homes, all 2 stories each, and of a size and that will fit in nicely with the existing scale and density of the neighborhood. This is below the current zoning allowance of 5 units of up to 45 ft in height. We understand that with any development, the impact it may have on the community is of a great concern. On our previous project, which you can see at http://www.beethovenfour.com, we believe we successfully addressed this impact. Nevertheless, we wanted to complete our due diligence by doing our best to reach out to our neighbors at Preuss.

At this time we believe we have completed all of the community outreach that we can and have had no one come to us from the community with respect to our project, either from a negative or positive stance. Just to re-cap our efforts:

1. Sep 6, 2011- Monthly meeting of Land Use Committee: We presented a few slides introducing ourselves, our previous work, our new project at Preuss, and our initial request for a Letter of Support.
2. Sep 8, 2011 – Letter to Owners: Mailed a letter to all owners in the immediate vicinity, roughly 30 owners, letting them know about our project, our intentions, and extended an invitation to them to please attend the upcoming meeting at the neighborhood Council meeting. (See copy attached)
3. Oct 4, 2011 – Monthly meeting of Land Use Committee: We presented to the committee an update on our project and that we had no feedback from the community regarding our project. In addition, no members of the community did turn out for the meeting. Nevertheless, it was felt by the committee that more outreach was necessary.
4. Oct 10, 2011 – 2nd Letter to Owners, Letter to Tenants (English & Spanish): We decided to re-send our letter to all owners and all tenants in both English & Spanish, in the hopes that we would get some feedback from the community so that we could address any concerns or questions they may have regarding our project. (See copy attached)
5. Oct 20, 2011 – Personally walked the neighborhood: My colleagues and I went knocking on doors around 5 pm to see if we could physically talk to some neighbors about our project. In addition, we inserted more copies of our letters in as many mailboxes as we could. We did meet a few neighbors who did answer their doors. Only one Tenant from the apartment building next door showed some concern about construction noise. We outlined to him how we would address that, but still encouraged him to come to the next meeting. (Photos of us this day attached)
6. Nov 1, 2011 – Monthly meeting of Land Use Committee: As it turns out this meeting was cancelled at the last minute. We left our offices at approximately 4:19pm that day and before we did we went to the website to check to see if the Agenda had been posted yet (it had not), but there was no cancellation posted. So we headed to the meeting. When we checked in at the Weisenthal Center with the security guard, he did not inform us that the meeting had been cancelled. In fact, all of the signs announcing the meeting and room location were up. After about 15 minutes during which no one else arrived but us, we became curious and looked online to see if there had been a last minute change. Indeed there had been as the meeting had been cancelled. However, just in case anyone from the community might show up, we waited there until 7pm. This can all be verified with the sign in sheet at the front desk. (Photo of sign in sheet attached)

At this time, we feel we have done sufficient outreach and due diligence and we have had no feedback or response from the community. Therefore, we respectfully request a formal Letter of Support from the committee for our project.

We thank you for allowing us to present our project and for your consideration. Please do contact us if you have any questions or concerns.

Yours truly,

[Signature]

Danny Cerezo
Project Manager
GLC Enterprises, LLC.

Cc: Paul Lin, Project Manager
    Robyn Braun, Committee Member
    Bette Billet, Committee Member

Paul Lin
Phone: (909)860-3107 Ext. 104
Email: paul.lin@glc-enterprises.com

Danny Cerezo
Phone: (909)860-3107 Ext. 102
Email: danny.cerezo@glc-enterprises.com
September 8, 2011

Homeowner(s) / Resident(s)
On Preuss Rd./ Shenandoah St.
Los Angeles, CA 90034

Dear Sir / Madam,

We have currently purchased the property on 2008 Preuss Road and would like to redevelop the property into four (4) 2-story single family homes. We are reaching out to all of the neighbors in the immediate vicinity of our project so that they are aware of our plans.

We will be presenting our concept to the Land Use and Economic Development Committee meeting of the South Robertson Neighborhood Council 6:30PM on Tuesday October 4 2011. For more details on the meeting please visit http://soronc.org. We sincerely invite you to that meeting so you can voice your thoughts about our project to the community. If you are unable to attend that meeting, please contact us so we can exchange ideas about our proposal. Thank you for your attention and consideration.

Lastly, if you are interested in our previous project which was just complete this past April in Mar Vista, please visit http://www.beethovenfour.com

Yours truly,

Danny Cerezo
Project Manager
GLC Enterprises, LLC.

Cc: Paul Lin, Project Manager

Paul Lin
Phone: (909)860-3107 Ext. 104
Email: paul.lin@glc-enterprises.com

Danny Cerezo
Phone: (909)860-3107 Ext. 102
Email: danny.cerezo@glc-enterprises.com
October 13, 2011

Homeowner(s) / Resident(s)
On Preuss Rd./ Shenandoah St.
Los Angeles, CA 90034

Dear Sir / Madam,

We have currently purchased the property on 2008 Preuss Road and would like to redevelop the property into four (4) 2-story single family homes. We are reaching out to all of the neighbors in the immediate vicinity of our project so that they are aware of our plans.

We will be presenting our concept to the Land Use and Economic Development Committee meeting of the South Robertson Neighborhood Council 6:30PM on Tuesday November 1st, 2011. For more details on the meeting please visit http://soranec.org. We sincerely invite you to that meeting so you can voice your thoughts about our project to the community. If you are unable to attend that meeting, please contact us so we can exchange ideas about our proposal. Thank you for your attention and consideration.

Lastly, if you are interested in our previous project which was just complete this past April in Mar Vista, please visit http://www.beethovenfour.com

Yours truly,

Danny Cerezo
Project Manager
GLC Enterprises, LLC.

Cc: Paul Lin, Project Manager

Paul Lin  Phone:  (909)860-3107 Ext. 104  Email:  paul.lin@gle-enterprises.com

Danny Cerezo  Phone:  (909)860-3107 Ext. 102  Email:  danny.cerezo@gle-enterprises.com
13 Octubre, 2011

Deuño / Residente
En Preuss Rd. / Shenandoah St.
Los Angeles, CA 90034

Estimado Señor/Señora,

Le estamos escribiendo esta carta para informarle que acabamos de comprar la propiedad en 2008 Preuss Road y planeamos desarrollar la siguiente en un proyecto de 4 casas. Cada casa va a ser un hogar unifamiliar de 2 pisos. Queremos informarle a todos los vecinos inmediatos sobre nuestros planes.

Vamos a presentar nuestro concepto en la reunión del South Robertson Neighborhood Council Land Use and Economic Development Committee a las 6:30 de la tarde el Martes, Noviembre 1, 2011. Para obtener más información detallada sobre la reunión, por favor visite a http://sorone.org. Le queremos invitar a esta reunión para que puedan participar en la discusión. Si no puede atender, por favor comuníquese con nosotros para hablar sobre nuestro proyecto.

Finalmente, si está interesado en ver nuestro último proyecto que acabamos de desarrollar el pasado Abril en Mar Vista, por favor visite http://www.beethovenfour.com.

Le Saluda atentamente,

Danny Cerezo
Director del Proyecto
GLC Enterprises, LLC.

Cc: Paul Lin, Director del Proyecto

Paul Lin
Phone: (909)860-3107 Ext. 104
Email: paul.lin@gle-enterprises.com

Danny Cerezo
Phone: (909)860-3107 Ext. 102
Email: danny.cerezo@gle-enterprises.com
Photo of Sign in Sheet. We are the 3 signatures prior to the last one.

<table>
<thead>
<tr>
<th>TIME IN</th>
<th>TIME OUT</th>
<th>VISITOR NAME / PRINT</th>
<th>CONTACT NAME</th>
<th>FLOOR</th>
<th>TIME OUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:00</td>
<td>11:15</td>
<td>Manfred Leiby</td>
<td>Class Leiby</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>11:15</td>
<td>11:30</td>
<td>Okken Allison</td>
<td>Class Leiby</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>11:30</td>
<td>11:45</td>
<td>J. Ritchie</td>
<td>Class Leiby</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>11:15</td>
<td>11:30</td>
<td>Mary Wescott</td>
<td>J. Seiden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11:30</td>
<td>11:45</td>
<td>R. Jones</td>
<td>J. Seiden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11:45</td>
<td>12:00</td>
<td>W. W. Schuster</td>
<td>J. Seiden</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:00</td>
<td>12:15</td>
<td>A. M. Jefferson</td>
<td>D. Thomas</td>
<td>2</td>
<td>12:15</td>
</tr>
<tr>
<td>12:15</td>
<td>12:30</td>
<td>V. Valladjashy</td>
<td>James Proper</td>
<td>3</td>
<td>12:30</td>
</tr>
<tr>
<td>12:30</td>
<td>12:45</td>
<td>S. Paris</td>
<td>M. Brown</td>
<td>2</td>
<td>12:45</td>
</tr>
<tr>
<td>12:45</td>
<td>1:00</td>
<td>D. L. Cooper</td>
<td>S. D. Green</td>
<td>3</td>
<td>1:00</td>
</tr>
<tr>
<td>1:00</td>
<td>1:15</td>
<td>R. Johnson</td>
<td>D. Smith</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:15</td>
<td>1:30</td>
<td>J. Smith</td>
<td>D. Smith</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:30</td>
<td>1:45</td>
<td>J. Johnson</td>
<td>D. Smith</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

<table>
<thead>
<tr>
<th>ENV No.</th>
<th>Existing Zone: RD1.5-1</th>
<th>District Map: 126B169 625</th>
</tr>
</thead>
<tbody>
<tr>
<td>Census Tract: 2696.00</td>
<td>APN: 4302018022</td>
<td>Staff Approval* Date</td>
</tr>
</tbody>
</table>

**APPLICATION TYPE**  
Zoning Administrator Adjustment, Zoning Administrator Determination-Fence, Vesting Tentative Parcel Map-Small Lot  
(Zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. **PROJECT LOCATION AND SIZE**  
Street Address of Project: 2008 S. Preuss Road  
Legal Description: Lot 59 Block None Tract TR 1250  
ARB None  
Lot Dimensions: 54.28' x 180'  
Lot Area (sq. ft.): 8,694.71 sq. ft.  
Total Project Size (sq. ft.): 5,620 sq. ft.

2. **PROJECT DESCRIPTION**  
Describe what is to be done: The creation of a Small Lot Subdivision, and related ZAA and ZADF applications, in conjunction with the construction, use and maintenance of four, single-family dwellings on an 8,694.71 sq. ft. lot in the RD1.5-1 Zone.  
Present Use: Multi-Family Residential  
Proposed Use: Small Lot, Single-Family Residential  
Plan Check No. (if available):  
Date Filed:  
Check all that apply:  
- X New Construction  
- Change of Use  
- Alternations  
- Demolition  
- Commercial  
- Industrial  
- X Residential  
Additions to the building:  
- X Rear  
- X Front  
- Height  
- X Side Yard  
No. of residential units: Existing 2  
To be demolished 2  
Adding 4  
Total 4

3. **ACTION(S) REQUESTED**  
Describe the requested entitlement which either authorizes actions OR grants a variance:  
Code Section from which relief is requested:  
- The creation of a vesting parcel map, pursuant to the provisions of 17.00 of the Los Angeles Municipal Code, to permit the creation of 4 separate parcels of 1,782.00 sq. ft. (Lot A), 1,782.00 sq. ft. (Lot B), 2,564.67 sq. ft. (Lot C), and 2,567.93 (Lot D) on an 8,694.71 sq. ft. lot in the RD1.5-1 Zone.  
- Code Section from which relief is requested:  
- A Small Lot Subdivision, pursuant to the provisions of 12.21.C.27, of the Los Angeles Municipal Code, to permit the creation of 4 Small Lot Subdivision Lots on a 8,694.71 sq. ft. lot in the RD1.5-1 Zone.  
- Code Section from which relief is requested: 12.21.C.2.  
- A Zoning Administrator Adjustment, pursuant to the provisions of 12.28, of the Los Angeles Municipal Code, to permit a building separation of 6' 1" between Unit 1 and Unit 2, and of 6' 1" between Unit 3 and Unit 4, in lieu of the required 20' building separation; and to permit a building separation of 13' 7" between Unit 1 and Unit 3, and of 13' 7" between Unit 2 and Unit 4, in lieu of the required 20' building separation.  
- Code Section from which relief is requested: 12.21.C.2.(b).  
- A Zoning Administrator Adjustment, pursuant to the provisions of 12.28, of the Los Angeles Municipal Code, to permit a passageway of 5’ 1” to access Unit 1, Unit 2, Unit 3 and Unit 4, in lieu of the required 10’ passageway.  
- Code Section from which relief is requested: 12.21.C.1.(a).  
- A Zoning Administrator Determination-Fence, pursuant to the provisions of 12.24.X.7, of the Los Angeles Municipal Code, to permit a 6-foot high fence in the sideyard of the property, fronting on the alley, in lieu of the required 6-foot high fence.  

List related or pending case numbers relating to this site:  
CPC-1986-821-GPC, ORD-80505, ORD-185481-SA120
4. OWNER/APPLICANT INFORMATION

Applicant’s Name: Paul Lin

Company: G Capital, LLC

Address: 21700 Copley Drive, # 130

Telephone: (909) 860-3107

Fax: (909) 860-7180

Diamond Bar, CA 91765

Zip: 91765

Email:

Property Owner’s Name (if different than applicant): Same as above

Address: 

Telephone: 

Fax: 

Zip: 

E-mail:

Contact Person for project Information: Lanny Kusaka, TMG Solutions

Address: 6733 Seculveda Blvd., Suite 265

Los Angeles, CA 90045

Telephone: (310) 337-7290

Fax: (310) 337-7294

E-mail: lanny@tmgsolutions.net

5. APPLICANT’S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).

b. The information presented is true and correct to the best of my knowledge.

Signature: [Signature]

Print: Paul Lin

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On [Insert Date], before me, [Notary Name], (Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

[Signature] (Seal)

ANTOINETTE L. LESLIE

Commission # 1937815

Notary Public - California

Los Angeles County

My Comm. Expires May 22, 2015

6. ADDITIONAL INFORMATION/FINDINGS

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

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

Planning Staff Use Only

<table>
<thead>
<tr>
<th>Base Fee</th>
<th>Reviewed and Accepted by</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receipt No.</td>
<td>Deemed Complete by</td>
<td>Date</td>
</tr>
</tbody>
</table>

2
RELATING REQUESTED BY:
Old Republic Title
AND WHEN RECORDED MAIL TO:
G Capital LLC
21700 Copley Drive Suite 130
Diamond Bar, CA 91765

Order No.: 2607113597-10
Escrow No.: SE03642-MT
A.P.N.: 4302-018-022

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS $803.00 / $3,285.00

[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] unincorporated area  [ ] City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Caroline Burruss, A Married Woman as her Sole and Separate Property

hereby GRANT(S) to G Capital, LLC, A California Limited Liability Company

the following described real property in the County of Los Angeles, State of California:

Lot 59 of Tract No. 1250, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 18 Page(s) 46 and 47 of Maps, in the office of the County Recorder of said County.

Dated: June 8, 2011

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On 6-22-2011 before me personally appeared
Caroline Burruss
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 their/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature of Notary (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE
entitled to any interest in those assets shall receive that interest as a tenant-in-common with all other Interest Holders so entitled. Unless the Members otherwise agree, the fair market value of the assets shall be determined by an independent appraiser who shall be selected by the General Managers. The Profit or Loss for each unsold asset shall be determined as if the asset had been sold at its fair market value, and the Profit or Loss shall be allocated as provided in Section 4.2 and shall be properly credited or charged to the Capital Accounts of the Interest Holders prior to the Distribution of the assets in liquidation pursuant to Section 4.4.

4.5.3. All Profit and Loss shall be allocated and all distributions shall be made to the Persons shown on the records of the Company to have been Interest Holders as of the last day of the taxable year for which the allocation or Distribution is to be made. Notwithstanding the foregoing, unless the Company's taxable year is separated into segments, if there is a Transfer or an Involuntary Withdrawal during the taxable year, the Profit and Loss shall be allocated between the original Interest Holder and the successor on the basis of the number of days each was an Interest Holder during the taxable year; provided, however, the Company's taxable year shall be segregated into two or more segments in order to account for Profit, Loss, or proceeds attributable to a Capital Transaction or to any other extraordinary non-recurring items of the Company.

4.5.4. The General Managers are hereby authorized, upon the advice of the Company's tax counsel, to amend this Article IV to comply with the Code and the Regulations promulgated under IRC Section 704(b); provided, however, that no amendment shall materially affect Distributions to an Interest Holder without the Interest Holder's prior written consent.

Article V
Management: Rights, Powers, and Duties

5.1 Management.

5.1.1. General Managers. The Company shall be managed by two General Managers, who may, but need not be, Members. Eddie S. Wang and Paul Y. S. Lin are hereby designated to serve as the General Managers as of the first date written above. Any General Manager shall have the power to execute contracts on behalf of the Company. Any action required or permitted to be taken by the management may be taken without a meeting, if both General Managers shall individually or collectively consent in writing to such action. Such action by Written consent shall have the same force and effect as a unanimous Vote of such General Managers.

5.1.2. General Powers. The General Managers shall have full, exclusive, and complete discretion, power, and authority, subject in all cases to the other provisions of this Agreement and the requirements of applicable law, to manage, control, administer, and operate the business and affairs of the Company for the purposes herein stated, and to make all decisions affecting such business and affairs, including, without limitation, the power to:

5.1.2.1. acquire by purchase, lease, or otherwise, any real or personal property, tangible or intangible;
5.1.2.2. construct, operate, maintain, finance, and improve, and to own, sell, convey, assign, mortgage, or lease any real estate and any personal property;

5.1.2.3. sell, dispose, trade, or exchange Company assets in the ordinary course of the Company's business;

5.1.2.4. enter into agreements and contracts and to give receipts, releases, and discharges;

5.1.2.5. purchase liability and other insurance to protect the Company's properties and business;

5.1.2.6. borrow money for and on behalf of the Company, and, in connection therewith, execute and deliver instruments authorizing the confession of judgment against the Company;

5.1.2.7. execute or modify leases with respect to any part or all of the assets of the Company;

5.1.2.8. prepay, in whole or in part, refinance, amend, modify, or extend any mortgages or deeds of trust which may affect any asset of the Company and in connection therewith to execute for and on behalf of the Company any extensions, renewals, or modifications of such mortgages or deeds of trust;

5.1.2.9. execute any and all other instruments and documents which may be necessary or in the opinion of the General Managers desirable to carry out the intent and purpose of this Agreement, including, but not limited to, documents whose operation and effect extend beyond the term of the Company;

5.1.2.10. make any and all expenditures which the General Managers, in their sole discretion, deem necessary or appropriate in connection with the management of the affairs of the Company and the carrying out of its obligations and responsibilities under this Agreement, including, without limitation, expenditures for legal, accounting, and other related expenses incurred in connection with the organization, financing, and operation of the Company;

5.1.2.11. enter into any kind of activity necessary to, in connection with, or incidental to, the accomplishment of the purposes of the Company; and

5.1.2.12. invest and reinvest Company reserves in short-term instruments or money market funds.

5.1.3. *Extraordinary Transactions.* Notwithstanding anything to the contrary in this Agreement, without the approval of the Members, the General Manager(s) shall not have the power and authority to take any of the following actions:
5.1.3.1. any Capital Transaction;

5.1.3.2. any loan of the Company's money or other assets if the amount of such transaction exceeds $5,000,000;

5.1.3.3. the admission of a Member to the Company;

5.1.3.4. causing the Company to engage in business in any jurisdiction which does not provide for the registration of limited liability companies; and

5.1.3.5. causing the Company to exercise any Purchase Option pursuant to Section 6.4.

5.1.4. Limitation on Authority of Members.

5.1.4.1. No Member is an agent of the Company solely by virtue of being a Member, and no Member has authority to act for the Company solely by virtue of being a Member.

5.1.4.2. This Section 5.1 supersedes any authority granted to the Members pursuant to the Act. Any Member who takes any action or binds the Company in violation of this Section 5.1 shall be solely responsible for any loss and expense incurred by the Company as a result of the unauthorized action and shall indemnify and hold the Company harmless with respect to the loss or expense.

5.1.5. Removal of General Manager. The Members, at any time and from time to time and for any reason, may remove any General Manager then acting and elect a new General Manager.

5.2. Meetings of and Voting by Members.

5.2.1. A meeting of the Members may be called at any time by a General Manager or by those Members holding at least a Majority in Interest of the Members. Meetings of Members shall be held at the Company's principal place of business or at any other place, designated by the Person or Persons calling the meeting. Not less than ten (10) nor more than sixty (60) days before each meeting, the Person or Persons calling the meeting shall give written notice of the meeting to each Member entitled to Vote at the meeting. The notice shall state the time, place, and purpose of the meeting. Notwithstanding the foregoing provisions, each Member who is entitled to notice may waive notice, either before or after the meeting, by executing a waiver of such notice, or by appearing at and participating, in person or by proxy in the meeting. Unless this Agreement provides otherwise, at a meeting of Members, the presence in person or by Proxy of Members holding Percentages which aggregate to not less than fifty-one percent (51%) constitutes a quorum. A Member may Vote either in person or by written Proxy signed by the Member or by the Member's duly authorized attorney in fact.
ACTION TAKEN BY WRITTEN CONSENT OF MEMBERS WITHOUT A MEETING

G CAPITAL, LLC

Paul Y.S. Lin and Eddie S. Wang are presently the two designated General Managers of G CAPITAL, LLC, a California limited liability company.

The undersigned members, whose combined Voting Power constitutes not less than 51% of the total Voting Power of all Members, consent to the following actions of the company:

That Paul P. Lin replace Paul Y.S. Lin as a General Manager of the company, hereby making Paul P. Lin and Eddie S. Wang the designated acting General Managers of the company as of the date written below.

This consent is granted pursuant to the California Corporations Code and the Sections thereunder referring to limited liability companies and is further granted with respect to all membership interests held by the undersigned that are entitled to vote on those matters.

Dated: December 7, 2009

[Signatures]

Lin Living Trust (Paul Y.S. Lin)

Eddie & Betty Wang

[Signatures]

Paul P. Lin & Isabel L. Lin Family Trust

Jean Lin, Nguyen
ZONING ADMINISTRATOR ADJUSTMENT (ZAA)
ZONING ADMINISTRATOR DETERMINATION-FENCE
(ZAD-F)
2008 S. PREUSS ROAD

ACTION(S) REQUESTED

Code Section from which relief is requested: 17.50.B.1. Code Section which authorizes relief: 17.00.
The creation of a vesting parcel map, pursuant to the provisions of 17.00 of the Los Angeles Municipal Code,
to permit the creation of 4 separate parcels of 1,780.11 sq. ft. (Lot A), 1,782.00 sq. ft. (Lot B), 2,564.67 sq. ft.
(Lot C), and 2,567.83 (Lot D) on an 8,694.71 sq. ft. lot in the RD1.5-1 Zone.

Code Section from which relief is requested: ___________ Code Section which authorizes relief: 12.21.C.27.
A Small Lot Subdivision, pursuant to the provisions of 12.21.C.27. of the Los Angeles Municipal Code, to
permit the creation of 4 Small Lot Subdivision Lots on a 8,694.71 sq. ft. lot in the RD1.5-1 Zone.

Code Section from which relief is requested: 12.21.C.2.(a) Code Section which authorizes relief: 12.28.
A Zoning Administrator Adjustment, pursuant to the provisions of 12.28. of the Los Angeles Municipal Code, to
permit a building separation of 6’ 1” between Unit 1 and Unit 2, and of 6’ 1” between Unit 3 and Unit 4, in lieu of
the required 20’ building separation; and to permit a building separation of 13’ 7” between Unit 1 and Unit 3,
and of 13’ 7” between Unit 2 and Unit 4, in lieu of the required 20’ building separation.

Code Section from which relief is requested: 12.21.C.2.(b) Code Section which authorizes relief: 12.28.
A Zoning Administrator Adjustment, pursuant to the provisions of 12.28. of the Los Angeles Municipal Code, to
permit a passageway of 6’ 1” to access Unit 1, Unit 2, Unit 3 and Unit 4, in lieu of the required 10’ passageway.

Code Section from which relief is requested: 12.21.C.1.(g) Code Section which authorizes relief: 12.24.X.7.
A Zoning Administrator Determination-Fence, pursuant to the provisions of 12.24.X.7. of the Los Angeles
Municipal Code, to permit a 8-foot high fence in the sideyard of the property, fronting on the alley, in lieu of the
required 6-foot high fence.

List related or pending case numbers relating to this site:
CPC-1986-821-GPC, ORD-60505, ORD-165481-SA120
ZONING ADMINISTRATOR ADJUSTMENT (ZAA)
ZONING ADMINISTRATOR DETERMINATION (ZAD)
2008 S. PREUSS ROAD

INTRODUCTION

BACKGROUND
2008 S. Preuss Rd. is located in the Mid-City area of Los Angeles, bounded by Guthrie Ave. to the north and Cadillac Ave. to the south. The subject property is a level, rectangular parcel of land (Lot 59, Tract TR 1250, Map Reference MB 18-46-47), consisting of approximately 8,684.3 square feet, having a frontage of 54 feet on the east side of Preuss and a depth of approximately 160 feet and with an alley abutting the west property line. The subject site is currently developed with two detached one-story structures serving as rentable units. One structure is an approximately 1,320 square foot dwelling constructed in 1937, the second structure dates from 1948 and is 616 square feet.

SURROUNDING PROPERTIES
Surrounding properties are within the RD 1.5-1 Zones and are characterized by level topography and fully improved streets. The surrounding properties are developed with a variety one-to-two story single-family dwellings and multi-story apartment buildings.

Adjoining property to the north of the subject site are three parcels zoned RD 1.5-1 developed with single-family dwellings on smaller than average lots (8880 Guthrie Ave, 8874 Guthrie Ave and 8870 Guthrie Ave.).

Adjoining property to the south of the subject site is zoned RD 1.5-1 and is developed with a three-story multifamily dwelling of approximately 20 units (2020 Preuss Rd.).

An alley separates the subject property from property to the east which is zoned RD 1.5-1 and is developed with a three-story apartment complex currently consisting of approximately eight units.

Adjacent properties to the west of the subject site are zoned RD 1.5-1 and are developed with two-story single-family dwellings and apartments.

PRIOR RELEVANT CASES

Subject Property:

Certificate of Occupancy No. 14686 – On June 14, 1948, a Certificate of Occupancy was issued for a new Dwelling Unit, in conjunction with an existing Dwelling Unit and 3-Car Garage.

Surrounding Properties:

Case No. ZA 2006-3285(ZAA) – On October 2, 2006, the Zoning Administrator approved a Zoning Administrator's Adjustment from Section 12.10-C of the Los Angeles Municipal Code to permit a reduced 2-foot side yard setback along the easterly property line and a reduced 5-foot side yard setback along the westerly property line in lieu of the required 6-foot setback; and a reduced 5-foot rear yard setback in lieu of the required 15-foot setback to permit commencement of construction prior to the recordation of Vesting Tentative Tract No. 64363-SL;
and a Zoning Administrator's Adjustment from Section 12.21-C,2 of the Los Angeles Municipal Code to permit reduced separations of 1.5 feet between buildings in lieu of the required 12 feet between buildings to permit commencement of construction prior to the recordation Vesting Tentative Tract No. 64363-SL;

and a Zoning Administrator's Adjustment from Section 12.32-R of the Los Angeles Municipal Code to permit the development to encroach to 15 feet in lieu of the 25-foot building line along Maplewood Avenue on property within the R3 Zone located at 500-5006 Maplewood Avenue/475 Saint Andrews Place.

Citywide:

Case No. ZA 2007-3772(ZAA) – On September 21, 2007, the Zoning Administrator approved an adjustment from Section 12.09.1-B, 1 of the LAMC to permit a reduced front yard of 11-feet 8-inches in lieu of the 25-feet established by the Building Line (Ordinance No. 44,928); for a property located at 1016 W. Leighton Avenue.

Case No. ZA-2006-3969(ZAA) – On April 30, 2007, the Zoning Administrator approved a Zoning Administrator's Adjustment from Section 12.09-B,2(a) and 3 of the Los Angeles Municipal Code to permit a reduced side yard of 3 feet 4 inches on Lot 2, and reduced rear yards of 3 feet 9 inches and 3 feet 6 inches on Lots 3 and 4 respectively, in lieu of the required 5 feet required by the Small Lot Ordinance, as indicated in 12.22-C,27(e) for the three existing homes along the easterly property line located at 1639 N. Morton Avenue.

Case No. ZA 2006-8748(ZAA) – On February 22, 2007, the Zoning Administrator approved an adjustment from Section 12.21-C, 1(g) to permit the construction, use, and maintenance of a variable height wall of up to 9 feet in the front, rear and side yards in lieu of the permitted 3-1/2 feet within the front yard and 8 feet within the side yards on property within the (T)(Q)RD3-1 Zone, located at 12747 and 12751 Norris Avenue.

Case No. ZA-2006-2427(ZV)(ZAI) – On September 28, 2006, the Zoning Administrator approved a Zone Variance from Section 12.21-A, 5 of the Los Angeles Municipal Code to permit: 1) a reduction in the required dimensions for ingress and egress; 2) all required parking to be compact parking; 3) a parking stall width of 7 feet in lieu of the required 7 feet 6 inches; 4) a driveway slope between 22% and 26% in excess of the maximum permitted 20%; and 5) a reduced driveway width of approximately 13 feet 6 inches in lieu of the required 19 feet for all lots pursuant to approved Vesting Tentative Tract No. 65891-SL;

and pursuant to Los Angeles Municipal Code Section 12.21-A, 2, 1, determined that the reconstructed garages and ancillary structures on the site (including stairways, landings, patios, balconies, retaining walls, above ground or underground utility structures and concrete pads) be permitted to be maintained with a 0-foot yard area along the lot line of the adjoining lots in lieu of the 5 feet required by Sections 12.22-C127(e) and 12.21-C, I(g) of the Los Angeles Municipal Code and along the property line adjoining Maltman Avenue for all lots pursuant to approved Vesting Tentative Tract No. 65891-SL;

and approved a Zoning Administrator's Adjustment from Section 12.09-1, B to permit: 1) a 0-foot side yard and 0-foot rear yard to permit the reconstruction of the existing garages in lieu of the required 5 feet and the required 1 5 feet respectively; and 2) a 0-foot front yard, side yard and rear yard to maintain stairways, landings, patios, balconies, retaining walls and utility structures (above ground and underground) and concrete
pads in lieu of the required 5 feet and required 15 feet respectively; and 3) to permit commencement of construction prior to the recordation of Vesting Tentative Tract No. 65891-SL;

and a Zoning Administrator's Adjustment from Section 12.21-C, 2 of the Los Angeles Municipal Code to permit reduced separations of 0 feet between buildings in lieu of the required 10 feet between buildings to permit commencement of construction prior to the recordation Vesting Tentative Tract No. 65891-SL. All on property within the RD2-IVL Zone located at 918-928 ½ Maltman Avenue.

ZONING ADMINISTRATOR ADJUSTMENT (ZAA):

FINDINGS

Note: Footnote references are to be found at the end of each Finding item.

1. That the granting of such adjustment will result in development compatible and consistent with the surrounding uses.

The applicant seeks to create a small lot subdivision with the construction of four, single-family dwellings on the subject site, which will be individual fee ownership lots, as is permitted pursuant to Section 12.22-C, 27 of the Los Angeles Municipal Code (Ordinance No. 176354, effective January 31, 2005). Because the recordation of the Final Map is required before the setbacks established by that ordinance take effect and because the applicant wishes to begin construction prior to recordation of the Final Map, a Zoning Administrator's Adjustment is requested to address side yard setbacks, building separation and passageway. The "Small Lot Subdivision" Ordinance provides that, "...no front, side, or rear yard shall be required between lots within an approved small lot subdivision. However, a five-foot setback shall be provided where a lot abuts a lot that is not created pursuant to this subdivision." Such is the case with the subject site. A five-foot setback is provided both interior property lines of the subject site. This is in compliance with the requirements of the Small Lot Subdivision Ordinance and the requested Zoning Administrator Adjustment is sought to allow construction to begin before the recordation of the Final Map. Filing for a Vesting Small Lot Parcel Map on the site shall occur concurrent to this application.

Surrounding uses are a mix of single and multi-family developments. Within a 150-foot radius of the subject property there are more than 50 residential units, including a 20-unit development, a 10-unit development and 6-unit development. Additionally there are approximately 6 single-family units developed on units of approximately the same size, between 2,500 and 3,000 sq. ft., comparable to the size of the proposed subdivided lots. The proposed four-unit development is fully compatible and consistent with the surrounding uses. Furthermore, the current zoning on site is RD 1.5-1. With a lot square footage of 8,684.3 sq. ft. (after dedication), the Zoning Code provides that 5 dwelling units would be allowed (1,500 sq. ft. per dwelling unit). Therefore, the proposed density is below that provided by the Code. Granting of the requested reduction in setbacks shall allow a development in conformity with those in the immediate vicinity, and shall be in harmony with the findings of Zoning Administrator Michael LoGrande who wrote in the approval for a similar Small Lot Development that, "...this action will provide additional opportunities for the development of home ownership and will facilitate the production of housing throughout the city within the requirements of the established zone."

Footnotes:
1. Ordinance No. 176354, Section 12.22. C. 27. (e), Page 3
2. Case No. ZA 2007-3772(ZAA), Zoning Administrator Michael LoGrande, Page 7
2. That the granting of such adjustment will be in conformance with the intent and purpose of the General Plan of the City.

The West Adams – Baldwin Hills - Leimert Community Plan designates the area as Low Medium II Residential land use with its RD 1.5-1 Zone. Proposed density on site is fully within the limits prescribed by this zoning, with 4 units proposed, and 5 units permitted. The requested Zoning Administrator Adjustment is required to provide necessary room on-site for the creation of 4 single-family dwellings with square footages required by the needs of modern families. Adherence to the setbacks required by the Zone would reduce needed square footage for the dwellings architectural design options and would also deviate from the requirements of the Small Lot Subdivision Ordinance, which will ultimately govern this development when the Final Map records.

Granting of the proposed request will allow this development to begin construction before the recordation of the Final Map, and will be in conformity with the Small Lot Ordinance. It will also be in conformance with the intent and purpose of the Community Plan which states goals as to, "Preserve and enhance the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities through compatible new housing."¹ "Promote greater individual choice in type, quality, price and location of housing."² and to provide for, "...the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010."³

The population of the Community area in 2000 was 183,533 and was projected to be over 200,000 by the year 2010, and increase of 9.5%.⁴ In that time housing was predicted to lag behind demand by approximately 0.5%; given the recent economic decline and drop-off in housing development this number is likely greater. With this shortfall in the creation of new housing, multi-family developments such as the subject property are vital to keep pace with the housing needs of the growing population and serve the needs of the community, as well as the General Plan of the City.

Footnotes:
1. West Adams – Baldwin Hills – Leimert Community Plan, Chapter I – Introduction, Community Issues and Opportunities, Page I-5
2. West Adams-Baldwin Hills-Leimert Community Plan, Chapter III-Land Use Policies and Programs, Policy 1-5.1, Page III-5
4. West Adams-Baldwin Hills-Leimert Community Plan, Chapter I-Introduction, Community Issues and Opportunities, Page I-12

3. That the granting of such adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.

As noted above, current zoning of the subject site permits a greater density than that proposed. The requested adjustment is also within the bounds of the Small Lot Subdivision Ordinance, giving a 5-foot setback along the interior property lines. The adjustment is necessary to allow construction to begin, prior to recordation of the Final Map, at which point the adjustment will be rendered unnecessary, as the setbacks will be in full compliance with the Planning and Zoning Code of the City. This process is recognized by Zoning Administrators in approvals for similar cases. ZA Emily Gabel-Luddy writes of a similar development that, "...the adjustments approved herein will merely permit the construction of the single-family homes prior to the recordation of the Final Map, making the new residences available for ownership at the time the map records."¹ She also writes that, "...the proposed project density will be consistent with the purpose and intent of the Community plan. In addition, the project will afford fee simple home ownership opportunities: new residents will own a single-family dwelling unit."¹ Such is the case with the subject property and granting of the proposed adjustment will similarly be in conformance with the spirit and intent of the Planning and Zoning Code of the City. The community plan for the area further seeks to "Provide for [a] clustering of housing units to help decrease the effective cost of land per dwelling unit."² The creation of a small lot subdivision for in fee developments at this property is directly in line with the stated goal creating units for sale which will not only provide an affordable place to live, but a way for people in the community to build equity.
4. That there are no adverse impacts from the proposed adjustment or that any adverse impacts have been mitigated.
As the proposed adjustment of setbacks is within the limits prescribed by the Small Lot Subdivision Ordinance, once the Final Map records, these setbacks will fully conform to the Zoning Code of the City. For that reason, there shall be no adverse impacts from the proposed adjustment. Rather, this adjustment is needed in order to expedite construction on the project while waiting for the Final Map to record. ZA Gabel-Luddy recognizes this process in writing of a similar development that, "...Ordinance No. 176,354, the Small Lot Ordinance, permits the construction of single-family residences on multi family-zoned lots. The Ordinance permits a series of setbacks, which do not go into effect until the Final Tract/Parcel Map records...to permit issuance of a building permit for construction, the applicant has applied for and received approval to commence construction under the regulations of the Planning and Zoning Code prior to completion of the Final Map. The proposed project, however, is in all essences, consistent with the requirements of the Small Lot Ordinance. The approval of this Zoning Administrator's Adjustment merely permits the project to obtain a building permit without significant delay." Given this precedent, approval of the requested adjustment is in conformity with both precedent regarding the Small Lot Ordinance process, and ultimately, with the Zoning Code and therefore shall not have any adverse impacts on surrounding developments.

Footnotes:
1. Case No. ZA 2006-3285(ZAA), Zoning Administrator Emily Gabel-Luddy, Page 6

5. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.
As stated above, the requested adjustments to the setbacks the interior property lines are necessary to preserve square footage of the proposed developments, and once the Final Map records, shall be in conformance with the zoning regulations governing the site. Strict adherence of the code is impractical; it would unnecessarily delay construction of the property as the process for recordation of the Final Map of the small lot subdivision takes place. The expedition of this process behooves the community, the city and the property owner to be able to begin construction on improved, affordable fee simple housing where the community plan estimates that demand for housing is outpacing supply. Therefore, the proposed adjustment is requested to allow construction to commence while filing for a Vesting Small Lot Parcel Map for the subject site is simultaneously pursued.

Footnotes:
1. West Adams-Baldwin Hills-Leimert Community Plan, Chapter I-Introduction, Community Issues and Opportunities, Page I-12

ADDITIONAL INFORMATION/FINDINGS (OPEN SPACE):
The open space provided conforms with the objectives of the Open Space provisions of the Code.
Not applicable, the subject development proposes only 4 units.

Applicable code section, 12.21. G. 2.
Applicable code section, 12.21. G. 2.

"Regulations. New construction (resulting in additional floor area and additional units) of a building or group of buildings containing six or more dwelling units on a lot shall provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms; 125 square feet for each unit having three habitable rooms; and 175 square feet for each unit having more than three habitable rooms."

ZONING ADMINISTRATOR DETERMINATION-FENCE (ZAD-F)

FINDINGS

1. The proposed fence, wall or hedge is in conformity with the public necessity, convenience, general welfare and good zoning practice.

The community plan for the area seeks to create "A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community."  By allowing this fence in conjunction with new, affordable, fee-simple developments, the area is being made safer for a mixed-income community. The fence will be a safety and design improvement benefiting the entire community, renters, owners and all residents. Currently the alleyway is largely flanked by open carports which are unsightly and do not create safe and secure places to store vehicles or private goods. The proposed fence will be one step in revitalizing the area and reducing the number of car pots and visible cars opening onto this alleyway. The additional height proposed is to ensure that along an unwatched alley with little traffic that criminals of opportunity do not climb over the fence to burglarize or vandalize.

Footnotes:
1. West Adams-Baldwin Hills-Leimert Community Plan, Chapter III-Land Use Policies and Programs, Goal 1, Page III-2

2. The proposed fence, wall or hedge is in substantial conformance with the various elements and objectives of the General Plan.

The West Adams – Baldwin Hills - Leimert Community Plan designates the area as Low Medium II Residential land use with its RD 1.5-1 Zone. Proposed density on site is fully within the limits prescribed by this zoning, with 4 units proposed, and 5 units permitted. The development of a four fee-simple developments on this lot is within the allowance of the Small Lot Subdivision Ordinance to create affordable housing in the community. By allowing a higher fence height these units are being afforded a higher level of security than would be allowed without a Zoning Administers Determination. Most multi-family housing in the area benefits from having main gates to prevent strangers from entering the property without invitation. As single-family homes developed in a multi-family configuration these proposed units cannot benefit from a main gate or door, as they must be built completely separate from one another without sharing walls or foundations. The fence acts as a security barrier along the most vulnerable side of the house along the alley where the fewest people are likely to be watching to ensure their community’s safety.

The development of the small lot subdivision at this property is an effective method to "Preserve and enhance the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities through compatible new housing". By allowing the fence one is ensuring that owners of the units will feel secure and invest in the community.

The designer has carefully considered the neighborhood’s character and identity before proposing and requesting an allowance to build the fence considering the “character and identity, compatibility of land uses, impact on livability, impacts on services [or] public facilities.” The fence is an improvement in both safety and
design for the neighborhood. While the fence is taller than would be allowed by right, the presence of an unwatched alley warrants the increase in height to preserve safety. The livability of the neighborhood will be improved through increased safety and an improvement in design as the gate will obscure the presence of parked cars.

Allowing an increase in height over what is allowed by right will be in full conformance with the general plan. The general plan seeks to protect neighbors from overly disruptive fences which may obscure vistas or create public safety hazards. Introducing this fence separating four single-family dwellings from the alley does not negatively impact anybody in the community. The additional height afforded the fence will create added security for the subject property as well as all those living against the alley.

Footnotes:
1. West Adams-Baldwin Hills-Leimert Community Plan, Chapter I-Introduction, Community Issues and Opportunities, Page I-5
2. West Adams-Baldwin Hills-Leimert Community Plan, Chapter III-Land Use Policies and Programs, Policy 1-3.2, Page III-4

3. The environmental effects and appropriateness of materials, design and location of any proposed fence or wall.

The proposed fence is situated at the rear of the subject property along the alleyway. No negative environmental effects are anticipated, it will not interfere with any view corridors of scenic vistas or visibility of oncoming traffic. The fence only serves the purpose of creating a barrier for safety and security from the back alley as well as to improve the quality of life of the residents at the subject property by limiting the contact with the alleyway. The proposal is to park cars in the back using the fence to prevent them from being readily visible and accessible from the alley, reducing the likelihood they would be the target of an opportunistic crime. The fence will also serve as a visual improvement for everyone who uses the alleyway by obscuring the view of the subject properties cars and their rear yard. The design is intended to produce a good quality gate and fence, which will be of similar character to the proposed contemporary design of the buildings on the lot. The additional two feet will not have any negative environmental effect on the community and the proposed materials will create a solid and aesthetically pleasing structure improving the appearance of the alley.

4. The detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.

No views will be obstructed as the fence is proposed to be located along an alley. Across the alley, at the same level as the fence there are currently no windows as the first level of the apartment across the alley is devoted to parking. Those living across from the subject property and all those who use the alley will have their views improved as the fence will obscure the view into the subject property's back yard. The design of the fence and gate are proposed to be in character with the contemporary homes being built and will be of good quality materials. The additional two feet of height will not be a detriment to anyone's view, but will improve it by obscuring the private space of the subject property.

5. The security to the subject property which the fence or wall would provide.

The proposed fence will be along an alleyway with little traffic, and few windows facing it. Without "eyes on the street" there is nobody to discourage criminal activity, loitering or opportunistic crimes of theft or vandalism. The increased height of the fence will serve to discourage opportunistic criminals from using the alley as a means of access to break into or vandalize the subject property. Reducing the chances for opportunistic crimes with this fence makes the entire alley safer by giving fewer places for those looking for trouble a place to create it. The additional two feet beyond what is provided for code outright is necessary because of the unwatched nature of the alley and that it is readily accessible to the general public.
201 N. LOS ANGELES ST., STE. 13A
LOS ANGELES, CA 90012
TEL: (213)617-9600, FAX: (213)617-9643

14540 SYLVAN ST., STE. A
VAN NUYS, CA 91411
TEL: (818) 779-8866, FAX: (818)-779-8870

Case No.
Reference No.
Site Address 2008 PREUSS RD

Received From TMG SOLUTIONS

MATERIALS RECEIVED FROM APPLICANT/MAP MAKER:
- Approved Radius Map/Plot Plan
- Certification
- Ownership/Occupant Lists
- Labels - owner/app/rep marked
- Copy of Transparency

PAYMENT RECEIVED FROM APPLICANT/MAP MAKER:

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparation of Labels &amp; Mailing - Number</td>
<td></td>
<td>$1.77</td>
<td>$0.00</td>
</tr>
<tr>
<td>Mailing Only - Number</td>
<td>665</td>
<td>$1.42</td>
<td>$944.30</td>
</tr>
<tr>
<td>Appeals - Number</td>
<td></td>
<td>$1.52</td>
<td>$0.00</td>
</tr>
<tr>
<td>Posting of Site - Number of signs</td>
<td></td>
<td>$75</td>
<td>$75.00</td>
</tr>
<tr>
<td>Research/Add'l N.C. and Council Notification Optional All Weather Posting Optional Removal of signs</td>
<td>0</td>
<td>$20 Each</td>
<td>$12.20</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>$50</td>
<td>$0.00</td>
</tr>
<tr>
<td>TOTAL DUE</td>
<td></td>
<td></td>
<td>$1,031.50</td>
</tr>
</tbody>
</table>

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE".

Note - If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment, or BTC will be forced to produce labels and charge applicant/map maker.

(initial)

Note: The City of LA usually generates a determination letter comprising of one(1) to three(3) pages—which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, BTC will bill you for the excess postage and material costs and the bill will be paid upon presentation. (initial)

Also, if you require a copy of the BTC file(s), a $50.00 fee will be charged and must be paid. (initial)

Signature
310-337-7290
REPRESENTATIVE

Cancellations and changes are subject to a 20% or $50.00 handling fee, whichever is greater.
Returned checks subject to a $200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void.
Refunds and credits: one year from the original filing date
If case goes to appeal, processing & mailing costs of $1.52/label will be paid (initial)
ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2011-2601
ZA Case No.: 
CPC Case No.: 
Council District No.: CD 10
Community Plan Area: West Adams – Baldwin Hills - Leimert
PROJECT ADDRESS: 2008 S. Preuss Rd.
Los Angeles, 90034
Major Cross Streets: S. Robertson Blvd to the West and Cadillac Ave to the South
Name of Applicant: G Capital, LLC, Paul Lin
Address: 21700 Copley Drive, #130, Diamond Bar, CA 91765
Telephone No.: 909-860-3107 Fax No.: 909-860-7180

OWNER
Name: G Capital, LLC, Paul Lin
Address: 21700 Copley Drive, #130, Diamond Bar, CA 91765
Telephone No.: 909-860-3107
Signature: [Signature]

APPLICANT’S REPRESENTATIVE (Other than Owner)
Name: Lanny Kusaka, TMG Solutions
Address: 6733 Sepulveda Blvd., Suite 265, Los Angeles, CA 90045
Telephone No.: (310) 337-7290
Signature: [Signature]

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

A. 2 Vicinity Maps: (8½” x 11”) showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
B. 2 Radius/Land Use Maps: (1” = 100’) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100’ radius line (excluding streets) okay for Coastal building permits 300’ for site plan review applications.
C. 2 Plot Plans: showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
D. Application: a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdividers statement, etc.
E. Pictures: two or more pictures of the project site showing walls, trees and existing structures.
F. Notice of Intent Fee: a UNDATED check in the amount of $75 made out to the County of Los Angeles for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
G. Hillside Grading Areas/Haul Route Approval: Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to http://www.lacity.org/LADBS/forms/forms.htm).
H. Additional Reports: Additional reports may be required as determined by staff.

APPLICATION ACCEPTED

BY: ________________________________ DATE: ______________

RECEIPT NO.: ________________________________

page 2 of 5
I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

A Zoning Administrator Adjustment, pursuant to the provisions of 12.28 of the Los Angeles Municipal Code and Zoning Administrator Determination-Fence, pursuant to the provisions of 12.24.X.7 of the Los Angeles Municipal Code, is sought to permit the construction, use and maintenance of four, 2-story, single-family dwellings on 4 separate parcels of 1,780.11 sq. ft. (Lot A), 1,782.00 sq. ft. (Lot B), 2,564.67 sq. ft. (Lot C), and 2,567.93 (Lot D) on an 8,694.71 sq. ft. lot in the RD1.5-1 Zone, and an associated fence on an 8,694.71 sq. ft. lot in the RD 1.5-1 Zone with the concurrent filing of a Vesting Tentative Parcel Map-Small Lot.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

No.

II. Existing Conditions:

A. Project Site Area 8,694.71 square feet
Net and 0.21 Acres Gross Acres 0.21 + 0.04 = 0.25 Acres

B. Existing Zoning RD1.5-1

C. Existing Use of Land Single-Family Dwelling

D. General Plan Designation Low Medium II Residential

E. Number 2 type Single Family Dwellings and age ± 74,63 of structures to be removed as a result of the project.
   If residential dwellings (apts., single-family, condos) are being removed indicate the number of units:
   2 and average rent: N/A
   Is there any similar housing at this price range available in the area? If yes, where?
   Yes, in the immediate vicinity are numerous multi-family dwellings.

F. Number 4 Trunk Diameter 20", 8", 24", 46" and type Palm, California Pepper, Palm, Ficus of existing trees.

G. Number 2 Trunk Diameter 24", 46" and type Palm, Ficus of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
   100% Less than 10% slope 10-15% slope over 15% slope
   If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ___ natural or man-made drainage channels, ___ rights of way and/or ___ hazardous pipelines crossing or immediately adjacent to the property, or ___ none of the above.

J. Grading: (specify the total amount of dirt being moved)
   N/A, no grading is planned 0-500 cubic yards.
   if over 500 cubic yards, indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported N/A
If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

A. Number of Dwelling Units-
   Single Family ____________ Apartment ____________ or Condominium ____________
B. Number of Dwelling Units with:
   One bedroom ____________ Two bedrooms ____________
   Three bedrooms ____________ Four or more bedrooms ____________
C. Total number of parking spaces provided ____________
D. List recreational facilities of project ____________
E. Approximate price range of units $__________ to $__________
F. Number of stories ____________, height ____________ feet.
G. Type of appliances and heating (gas, electric, gas/electric, solar) ____________
   Gas heated swimming pool? ____________
H. Describe night lighting of the project ____________
(I include plan for shielding light from adjacent uses, if available)
I. Percent of total project proposed for:
   Building ____________ Paving ____________
   Landscaping ____________
J. Total Number of square feet of floor area ____________ sq. ft.

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

A. Type of use ____________
B. Total number of square feet of floor area ____________
C. Number of units if hotel/motel ____________
D. Number of stories ____________, height ____________ feet.
E. Total number of parking spaces provided ____________
F. Hours of operation ____________
G. If fixed seats or beds involved, number ____________
H. Describe night lighting of the project ____________
   (Include plan for shielding light from adjacent uses, if available)
I. Number of employees per shift ____________
J. Number of students/patients/patrons ____________
K. Describe security provisions for project ____________
L. Percent of total project proposed for:
   Building ____________ Paving ____________
   Landscaping ____________

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following:
(please check)
   __ National Register of Historic Places
   __ California Register of Historic Resources
   __ City of Los Angeles Cultural Historic Monument.
   __ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ)
V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. **No. There is no hazardous substance discharge from the premises.**

A. Regulatory Identification Number (if known) **N/A**
B. Licensing Agency
C. Quantity of daily discharge

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
   Cadillac Ave. (330 feet to the south), S Robertson Blvd. (350 feet to the west)

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*
C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:**
   Day 7 AM–10 PM **N/A**
   Night 10 PM–7 AM **N/A**

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. **No adverse impacts are anticipated from the proposed use.**

Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.
I, Paul Lin (G Capital) 
Owner (Owner in escrow)* 
(Please Print)

Signed: ____________________________
Owner

I, Lanny Kusaka
Consultant* 
(Please Print)

Signed: ____________________________
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

------------------------------
Space Below This Line for Notary's Use------------------------------

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ________________________

On ______________ before me, ________________________ personally appeared
(Insert Name of Notary Public and Title)

Paul Lin, 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)
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 09/30/2011 before me, L J KELLY, NOTARY PUBLIC
personally appeared LANNY KUSAKA

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

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

WITNESS my hand and official seal.

Signature: L J KELLY

Signature of Notary Public: L J KELLY

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: 

Document Date: 

Number of Pages: 

Signer(s) Other Than Named Above: 

Capacity(ies) Claimed by Signer(s)

Signer's Name: 

☐ Corporate Officer — Title(s): 
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: 

Signer Is Representing: 

Signers Name: 

☐ Corporate Officer — Title(s): 
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: 

Signer Is Representing: 

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6672) Item #5907
Pico Glatt Kosher Mart
9427 W. Pico Blvd.
CERTIFIED NEIGHBORHOOD COUNCIL - (CNC)

C.D. 05 - SOUTH ROBERTSON
NEIGHBORHOOD COUNCIL
P.O. BOX 35836
LOS ANGELES, CA 90035

ATTN: DOUGLAS FITZSIMMONS - President

RE: 9427 W. PICO BOULEVARD
LOS ANGELES, CA 90035

CONDITIONAL USE - PLAN APPROVAL
**MASTER LAND USE PERMIT APPLICATION**

**Los Angeles City Planning Department**

---

**ENV No:** 2011-3158 (KAP)  
**Existing Zone:** C-T-1WL-0  
**District Map:** 32A-167  
**APC:** WLA  
**Community Plan:** WLA  
**Council District:** 5  
**Census Tract:** 2691.00  
**APN:** 4380-032-014  
**Case Filed With:** DSC Staff  
**Case Filed With:** APerez  
**Date:** 12-9-11  

**Case No.:** ZA 1993-0598 (CUB) (PA1)  
**APPLICATION TYPE:** Plan Review  

1. **PROJECT LOCATION AND SIZE**

   **Street Address of Project:** 9427 West Pico Blvd  
   **Zip Code:** 90035  
   **Legal Description:** Lot 1495 & 1494  
   **Block:** n/a  
   **Tract:** TR-6380  
   **Lot Dimensions:** 103'11" x 125'-6"  
   **Lot Area (sq. ft.):** 33,602.63  
   **Total Project Size (sq. ft.):** 7,774 sf

2. **PROJECT DESCRIPTION**

   Describe what is to be done: 2,277 sf expansion of an existing 5,497 sf, into an adjacent commercial retail space within the same building. Existing beer and wine sales will remain within the originally approved area.

3. **ACTION(S) REQUESTED**

   **Present Use:** Market  
   **Proposed Use:** Market  
   **Plan Check No. (if available):** B11LA09666  
   **Date Filed:** 09/24/11

   Check all that apply:  
   - [ ] New Construction  
   - [ ] Change of Use  
   - [ ] Alterations  
   - [ ] Demolition  
   - [ ] Commercial  
   - [ ] Industrial  
   - [ ] Residential  
   - [ ] Tier 1 LA Green Code  
   - [ ] Rear  
   - [ ] Front  
   - [ ] Height  
   - [ ] Side Yard

   **No. of residential units:**  
   - Existing: [ ]  
   - To be demolished: [ ]  
   - Adding: [ ]  
   - Total: [ ]

4. **Code Section from which relief is requested:**

   **Code Section which authorizes relief:** 12.24-W.1  
   **CONDITIONAL USE PLAN APPROVAL TO EXPAND EXISTING FOOD MARKET WITH SALES OF BEER AND WINE FOR OFF-SITE CONSUMPTION, INTO ADJACENT EXISTING RETAIL SPACE.

5. **List related or pending case numbers relating to this site:**

   ZA-93-0598 (CUB), ZA-93-0598 (CUB)(PA1)
4. OWNER/APPLICANT INFORMATION

Applicant’s name: Albert Youssufzadeh
Company: Pico Glatt Kosher Mart

Address: 9427 West Pico Blvd
Los Angeles, CA
Telephone: (310) 785-0904
Fax: ( )
Zip: 90035
E-mail: 

Property owner’s name (if different from applicant): PICO/ELM BUILDING, A GENERAL PARTNERSHIP
Company: Outside the Lines Design

Address: 1201 CENTURY PARK EAST #1201
LOS ANGELES, CA
Telephone: ( )
Fax: ( )
Zip: 90067
E-mail: 

Contact person for project information: Alfredo Quesada
Company: Outside the Lines Design

Address: 3046 Huron Avenue
Culver City, CA
Telephone: (310) 339-4540
Fax: (310) 815-3860
Zip: 90232
E-mail: aqdesign@earthlink.net

5. APPLICANT’S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).

b. The information presented is true and correct to the best of my knowledge.

c. In exchange for the City’s processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Signature]
Print: [Print Name]

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles
On December 4, 2011 before me, Kim Nguyen
personally appeared, Nac A. Basta, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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)

6. ADDITIONAL INFORMATION/FINDINGS

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

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

Planning Staff Use Only

<table>
<thead>
<tr>
<th>Base Fee</th>
<th>Reviewed and Accepted by</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>5754</td>
<td>[Project Planner]</td>
<td></td>
</tr>
<tr>
<td>Receipt No.</td>
<td>5237</td>
<td>Deemed Complete by</td>
</tr>
</tbody>
</table>

CP-7771 (09/08/2011)
To see all the details that are visible on the screen, use the "Print" link next to the map.

maps.google.com/?q=9427 W PICO BLVD LOS ANGELES, CA
Findings:

a. Explain how the proposed project will be desirable to the public convenience and welfare:
The Los Angeles Central City Plan Map designates the subject property for Neighborhood Office Commercial land uses corresponding to the C5, C4, C3, C2, P and PB Zones. The use is consistent with the desire to create a prosperous community district with necessary and supporting commercial uses. Therefore, this project is in harmony with the General Plan. The market is operating continuously at this location since June of 1981 and enjoys great acceptance from the neighborhood.

b. Explain how the proposed project is in proper relation to adjacent uses or the development of the community:
The applicant provides its clientele and the adjacent neighbors with a quality Kosher food market including alcohol service as an ancillary amenity. The market will continue to be a part of an existing group of compatible commercial land uses and variety of restaurants, surrounded by primarily commercial developments. The market has proven to be desirable to its surrounding community.

c. Explain how the proposed project will not be detrimental to the character of development in the immediate neighborhood:
The approval of this Plan Review will not detrimentally affect the character of the immediate neighborhood, because it is located in a predominately commercial area along Pico Blvd, with many commercial uses and the residentially zoned properties. Additionally, the subject use has been in existence for 20 years.

d. Explain how the proposed project will be in harmony with the various elements and objectives of the general Plan:
The Los Angeles Central City Plan Map designates the subject property for Neighborhood Office Commercial land uses corresponding to the C5, C4, C3, C2, P and PB Zones. The use is consistent with the desire to create a prosperous community district with necessary and supporting commercial uses. Therefore, this project is in harmony with the General Plan.

e. Explain how the approval of the application will result in or contribute to an undue concentration of such establishments?
Despite possible concerns regarding the over concentration of off-sale liquor licenses and the crime rate, the subject property is located within an intensive commercial area.
The number of allocated licenses is calculated based upon resident population, employment and shopping population of the census tract. The location is proper in relation to adjacent uses and the development of the community.

f. Explain how the approval of the application detrimentally affect nearby residential zones or uses?
The approval of this Plan Review will not detrimentally affect nearby residentially zoned properties because the establishment is located in a predominately commercial area and is oriented towards Third Street, a heavily traveled thoroughfare, and away from residentially zoned properties. There is also a service alley South of the property, which serves as a buffer between the commercial uses and the residentially zoned properties. Additionally, the subject use has been in existence for numerous years.

g. What is the total square footage of the building or center the establishment is located in?
   12,697 SQ FT

h. What is the total square footage of the space the establishment will occupy?
   9,116 SQ FT

i. What is the total occupancy load of the space as determined by the Fire Department?
   95 Occupants

Questions regarding the Physical Development of the site:

j. What is the total number of seats that will be provided indoors?
   There are no seats on the premises.
   Outdoors?
   There are no seats on the premises.

k. If there is an outdoor area, will there be an option to consume alcohol outdoors?
   There will be no consumption of alcoholic beverages on site.

l. If there is an outdoor area, is it on private property or the public right of way or both?
   There is no outdoor area on site.
m. If an outdoor area I on the public right of way, has a revocable permit been obtained?
N/A

n. Are you adding floor area?
The market is expanding into the adjacent existing 3,132 SQ FT retail space (same building).
If yes, how much is enclosed?
All of it is enclosed.
Outdoors?
There are no outdoor areas.

Parking:

o. How many parking spaces are available on site?
17 parking spaces

p. Are they shared or designated for the subject use?
They are shared with the other three tenants.

q. If you are adding floor area, what is the parking requirement as determined by the Department of Building and Safety?
We are not adding square footage to the building, we are expanding the market into an existing adjacent retail space, within the same building.

r. Have any arrangements been made to provide parking off-site?
No
If yes, is the parking secured via parking lease or a covenant/affidavit approved by the Department of building and safety?
N/A
Please provide a map showing the location of the of-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.
N/A
Will valet service be available?
N/A

Will the service be for a charge?
N/A

s. Is the site within 1,000 feet of any schools (public, private or nursery schools) churches or parks?
Yes, please refer to list of the 1,000ft Radius Maps.

Questions regarding the Operation of the establishment:

t. Has the use been discontinued for more than a year?
No, the market has been open continuously for 20 years.

u. What are the proposed hours of operation and which days of the week will the establishment be open?
Sunday to Thursday: 7:00am to 8:00pm
Friday: 7:00am to sundown (4 or 5pm)
Saturday: Closed

v. Will there be entertainment, such as piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc?
No, none of the above.

w. Will there be minimum age requirements for entry?
No, the establishment is a family oriented business.
If yes, what is the minimum age requirement and how will be enforced?
N/A

x. Will there be any accessory retail uses on site?
In this case, the alcoholic beverages are accessory to the main food and grossery sales of the market.
What will be sold?
Prepacked food, groceries, cleaning supplies, prepared food, etc.

Security:

y. How many employees will you have at any given time?
24
z. Will security guards be provided on site?
   No
   If yes, how many and when?
   N/A

aa. Has LAPD issued any citations or violations?
   None in twenty years of operation.

Alcohol:

   bb. Will there be beer and wine only, or a full-line of alcoholic beverages?
   Beer and wine only, and it must be Kosher type.

   cc. Will fortified wine (greater than 16% alcohol) be sold?
   No

   dd. Will alcohol be consumed on any adjacent property under the control of the applicant?
   No. The owner doesn’t =have any other properties under his control in the immediate vicinity of this establishment.

   ee. Will there be signs visible from the exterior that advertise the availability of alcohol?
   There will be no signs advertising the availability of alcohol sales at all.

Food:

   ff. Will there be a kitchen on site?
   Yes, the kitchen will continue to prepare and packed food on site, for take-out sales only.

   gg. Will alcohol be sold without a food order?
   No, all sales of beer and wine will be sold with food.

   hh. Will the sale of alcohol exceed the sale of food on a quarterly basis?
   No, the sales of alcoholic beverages averages about 20% of the gross sales.

   ii. Provide a copy of the menu, if food is to be served?
   It is rotisserie kosher chicken, sold entirely packed to take out only.
On-Site:

jj. Will a bar or cocktail lounge be maintained incidental to a restaurant?
   N/A
   If yes, the floor plan must show the details of the cocktail lounge and the separation between the dining and lounge facilities.
   N/A

kk. Will off-site sales of alcohol be provided accessory to onsite sales (take-out)?
   If yes, a request of off-site sales of alcohol is required as well.
   The current alcoholic licensed and this application is for off-site sales only.

ll. Will discounted alcohol drinks (Happy Hour) be offered at any time?
   No there will be no happy-hour offered at any time.

Off-site:

mm. Will cups, glasses, or other containers be sold which might be used for the consumption of alcohol on the premises?
   N/A

nn. Will beer or wine coolers be sold in single cans, or will be sold in containers less than a 1 liter (750ml)?
   No all beers and wine coolers are sold in six-pack minimum.

00. Is this application a request for on-site sales of alcoholic beverages?
   No, this application is to expand an existing off-site license.
   If yes, is the establishment a bona-fide eating place (restaurant) or hotel/ motel?
   No, this establishment is a Kosher Food Market.
   If no, contact the CA Department of Alcoholic beverage Control (ABC) to determine weather the proposed site is located in an area whereby:
   Issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or
   If issuance would result in, or add to an undue concentration of licenses.
   a law enforcement problem, or If issuance would result in, or add to an undue concentration of licenses.
   ABC already issued the license, and had been in continuous operation since 1993.

END OF FINDINGS.
Pico Glatt Mart
9427 West Pico Blvd
Los Angeles, CA 90035

Case: ZA-93-0598(CUB)(PAB)

Current compliance with current Conditions:

1. The use, height and area regulations are in strict compliance with the City of Los Angeles Municipal Code, as well as with all other governmental offices having jurisdiction over the property.

2. The use and development of the property are in substantial conformance with the Plot plan submitted with the original CUP case and its exhibits.

3. No additional corrective conditions have ever been imposed by the Zoning Administrator to this site.

4. There is no graffiti on the walls and the site is constantly inspected to remove any graffiti from the walls.

4. There are no video games or any other coin-operated located in the premises.

5. There is no public telephone on the premises.

6. Beer is not sold by single cans, and the bottles of wine are of 750 ml size minimum. Furthermore, there is no sale of fortified wines, nor malt liquor of any kind.

7. There are signs precluding consumption of alcoholic beverages on site, as well as precluding loitering.

8. There are two signs on site indicating: “It is a violation of Section 41.27(d) to possess any bottle, can or other receptacle containing any alcoholic beverage, which has been opened, or seal-broken, or the contents of which have been partially removed, on or adjacent to the premises”.

9. There is strict regulation that no alcoholic beverages are consumed in any other property under the control of the applicant.

10. The tenant maintains the site clean and free of litter throughout.
11. There is security lighting installed in the parking areas, alleys and sidewalk to discourage loitering, removal of trash. The existing lighting is directed to the premises and not to the adjacent properties.

12. There is no sale of single cigarettes on the premises.

13. There are no signs of any kind on site promoting the sale/ availability of alcoholic beverages.

14. No more than 20% if the total shelf space is dedicated to the display and sale of alcoholic beverages.

End of explanation.
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: ___________ ZA Case No.: ZA03-0598(CUB)(PAB) CPC Case No.: ___________
Council District No.: CD-5 Community Plan Area: WEST LOS ANGELES
PROJECT ADDRESS: 9427 WEST PICO BOULEVARD, LOS ANGELES CA 90035

Major Cross Streets: ELM DRIVE AND REXFORD DRIVE
Name of Applicant: ALFREDO QUESADA / OUTSIDE THE LINES DESIGN
Address: 4046 HURON AVE, CULVER CITY CA 90232
Telephone No.: 310.415.3860 E-mail:

OWNER
Name: PICO/ELM BUILDING
Address: 1801 CENTURY PARK EAST, SUITE 12001 - LOS ANGELES CA 90067
Telephone No.: 310.553.1222
Signature:

APPLICANT'S REPRESENTATIVE
(Other than Owner)
Name: ALFREDO QUESADA / OUTSIDE THE LINES DESIGN
(Contact Person)
Address: 4046 HURON AVE, CULVER CITY CA 90232
Telephone No.: 310.415.3860
Signature:

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

A. 2 Vicinity Maps: (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
B. 2 Radius/Land Use Maps: (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
C. 2 Plot Plans: showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
D. Application: a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
E. Pictures: two or more pictures of the project site showing walls, trees and existing structures.
F. Notice of Intent Fee: an UNDATED check in the amount of $75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
G. Hillside Grading Areas/Haul Route Approval: Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to http://www.lacity.org/LADBS/forms/forms.htm).
I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Plan approval for expansion of existing food market with off-site sales of beer and wine.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

Yes, it will require alcoholic beverage control approval, as well as from Los Angeles County Environmental Health Services.

II. Existing Conditions:

A. Project Site Area
   Net and __________ Gross Acres

B. Existing Zoning C4-IV-6

C. Existing Use of Land COMMERCIAL, RETAIL, POOR MARKET, RESIDENTIAL UNIT AND PARKING

D. Requested General Plan Designation NEIGHBORHOOD COMMERCIAL

E. Number N/A type N/A and age N/A of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: N/A and average rent: N/A

   Is there any similar housing at this price range available in the area? If yes, where?

F. Number N/A Trunk Diameter N/A and type N/A of existing trees.

G. Number N/A Trunk Diameter N/A and type N/A of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
   Less than 10% Less than 10% slope 10–15% slope over 15% slope

   If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1” = 200’ scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are ☐ natural or man-made drainage channels, ☐ rights of way and/or ☐ hazardous pipelines crossing or immediately adjacent to the property, or ☐ none of the above.

J. Grading: (specify the total amount of dirt being moved)
   N/A 0-500 cubic yards.
   N/A if over 500 cubic yards. Indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported N/A
If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

A. Number of Dwelling Units:
   Single Family _______________ Apartment _______________ or Condominium _______________

B. Number of Dwelling Units with:
   One bedroom _______________ Two bedrooms _______________________
   Three bedrooms _______________ Four or more bedrooms _______________________

C. Total number of parking spaces provided _______________________

D. List recreational facilities of project _______________________

E. Approximate price range of units $ ________________________ to $ ________________________

F. Number of stories _______________, height _______________ feet.

G. Type of appliances and heating (gas, electric, gas/electric, solar) _______________________
   Gas heated swimming pool? _______________________

H. Describe night lighting of the project _______________________
   (Include plan for shielding light from adjacent uses, if available)

I. Percent of total project proposed for:
   Building ________________________
   Paving ________________________
   Landscaping ________________________

J. Total Number of square feet of floor area ________________________

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section).
   Describe entire project, not just area in need of zone change, variance, or other entitlement.

A. Type of use RETAIL/FOOD MARKET ________________________

B. Total number of square feet of floor area 9,116 SF ________________________

C. Number of units if hotel/motel ________________________

D. Number of stories ________________________, height 20 FEET ________________________ feet.

E. Total number of parking spaces provided: 17 ________________________

F. Hours of operation ________________________, Days of operation ________________________, Sundays to Fridays ________________________

G. If fixed seats or beds involved, number: N/A ________________________

H. Describe night lighting of the project: PARKING LOT IS ILLUMINATED ________________________
   (Include plan for shielding light from adjacent uses, if available)

I. Number of employees per shift: 25 ________________________

J. Number of students/patients/patrons: N/A ________________________

K. Describe security provisions for project: SAFETY GATES, VIDEO CAMERAS AND SECURITY ALARM ________________________

L. Percent of total project proposed for:
   Building 59.62% ________________________
   Paving 40.38% ________________________
   Landscaping 0% ________________________

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

☐ National Register of Historic Places N/A ________________________

☐ California Register of Historic Resources N/A ________________________

☐ City of Los Angeles Cultural Historic Monument N/A ________________________

☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) N/A ________________________
V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

A. Regulatory Identification Number (if known) N/A
B. Licensing Agency N/A
C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project’s equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.
APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, NAGI BASTA
Owner (Owner in escrow)*
(Please Print)
Signed: Nagi Bast
Owner

I, ALFREDO QUESADA
Consultant*
(Please Print)
Signed: Alfredo Quesada
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

--------------------------------------------------------------------------------
Space Below This Line for Notary's Use
--------------------------------------------------------------------------------

State of California
County of Los Angeles

On December 6, 2014 before me, Kim Nguyen, notary public personally appeared
(Nagi, Helmy Basti * Alfredo Ernesto Quesada ) who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) 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)

KIM NGUYEN
Commission # 1900890
Notary Public - California
Los Angeles County

CP-1204 (Rev. 02/03/09)

P:\WORDPROC\CPFORMS\CP1000\1204.2-03-09.wpd
Address: 9427 W PICO BLVD
APN: 4330032016
PIN #: 132A167 197
Tract: TR 6380
Block: None
Lot: FR 1495
Arb: None
Zoning: C4-1VL-O
General Plan: Neighborhood Commercial

Streets Copyright (c) Thomas Brothers Maps, Inc.
Mexikosher Restaurant
8832 W. Pico Blvd.
Silverman Family Trust  
2395 Century Hill  
Los Angeles, CA 90067

Subject: NOTIFICATION OF PROPOSED SIDEWALK DINING  
8832 W Pico Blvd– Mexikosher Restaurant  
Application Reference No.: 2011000391

Dear Property Owner:

Mexikosher Restaurant is proposing to encroach into the public right-of-way along the restaurant frontage. The proposed encroachments consist of placing 3 tables and 10 chairs adjacent to the building and encroaching approximately 6 feet from the face of the building. A site plan of the proposed encroachments is enclosed for your information.

The Bureau of Engineering has made a preliminary determination that the proposed encroachment meets the requirements for issuance of a sidewalk dining permit. If you wish to appeal this determination, you must reply, in writing within 14 days of the date of this letter and submit it to:

City of Los Angeles  
Bureau of Engineering  
Central District Office M.S. 503  
201 N. Figueroa Street, 3rd Floor  
Los Angeles CA, 90012  
Attn: Wesley Tanijiri, P.E.

If you have any questions regarding this correspondence, please call Wesley Tanijiri, at (213) 482-7062.

Sincerely,

Wesley Tanijiri, P.E.  
Central District Engineer  
Bureau of Engineering

Attachments: Site Plan

cc: Council District 5, Kian Kaeni, MS 208  
South Robertson, PO Box 35836  
LA, CA 90035  
LADBS, Larry Galstian, MS 115  
Applicant
Verizon Wireless Standby Generator
8807 W. Pico Blvd.
DATE: August 17, 2011

TO: Office of Zoning Administration

FR: Al Gamboa, Milestone Wireless, for Applicant (Verizon Wireless)


1. The proposed location will be desirable to the public convenience or welfare.

Wireless telecommunications has become, over the years, an integral part of modern life. Whether used for the conduct of daily business, conversations with friends and family, or as an emergency lifeline in the event of a natural or man-made disaster, subscribers have come to expect and demand that their cell phone service will always be there when they need it. The proposed installation of a permanent emergency backup generator at this location will help assure that the site will continue to provide subscribers with the service they have come to expect, even in the event of a major disruption of the City’s power grid, as was the case during the 1994 Northridge earthquake. Therefore it can be found that the proposed location will be desirable to the public convenience and welfare.

2. The location is proper in relation to adjacent uses or the development of the community and the use will not be materially detrimental to the character of the development in the immediate neighborhood.

The generator units selected for deployment by Verizon Wireless sites in the City of Los Angeles (and surrounding areas) have been designed to provide sufficient power to keep sites in operation in the event of a natural or man-made disaster, without creating significant negative impacts on surrounding properties.

The engine used to power the generator operates at approximately 48-brake horsepower, below the threshold established by the Air Quality Management District to require written permits.

The generator will feature an integrated acoustic housing designed to reduce the operational noise level to 65 dB at a distance of 23 feet from the generator.

The generator will be run once a week for a period of 15 minutes to perform diagnostic testing.

An automated timer used to initiate the test is programmable and can be set to run the test at an optimal time. Test results are sent to the Network Operations Center for evaluation. Additionally, there will be occasional visits by field personnel to check fluid levels.

ZA 1995-457

Verizon Wireless site: Mid City Robertson
8807 S. Robertson Blvd., Los Angeles, CA 90035
The generator will ONLY operate for an extended period in the event of an extended disruption of power to the site.

In such cases, an alarm system installed on generator will contact a Network Operations Center to alert them of the event. Verizon Wireless personnel will respond to the alert to determine the nature of the triggering event and will arrange a response to the site, as necessary, to evaluate the situation and/or take remedial action.

3. The proposed location will be in harmony with the various elements and objectives of the General Plan.

Wireless telephone services have become an integral part of the communications infrastructure of the City of Los Angeles. The rapid spread of wireless telecommunications through virtually all sectors of the City’s economic and social activities has contributed and will continue to contribute to the furtherance of the various elements and objectives of the City’s General Plan.

To the extent that it supports vital communications among members of Los Angeles’ worker population and business community, wireless phone service benefits the promotion of a vibrant and growing economy. In a City where much of the worker population spends a significant portion of its day in transit between work and home, the wireless phone system can provide a convenient link between friends, family and co-workers as they make the daily commute to and from their homes. And in the event of a major calamity, the cell phone can provide a critical link with the City’s emergency services to help save lives and property.

In earthquake-prone areas of the country, such as Los Angeles, earthquake damage to power transmission stations can have far-reaching impact – disrupting everything from cell phone service to traffic signals. Although many cellular sites are designed with provision for connecting to mobile or “roll-up” generators, deployment of these “temporary” generators to the sites in the midst of a widespread, catastrophic emergency, could be very slow and difficult. In the 1994 Northridge Quake, traffic on the streets and highways came to a halt as traffic lights failed and heavily traveled surface streets became impassably congested as traffic was diverted onto them from freeways. According to the L.A. City Fire Department reports of power outages were “city wide.”

In an April, 2002 report, the U.S. Department of Transportation noted that cell phone technology has provided a critical link for emergency personnel trying to conduct operations in disaster-stricken areas:

“In 1994, the use of cellular phones was just starting to become widespread. During the 1989 Loma Prieta earthquake, cell phones were some of the only communications tools working and proved invaluable. In the first hours following the Northridge earthquake, with landlines out, cellular phones and radios were the only means of communication into and out of the earthquake area for emergency personnel.”

Verizon Wireless site: Mid City Robertson
8807 S. Robertson Blvd., Los Angeles, CA 90035
New phones and cell sites supporting geo-location capabilities for use with the enhanced 911 ("e911") service have made it even more critical that wireless sites be able to stay “on-air” throughout the duration of a catastrophic emergency. Injured or trapped victims may have a significantly greater chance for a quick rescue, as emergency dispatchers direct help based location data provided by cell sites and cell phones equipped with the geo-location technology. But in order for this to happen, the cell sites have to keep functioning. Major disruptions of street and highway traffic, such as was seen after the 1994 Northridge Quake, could cause long delays in getting a mobile generator to a site. The permanent presence of a backup generator on site will help assure that the cell site will continue to operate and provide emergency communications capabilities to users without disruption.

Wireless telecommunication facilities have played and will continue to play a vital role in providing a communications “safety net” for citizens of Los Angeles in the event of major natural or man-made emergencies. Therefore it can be found that:

The proposed project advances a policy of the City’s Safety Plan, which states that ‘…an Emergency Notification System providing quick, no-cost, readily accessible service for reporting of fires and other general emergencies by the general public be established.’ The proposed project also advances the City’s Seismic Safety Plan, which states that it is the City’s policy “that the emergency communications network, emergency control center, and reconnaissance systems are properly maintained.”

Therefore the proposed location will be in harmony with the various elements and objectives of the General Plan.

4. The site is of a size and shape sufficient enough to provide required setbacks, the required setbacks are improved to meet applicable screening and landscaping standards, and the installation will have the least possible visual impact on the environment.

The intent of the setback, screening and landscaping requirements is to minimize the visual impact from the project when viewed from public areas. The location for the generator installation is at the rear of existing commercial buildings and will be well set back from any surface streets, residential areas or other sensitive public areas. The generator is to be installed adjacent to existing parking and will not consume any parking spaces. Protective bollards will be installed around the perimeter of the generator.
DATE: August 17, 2011

TO: Office of Zoning Administration

FR: Al Gamboa, Milestone Wireless, for Applicant (Verizon Wireless)

RE: Proposed Verizon Wireless permanent emergency standby generator at 8807 W. Pico Blvd. - Additional Findings Required (in addition to those of 12.24 E):

The Zoning Administrator shall have the authority to consider requests to vary from these standards.

Specify in detail any variances requested.

(a) The site is of a size and shape sufficient to provide the following setbacks:

   (i) For a monopole or tower, the tower setback requirements of Section 12.21 A 20 (a)(2) are met as to those portions of the property abutting residential or public uses.

   This finding does not apply. The proposed project is a generator installation.

   (ii) For all other towers or monopoles, the site shall be of sufficient size to provide the setback required in the underlying zone between the base of the tower, accessory structures and uses, and guy anchors, if any, to all abutting property lines.

   This finding does not apply. The proposed project is a generator installation.

(b) The required setbacks are be improved to meet the screening and landscaping standards of Section 12.21 A 20 (a) (5) and 12.21 A 20 (a) (6), to the extent possible within the area provided.

The proposed generator installation meets all applicable setbacks for this zone.

(c) The visual impact standard of Section 12.21 A 20 (a) (4) is met:

With regard to the proposed generator installation, the intent of the setback, screening and landscaping requirements is to minimize the visual impact of the installation from public areas. The proposed generator will be located to the rear of the existing office buildings, screened by the building from view public from surrounding streets. Installation of the generator, as proposed, will have no significant visual impact on the environment.

ZA 1995-457

Verizon Wireless site: Mid City Robertson
8807 W. Pico Blvd., Los Angeles, CA 90035
(d) A good faith effort was made by the applicant to locate on existing sites or facilities in accordance with the guidelines of Section 12.21 A 20 (a) (3).

This finding is not applicable to the proposed generator project since the project entails no modification of the previously approved elements of this WTF.

(e) The project is consistent with the general requirements of WTF standards of 12.21 A 20.

No request is being made to modify any approved telecommunications element of the WTF. The current project, the proposed installation of a permanent emergency backup generator to serve the WTF in the event of a catastrophic power interruption, is consistent with the general requirements of the WTF standards.

(f) The use would have no substantial adverse impact on properties or improvements in the surrounding neighborhood.

The proposed backup emergency generator will be operated for approximately 15 minutes per week for diagnostic readiness testing. The generator features an acoustic sound dampening housing that provides an operational sound level of 65 dB at a distance of 23 feet from the generator, roughly equivalent to the sound level of a normal conversation. No written AQMD permit is required for the installation or operation of this generator since the internal combustion engine used operates at less than 50 brake horse power. The project, as proposed, will have no substantial adverse impact on properties or improvements in the surrounding neighborhood.

(g) The required setbacks are improved to meet the screening and landscaping standards of 12.21 A 20 (a) (6) (Landscaping) to the extent possible within the area provided.

The proposed generator site does not abut and will not visually impact any sensitive uses and is will be well set back from the public right of way. No supplemental landscaping or screening should be required.

(h) The visual impact standard of 12.21 A 20 (a) (4) is met.

This finding does not apply since the proposed project is not a WTF tower. However, the proposed project will not have any significant adverse visual impact on surrounding properties.

(i) An effort in good faith was made by the applicant to locate on existing sites or facilities in accordance with the guidelines of 12.21 A 20 (a) (3).

This finding does not apply since there is no proposed addition to or modification of the approved communications elements of the existing WTF. The proposed generator must necessarily be located at this particular site in order to serve this WTF.
NOTICE OF EXEMPTION

(Article III, Section 3—City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY
City of Los Angeles Department of City Planning

PROJECT TITLE
* MID CITY ROBERTSON - GENERATOR

PROJECT LOCATION
* 8307 W. PICO BLVD.

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
* 30 KW DIESEL POWERED STANDBY BACKUP EMERGENCY GENERATOR

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
* AL GAMBOA - MILESTONE WIRELESS INC.

CONTACT PERSON
* AL GAMBOA

AREA CODE | TELEPHONE NUMBER | EXT.
* 323 | 631-8370 |

EXEMPT STATUS: (Check One)

☐ MINISTERIAL
☐ DECLARED EMERGENCY
☐ EMERGENCY PROJECT
☐ GENERAL EXEMPTION
☒ CATEGORICAL EXEMPTION

CITY CEQA GUIDELINES
Art. III, Sec. 2b
Art. III, Sec. 2a (1)
Art. III, Sec. 2a (2) & (3)
Art. III, Sec. 1

STATE EIR GUIDELINE
Sec. 15268
Sec. 15269
Sec. 15061(b)(3)
Sec. 15300 et seq.

JUSTIFICATION FOR PROJECT EXEMPTION: Installation of new equipment and/or industrial facilities involving negligible or no expansion of use, if required for safety, health, the public convenience, or environmental control.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

SIGNATURE

FEE:
$81.00

RECEIPT NO.
VN 07/16 387226

REC'D. BY
LADBS CASHIER

DATE
8/25/14

THE APPLICANT CERTIFIES THAT HE OR SHE UNDERSTANDS THE FOLLOWING:

Completion of this form by an employee of the City constitutes only a staff recommendation that an exemption from CEQA be granted. A Notice of Exemption is only effective if, after a public review and any required public hearings, it is adopted by the City agency having final jurisdiction (including any appeals) over the project application. If a CEQA exemption is found inappropriate, preparation of a Negative Declaration or Environmental Impact Report will be required. IF THE INFORMATION SUBMITTED BY THE APPLICANT IS INCORRECT OR INCOMPLETE SUCH ERROR OR OMISSION COULD INVALIDATE ANY CITY ACTIONS ON THE PROJECT, INCLUDING CEQA FINDINGS.

NAME (PRINTED)

SIGNATURE
MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

<table>
<thead>
<tr>
<th>ENV No.</th>
<th>Existing Zone</th>
<th>District Map</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>APC</th>
<th>Community Plan</th>
<th>Council District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>APN</th>
<th>Case Filed by</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>[DSC Staff]</td>
<td></td>
</tr>
</tbody>
</table>

CASE NO. ZA 1995-457

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

1. PROJECT LOCATION AND SIZE

   Street Address of Project: 8807 W. Pico Blvd.  Zip Code: 90035

   Legal Description: Lot 53, Block None, Tract TR 8440

   Lot Dimensions: Irregular 51 ARB, Lot Area (sq. ft): 2,953.7, Total Project Size (sq. ft): 420.60

2. PROJECT DESCRIPTION

   Describe what is to be done: Installation of a 30kW diesel-powered standby backup emergency generator to provide electrical power to an existing Verizon Wireless unmanned telecommunications facility in the event of disruption of commercial power to the site due to a catastrophic event.

   Present Use: Commercial office and wireless telecomm, Proposed Use: No change

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

   Check all that apply:
   - [ ] New Construction
   - [ ] Change of Use
   - [ ] Alterations
   - [ ] Demolition
   - [ ] Commercial
   - [ ] Industrial
   - [ ] Residential
   - [ ] Tier 1 LA Green Code
   - [ ] Rear
   - [ ] Front
   - [ ] Height
   - [ ] Side Yard

   Additions to the building:
   - [ ] To be demolished
   - [ ] Adding
   - [ ] Total

3. ACTION(S) REQUESTED

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

   Code Section from which relief is requested: ____________________
   Code Section which authorizes relief: 12.24.M

   Modification to existing Conditional Use Permit - Approval of Plans
   GENERATOR TO SUPPORT PROVIDE EMERGENCY

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

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

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

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

   List related or pending case numbers relating to this site:
   ZA-1990-455-CUZ, ZA-1995-457-CUZ
4. OWNER/APPLICANT INFORMATION

Applicant's name: Al Gamboa (for Verizon Wireless)  
Company: Milestone Wireless Inc.

Address: 14110 Ramona Drive  
Whittier, CA  
Telephone: (562) 631-8370  
Fax: (800) 599-8627  
Zip: 90605  
E-mail: al@milestonewireless.com

Property owner's name (if different from applicant): Prime Pacific Investments, Inc.

Address: 8807 W. Pico Blvd., Suite 203  
Los Angeles, CA  
Telephone: (310) 385-7685  
Fax: ( )  
Zip: 90035  
E-mail: ppii@sbcglobal.net

Contact person for project information: Al Gamboa  
Company: Milestone Wireless, Inc.

Address: 14110 Ramona Drive  
Whittier, CA  
Telephone: (562) 631-8370  
Fax: (800) 599-8627  
Zip: 90605  
E-mail: al@milestonewireless.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).

b. The information presented is true and correct to the best of my knowledge.

Signature:  
Print: Albert Gamboa

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On August 23, 2011 before me, Nichole M. Cash, notary public

(personal name)  
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

NICHOLE M. CASH  
Commission # 1822832  
Notary Public - California  
Los Angeles County  
My Comm. Expires Nov 21, 2012

(Seal)

6. ADDITIONAL INFORMATION/FINDINGS

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

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

Planning Staff Use Only

<table>
<thead>
<tr>
<th>Base Fee</th>
<th>Reviewed and Accepted by</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receipt No.</td>
<td>Deemed Complete by</td>
<td>Date</td>
</tr>
</tbody>
</table>

CP-7771 (04/20/2011)
DEEMED-TO-BE-APPROVED OR CONDITIONAL USE, PLAN APPROVAL
ZONE VARIANCE, PUBLIC BENEFIT PLAN APPROVALS
DIRECTOR’S DETERMINATION 12.21 G (OPEN SPACE)

The MASTER LAND USE APPLICATION INSTRUCTION SHEET–ABUTTING OWNERS should also be followed.

ZONING CODE SECTIONS: Conditional Uses 12.24 M; Variances 12.27 U; Open Space 21.21 G; Public Benefits 14.00.

ADDITIONAL INFORMATION/FINDINGS: You may attach additional sheets if there is not enough room to answer in the spaces provided. Please answer all questions that are applicable.

1. Explain how the location of the project will be desirable to the public convenience and welfare, proper in relation to adjacent uses of the development in the community, and not detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan.

2. Explain why this application is being filed at this time. Verizon Wireless requests a development permit to install a 30 kW diesel-powered standby backup emergency generator to provide power to an existing unmanned wireless telecommunications facility in the event of a power disruption due to a natural or man-made catastrophe.

3. Is the application for a deemed-to-be-approved conditional use permit or a conditional use plan approval? Check one.
   - Deemed to be Approved [X] Plan Approval [X] 12.21 G (Open Space)

4. What is the current zoning on the property? C4-1VL-O
   What was the zoning when the building was built? Unknown - Not modifying building

5. Subject property is level [X] sloping ______ rectangular _____ irregular-shaped [X] parcel of land.

6. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide detail of what was destroyed and what remains.
   The site is currently developed with one building built in 1925. There is an existing Verizon Wireless unmanned wireless telecommunications facility at this location. The building square footage is 10,753. No modification of the existing building is proposed for this project.

7. Surrounding properties. Fill in the following matrix:

<table>
<thead>
<tr>
<th>zones</th>
<th>uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northerly [Q]-C2-1-O</td>
<td>Commercial</td>
</tr>
<tr>
<td>Southerly Pico Blvd.</td>
<td>Public Roadway</td>
</tr>
<tr>
<td>Westerly C4-1VL-O</td>
<td>Commercial</td>
</tr>
<tr>
<td>Easterly C4-1VL-O</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

8. If you are rebuilding, is it on the same foundation? yes/no [N/A] Are you adding floor area? yes/no [N/A] If yes, how much? [N/A] sq. ft., [N/A] %

ZA 1995-457
9. Is a conditional use permit now on the property? yes/no Yes If yes, what type? CUZ
What section of the Municipal Code permits this use(s)? Section 12.24 M Attach a copy of all prior conditional use cases to this application.

10. Is the use site the same size it was when it was established? yes/no Unknown If the site has changed in size please explain.

11. Was the use discontinued for a year or more? yes/no No If yes, please explain:

If the use was discontinued for a period less than one year, give dates.

12. How many parking spaces are now on the site? _______ How many parking spaces were on the site on the date that the use became established? _______ How many spaces will be required by Code for the proposed addition? _______ What will be the total number of parking spaces required by Code for this site, if the Plan is approved? _______

13. Improvements were originally permitted on _______ Building Permit Number _______ and Certificate of Occupancy issued on _______ (Attach copies.)

The Office of Zoning Administrative Research will primarily be based on business licenses, field check, prior cases and building permits. If you will provide a business license history, copies of building permits, certificates of occupancy and photographs, it will help the staff process this request. Please provide a list of all prior cases and plan approvals.
ZA-90-0455-CUZ, ZA-95-0457-CUZ

14. How many retail uses did you have originally? NA How many are you proposing? NA Parking spaces to be provided NA

15. Describe the public open space and recreational amenities available to the occupants of the project within a 500-foot radius.

N/A