

# MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

*Planning Staff Use Only*

ENV No.	Existing Zone	District Map	
APC	Community Plan	Council District	
Census Tract	APN	Case Filed With [DSC Staff]	Date

CASE NO. \_\_\_\_\_

APPLICATION TYPE General Plan Amendment, Vesting Zone Change, Height District Change, CUB, Building Line Removal, Vesting Tract Map, Site Plan Review  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

## 1. PROJECT LOCATION AND SIZE

Street Address of Project 3525 W. 8th Street (Various addresses and lots - see Attachment "A") Zip Code 90005

Legal Description: Lot FR 80, FR 112, 77, 78, 79, 113, 114, 115 Tract TR 2189

Lot Dimensions Varies; Property approx. 284' x 295' Lot Area (sq. ft.) Approx. 94,861.60 Total Project Size (sq. ft.) Approx. 363,313

## 2. PROJECT DESCRIPTION

Describe what is to be done: Project includes demolition of existing commercial uses and parking lot; and construction and operation of 7-story mixed-use building with ground floor commercial and associated parking on 2nd floor, and 367 apartment units on upper 5 floors with associated parking on 3 subterranean floors.

Present Use: Commercial Proposed Use: Mixed-Use (commercial, residential)

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

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 367 Total 367

## 3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: See Attachment "B" 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:

See Attachment "B"

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Ed Miller Company Rescore Koreatown, LLC  
 Address: 11726 San Vicente Blvd., Suite 235 Telephone: ( 310 ) 544-5900 Fax: ( 310 ) 544-5907  
Los Angeles Zip: 90049 E-mail: EMiller@cal-coast.com

Property owner's name (if different from applicant) Rescore Koreatown, LLC c/o Joseph DiCristina  
 Address: One Town Center Road, Suite 600 Telephone: ( 561 ) 961-1269 Fax: ( ) \_\_\_\_\_  
Boca Raton, FL Zip: 33431 E-mail: joe.dicristina@encorefunds.com

Contact person for project information Edgar Khalatian Company Mayer Brown, LLP  
 Address: 350 S. Grand Ave, 25th Floor Telephone: ( 213 ) 229-9548 Fax: ( ) \_\_\_\_\_  
Los Angeles Zip: 90071 E-mail: EKhalatian@mayerbrown.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.
- 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: \_\_\_\_\_

Print: Joe D. Cristina

**ALL-PURPOSE ACKNOWLEDGMENT**

State of ~~California~~ Florida  
 County of Palm Beach

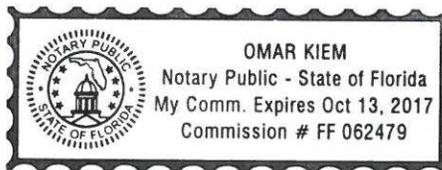
On 12/15/15 before me, Omar Kiem  
 (Insert Name of Notary Public and Title)

personally appeared Joe D. Cristina, 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)



**6. ADDITIONAL INFORMATION/FINDINGS**

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

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

*Planning Staff Use Only*

Base Fee	Reviewed and Accepted by [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

Master Land Use Application  
Attachment A

**1. Project Location and Size**

**Street Addresses of Project:**

<b>Street Addresses and Legal Descriptions of Project</b>		
<b>Street Address</b>	<b>Lot/Tract</b>	<b>Area</b>
3525 W 8 <sup>th</sup> St/ 765 S Serrano Ave	FR 112 / TR 2189	13,689.40 sf
762 S Oxford Ave	FR 80 / TR 2189	13,687.20 sf
753 S Serrano Ave	113 / TR 2189	11,250.00 sf
750 S Oxford Ave	79 / TR 2189	11,244.20 sf
745 S Serrano Ave	114 / TR 2189	11,250.10 sf
744 S Oxford Ave	78 / TR 2189	11,245.00 sf
739 S Serrano Ave	115 / TR 2189	11,250.00 sf
736 S Oxford Ave	77 / TR 2189	11,245.70 sf
<b>Total Lot Area</b>		<b>94,861.60 sf (2.18 acres)</b>

Master Land Use Application  
Attachment “B”

**3. Actions Requested**

a. **Code Section which authorizes relief:**

Pursuant to Section 558 of the City Charter and LAMC Section 11.5.6, a **General Plan Amendment** for the Property to amend the adopted Wilshire Community Plan’s land use designation from the current “Neighborhood Office Commercial” land use designation to “Commercial Regional” land use designation;

b. **Code Section which authorizes relief:**

Pursuant to Section 558 of the City Charter, **amend Ordinance No. 114,296** (Case 1434) **and Ordinance No. 114,320** (Case 1435) to remove the remaining Building Lines for the Property along South Oxford and South Serrano Avenues, respectively;

c. **Code Section which authorizes relief:**

Pursuant to LAMC Section 12.32F, a **Vesting Zone Change** for the Property from (Q)C2 and (T)(Q)C2 Zones to C2;

d. **Code Section which authorizes relief:**

Pursuant to LAMC Section 12.32Q, a **Height District Change** for the Property from Height District No. 1 to Height District No. 2;

e. **Code Section which authorizes relief:**

Pursuant to LAMC Section 12.24.W1, **Conditional Use approval to permit the off-sale, dispensing and consumption of a full line of alcoholic beverages;**

f. **Code Section which authorizes relief:**

Pursuant to LAMC Section 16.05, **Site Plan Review** approval for a development that creates an increase of 50 or more dwelling units;

g. **Code Section which authorizes relief:**

Pursuant to LAMC 17.15, a **Vesting Tentative Tract Map** to merge and resubdivide the Property into five lots (one master and four air space lots) for commercial and residential purposes.

Master Land Use Application  
Attachment "B"

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

1. CPC-8875-CU
2. CPC-8364
3. CPC-2012-2894-ZC-GPA
4. CPC-2006-9524-ZC-CUB-CU-SPR
5. CPC-1999-38-ZC
6. CPC-1986-834-GPC
7. ORD-182942
8. ORD-172882
9. ORD-165302-SA100B1
10. ORD-114296
11. DIR-2013-79-CLQ
12. DIR-2011-3051-CLQ
13. ZA-2013-82-CUB
14. ZA-1999-51-CUB-CUX-CUZ-ZV-SPR
15. ZA-1997-212-CUB-CUZ-ZV-SPR
16. ZA-1996-958-ZV
17. ZA-1991-51-CUB-CUZ-ZV
18. YV-9981
19. YD-9981-YV
20. YD-13627-YV