

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2015-2606 EAF</u>	Existing Zone RE40-1-H	District Map 156B185
APC South Valley	Community Plan <u>070</u> Hollywood	Council District 4
Census Tract 1897.01	APN 5577016001 & 2	Case Filed With [DSC Staff] <u>FRANK CHEN</u>
		Date <u>7/10/15</u>

CASE NO. CPC 20152607 GPA/EC/HD/SPR

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

1. PROJECT LOCATION AND SIZE

Street Address of Project 2864 Cahuenga Boulevard Studio City Zip Code 90068

Legal Description: Lot See Attached Block none Tract none

Lot Dimensions irregular Lot Area (sq. ft.) +/-805,906 Total Project Size (sq. ft.) +/-253,149

2. PROJECT DESCRIPTION

Describe what is to be done: In compliance with Council Motion 14-1479 relative to the rezoning and preservation of open space off of Cahuenga Blvd. adjacent to Lake Hollywood to rezone two vacant parcels via a General Plan Amendment to medium residential & zone change to R3-1L-H, Site Plan Review and Height District Change.

Present Use: vacant Proposed Use: multi residential & open space

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

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Height
			<input type="checkbox"/> Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 250 Total 250

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: 11.5.6.A
General Plan Amendment from minimum residential to medium residential

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.32.F
Zone Change & Height District Change from RE40-1-H to R3-1L-H

Code Section from which relief is requested: _____ Code Section which authorizes relief: 15.05.C.1.B
Site Plan Review for construction of 250 residential units

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Behzad Forat Company Studio City Car Wash Inc.
Address: 11514 VENTURA Blvd Telephone: (818) 906-7449 Fax: ()
Studio City CA Zip: 91604 E-mail:

Property owner's name (if different from applicant)
Address: Telephone: () Fax: ()
Zip: E-mail:

Contact person for project information Athena Novak Company AHN & Associates
Address: 4924 Balboa Blvd., #518 Telephone: (818) 9067449 Fax: ()
Encino, CA Zip: 91316 E-mail: athenavk@aol.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: [Signature] Print: Behzad Forat

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, 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)

CPC 20152607

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 <u>0</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u>0</u>	Deemed Complete by [Project Planner]	Date

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

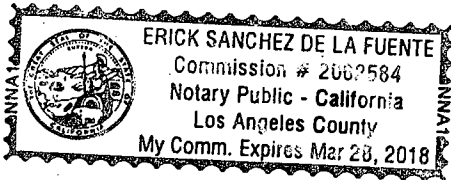
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On June 26, 2015 before me, Erick Sanchez De La Fuente, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Behzad Forat
Name(s) of Signer(s)

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

Handwritten signature of Erick Sanchez De La Fuente

Signature of Notary Public

CPC 20152607

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Master Land Use Permit Application Document Date: 6-26-2015
Number of Pages: 3 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:
Signer Is Representing:

CPC 20152607

COUNCIL MOTION 14-1479
2864 CAHENGA STUDIO CITY

ATTACHMENT

Legal Description:

Site to Be Donated:

APN: 5577016006

Tract: None

Lot: PT E ½ SW ¼ SEC 34 T1N R14W

Arb Cut: 5

Total Lot Area: 451,831.5

Site for General Plan Amendment and Zone Change:

APN: 5577016001 & 5577016002

Tract: None

Lot: PT E ½ SW ¼ SEC 34 T1N R14W / ARB 34, 58, 59, 60, & 61

Total Lot Area: 354,074.8

CPC 20152607

INNOVATION, TECHNOLOGY AND GENERAL SERVICES COMMITTEE REPORT relative to the rezoning and preservation of an open space off of Cahuenga Boulevard adjacent to Lake Hollywood, and rezoning two vacant parcels, identified by the Los Angeles County Assessor's as Parcel Nos. 5577-016-001 and 5577-016-002.

Recommendations for Council action, pursuant to Motion (LaBonge - Martinez):

1. AUTHORIZE and INSTRUCT the Department of General Services to enter into negotiations with the current owner of the property (identified in Council file 14-1479) in order for the City to acquire the parcel for ultimate preservation as public open space.
2. INSTRUCT the Planning Department, in consultation with Council District Four, to initiate consideration of a General Plan Amendment and Zone Change, and other City Planning approvals if needed, including the preparation and adoption of any required ordinance, to rezone Los Angeles County Assessor's Parcel No. 5577-016-006 as open space and Los Angeles County Assessor's Parcel Nos. 5577-016-001 and 5577-016-002 as R3.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

(Planning and Land Use Management Committee waived consideration of the above matter.)

Summary:

At a meeting held on January 27, 2015, the Innovation, Technology and General Services Committee considered Motion (LaBonge - Martinez) relative to the rezoning and preservation of an open space off of Cahuenga Boulevard adjacent to Lake Hollywood, and rezoning two vacant parcels, identified by the Los Angeles County Assessor's as Parcel Nos. 5577-016-001 and 5577-016-002.

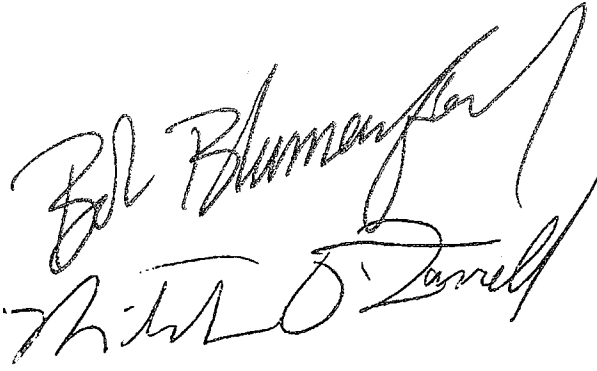
After providing an opportunity for public comment, the Committee moved to approve the recommendation contained in the Motion (LaBonge - Martinez). On February 6, 2015 the Planning and Land Use Management Committee waived consideration of the matter. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

INNOVATION TECHNOLOGY AND GENERAL SERVICES COMMITTEE

MEMBER	VOTE
BLUMENFIELD:	YES
BONIN:	ABSENT
O'FARRELL:	YES

EV
14-1479_rpt_tgs_12-9-14



Ed Blumenthal
Michael O'Farrell

-NOT OFFICIAL UNTIL COUNCIL ACTS-

3/4/15

File No. 14-1479

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the rezoning and preservation of an open space off of Cahuenga Boulevard adjacent to Lake Hollywood, and rezoning two vacant parcels, identified by the Los Angeles County Assessor's as Parcel Nos. 5577-016-001 and 5577-016-002.

Recommendations for Council action, pursuant to Motion (LaBonge - Martinez):

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Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.


Summary:

At a meeting held on February 24, 2015, the Planning and Land Use Management Committee considered Motion (LaBonge - Martinez) relative to the rezoning and preservation of an open space off of Cahuenga Boulevard adjacent to Lake Hollywood, and rezoning two vacant parcels, identified by the Los Angeles County Assessor's as Parcel Nos. 5577-016-001 and 5577-016-002. After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in Motion (LaBonge - Martinez). This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HUIZAR	ABSENT
CEDILLO	YES
ENGLANDER	YES



ea
14-1479_rpt_plum_2-24-15

-NOT OFFICIAL UNTIL COUNCIL ACTS-

HOLLY L. WOLCOTT
CITY CLERK

GREGORY R. ALLISON
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

SHANNON HOPPES
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: 14-1479

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

March 20, 2015

Council File No.: 14-1479

Council Meeting Date: March 18, 2015

Agenda Item No.: 17

Agenda Description: CONTINUED CONSIDERATION OF PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the rezoning and preservation of an open space off of Cahuenga Boulevard adjacent to Lake Hollywood, and rezoning two vacant parcels, identified by the Los Angeles County Assessor as Parcel Nos. 5577-016-001 and 5577-016-002.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT ADOPTED AS AMENDED BY MOTION (LABONGE - HUIZAR) FORTHWITH

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
ABSENT	JOE BUSCAINO
YES	GILBERT A. CEDILLO
ABSENT	MITCHELL ENGLANDER
YES	FELIPE FUENTES
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	TOM LABONGE
ABSENT	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	BERNARD C PARKS
YES	CURREN D. PRICE
YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

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GREGORY R. ALLISON
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



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Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT ADOPTED AS AMENDED BY MOTION (LABONGE - HUIZAR) FORTHWITH

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
ABSENT	JOE BUSCAINO
YES	GILBERT A. CEDILLO
ABSENT	MITCHELL ENGLANDER
YES	FELIPE FUENTES
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	TOM LABONGE
ABSENT	NURY MARTINEZ
YES	MITCH O'FARRELL
YES	BERNARD C PARKS
YES	CURREN D. PRICE
YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

CPC 20152607

2864 CAHUENGA BOULEVARD

STUDIO CITY

PROJECT DESCRIPTION

Attachment "A"

General Description and Subject Property.

The property is located at the north east of Cahuenga Boulevard, Studio City in the City of Los Angeles. It is six (6) adjoining parcels as follows; 451,831 square feet, 1,286 square feet, 34,141 square feet, 50,213 square feet, 53,223 square feet, 57,197 square feet, 158,013 square feet for a total of +/- 805,904 square feet (the "Site"). The Site is on the north east corner and abuts Cahuenga Boulevard. To the south is the 101 freeway zoned PF-1XL, to the West a 103 foot wide buffer parcel zoned PF-1XL for Cal Trans and or Public Easement, to the East an existing 4 structure multi residential community zoned RE15-1-H with a General Plan land use designation of Medium Residential and to the north a 451,831 square foot parcel to remain open space and to be granted to the City of Los Angeles for public hiking trails and open space.

Background Council Motion 14-1479 (attached):

Los Angeles City Council meeting October 29, 2014 Council Motion 14-1479:

"Council District 4 has identified a parcel of land off of Cahuenga Boulevard adjacent to Lake Hollywood that is suitable for preservation as open space. The subject parcel is approximately 451,831 square feet, and can provide access to existing trails and can connect trails to the Hollywood Reservoir recreation area. The parcel is currently zoned RE40-1-H and is surrounded by single family homes to the north and north east and vacant land, also zoned RE40-1-H, to the south and southwest. It is identified as the Los Angeles County Assessor's Parcel No. 5577-016-006.

Council District 4 has met with the owner of the subject parcel, who has expressed willingness to transfer the parcel to the City. Council District 4 believes that with the cooperation of the owner, rezoning the parcel to open space and rezoning two vacant parcels southwesterly of the subject parcel adjacent to Cahuenga Boulevard to accommodate multifamily residential uses will be beneficial to the City.

The two vacant parcels, identified as Los Angeles County Assessor's Parcel Nos. 5577-016-001 and 5577-016-002, are located along Cahuenga Boulevard in near proximity to mass transit, other multifamily uses and other services. The parcels are appropriate for multifamily use, and allowing multifamily development on these parcels is consistent with the existing uses along Cahuenga Boulevard and will provide much needed housing for the City.

I THEREFOR MOVE that the Department of General Services be instructed and authorized to enter into negotiations with the current owner of the property in order for the City to acquire the parcel for ultimate preservation as public open space.

I FUTHER MOVE that the City Council instruct the Planning Department, in consultation with Council District 4, to initiate consideration of a General Plan Amendment and Zone Change, and other City Planning approvals if needed, including the preparation of any required ordinance, to rezone the Los Angeles County Assessor's Parcels No 5577-016-006 as open space and Los Angeles County Assessor's Parcels Nos. 5577-016-001 and 5577-016-002 as R3."

The above motion as pretend by Councilman Tom LaBonge and seconded by Councilperson Nury Martinez.

Innovations and Technology and General Services Committee January 15, 2015 meeting:

"After providing an opportunity for public comment, the Committee *moved to approve* the recommendation contained in the Motion (LaBonge – Martinez)."

Planning and Land Use Management Committee February 24, 2015 meeting:

"At a meeting held February 24, 2015, the Planning and Land Use Management Committee considered Motion (LaBonge – Martinez) relative to the rezoning and preservation of an open space off of Cahuenga Boulevard adjacent to Lake Hollywood, and rezoning two vacant parcels, identified by the Los Angeles County Assessor's as Parcel Nos. 5577-016-001 and 5577-016-002. After providing an opportunity for public comment, *the Committee moved to approve* the recommendations contained in Motion (LaBonge – Martinez). This matter is now forwarded to the Council for its consideration."

Los Angeles City Council March 18, 2015 meeting:

"Planning and Land Use Management committee Report Adopted as Amended by Motion (LaBonge – Martinez) forthwith."

Location and Surrounding Area:

The Site is on the north east corner and abuts Cahuenga Boulevard. To the south is the 101 freeway zoned PF-1XL, to the West a 103 foot wide buffer parcel zoned PF-1XL for Cal Trans and or Public Easement, to the East an existing 4 structure multi residential community zoned RE15-1-H with a General Plan land use designation of Medium Residential and to the north a 451,831 square foot parcel to remain open space and to be granted to the City of Los Angeles for public hiking trails and open space.

To the north east, offices, studios and business parks are located within 3.6 miles and or approx. 3,000 feet of the Site.

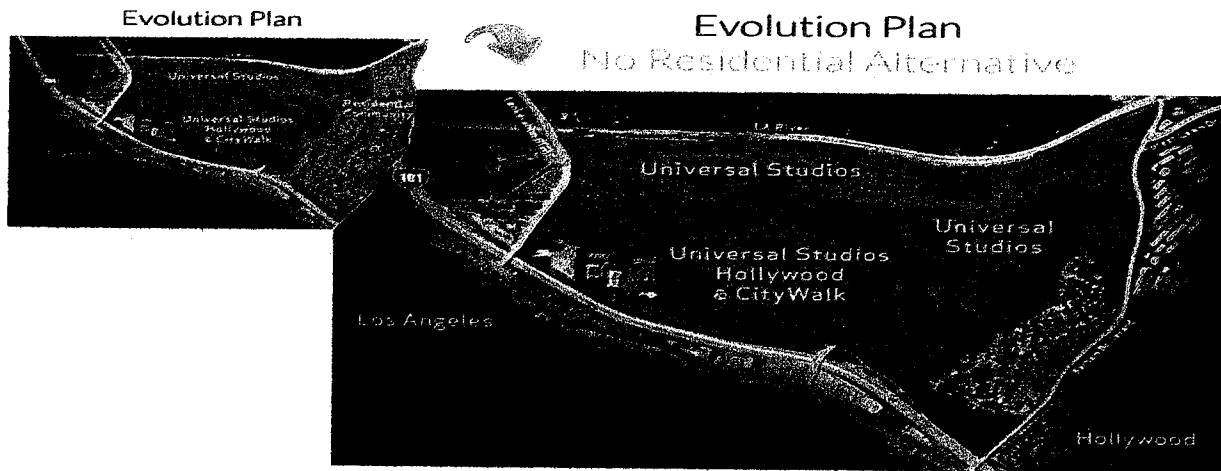
Over the years, this portion of Studio City surrounding the Site has transitioned from single family homes/residential to a more diverse mix of land uses. Multi Residential uses surround the Site to the east, west and south. Prominent nearby commercial and multi residential land use include the NBC Universal Development Plan. The 20 year project will invest \$100 million dollars in transportation and transit improvements and voluntarily implement key improvements to enhance overall transportation operations. The Plan includes a 500 room hotel and expanded theme park attractions, retail and restaurants.

The Universal Studio Development Plan improvements does not include a residential housing component. The development will committed to invest \$1.6 billion that will create more than 30,000 good paying jobs during construction and operation, elevating the status of dynamic entertainment center while responsibly maximizing opportunities to accommodate anticipated regional needs for new jobs, transportation improvements, and economic growth.

These improvements spanning more than 120 intersections, and including a new Metro bus shuttle, a transportation demand management program, and a new southbound on ramp to the 101 Freeway interchange at Campo de Cahuenga Way.

The Universal Studio Development Plan provides an increase in jobs bringing 30,000 employees to the immediate area. The location of the NBC Universal Evolution

The Evolution Plan will secure our role as one of the world's largest working studios and a top tourist destination, keeping high-paying production jobs in Los Angeles while adding significant investment and tax revenue to our local economy.



The NBC Universal Evolution Plan will result in new job creation and economic growth across Southern California.

New sound stages and post-production facilities, two 500-room hotels, and an expanded Universal Studios Hollywood will all be built with union labor, putting thousands of men and women to work.

The Site is currently vacant 18.7 acres (805,906 square foot) parcels that is unimproved.

Proposed Project:

The Proposed Project will consist of complementary mix of one bedroom, two bedroom and townhouse style multi residential units on an area of only 253,240 square feet with a development totaling approx. 226,945 square feet (“cluster development”) to preserve and maintain open space. The development will include: (1) cluster development the preferred method to be utilized for new residential development in hillside areas in order to use the natural terrain, the “cluster concept is defined as the grouping of residential structures on the more level parts of the terrain while retaining a large area 75 to 80 percent in its natural state or in a parklike setting.”, (2) 250 rental workforce housing units, (3) extensive shared recreational amenities strategically located through the Site, (4) approximately 451,831 square feet of open space and hiking trails granted to the City of Los Angeles for public use and benefit and (5) and an additional 228,950 square feet of Open Space for a total of +/- ***680,781 square feet of the Site to be undeveloped and to remain Open Space.***

The “residential campus” is composed of 250 multi residential creative apartment community in two buildings with one unified parking structure and pedestrian walkways. The design was created to work with the current contours of the site and land. The first is designed for the preexisting flat graded pad on the north west area of the site. Units Schedule A on the submitted Plans. The community will consist of three style of apartments homes as follows; 32 - 1 bedroom one bathroom with an average unit size of 670 square feet, 82 -2 bedrooms 2 bathrooms apartments homes with an average size of 739 square feet and 64 – 2 bedroom 2 bathroom apartment homes with an average size of 935 square feet for a total of 178 units.

Located on the north east are of the Site is townhouse style apartment homes. The design of this area was modeled after the Awarding Winning Museum Heights located at 171 North Church Lane West Los Angeles. Unit Schedule Townhomes on the submitted plans area as follows; 38 – “couples and or new family style” 1 bedroom one bathrooms with an average size of 886 and 34 family style 2 bedroom 2 bathrooms with an average size of 1,336 square feet for a total of 72 townhomes.

The unit size and mix was well thought out to insure the Site meets the needs of each and every demographic seeking to live and work in the area. May it be a single person who simply need a 1 bedroom 1 bathroom apartment house and or a new family who may need an apartment home of 1,336 square feet that accommodates a family.

The residents will have access to multiple campus amenities, including, 4 rooftop decks, 2 outdoor patio area with pool and spa, gym, community cyber and coffee house room and 2 community conference and office center rooms. A dense collection of trees and landscape work will be incorporated into the community.

Parking and Circulation:

Ingress and egress is provided with three access located at the east, west and mid area of the unified garage. The parking area is one unified structure that provides 412 on site off street parking.

Consistent with the Transportation Element and General Plan Objectives to enhance transit options as part of the new development, an onsite “transit station” will be a key feature of the multi residential community. The transit station would augment existing public transportation infrastructure facilitating easy and convenient access for the residents. A privately funded fixed, peak hour route shuttle will provide service to nearby transit stations and work centers. The shuttle will be targeted specifically to CBS Television Studios, NBC Universal Studios, Universal Pictures, Universal Studios

Hollywood, Crown Media and when operating NBC Universal Evolution. An additional Shuttle will be targeted specifically to the 3935 Lankershim Boulevard 899 space parking and ride and the DASH / Metro Redline 802 park and ride lots. In furtherance of Community Plan and Transportation Elements and Goals, the peak hour routes will allow residents to ride shuttles for employment and non-employment related trips.

Furthermore the Community will provide onsite 280 long term bicycle parking spaces with 25 bicycles provided for residents use, Uber and Taxi one touch call stations, on site Amazon and or Market Delivery service with a designated cold room for the office to accept deliveries and store food until the resident returns home and “Car Share, any public or private entity that provides a membership or peer to peer based service through which vehicles can be reserved on an hourly basis at variable rates. Vehicles must be available at locations at which access is not restricted to members of the public.”

Height:

The Site is roughly 805,906 square feet. Cahuenga Boulevard at its lowest point is 658'. There is a graded flat portion of the site where the height will not exceed 70 feet from Cahuenga. Nevertheless the project is designed with staggering heights that range from 45 feet to 70 feet. If height averaging was to be applied the average height would be +/- 50' to 55' in total height. As detailed in the plans the building design follows good zoning practice in the use of a gradual transition in building height. The height will have no impact on any neighbors and or surrounding community.

The nearest backyard lot line of any single family home there is a minimum of 262 up to 412 feet buffer. The 101 freeway abuts the south, a Public Transportation easement abuts the west and a large multi residential community abuts the east. Therefore the height district change will not have any negative impact on any of the surrounding community and or neighbors.

2864 CAHUENGA BOULEVARD

STUDIO CITY

ENTITLEMENT FINDINGS

Attachment "B"

General Plan Amendment Findings:

The Site is +/- 18.7 acres (805,906 square feet) on two parcels located at 2864 Cahuenga Boulevard in the Hollywood Community Plan area (the "Site"), and is unimproved vacant land. The Site is designated Minimum Residential by the Community Plan. The Owner is submitting the application in compliance with Council Motion 14-1479 (attached):

- Authorize and Instruct the Department of General Services to enter into negotiations with the current owner of the property (identified in Council File Number 14-1479), in order for the City to acquire the parcel for ultimate preservation as public open space after the vacant Parcels Nos 5577-016-001 and 5577-016-002 are rezoned as described in Motion.
- Instruct the Planning Department, in consultation with Council District Four, to initiate consideration of a General Plan Amendment and Zone Change, and other City Planning approvals if needed, including the preparation and adoption of any required ordinance, to rezone Los Angeles County Assessor's Parcel Nos. 5577-016-001 and 5577-016-002 as R3 and to rezone Los Angeles County Assessor's Parcel No. 5577-016-006 as open space should the City ultimately acquire that parcel.

The Applicant has created a multi-faceted development project that includes the following (1) Council District 4 has identified a parcel of land off of Cahuenga Boulevard adjacent to Lake Hollywood that is suitable for preservation as open space. The subject parcel is 451,831 square feet, and can provide access to existing trails and can connect trails to the Hollywood Reservoir recreation area. The parcel is currently vacant land. The City will acquire the parcel for ultimate preservation as public open space.

The two vacant parcels on 8.23 acres (354,075 square feet) are located along Cahuenga Boulevard in near proximity to mass transit, other multifamily uses and other services. The parcels is consistent with the existing uses in the area and other services. The parcels are appropriate for multifamily use, and allowing multifamily development on these parcels is consistent with the existing uses along Cahuenga Boulevard and will provide much needed housing inventory stock for the City.

The Proposed Project is located on the north east area abutting Cahuenga Boulevard and will be improved with 250 residential apartment units as follows; on the west portion of Cahuenga Boulevard the Site will be improved with 180 apartment units that will be located on the flat portion this area has been previously graded in the for non-development reasons on the hillside area the Site will be improved with 72 townhouse style apartments. The total lot area for the Subject Site is 805,906 square feet.

The Project will be located on +/- 125,125 square feet of the site providing open space of +/- 680,781 square feet. The project was designed using the Community Plan Housing Guidelines, Standards and Criteria as follows: "To the extent feasible the "cluster concept" is the proffered method to be utilized for new residential development in hillside areas in order to use the natural terrain to best advantage and minimize the amount of grading required. The "cluster concept" is defined as the grouping of residential structures on the more level parts of the terrain while retaining a large area (75 to 80 %) in its natural state or in a parklike setting."

The Proposed Project will retain +/- 85% of the Site in its natural state and or parklike setting, furthermore, 451,831 square feet will become open hiking trails with lookout points and nature preserves.

The Site is zoned RE-40-1-H. Pursuant to Los Angeles City Charter Section 555(b), the Los Angeles City Council Motion 14-1479 request that the City Planning Department initiate an amendment to the Community Plan to re-designate the area under parcel numbers 5577-016-001 and 5577-016-02 Low Medium Residential and a Zone Change and Height District Change to R3-1L-H.

General Plan Amendment Justification;

The Site is located on the North side of Cahuenga Boulevard and runs east and west of the 101 Freeway. The 101 freeway runs from the four level interchange in downtown Los Angeles to the Golden State Freeway in the Sun Valley district of Los Angeles in the San Fernando Valley. From the Four Level Interchange to its intersection with the Ventura Freeway in the southeastern San Fernando Valley (also known as the Hollywood Split), the freeway is signed as part of U.S. Route; thereafter, it is signed as State Route 170.

Over the years, this portion of Studio City surrounding the Site has transitioned from single family homes/residential to a more diverse mix of land uses. Multi Residential uses surround the Site to the east, west and south. Prominent nearby commercial and multi residential land use include the NBC Universal Development Plan. The 20 year project will invest \$100 million dollars in transportation and transit improvements and voluntarily implement key improvements to enhance overall transportation operations. The Plan includes a 500 room hotel and expanded theme park attractions, retail and restaurants.

The Universal Studio Development Plan improvements does not include a residential housing component. The development is committed to invest \$1.6 billion that will create more than 30,000 good paying jobs during construction and operation, elevating the status of dynamic entertainment center while responsibly maximizing opportunities to accommodate anticipated regional needs for new jobs, transportation improvements, and economic growth.

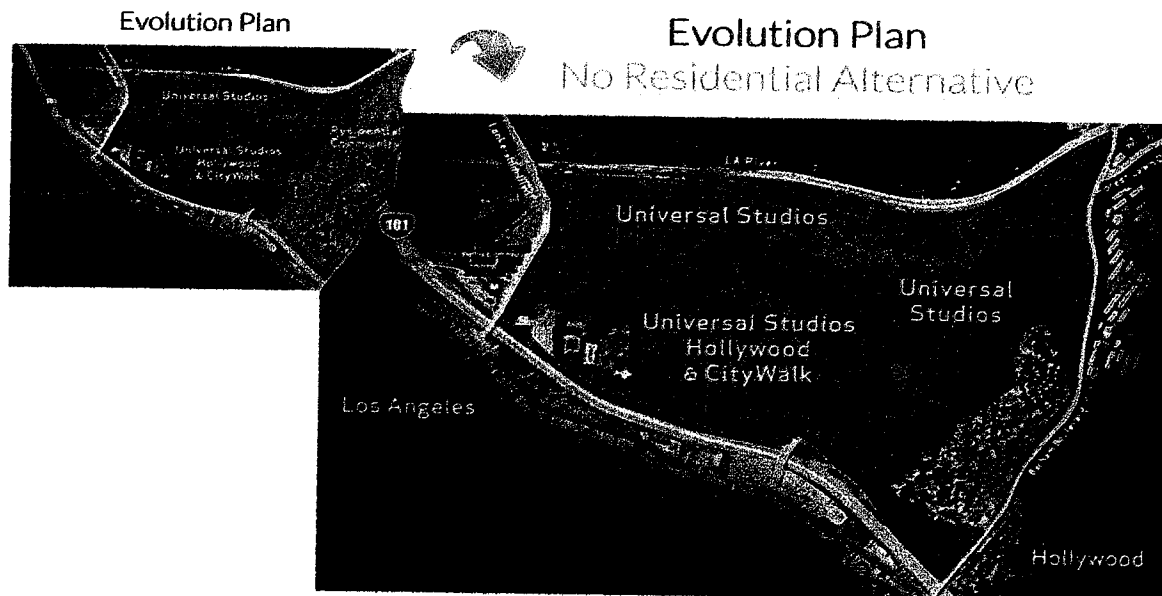
These improvements spanning more than 120 intersections, and including a new Metro bus shuttle, a transportation demand management program, and a new southbound on ramp to the 101 Freeway interchange at Campo de Cahuenga Way. The General Plan Amendment request conforms to the current growth in the surrounding area;

“To further the development of Hollywood as a major center of population, employment, retail services, and entertainment; and to perpetuate its image as the international center of the motion picture industry.”

“To designate lands at the appropriate locations for the various private uses and public facilities in the quantities at densities required to accommodate population and activities projected to the year 2010.”

The Universal Studio Development Plan provides it will bringing 30,000 employees to the immediate area. The Proposed Project will meet the needs and guidelines of the demand for diverse and workforce housing for the current and future employment in the area. Providing housing within close proximity to employment is the balance to good Urban Planning. Understanding that many of the future residents on the Site will be employed at existing offices, studios, hotels and commercial uses in the adjacent area the community has incorporated as an amenity on site shuttle services that Monday to Friday will drop the residents off at key locations in the am and pick them up in the pm after work. Nevertheless, the location of the NBC Universal Evolution Planed Development is within close proximity and is easy bike and or walking distance.

The NBCUniversal Evolution Plan No Residential Alternative. The NBCUniversal Evolution Plan No Residential Alternative is a blueprint for a 391-acre Universal City property. As part of the Final Environmental Impact Report and in response to Supervisor Yaroslavsky, Councilman LaBonge and the community, they made the tough decision to eliminate the nearly 3,000 residential units from the plan and move forward with the No Residential Alternative. With the No Residential Alternative, they will focus their future growth on the property in their core businesses of production and tourism. The Evolution Plan will secure our role as one of the world's largest working studios and a top tourist destination, keeping high-paying production jobs in Los Angeles while adding significant investment and tax revenue to our local economy.



The NBC Universal Evolution Plan will result in new job creation and economic growth across Southern California.

New sound stages and post-production facilities, two 500-room hotels, and an expanded Universal Studios Hollywood will all be built with union labor, putting thousands of men and women to work while helping to build the infrastructure that will keep high-wage production and important tourism jobs here in Los Angeles.

In total, The Evolution Plan No Residential Alternative will create:

- **\$2 Billion In Annual Economic Activity During Operations**
- **\$2.7 Billion In Economic Activity During Construction; and**
- **Over 30,000 Jobs During Construction And Operations**

The multi residential development will meet the needs of the abutting area in transition and provide within walking and or bicycling distance much needed diverse workforce housing within close proximity to well-paying jobs and employment. It strikes the appropriate balance between preserving the open space character of the Site while strengthening the connection to existing commercial and residential land uses located on Cahuenga Boulevard.

The General Plan Amendment would not create a fragmented pattern of disjointed land uses, in contravention of the General Plan land use policy. To the contrary, re-designation the Site to "Medium Residential" is particularly appropriate given that multi residential land uses have are preexisting predominate use along Cahuena Boulevard multi residential and is not a single family community in character. South of the subject site is the 101 Freeway on the south side of the freeway 2775 North Cahuenga Boulevard a 81 unit multi residential condominium community is completing its construction (Case Number 2004-2428-ZC). South of the Site is the area to be donated to the City of Los Angeles for hiking and open trail use. This area is designated to be rezoned Open Space (OS). East of the Site is 2700 Cahuenga Boulevard the General Plan designation is Medium Residential.

The site is 598,154 square feet and improved with 4 structures of multi residential housing community. West of the Site is an easement open space zoned PF-1XL. Re-designation of the Site from Minimum Residential to Medium Residential is consistent with the existing uses and the changed character of this portion of the Community Plan area, and would not create fragmented pattern of disjointed land use. Furthermore, the multi residential community 250 apartment units are expected to attract employees and workers from nearby office, Ford Theater, Hollywood Bowl, NBC Universal studios and NBCUniversal Evolution expansion who desire to live in closer proximity to their place of employment. Thus, as opposed to creating land use conflicts, the development will function as an integrated, "campus environment" where nearby employment and workforce housing coexist.

The Medium Residential Plan designation also promotes for "more flexible zoning" to accommodate workforce housing. Existing companies that are located in the Studio City area are; Universal Pictures, CBS Television Studios, NBC Universal, Universal Studios Hollywood,

Motion Picture Industry Pension & Health Plan, Thaxton & Associates, Crown Media, Daniel Clark & Associates, DP Restaurant Holdings, etc... and NBCUniversal Evolution are expected to desire living accommodations near their place of employment enhanced with public transportation. The Projects shuttle service and robust bicycle facilities will enable employees of the surrounding creative business to work nearby and reduce reliance on their automobiles.

The General Plan Amendment is in Substantial Conformance with the Purpose, Intent and provisions of the General Plan;

The governing Community Plan for the subject site is the 1988 Hollywood Community Plan. The proposed Medium Residential General Plan Amendment to allow a multi residential use substantially conforms with the following goals, objectives and policies of the Citywide General Plan Framework, Transportation and Open Space Element, as well as the Hollywood Community Plan.

Objective 3.1

Land Use Framework Objective - Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

The General Plan Amendment would allow development of multi residential housing in direct proximity to retail, jobs and mass transit park and ride and public transportation in an area in transition in the direction of over 30,000 new jobs. The Project multifamily housing provides employees who work in the area and projected employment for the future development and expansion of the NBCUniversal Evolution project the option to live within walking or bike distance to their place of employment. The integrated would reduce vehicular trips by offering employees access to share on site recreational and exercise related amenities, as well as to multiple retail and restaurant options. The Project therefore satisfies the City's land use goals of locating housing near jobs centers to reduce traffic congestion and greenhouse gas emissions. The proposed project meets the Goals, Objective and Policies of the General Plan.

Zoning contributes to making Los Angeles a challenging place to walk. The main way that it harms walking is by separating different land uses, increasing distances and making it more difficult to walk to the amenities we need on a daily basis.

Objective 3.2

Land Use Framework - Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

The purpose of the Proposed General Plan Amendment is to allow development of housing and recreation as part of a single, unified environment. The Project will provide 250 workforce housing units. The project will provide incentives to work nearby, reducing daily and peak hour vehicular trips as well as overall Vehicle Miles Traveled (“VMT”). Amenities such Euler Call Stations, on site shuttle service, gym, outdoor activities of yoga and pathways that tie into the hiking trails, on call grocery delivery service, concierge, bike rooms with community bikes available, will provide further discouragement for residents to drive off – site.

In furtherance of Framework Land Use Objective 3.2, the Project will fund an onsite shuttle service to transport residents to and from key regional transit and employment destinations, such as the nearby Metro, Metro Park and Ride stations in Studio City. The privately funded shuttle service coupled with a comprehensive bicycle program will collectively promote multi modal transportation usage and further decrease VMT.

General Plan Housing Goals and Objectives;

Framework Objective 4.1 – Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub region to meet the projected needs by income level of the future population to the year 2010.

The Medium Residential Plan designation and zoning would allow development of 250 residential apartment units. The proposed density is well below the approximately 385 units that could be developed on the Site under R3 density (1 unit per 800 square feet of lot area).

Development of the multi-family units provides housing options for employees who work in nearby office and studio complexes. The community will be comprised of 32 one bedroom one bathroom, 38 one bedroom 1.5 bathroom townhouse style, 34 two bedroom two bathroom townhouse style and 146 two bedroom two bathrooms units.

Overall, the multi residential community is critical to ensuring an appropriate jobs/housing balance within the Plan area, and to reducing overall VMT by providing employees with the ability to live in close proximity to an employment centers in the surrounding Studio City area.

Chapter 6 Open Space and Conservation;

“Economic, social, and ecological imperatives require that Los Angeles take full advantage of all existing open space elements in the City, and create an extensive, highly interconnected Citywide Greenways Network. The economic dimension of this proposition is based on the development of places of pride and amenity that will maintain and augment property values, attract new investment, and establish greater economic stability in the neighborhoods. *The social dimension is founded on the availability and distribution of open space resources to all residents of the City, on the way in which open space can instill and/or increase pride of place, and on the ability of open space to connect neighborhoods and people throughout the entire City.*

The ecological dimension is based on the improvement of water quality and supply, the reduction of flood hazards, improved air quality, and the provision of ecological corridors for birds and wildlife.”

Open Space Element Policy 6.4.8- Maximize the use of existing open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhood.

Open Space Element Policy 6.4.9- Encourage the incorporation of multi-scale open spaces within transit-oriented development, both as plazas and small parks associated with transit stations, and areas of public access in private joint development at transit station locations.

Community Plan Recreating and Parks 4 – That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.

Community Plan Recreating and Parks 5 – That the expansion of existing recreational sites and the acquisition of new sites be planned so as to minimize the displacement of housing and the relocation of residents.

Open Space and recreational facilities ***provided for all residents of the City*** a 451,831 square foot site grated to the City of Los Angeles for public benefit and use. The site is currently improved with a hiking trail and will be improved with an onsite off street parking lot off Cahuenga Boulevard. The Site at its peak provides three incorporated breathtaking view elements, 1) sweeping view of downtown Los Angeles, 2) Hollywood Lake 3) the historic Hollywood sign. The land has been sought after by the City of Los Angeles for public benefit and open space for many years. The Site ties into existing County and DWP land/trails and has the ability to tie into the Lake Hollywood paved hiking and walking path.

Furthermore, the area of the multi residential community is 354,075 square feet. Open space and recreational facilities provided for the residents would exceed LAMC requirements of 100 square feet for one bedroom units and 125 square feet for two bedroom units for a required 29,500 square feet. In total 228,950 square feet of open space would be incorporated into and around the residential buildings. The residents will have access to multiple campus amenities, including, 4 rooftop decks, 2 outdoor patio area with pool and spa, gym, community cyber and coffee house room and 2 community conference and office center rooms. A dense collection of trees and landscape work will be incorporated into the community.

Chapter 8 Transportation;

“The transportation system of the future will need to be a fully integrated, multimodal system that offers multiple travel choices to Los Angeles travelers. Choices for person trips must include numerous forms of transit (rail, bus, Smart Shuttle, jitney, taxi, and other), highway (drive-alone, carpool, and vanpool), and non-vehicle options (telecommuting, electronic communication, and bicycling). New facilities and services will greatly enhance accessibility within communities, particularly in these communities with limited economic resources.”

- 1 The quality of life for every citizen of Los Angeles is affected by the ability to access work opportunities and essential services. It affects the City's economy as well as the living environment of its citizens. This is as true for people who must rely on travel options other than the automobile as it is for those who drive. Transportation policy needs to ensure that basic accessibility needs are met.

Universal City/Studio City station lies within the Los Angeles neighborhood of Studio City, specifically at the intersection of Lankershim Boulevard, Campo de Cahuenga and Universal Terrace Parkway. Just southeast of the station, across the Ventura Freeway (U.S. Route 101) is the Cahuenga Pass, consisting of a strip of shops, restaurants and offices that follow US 101, but along Cahuenga Boulevard, which parallels the freeway through the pass.

Universal City station serves the nearby Universal Studios theme park, as well as the NBC Universal studio complex.

Universal, in conjunction with Metro, is currently constructing a pedestrian bridge over Lankershim Boulevard and Universal Hollywood Drive. NBCUniversal has agreed to fund a portion of the \$19.5 million project, while the remainder will be funded through Proposition A.

The Universal City/Studio City station lies underground, in this case beneath Bluffside Drive at its intersection with Campo de Cahuenga. Access is provided by two entrances, one on the northwest and the other on the southwest corner of the intersection between Lankershim Boulevard and Campo de Cahuenga. The station features a park and ride lot. There are a few public bus lines that stop or terminate at the bus bays on the west side of Lankershim Boulevard, adjacent to the station while others are found by crossing to the east side of Lankershim Boulevard.

Bus connections;

Metro Local: 150, 155, 156, 224, 240, 656 (late night only)

Metro Rapid: 750

- The Red Line is a heavy rail subway line running between Downtown Los Angeles via the districts of Hollywood and Mid-Wilshire to North Hollywood within Los Angeles where it connects with the Orange Line (bus rapid transit) service for stations to the Warner Center in Woodland Hills and Chatsworth. It is operated by the Los Angeles County Metropolitan Transportation Authority.
- The Red Line, which is one of six lines forming the Metro Rail rapid transit system together with the Purple Line, these two heavy rail lines combine to form L.A. Metro Rail's busiest line.

Nearby Park / Bike & Ride - Metro Red Line - Universal City/Studio City Station Park & Ride
Parking Lot: Los Angeles County Metropolitan Transportation Authority 3953 Lankershim
Boulevard Los Angeles Universal City, CA 91604 Free On-site Parking – 773 Spaces Paid Reserved
On-site Parking – 126 Space 16 Bike Rack Spaces 32 Bike Lockers Kiss & Ride Drop-Off Features:
Disabled Spaces, Overnight, Bike Racks. Number of spaces: 899.

County of Los Angeles, Department of Public Works - Parking Lot: Ventura Park & Ride 10801
Ventura Boulevard Studio City Number of spaces: 201.

Public transportation within walking distance and or bicycling servicing the general area includes the Metro Orange Line 150 to 240 that connects the subject site to the west and north San Fernando Valley with major stops such as CBS Studios, Universal Studios, Sherman Oaks Galleria (offices), Providence Tarzana Medical Center, West Valley Occupational Center, Pierce College, Warner Center and Westfields Tophanga. The Metro 802 Redline runs east and provides fast and easy access to the Downtown Los Angeles area.

LADOT provides a local DASH shuttle line & Metro Redline 802 for the Studio City area the nearest stop is located on Campo De Cahuenga and Universal Hollywood Drive. The nearest Metro transit stop is located less than 200 feet of the site on Cahuenga Boulevard. The 899 parking space Park and Ride is located at 3953 Lankershim Boulevard less than one mile from Site.

Consistent with the Transportation Element and General Plan Objectives to enhance transit options as part of the new development, an onsite “transit station” will be a key feature of the multi residential community. The transit station would augment existing public transportation infrastructure facilitating easy and convenient access for the residents. A privately funded fixed, peak hour route shuttle will provide service to nearby transit stations and work centers. The shuttle will be targeted specifically to CBS Television Studios, NBC Universal Studios, Universal Pictures, Universal Studios Hollywood, Crown Media and when operating NBC Universal Evolution. An additional Shuttle will be targeted specifically to the 3935 Lankershim Boulevard 899 space parking and ride and the DASH / Metro Redline 802 park and ride lots. In furtherance of Community Plan and Transportation Elements and Goals, the peak hour routes will allow residents to ride shuttles for employment and non-employment related trips.

The multi residential community will provide onsite parking consistent with a parking demand prepared by Crain & Associates. Which identified 1.5 spaces required for the one bedroom one bathroom and 2 parking spaces required for the two bedroom two bathrooms and a 15% bicycle credit for transit corridor for a total of 395 required on site off street parking. The provided parking is 407 standard spaces and 5 compact for a total of 395 residential parking and 17 guest parking spaces are provided. Of the 409 parking spaces 60 will be improved with car charging stations.

Furthermore to encourage reduced parking requirements where transit incentives are implemented and monitored the community would therefore provide onsite 280 long term bicycle parking spaces with 25 bicycles provided for residents use, Uber and Taxi one touch call stations, on site Amazon and or Market Delivery service with a designated cold room for the office to accept deliveries and store food until the resident returns home and “Car Share, any public or private entity that provides a membership or peer to peer based service through which vehicles can be reserved on an hourly

basis at variable rates. Vehicles must be available at locations at which access is not restricted to members of the public.”

A. Zone Change Findings

The Zone and Height District Change is in Conformance with the Purposes, Intent and Provisions of the City of Los Angeles General Plan;

The Site is roughly 805,906 square feet. Cahuenga Boulevard at its lowest point is 658'. There is a graded flat portion of the site where the height will not exceed 70 feet from Cahuenga. Nevertheless the project is designed with staggering heights that range from 45 feet to 70 feet. If height averaging was to be applied the average height would be +/- 50' to 55' in total height. As detailed in the plans the building design follows good zoning practice in the use of a gradual transition in building height. The height will have no impact on any neighbors and or surrounding community as the nearest backyard lot line of any single family home there is a minimum of 262 up to 412 feet buffer. The 101 freeway abuts the south, a Public Transportation easement abuts the west and a large multi residential community abuts the east. Therefore the height district change will not have any negative impact on any of the surrounding community and or neighbors.

The proposed Minimum Residential zoning is in conformance with the purpose, intent and provisions of the City's General Plan in that it would preserve open space while at the same time permitting much needed housing stock.

The proposed R3-1L-H zone/height change conform to numerous General Plan Framework Land Use objectives and specific policies, including:

Objective 3.1 - Land Use Framework Objective - Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Objective 3.2 - Land Use Framework - Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Open Space Element Policy 6.4.8- Maximize the use of existing open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhood.

Open Space Element Policy 6.4.9- Encourage the incorporation of multi-scale open spaces within transit-oriented development, both as plazas and small parks associated with transit stations, and areas of public access in private joint development at transit station locations.

Community Plan Recreating and Parks 4 – That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.

Importantly the R3 zoning and the project preserves Public Open Space character while advancing the Community Plan policy to preserve Open Space without displacing residents.

The Project will bring 250 apartment units to attract employees and workers from nearby office and studio complexes who desire to live in close proximity to their place of employment. This integrated development would reduce vehicle trips by offering housing in an area of heavy commercial and job related zoned and development. The development will offer residents access to share on site recreational and exercise related amenities, as well as to multiple restaurant and retail options in the surrounding area. Locating multi Residential work force housing near jobs and retail. Thus, the Project satisfies the City's twin land use goals of preserving Open Space land for Public Benefit and Use – while at the same time locating housing near jobs centers to reduce traffic congestion and greenhouse gas emissions.

SITE PLAN REVIEW
ADDITIONAL INFORMATION / FINDINGS
(Pursuant to LAMC Section 16.05)
2864 CAHUENGA BOULEVARD
STUDIO CITY
Attachment "C"

Subject Site, Project Overview:

The property is located at the north east of Cahuenga Boulevard, Studio City in the City of Los Angeles. It is six (6) adjoining parcels as follows; 451,831 square feet, 1,286 square feet, 34,141 square feet, 50,213 square feet, 53,223 square feet, 57,197 square feet, 158,013 square feet for a total of +/- 805,904 square feet (the "Site"). The Site is on the north east corner and abuts Cahuenga Boulevard. To the south is the 101 freeway zoned PF-1XL, to the West a 103 foot wide buffer parcel zoned PF-1XL for Cal Trans and or Public Easement, to the East an existing 4 structure multi residential community zoned RE15-1-H with a General Plan land use designation of Medium Residential and to the north a 451,831 square foot parcel to remain open space and to be granted to the City of Los Angeles for public hiking trails and open space.

The Proposed Project will consist of complementary mix of one bedroom, two bedroom and townhouse style multi residential units on an area of only 253,240 square feet with a development totaling approx. 226,945 square feet ("cluster development") to preserve and maintain open space. The development will include: (1) cluster development the preferred method to be utilized for new residential development in hillside areas in order to use the natural terrain, the "cluster concept is defined as the grouping of residential structures on the more level parts of the terrain while retaining a large area 75 to 80 percent in its natural state or in a parklike setting.", (2) 250 rental workforce housing units, (3) extensive shared recreational amenities strategically located through the Site, (4) approximately 451,831 square feet of open space and hiking trails granted to the City of Los Angeles for public use and benefit and (5) and an additional 228,950 square feet of Open Space for a total of +/- ***680,781 square feet of the Site to be undeveloped and to remain Open Space.***

The “residential campus” is composed of 250 multi residential creative apartment community in two buildings with one unified parking structure and pedestrian walkways. The design was created to work with the current contours of the site and land. The first is designed for the preexisting flat graded pad on the north west area of the site. Units Schedule A on the submitted Plans. The community will consist of three style of apartments homes as follows; 32 - 1 bedroom one bathroom with an average unit size of 670 square feet, 82 -2 bedrooms 2 bathrooms apartments homes with an average size of 739 square feet and 64 – 2 bedroom 2 bathroom apartment homes with an average size of 935 square feet for a total of 178 units.

Located on the north east are of the Site is townhouse style apartment homes. The design of this area was modeled after the Awarding Winning Museum Heights located at 171 North Church Lane West Los Angeles. Unit Schedule Townhomes on the submitted plans area as follows; 38 – “couples and or new family style” 1 bedroom one bathrooms with an average size of 886 and 34 family style 2 bedroom 2 bathrooms with an average size of 1,336 square feet for a total of 72 townhomes.

The unit size and mix was well thought out to insure the Site meets the needs of each and every demographic seeking to live and work in the area. May it be a single person who simply need a 1 bedroom 1 bathroom apartment house and or a new family who may need an apartment home of 1,336 square feet that accommodates a family.

The residents will have access to multiple campus amenities, including, 4 rooftop decks, 2 outdoor patio area with pool and spa, gym, community cyber and coffee house room and 2 community conference and office center rooms. A dense collection of trees and landscape work will be incorporated into the community.

Background / Council Motion:

The Owner is submitting the application in compliance with Council Motion 14-1479 (attached):

- Authorize and Instruct the Department of General Services to enter into negotiations with the current owner of the property (identified in Council File Number 14-1479), in order for the City to acquire the parcel for ultimate preservation as public open space after the vacant Parcels Nos 5577-016-001 and 5577-016-002 are rezoned as described in Motion.
- Instruct the Planning Department, in consultation with Council District Four, to initiate consideration of a General Plan Amendment and Zone Change, and other City Planning approvals if needed, including the preparation and

adoption of any required ordinance, to rezone Los Angeles County Assessor's Parcel Nos. 5577-016-001 and 5577-016-002 as R3 and to rezone Los Angeles County Assessor's Parcel No. 5577-016-006 as open space should the City ultimately acquire that parcel.

The Applicant has created a multi-faceted development project that includes the following (1) Council District 4 has identified a parcel of land off of Cahuenga Boulevard adjacent to Lake Hollywood that is suitable for preservation as open space. The subject parcel is 451,831 square feet, and can provide access to existing trails and can connect trails to the Hollywood Reservoir recreation area. The parcel is currently vacant land. The City will acquire the parcel for ultimate preservation as public open space.

SITE PLAN REVIEW FINDINGS:

- 1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable plan, and any applicable specific plan.***

The General Plan Amendment, Zone Change, Height District Change and Site Plan Review, for the Project will be in substantial conformance with the purposes, intent and provisions of the General Plan and the Hollywood Community Plan. The multi residential development will meet the needs of the abutting area in transition and provide within walking and or bicycling distance much needed diverse workforce housing within close proximity to well-paying jobs and employment. It strikes the appropriate balance between preserving the open space character of the Site while strengthening the connection to existing commercial and residential land uses located on Cahuenga Boulevard.

The General Plan Amendment would not create a fragmented pattern of disjointed land uses, in contravention of the General Plan land use policy. To the contrary, re-designation the Site to "Medium Residential" is particularly appropriate given that multi residential land uses have are preexisting predominate use along Cahuena Boulevard multi residential and is not a single family community in character. South of the subject site is the 101 Freeway on the south side of the freeway 2775 North Cahuenga Boulevard a 81 unit multi residential condominium community is completing its construction (Case Number 2004-2428-ZC). South of the Site is the area to be donated to the City of Los Angeles for hiking and open trail use. This area is designated to be rezoned Open Space (OS). East of the Site is 2700 Cahuenga Boulevard the General Plan designation is Medium Residential, the site is 598,154 square feet and improved with 4 structures of multi residential housing community.

West of the Site is an easement open space zoned PF-1XL. Re-designation of the Site from Minimum Residential to Medium Residential is consistent with the existing uses and the changed character of this portion of the Community Plan area, and would not create fragmented pattern of disjointed land use.

Furthermore, the multi residential community 250 apartment units are expected to attract employees and workers from nearby office, Ford Theater, Hollywood Bowl, NBC Universal studios and NBCUniversal Evolution expansion who desire to live in closer proximity to their place of employment. Thus, as opposed to creating land use conflicts, the development will function as an integrated, “campus environment” where nearby employment and workforce housing coexist.

The Medium Residential Plan designation also promotes for “more flexible zoning” to accommodate workforce housing. Existing companies that are located in the Studio City area are; Universal Pictures, CBS Television Studios, NBC Universal, Universal Studios Hollywood, Motion Picture Industry Pension & Health Plan, Thaxton & Associates, Crown Media, Daniel Clark & Associates, DP Restaurant Holdings, etc... and NBCUniversal Evolution are expected to desire living accommodations near their place of employment enhanced with public transportation. The Projects shuttle service and robust bicycle facilities will enable employees of the surrounding creative business to work nearby and reduce reliance on their automobiles.

The General Plan Amendment is in Substantial Conformance with the Purpose, Intent and provisions of the General Plan;

The governing Community Plan for the subject site is the 1988 Hollywood Community Plan. The proposed Medium Residential General Plan Amendment to allow a multi residential use substantially conforms with the following goals, objectives and policies of the Citywide General Plan Framework, Transportation and Open Space Element, as well as the Hollywood Community Plan.

Objective 3.1

Land Use Framework Objective - Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

The General Plan Amendment would allow development of multi residential housing in direct proximity to retail, jobs and mass transit park and ride and public transportation in an area in transition in the direction of over 30,000 new jobs. The

Project multifamily housing provides employees who work in the area and projected employment for the future development and expansion of the NBCUniversal Evolution project the option to live within walking or bike distance to their place of employment. The integrated would reduce vehicular trips by offering employees access to share on site recreational and exercise related amenities, as well as to multiple retail and restaurant options. The Project therefore satisfies the City's land use goals of locating housing near jobs centers to reduce traffic congestion and greenhouse gas emissions. The proposed project meets the Goals, Objective and Policies of the General Plan.

Zoning contributes to making Los Angeles a challenging place to walk. The main way that it harms walking is by separating different land uses, increasing distances and making it more difficult to walk to the amenities we need on a daily basis.

Objective 3.2

Land Use Framework - Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

The purpose of the Proposed General Plan Amendment is to allow development of housing and recreation as part of a single, unified environment. The Project will provide 250 workforce housing units. The project will provide incentives to work nearby, reducing daily and peak hour vehicular trips as well as overall Vehicle Miles Traveled ("VMT"). Amenities such Euler Call Stations, on site shuttle service, gym, outdoor activities of yoga and pathways that tie into the hiking trails, on call grocery delivery service, concierge, bike rooms with community bikes available, will provide further discouragement for residents to drive off – site.

In furtherance of Framework Land Use Objective 3.2, the Project will fund an onsite shuttle service to transport residents to and from key regional transit and employment destinations, such as the nearby Metro, Metro Park and Ride stations in Studio City. The privately funded shuttle service coupled with a comprehensive bicycle program will collectively promote multi modal transportation usage and further decrease VMT.

General Plan Housing Goals and Objectives;

Framework Objective 4.1 – Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City

sub region to meet the projected needs by income level of the future population to the year 2010.

The Medium Residential Plan designation and zoning would allow development of 250 residential apartment units. The proposed density is well below the approximately 385 units that could be developed on the Site under R3 density (1 unit per 800 square feet of lot area).

Development of the multi-family units provides housing options for employees who work in nearby office and studio complexes. The community will be comprised of 32 one bedroom one bathroom, 38 one bedroom 1.5 bathroom townhouse style, 34 two bedroom two bathroom townhouse style and 146 two bedroom two bathrooms units.

Overall, the multi residential community is critical to ensuring an appropriate jobs/housing balance within the Plan area, and to reducing overall VMT by providing employees with the ability to live in close proximity to an employment centers in the surrounding Studio City area.

Chapter 6 Open Space and Conservation;

“Economic, social, and ecological imperatives require that Los Angeles take full advantage of all existing open space elements in the City, and create an extensive, highly interconnected Citywide Greenways Network. The economic dimension of this proposition is based on the development of places of pride and amenity that will maintain and augment property values, attract new investment, and establish greater economic stability in the neighborhoods. *The social dimension is founded on the availability and distribution of open space resources to all residents of the City, on the way in which open space can instill and/or increase pride of place, and on the ability of open space to connect neighborhoods and people throughout the entire City.*”

The ecological dimension is based on the improvement of water quality and supply, the reduction of flood hazards, improved air quality, and the provision of ecological corridors for birds and wildlife.”

Open Space Element Policy 6.4.8- Maximize the use of existing open space resources at the neighborhood scale and seek new opportunities for private development to enhance the open space resources of the neighborhood.

Open Space Element Policy 6.4.9- Encourage the incorporation of multi-scale open spaces within transit-oriented development, both as plazas and small parks associated with transit stations, and areas of public access in private joint development at transit station locations.

Community Plan Recreating and Parks 4 – That, in the absence of public land, and where feasible, intensified use of existing facilities and joint use of other public facilities for recreational purposes be encouraged.

Community Plan Recreating and Parks 5 – That the expansion of existing recreational sites and the acquisition of new sites be planned so as to minimize the displacement of housing and the relocation of residents.

Open Space and recreational facilities provided for all residents of the City a 451,831 square foot site granted to the City of Los Angeles for public benefit and use. The site is currently improved with a hiking trail and will be improved with an onsite off street parking lot off Cahuenga Boulevard. The Site at its peak provides three incorporated breathtaking view elements, 1) sweeping view of downtown Los Angeles, 2) Hollywood Lake 3) the historic Hollywood sign. The land has been sought after by the City of Los Angeles for public benefit and open space for many years. The Site ties into existing County and DWP land/trails and has the ability to tie into the Lake Hollywood paved hiking and walking path.

Furthermore, the area of the multi residential community is 354,075 square feet. Open space and recreational facilities provided for the residents would exceed LAMC requirements of 100 square feet for one bedroom units and 125 square feet for two bedroom units for a required 29,500 square feet. In total 228,950 square feet of open space would be incorporated into and around the residential buildings. The residents will have access to multiple campus amenities, including, 4 rooftop decks, 2 outdoor patio area with pool and spa, gym, community cyber and coffee house room and 2 community conference and office center rooms. A dense collection of trees and landscape work will be incorporated into the community.

Chapter 8 Transportation;

“The transportation system of the future will need to be a fully integrated, multimodal system that offers multiple travel choices to Los Angeles travelers. Choices for person trips must include numerous forms of transit (rail, bus, Smart Shuttle, jitney, taxi, and other), highway (drive-alone, carpool, and vanpool), and non-vehicle options (telecommuting, electronic communication, and bicycling). New facilities and services

will greatly enhance accessibility within communities, particularly in these communities with limited economic resources.”

- 1 The quality of life for every citizen of Los Angeles is affected by the ability to access work opportunities and essential services. It affects the City's economy as well as the living environment of its citizens. This is as true for people who must rely on travel options other than the automobile as it is for those who drive. Transportation policy needs to ensure that basic accessibility needs are met.

Universal City/Studio City station lies within the Los Angeles neighborhood of Studio City, specifically at the intersection of Lankershim Boulevard, Campo de Cahuenga and Universal Terrace Parkway. Just southeast of the station, across the Ventura Freeway (U.S. Route 101) is the Cahuenga Pass, consisting of a strip of shops, restaurants and offices that follow US 101, but along Cahuenga Boulevard, which parallels the freeway through the pass.

Universal City station serves the nearby Universal Studios theme park, as well as the NBC Universal studio complex.

Universal, in conjunction with Metro, is currently constructing a pedestrian bridge over Lankershim Boulevard and Universal Hollywood Drive. NBCUniversal has agreed to fund a portion of the \$19.5 million project, while the remainder will be funded through Proposition A.

The Universal City/Studio City station lies underground, in this case beneath Bluffside Drive at its intersection with Campo de Cahuenga. Access is provided by two entrances, one on the northwest and the other on the southwest corner of the intersection between Lankershim Boulevard and Campo de Cahuenga. The station features a park and ride lot. There are a few public bus lines that stop or terminate at the bus bays on the west side of Lankershim Boulevard, adjacent to the station while others are found by crossing to the east side of Lankershim Boulevard.

Bus connections;

Metro Local: 150, 155, 156, 224, 240, 656 (late night only)

Metro Rapid: 750

- The Red Line is a heavy rail subway line running between Downtown Los Angeles via the districts of Hollywood and Mid-Wilshire to North Hollywood within Los Angeles where it connects with the Orange Line (bus rapid transit) service for stations to the Warner Center in Woodland

Hills and Chatsworth. It is operated by the Los Angeles County Metropolitan Transportation Authority.

- The Red Line, which is one of six lines forming the Metro Rail rapid transit system together with the Purple Line; these two heavy rail lines combine to form L.A. Metro Rail's busiest line.

Nearby Park / Bike & Ride - Metro Red Line - Universal City/Studio City Station
Park & Ride Parking Lot: Los Angeles County Metropolitan Transportation Authority
3953 Lankershim Boulevard Los Angeles Universal City, CA 91604 Free On-site
Parking – 773 Spaces Paid Reserved On-site Parking – 126 Space 16 Bike Rack
Spaces 32 Bike Lockers Kiss & Ride Drop-Off Features: Disabled Spaces, Overnight,
Bike Racks. Number of spaces: 899.

County of Los Angeles, Department of Public Works - Parking Lot: Ventura Park &
Ride 10801 Ventura Boulevard Studio City Number of spaces: 201.

Public transportation within walking distance and or bicycling servicing the general area includes the Metro Orange Line 150 to 240 that connects the subject site to the west and north San Fernando Valley with major stops such as CBS Studios, Universal Studios, Sherman Oaks Galleria (offices), Providence Tarzana Medical Center, West Valley Occupational Center, Pierce College, Warner Center and Westfields Tophanga. The Metro 802 Redline runs east and provides fast and easy access to the Downtown Los Angeles area.

LADOT provides a local DASH shuttle line & Metro Redline 802 for the Studio City area the nearest stop is located on Campo De Cahuenga and Universal Hollywood Drive. The nearest Metro transit stop is located less than 200 feet of the site on Cahuenga Boulevard. The 899 parking space Park and Ride is located at 3953 Lankershim Boulevard less than one mile from Site.

Consistent with the Transportation Element and General Plan Objectives to enhance transit options as part of the new development, an onsite “transit station” will be a key feature of the multi residential community. The transit station would augment existing public transportation infrastructure facilitating easy and convenient access for the residents. A privately funded fixed, peak hour route shuttle will provide service to nearby transit stations and work centers. The shuttle will be targeted specifically to CBS Television Studios, NBC Universal Studios, Universal Pictures, Universal Studios Hollywood, Crown Media and when operating NBC Universal Evolution. An

additional Shuttle will be targeted specifically to the 3935 Lankershim Boulevard 899 space parking and ride and the DASH / Metro Redline 802 park and ride lots. In furtherance of Community Plan and Transportation Elements and Goals, the peak hour routes will allow residents to ride shuttles for employment and non-employment related trips.

The multi residential community will provide onsite parking consistent with a parking demand prepared by Crain & Associates. Which identified 1.5 spaces required for the one bedroom one bathroom and 2 parking spaces required for the two bedroom two bathrooms and a 15% bicycle credit for transit corridor for a total of 395 required on site off street parking. The provided parking is 407 standard spaces and 5 compact for a total of 395 residential parking and 17 guest parking spaces are provided. Of the 409 parking spaces 60 will be improved with car charging stations.

Furthermore to encourage reduced parking requirements where transit incentives are implemented and monitored the community would therefore provide onsite 280 long term bicycle parking spaces with 25 bicycles provided for residents use, Uber and Taxi one touch call stations, on site Amazon and or Market Delivery service with a designated cold room for the office to accept deliveries and store food until the resident returns home and “Car Share, any public or private entity that provides a membership or peer to peer based service through which vehicles can be reserved on an hourly basis at variable rates. Vehicles must be available at locations at which access is not restricted to members of the public.”

2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off street parking facilities, load areas, lighting , landscape, trash collections, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

As depicted in the enclosed Plans and elevations, the Multi Residential Community building and site improvements are in conformance with the requirements of LAMC Section 16.05.F.4 in that it “consists of an arrangement of buildings, off street parking, loading areas, lighting, landscaping, trash enclosures, and other improvements, which is and/or will be compatible with existing and future developments” in the surrounding area.

As shown on the attached plot plan and elevations, the proposed 6 story Multi Residential Apartment Community project includes numerous features reflective of careful site planning which together create a high degree of compatibility with the

adjacent development along Cahuenga Boulevard, to the south and east with the multi-story apartment complex and multi residential condominium communities. These features include orienting the proposed apartment building onto Cahuenga Boulevard and providing much needed open space for hiking and public benefit. Providing three driveways along Cahuenga Boulevard thereby minimizing the impact on traffic for vehicle ingress/egress while ensuring smooth and a safe flow of vehicles. A minimum of a 15 foot front setback has been provided along Cahuenga Boulevard.

The Project building itself incorporate contemporary design elements and features which are compatible with and supports the new development in the surrounding area and creates a high quality housing product, including smooth stucco in a range of warm earth tones of green and browns, with large glass windows to capture the city and nature views. Glass railed balconies and earth tone tile and stonework drive/walkways to the building. The design elements of each apartment unit and the building's façade work together to create a unified design, having a distinct rhythm of massing. There is a balance of transparency and solid walls and the length of the façade is modulated by introduction of a vertical and horizontal reveals that create distinct elements in its form. Use of recessed windows and open form structure provides additional visual interest and the skyline is windows and open form structure provides additional visual interest. The two styles of structures provides two styles of designs allows an appearance of two separate communities, but internally the parking and walkways will be liked together for community flow.

Functionally, and as shown on the Site Plans, trash enclosures and recycling rooms will be located inside the parking area, and shielded from public view. While primarily residential in nature, any loading activity necessary for operation of the property management/leasing office would occur within the loading area located in the ground level parking lot.

Therefore, by virtue of the proposed project's arrangement of buildings and structures, off street parking facilities, on site residential shuttle service, load areas, lighting, landscaping, trash collections and other such pertinent improvements, as identified and discussed above, the proposed project will be comparable with and supports existing and future development.

3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The Project will provide +/- 451,831 square feet of open space to tie into existing hiking trails. The peak of the open space site has breathtaking views of down town Los Angeles, the Hollywood sign and sweeping views of Lake Hollywood. In the Project the recreational services and amenities will consist of two on site pools and community outdoor area, on shuttle service for daily drop off and pick up at key locations such as nearby City Park and Ride stations, studios and office buildings. The Project will provide open space and recreational amenities for the residents, their children and guests including an open area pet friendly park, resident oriented community garden, and outdoor fireplace and kitchen area improved with landscape trellis, seating and dining areas, two pool plazas and spas, cabanas, chaise lounge chairs/umbrellas, tables and chairs, and water features throughout the community. An indoor recreation room and indoor gym, will also be located in the community. Services amenities available to the residents are: 25 bicycles for guest and resident uses, on site one touch Amazon and or a Market Delivery Services, Office with cold storage to accept for the residents the food delivery, on site one touch Uber and Taxi service, offices center and media rooms.

As such, the design and location of the apartment community building as well as the recreational and service amenities provided for its residents will create a quality living environment, and establish connection to the surrounding uses, while minimize impacts on the neighboring properties.

SITE PLAN REVIEW — LAMC 16.05

City of Los Angeles – Department of City Planning

CASE No. DIR _____ SPR

PROJECT NAME / ADDRESS 2864 N. Cahuenga Blvd. Studio City Ca,

SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.

PROJECT DESCRIPTION - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

CPC 20152607

HEIGHT: 75' Feet 6 Stories

PROJECT Uses >>>	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet below)			RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
				Units/Rooms	Square Feet	
Existing Development				vacant	0	
Demolition (-)				0	0	
New Construction (+)				252	253,149	
Net Change (±)				+252	+253,149	
Total Project				252	253,149	253,149

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route ?
		Less Than 3	3 Rooms	More than 3	
Standard	252	75	177	0	
Senior Citizen	0	0	0	0	
Affordable (LAMC 12.22A25d)	0	0	0	0	
					252

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	0	412	412

Does the Project have existing non-conforming parking rights? Yes (Explain) No

Is any portion within a parking structure? Yes (Describe) No

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
	252	0	7,500sf	22,125sf

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space	5,929.56	5,929.60	100%
Common Open Space	29,625	29,625	100%
Landscaped Area in Common Open Space	14,693	14,693	100%
Total Open Space	35,554.6	35,546	100 %

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

Describe Recreational Amenities:

SITE PLAN REVIEW FINDINGS:

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. The applicant must assist the decision-maker by attaching information supporting the following findings:

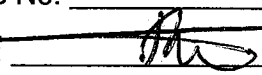
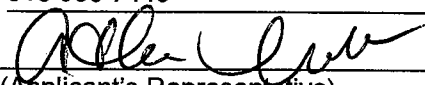
1. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.
2. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.
3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: 2015-2606 ZA Case No.: — CPC Case No.: 2015-2607
Council District No.: 4 Community Plan Area: Hollywood
PROJECT ADDRESS: 2864 Cahenga Blvd Studio City

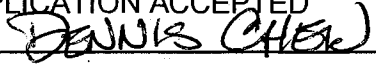
Major Cross Streets: Ventura Blvd. & Mulholland Drive
Name of Applicant: Mr. Behzad Forat
Address: 11514 Ventura Blvd., Studio City Ca 91604
Telephone No.: 818 906-7449 Fax No.: — E-mail: athenanvk@aol.com

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner)
Name: <u>Mr. Behzad Forat</u>	Name: <u>Athena Novak</u> (Contact Person)
Address: <u>11514 Ventura Blvd Studio City CA 91604</u>	Address: <u>4924 Balboa Blvd., #518 Encino CA 91316</u>
Telephone No: <u>818 906 7449</u>	Telephone No: <u>818 906 7449</u>
Signature: <u></u>	Signature: <u></u> (Applicant's Representative)

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>).

APPLICATION ACCEPTED BY: <u></u>	DATE: <u>1/10/15</u>
ENVIRONMENTAL ASSESSMENT APPROVED BY: <u>—</u>	DATE: <u>—</u>
RECEIPT NO.: <u>—</u>	

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

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:

In compliance with Council Motion 14-1479 relative to the rezoning and preservation of an open space off of Cahuenga Blvd. adjacent to Lake Hollywood to rezone two vacant parcels via a General Plan Amendment & Rezone from RE40-1-H to R3-1L-H, Site Plan Review and height district change.

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 805,904 sq feet - Vacant
 Net and 805,904 sf Gross Acres 18.52

B. Existing Zoning RE40-1-H

C. Existing Use of Land Vacant
 Existing General Plan Designation Minimum Residential

D. Requested General Plan Designation Medium Residential for R3

E. Number 0 type n/a and age \pm 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: 0 and average rent: TBD

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

Yes abutting on the east

F. Number TBD Trunk Diameter TBD and type TBD of existing trees.

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

H. Slope: State percent of property which is:
 _____ Less than 10% slope _____ 10-15% slope x 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)
 _____ 0-500 cubic yards.
+/- 190,065 if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported +/- 181,945.

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 252 or Condominium _____
- B. Number of Dwelling Units with:
One bedroom 75 Two bedrooms 177
Three bedrooms 0 Four or more bedrooms 0
- C. Total number of parking spaces provided 412
- D. List recreational facilities of project gym, media room, cyber coffee shop and resident lounge, rooftop deck, spa, connect to hiking trail
- E. Approximate price range of units \$ TBD to \$ TBD
- F. Number of stories _____, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) solar, gas & electric
Gas heated swimming pool? n/a
- H. Describe night lighting of the project security lighting, solar garden lights, solar accent lights for design, down light w/ min glare
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 253,149
Paving +/- 15%
Landscaping +/- 25%
- J. Total Number of square feet of floor area 253,149

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 _____ Days 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 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. None

- 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):
Ventura Blvd. +/- 700 ft & 101 freeway north and south +/- 500 feet
- 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. To be a LED Environmental Development, Capture and Reuse of rain & runoff water, low water plants and gardens, donation of +/- 805,000 sf of land to remain open space and undeveloped, solar water heaters solar security and garden lights, low flow toilets and showers, energy efficient appliances, on grade garage vs sub garage, community shuttle service to nearby major park and ride stations and the Universal Studio area.

* 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, Behzad Foraf
Owner (Owner in escrow)*
(Please Print)

Signed: [Signature]
Owner

I, ATTENA NOVAL
Consultant*
(Please Print)

Signed: [Signature]
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)

_____, 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.

SEE ATTACHED

Signature (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On June 26, 2015 before me, Erick Sanchez De La Fuente , Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Behzad Forat
Name(s) of Signer(s)

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 Erick Sanchez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit / Applicant / Consultants Document Date: 6.26.2015
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



LOS ANGELES
 201 N. LOS ANGELES ST., STE. 13A
 LOS ANGELES, CA 90012
 TEL: (213)617-9600, FAX: (213)617-9643

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

CASE NUMBER:

BTCID: VO15-519

REFERENCE:

DATE: 7/2/2015

SITE ADDRESS: 2864 CAHUENGA BLVD

AUTHORIZED BY: KIM

DESCRIPTION OF SERVICES AND FEES:

Labels and Mailing Preparation - Number	0	x \$1.77	
Mailing Only - Number	324	x \$1.42	\$460.08
Appeals - Number		x \$1.52	
Posting of Site - Number of signs	1	x \$75.00 (1 st)	\$195.00
	2	x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$12.20
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

TOTAL DUE: \$667.28

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 within 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 produce labels and charge applicant/map maker.

Pen

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, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

Pen

Refunds and Credits only valid one year from the original filing date. 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. A fee of 10% will be charged to re-activate all null and void invoices. If case goes to appeal, processing & mailing costs of \$1.52/label will be paid.

Pen

Signature: *Pen*

Telephone: (818) 906-7449

Print Name: ATHENA NOVAK/AHN & ASSOC INC

Refunds and Credits only valid one year from the original filing date.

CPC 20152607



PAID

#1248

CPC 9533
 CPC 4278
 CPC 3772
 CPC 3492
 CPC 3001-4583-SF
 CPC 1997-124-D68-RSP
 CPC 1998-609-CU
 CPC 1995-146-CPC
 CPC 1988-819-CPC
 CPC 18786
 CPC 11243

RE40-1-H

VACANT

[Q]OS-1XL

CPC 2002-4583-SF
 CPC 1997-124-D68-RSP
 CPC 1998-609-CU
 CPC 1995-146-CPC
 CPC 1988-819-CPC
 CPC 18786

[Q]OS-1XL

LAKE HOLLYWOOD RESERVOIR

16-188

RE15-1-H

EXISTING ZONING

REQUESTED:



RE40-1-H TO R3-1L-H



Quality Mapping Service
 14549 Archwood St, Suite 301
 Van Nuys, Ca 91405

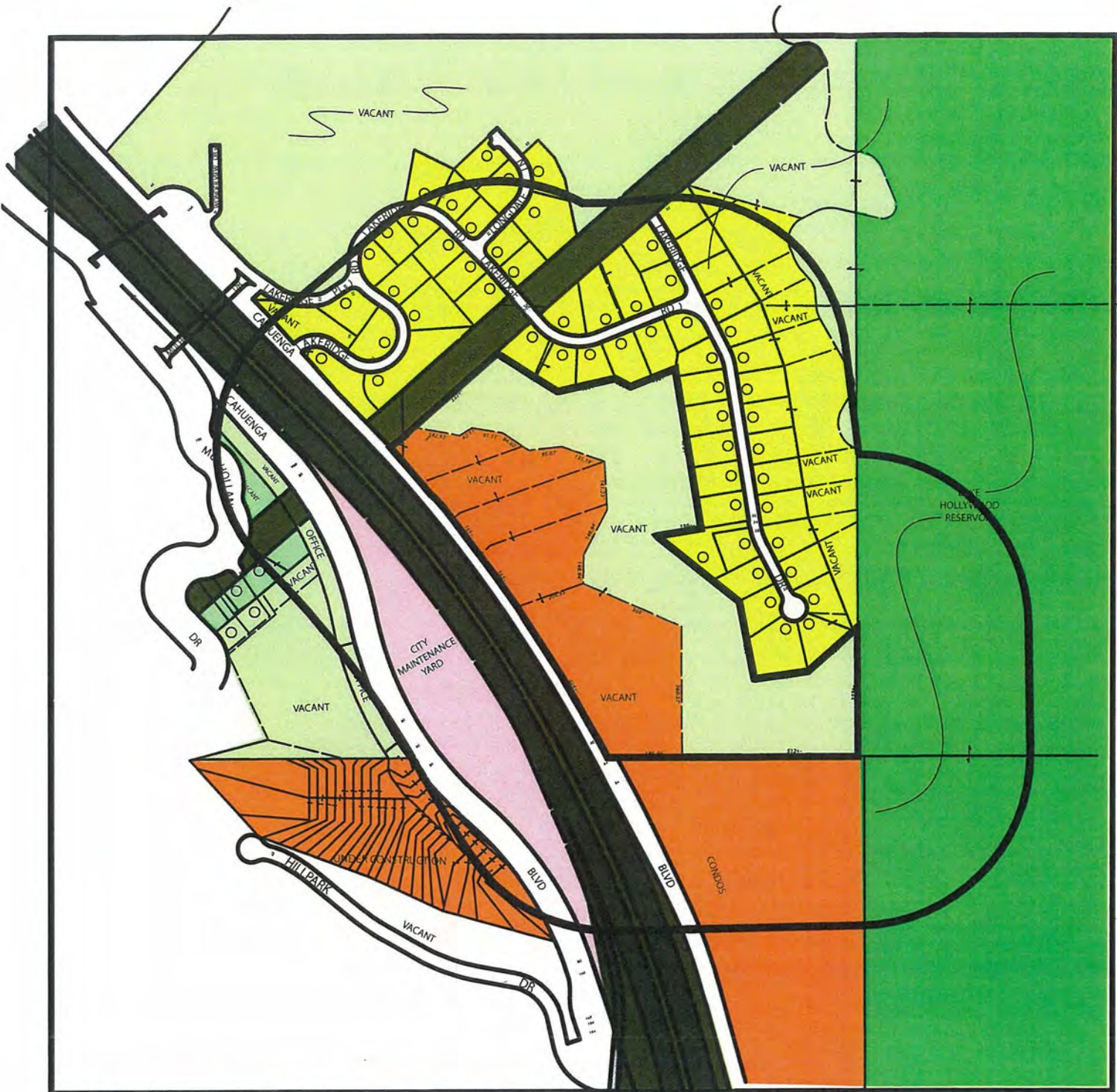
PHONE: (818) 997-7949

DATE: 06-02-15








QMS: 15-167

NORTH

CPC 20152607



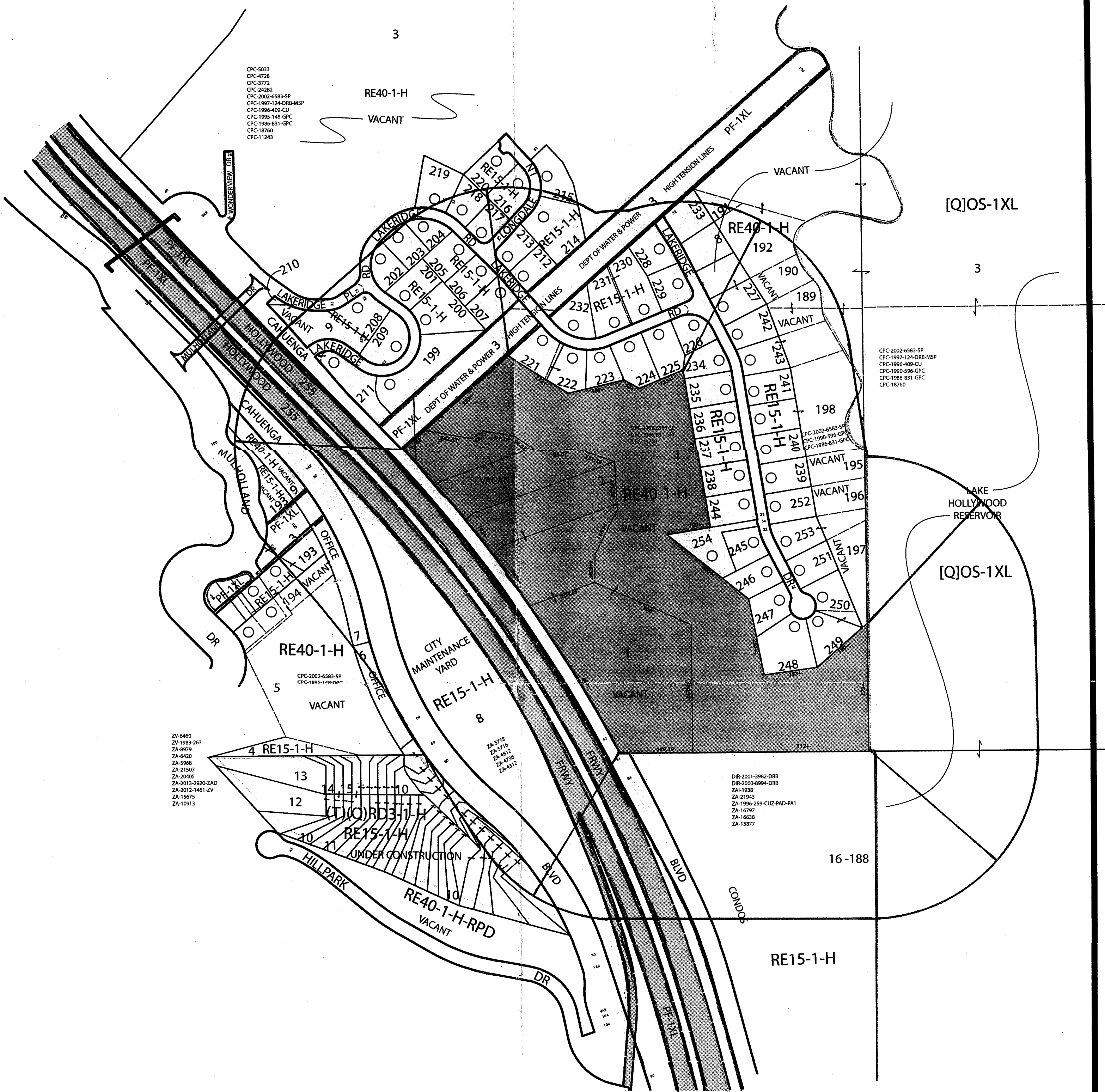
PROPOSED HOLLYWOOD COMMUNITY PLAN

 MINIMUM RE40	 LOW II RS,R1	 MEDIUM R3	 VERY LOW II RE15,RE11
 PUBLIC FACILITIES PF	 OPEN SPACE OS,A1	 LIMITED COMMERCIAL CR,C1,C1.5,P, RA,S3,RAS4	

QMS Quality Mapping Service
 PHONE: (818) 997-7949
 DATE: 06-02-15
 QMS: 15-167

NORTH

CPC 20152607



CPC 20152607

**GENERAL PLAN AMENDMENT - ZONE CHANGE
HEIGHT DISTRICT CHANGE - SITE PLAN REVIEW**

QMS Quality Mapping Service
14549 Archwood St. Suite 301
Van Nuys, California 91405
Phone (818) 997-7949 - Fax (818) 997-0351
qmapping@qesqms.com

THOMAS BROTHERS
Page: 593 Grid: D-1
593 E-1
593 E-2

LEGAL
SEE APPLICATIONS

CONTACT: AHN & ASSOCIATES

A.P.N.
557-016-(001,002,006)

CD: 4
CT: 1897.01
PA: 107 - HOLLYWOOD
USES: FIELD

SITE ADDRESS
2864 CAHUENGA BLVD

CASE NO:
SCALE: 1"=200'
D.M.: 154-5A185 156A183
PHONE: (818) 906-7449

DATE: 06-02-15
Update: _____

NET AC: 17.35



QMS: 15-167

DRAWN BY:

Vicinity Map



Address: 2864 CAHUENGA BLVD., LOS ANGELES



15-167

CPC 20152607

Attn:
Helen
ew 64348

**Minutes of Special Meeting
of the
Board of Directors
of
Studio City Car Wash, Inc.,
a California corporation**

The directors of the above named corporation held a meeting at 11514 Ventura Blvd., Studio City, CA 91604 on April 28, 2011 at 12:30 P.M. pursuant to a notice of the meeting, a copy of which precedes these minutes in the Minute Book. The following directors were present at the meeting, constituting a quorum, the names of those directors participating by conference telephone, electronic video screen, electronic transmission by or to the corporation or other communications equipment being marked with an asterisk: Behzad Forat. The corporation has adopted and implemented at this meeting means of verifying that a person participating in the meeting is a director or other person entitled to participate in the board meeting and that all actions of, or votes by, the board are taken or cast only by the directors and not by other persons who are not directors.

The Board of Directors first considered the resignation of Behzad Forat from his position as President. Upon motion duly made, the following resolution was unanimously adopted:

RESOLVED, that the Board of Directors of Studio City Car Wash, Inc., a California corporation does hereby accept the resignation of Behzad Forat from his position as President of this company, as stated in his letter to this Board dated April 28, 2011. The Secretary of the Corporation is hereby instructed to notify Behzad Forat that the Board has accepted his resignation.

The meeting next considered electing officers to fill the vacancy created by the resignation of Behzad Forat. After discussion, and upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the following persons are elected to the offices indicated, to serve in accordance with the Bylaws:

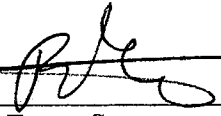
President: Shamsi Forat

CPC 20152607

[THE REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

Attn: Helen
CW 64348

There being no further business to come before the meeting, on motion duly made, seconded, and unanimously carried, the meeting was adjourned.



Behzad Forat, Secretary

Approved:



Behzad Forat, Director



State of California Secretary of State

S

*Attn: Helen
CW 64348*

Statement of Information

(Domestic Stock and Agricultural Cooperative Corporations)

**FEES (Filing and Disclosure): \$25.00. If amendment, see instructions.
IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

1. CORPORATE NAME

C1789503
STUDIO CITY CAR WASH, INC.
11514 VENTURA BLVD.
STUDIO CITY, CA 91604

This Space for Filing Use Only

Due Date: *9-30-2011*

No Change Statement (Not applicable if agent address of record is a P.O. Box address. See instructions.)

2. If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to **Item 16**.

If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement has been previously filed, this form must be completed in its entirety.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 3 and 4 cannot be P.O. Boxes.)

3. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY	STATE	ZIP CODE
11514 VENTURA BLVD.	STUDIO CITY	CA	91604
4. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
11514 VENTURA BLVD.	STUDIO CITY	CA	91604
5. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 3	CITY	STATE	ZIP CODE
11514 VENTURA BLVD.	STUDIO CITY	CA	91604

Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

6. CHIEF EXECUTIVE OFFICER/ PRESIDENT	ADDRESS	CITY	STATE	ZIP CODE
SHAMSI FORAT	11514 VENTURA BLVD.	STUDIO CITY	CA	91604
7. SECRETARY	ADDRESS	CITY	STATE	ZIP CODE
BEHZAD FORAT	11514 VENTURA BLVD.	STUDIO CITY	CA	91604
8. CHIEF FINANCIAL OFFICER/ TREASURER	ADDRESS	CITY	STATE	ZIP CODE
BEHZAD FORAT	11514 VENTURA BLVD.	STUDIO CITY	CA	91604

Names and Complete Addresses of All Directors, including Directors Who are Also Officers (The corporation must have at least one director. Attach additional pages, if necessary.)

9. NAME	ADDRESS	CITY	STATE	ZIP CODE
BEHZAD FORAT	11514 VENTURA BLVD.	STUDIO CITY	CA	91604
10. NAME	ADDRESS	CITY	STATE	ZIP CODE
11. NAME	ADDRESS	CITY	STATE	ZIP CODE

12. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY: **1**

Agent for Service of Process (If the agent is an individual, the agent must reside in California and Item 14 must be completed with a California street address (a P.O. Box address is not acceptable). If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 14 must be left blank.)

13. NAME OF AGENT FOR SERVICE OF PROCESS	CITY	STATE	ZIP CODE
BEHZAD FORAT			
14. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
11514 VENTURA BLVD.	STUDIO CITY	CA	91604

Type of Business

15. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION
CAR WASH

16. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

9-19-11
DATE

BEHZAD FORAT
TYPE/PRINT NAME OF PERSON COMPLETING FORM

SECRETARY
TITLE

[Signature]
SIGNATURE

This page is part of your document - DO NOT DISCARD



20071567315

Pages: 004



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

Fee: 47.00

Tax: NFPR

Other: 0.00

Total: NFPR

06/29/07 AT 08:00AM

Title Company

TITLE(S) : DEED



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

-

-

RECORDING REQUESTED BY
North American Title

AND WHEN RECORDED MAIL THIS DEED AND,
SHOWN BELOW, MAIL TAX STATEMENT TO:

Studio City Car Wash Inc.
11514 Ventura Blvd.
Studio City, CA 91604

Escrow No: 3-60909-2
Title Order No: 6016074-62



2

TRANSFER TAX
NOT A PUBLIC RECORD

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

Tax Parcel No. 5577-016-001 & 006

35

DOCUMENTARY TRANSFER TAX IS \$ CITY TAX \$
 computed on full value of property conveyed, or see declaration attach not a public record
 computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BETTY FORD CENTER AT EISENHOWER, A CALIFORNIA NONPROFIT CORPORATION

Hereby GRANT(S) to
STUDIO CITY CAR WASH INC., A CALIFORNIA CORPORATION

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

LEGAL DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

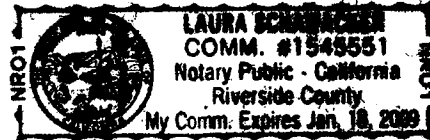
DATED: May 31, 2007

BETTY FORD CENTER AT
EISENHOWER,

A California Nonprofit Corporation

James E. Onorato

by: JAMES E. ONORATO, Treasurer/CFO



STATE OF CALIFORNIA
COUNTY OF ~~LOS ANGELES~~ RIVERSIDE

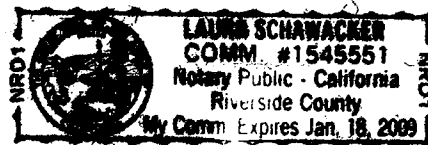
ON JUNE 6, 2007 before me, LAURA SCHAWACKER, Notary Public, personally appeared JAMES ONORATO

Personally known to me (or 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.

Witness my hand and official seal.

James E. Onorato

Signature:



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

EXHIBIT "A"
(LEGAL DESCRIPTION)

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, LYING NORTHEASTERLY OF THE NORTHERLY LINE OF THE EAST SERVICE ROAD OF CAHUENGA AVENUE FREEWAY, AS SAID NORTHEASTERLY LINE IS DEFINED IN PART, BY THE NORTHEASTERLY OF THE EASEMENTS GRANTED TO THE CITY OF LOS ANGELES, BY DEEDS RECORDED IN BOOK 16322 PAGE 137, IN BOOK 19726 PAGE 44 AND IN BOOK 22250 PAGE 253, ALL OF OFFICIAL RECORDS AND BY A LINE PARALLEL WITH AND DISTANT 2 FEET NORTHEASTERLY FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN ON PARCEL 12 FIELD BOOK 18205, RECORDS OF THE CITY ENGINEER OF THE CITY OF LOS ANGELES, AND DESCRIBED IN DEED TO SAID CITY, RECORDED IN BOOK 19726, PAGE 44, OFFICIAL RECORDS OF SAID COUNTY, AS HAVING A LENGTH OF 145.25 FEET, (SAID CERTAIN COURSE BEARS SOUTH 44° 11' 39" EAST AND IS PARALLEL WITH AND DISTANT 119 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE EXISTING RIGHT OF WAY OF PACIFIC ELECTRIC RAILWAY COMPANY); THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, TANGENT TO SAID CERTAIN COURSE, HAVING A RADIUS OF 4119 FEET, AND BEING CONCENTRIC WITH THE CENTERLINE OF SAID EXISTING RIGHT OF WAY OF PACIFIC ELECTRIC RAILWAY COMPANY, AN ARC DISTANCE OF 1154.13 FEET; THENCE SOUTH 28° 08' 24" EAST, TANGENT TO SAID LAST MENTIONED CURVE, 442.45 FEET.

EXCEPT THEREFROM THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, CONVEYED TO THE CITY OF LOS ANGELES, BY DEED RECORDED IN BOOK 12818 PAGE 51, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE (AND/OR ITS PROLONGATION) OF THE 100 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED IN BOOK 19488 PAGE 288, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THOSE PORTIONS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 INCLUDED WITHIN THE BOUNDARIES OF TRACT NO. 18017, AS PER MAP RECORDED IN BOOK 588, PAGES 21 TO 23 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TRACT NO. 18103, AS PER MAP RECORDED IN BOOK 588, PAGES 24 AND 25 OF MAPS, IN SAID RECORDER'S OFFICE.

ALSO EXCEPT THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 LYING NORTHERLY OF THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LOT 12 OF THE ABOVE MENTIONED TRACT NO. 18103.

ALSO EXCEPT PARCEL "A", BEING A PART OF THE 31.7 ACRE TRACT IN THE SOUTHWEST QUARTER OF SECTION 324, TOWNSHIP 1 NORTH, RANGE 14 WEST, AS ESTABLISHED BY SURVEY OF C.W. COOK CORPORATION 1942 (M 125 A) SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

07 1567 315

4

ORDER NO. 6016074-62

PARCEL A:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEAST PROPERTY LINE OF CAHUENGA FREEWAY NORTHEAST SERVICE ROAD AS SAID PROPERTY LINE IS ESTABLISHED BY ORDINANCE NO. 88805, AND THE SOUTHEAST LINE OF 100 FOOT RIGHT OF WAY OWNED BY LOS ANGELES CITY BUREAU OF POWER; THE COORDINATE OF SAID POINT BEING NORTH 156, 893.69 AND EAST 184, 922.66; THENCE NORTH 47° 37' 41" EAST, A DISTANCE OF 88.00 FEET TO A POINT; THENCE SOUTH 79° 53' 37" EAST, A DISTANCE OF 142.55 FEET TO A POINT; THENCE NORTH 58° 30' EAST, A DISTANCE OF 42.11 FEET TO A POINT; THENCE SOUTH 81° 10' EAST, A DISTANCE OF 91.17 FEET TO A POINT; THENCE SOUTH 57° 09' EAST, A DISTANCE OF 94.02 FEET TO A POINT; THENCE NORTH 83° 24' EAST, A DISTANCE OF 95.70 FEET TO A POINT; THENCE SOUTH 70° 52' EAST, A DISTANCE OF 131.19 FEET TO A POINT; THENCE SOUTH 3° 15' EAST, A DISTANCE OF 141.23 FEET TO A POINT; THENCE SOUTH 26° 45' WEST, A DISTANCE OF 148.94 FEET TO A POINT; THENCE SOUTH 0° 40' WEST A DISTANCE OF 83.00 FEET TO A POINT; THENCE SOUTH 70° 23' 06" WEST, A DISTANCE OF 204.55 FEET TO A POINT ON THE NORTHEAST PROPERTY LINE OF SAID SERVICE ROAD; THENCE NORTHWEST ON AND ALONG SAID NORTHEAST PROPERTY LINE, AND ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4121.37 FEET, A DISTANCE OF 600.00 FEET TO POINT OF PLACE OF BEGINNING.

ALL BEARINGS USED IN SAID PARCEL "A" ABOVE ARE TO THE LOS ANGELES COORDINATE SYSTEM PER F.B. 1855 PAGE 23 (STATION DAM) WHICH IS BASED UPON THE TRUE MERIDIAN AT 118° 20' WEST LONGITUDE IN THE SYSTEM OF COORDINATES ESTABLISHED BY THE WATER BUREAU OF THE CITY OF LOS ANGELES ABOUT 1923.

07 1557 15

AND WHEN RECORDED MAIL TO:
Behzad Forat

11514 Ventura Blvd
Studio City, CA 91604

Order No.: LA0771083
Escrow No.: SC-08434-LG
A.P.N.: 577-016-002

12/31/07



20072861292

2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$660.00 CITY TRANSFER TAX IS \$2,700.00
[X] 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 [X] City of Los Angeles AND

41

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert Lane, Trustee of the Lane Trust No. 1, as to an undivided one-half interest
and Huengaland, Inc., a California corporation, as to an undivided one-half interest

hereby GRANT(S) to

Behzad Forat, a single man

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

That portion of the South half of the Southwest quarter of Section 34, Township 1 North,
Range 14 West, San Bernardino Meridian, in the City of Los Angeles, County of Los Angeles,
State of California, as more particularly described in Exhibit "A" attached hereto and made a
part hereof.

Dated: May 2, 2007

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo } ss

On May 8th, 2007 before me
Melissa Scroggins
Notary Public, personally appeared
Robert Lane

The Lane Trust No. 1
Robert Lane
By: Robert Lane, Trustee

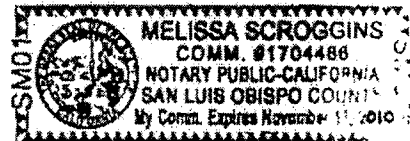
personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies) and that
by his/her/their signature(s) on the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

Huengaland, Inc.
Israel Baker
By: Israel Baker

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary

Commission Expiration Date: November 13, 2010



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Behzad Forat
Same As Above address

CPC 20152607

LA00910-LLSC

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20072861292

Pages:
006



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Recorder's Office, Los Angeles County,
California

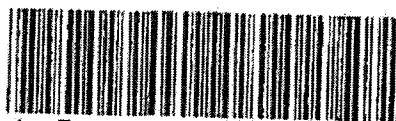
Fee: 30.00
Tax: 3,360.00
Other: 0.00

Total: 3,390.00

12/31/07 AT 08:00AM

Title Company

TITLE(S) : DEED



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

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20072861292

Pages:
006



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

Fee: 30.00
Tax: 3,360.00
Other: 0.00

Total: 3,390.00

12/31/07 AT 08:00AM

Title Company

TITLE(S) : DEED



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

EXHIBIT "A"

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHEAST PROPERTY LINE OF CAHUENGA FREEWAY NORTHEAST SERVICE ROAD AS SAID PROPERTY LINE IS ESTABLISHED BY ORDINANCE NO. 88865, AND THE SOUTHEAST LINE OF 100 FOOT RIGHT OF WAY OWNED BY LOS ANGELES CITY BUREAU OF POWER, THE CO-ORDINATE OF SAID POINT BEING NORTH 156,893.69 AND EAST 184,922.66; THENCE NORTH 47° 37' 41" EAST A DISTANCE OF 88.00 FEET TO A POINT; THENCE SOUTH 79° 53' 37" EAST, A DISTANCE OF 142.55 FEET TO A POINT; THENCE NORTH 58° 30' 00" EAST A DISTANCE OF 42.11 FEET TO A POINT; THENCE SOUTH 81° 10' 00" EAST A DISTANCE OF 91.17 FEET TO A POINT; THENCE SOUTH 57° 09' 00" EAST A DISTANCE 94.02 FEET TO A POINT; THENCE NORTH 83° 24' 00" EAST A DISTANCE OF 95.70 FEET TO A POINT; THENCE SOUTH 70° 52' 00" EAST A DISTANCE OF 131.19 FEET TO A POINT; THENCE SOUTH 3° 15' 00" EAST A DISTANCE OF 141.23 FEET TO A POINT; THENCE SOUTH 26° 45' 00" WEST A DISTANCE OF 148.94 FEET TO A POINT; THENCE SOUTH 0° 40' 00" WEST A DISTANCE OF 83.00 FEET TO A POINT; THENCE SOUTH 70° 23' 06" WEST A DISTANCE OF 204.55 FEET TO A POINT ON THE NORTHEAST PROPERTY LINE OF SAID SERVICE ROAD; THENCE NORTHWEST ON AND ALONG SAID NORTHEAST PROPERTY LINE AND ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4121.37 FEET, A DISTANCE OF 600.00 FEET TO THE POINT OR PLACE OF BEGINNING.

ALL BEARING USED IN THE ABOVE DESCRIPTION ARE TO THE L.A. CO-ORDINATE SYSTEM, F.B. 1855/23 (STATION DAM) WHICH IS BASED UPON THE TRUE MERIDIAN AT 118° 20' 00" WEST LONGITUDE IN THE SYSTEM OF CO-ORDINATED ESTABLISHED BY THE WATER BUREAU OF THE CITY OF LOS ANGELES ABOUT 1923.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

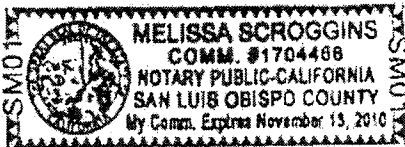
4

State of California

County of San Luis Obispo

On May 8, 2007 before me, Melissa Scroggins, Notary Public, personally appeared Robert Lane,

personally known to me - OR - 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.



WITNESS my hand and official seal.

[Handwritten Signature]
Signature of Notary

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- Individual
- Corporate Officer

Title

- Partner(s) Limited General
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed

Title or Type of Document

1

Number of Pages

5/02/2007

Date of Document

Israel Baker

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above

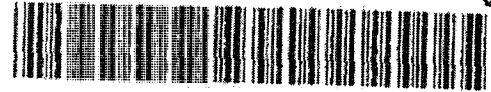
07 286125

This page is part of your document - DO NOT DISCARD



20072861292

Pages:
006



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

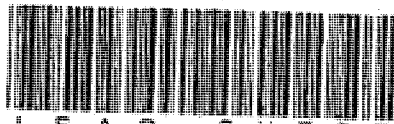
Fee: 30.00
Tax: 3,360.00
Other: 0.00

Total: 3,390.00

12/31/07 AT 08:00AM

Title Company

TITLE(S) : DEED



LEAD SHEET

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

EXHIBIT "A"

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHEAST PROPERTY LINE OF CAHUENGA FREEWAY NORTHEAST SERVICE ROAD AS SAID PROPERTY LINE IS ESTABLISHED BY ORDINANCE NO. 88865, AND THE SOUTHEAST LINE OF 100 FOOT RIGHT OF WAY OWNED BY LOS ANGELES CITY BUREAU OF POWER, THE CO-ORDINATE OF SAID POINT BEING NORTH 156,893.69 AND EAST 184,922.66; THENCE NORTH 47° 37' 41" EAST A DISTANCE OF 88.00 FEET TO A POINT; THENCE SOUTH 79° 53' 37" EAST, A DISTANCE OF 142.55 FEET TO A POINT; THENCE NORTH 58° 30' 00" EAST A DISTANCE OF 42.11 FEET TO A POINT; THENCE SOUTH 81° 10' 00" EAST A DISTANCE OF 91.17 FEET TO A POINT; THENCE SOUTH 57° 09' 00" EAST A DISTANCE 94.02 FEET TO A POINT; THENCE NORTH 83° 24' 00" EAST A DISTANCE OF 95.70 FEET TO A POINT; THENCE SOUTH 70° 52' 00" EAST A DISTANCE OF 131.19 FEET TO A POINT; THENCE SOUTH 3° 15' 00" EAST A DISTANCE OF 141.23 FEET TO A POINT; THENCE SOUTH 26° 45' 00" WEST A DISTANCE OF 148.94 FEET TO A POINT; THENCE SOUTH 0° 40' 00" WEST A DISTANCE OF 83.00 FEET TO A POINT; THENCE SOUTH 70° 23' 06" WEST A DISTANCE OF 204.55 FEET TO A POINT ON THE NORTHEAST PROPERTY LINE OF SAID SERVICE ROAD; THENCE NORTHWEST ON AND ALONG SAID NORTHEAST PROPERTY LINE AND ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4121.37 FEET, A DISTANCE OF 600.00 FEET TO THE POINT OR PLACE OF BEGINNING.

ALL BEARING USED IN THE ABOVE DESCRIPTION ARE TO THE L.A. CO-ORDINATE SYSTEM, F.B. 1855/23 (STATION DAM) WHICH IS BASED UPON THE TRUE MERIDIAN AT 118° 20' 00" WEST LONGITUDE IN THE SYSTEM OF CO-ORDINATED ESTABLISHED BY THE WATER BUREAU OF THE CITY OF LOS ANGELES ABOUT 1923.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

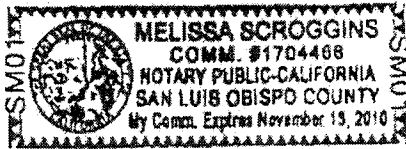
4

State of California

County of San Luis Obispo

On May 8, 2007 before me, Melissa Scroggins, Notary Public, personally appeared Robert Lane,

personally known to me - OR - 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.



WITNESS my hand and official seal.

[Handwritten Signature]
Signature of Notary

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- Individual
- Corporate Officer

Title

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other:
- Limited
- General

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed

Title or Type of Document

1

Number of Pages

5/02/2007

Date of Document

Israel Baker

Absent Signer (Principal) is Representing:

Signer(s) Other Than Name(s) Above

07 286124

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

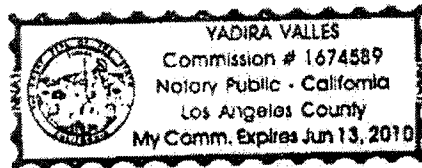
5

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On May 14, 2007 before me Yadira Valles, Notary Public
Notary Public personally appeared Israel Baker

~~personally known to me~~ (or 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.

WITNESS my hand and official seal



Affix Notary Seal Here

*****OPTIONAL*****

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

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

Title(s)

- Partner(s) Limited General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: _____

Signer is representing:
Name of person(s) or entity(ies)

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed

Title or type of document

Number of Pages

May 2, 2007

Date of Document

Robert Lane

Signer(s) other than named above

07 285129



I hereby certify that the information contained herein is true and correct in accordance with the records in the City Clerk's and City Planning Department Offices.

I further hereby certify that to the best of my knowledge and under penalty of perjury the attached ownership list correctly shows the latest names and addresses on the City Clerk's records and the Los Angeles County Tax Assessor's Role as of:

06.01.15

Date

Furthermore, I hereby certify that the attached occupant list was attained by an actual physical inspection of the property and is correct to the best of my knowledge and ability.

Peter Elias AK
Peter Elias (ak)

The following is a color-coded key for distribution of this material:

- GREEN CLIENT COPY
- BLUE BTC, INC
- PINK CITY OF LOS ANGELES, ORIGINAL
- RED ADJACENT LABELS (for Zoning Administration Cases only)
- GOLDEN COUNCIL DISTRICT COPIES (for 11 or 12 only)
- WHITE NEIGHBORHOOD COUNCIL COPY

Situs Address: 2864 Cahuenga BLVD. Total Notification: 324

CAUTION: THIS MAP MUST BE FILED WITHIN (90) NINETY DAYS FROM THE DATE ON THE MAP.

CPC 20152607

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OWNERSHIP LIST
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- 1) STUDIO CITY CAR WASH INC
11514 VENTURA BLVD
STUDIO CITY CA 91604-2610 C026
- 2) FORAT BEHZAD
11514 VENTURA BLVD
STUDIO CITY CA 91604-2610 C026
- 3) L A CITY DEPT OF WATER & POWER
PO BOX 51111
LOS ANGELES CA 90051-5700 B903
- 4) PERIMETER LA MASTER LLC
6399 WILSHIRE BLVD #208
LOS ANGELES CA 90048-5705 C015
- 5) WICKLAND JO (TE)
6800 MULHOLLAND DR
LOS ANGELES CA 90068-2014 C049
- 6) 2801 & 2811 W CAHUENGA LLC
3330 CAHUENGA BLVD W #303
LOS ANGELES CA 90068-1309 C042
- 7) PAXTON LYNNE
PO BOX 10958
BEVERLY HILLS CA 90213-3958 B066
- 8) L A CITY
200 N SPRING ST
LOS ANGELES CA 90012
- 9) STATE OF CALIF SANTA MONICA
PO BOX 989052
W.SCARAMENTO, CA 95798-2811
- 10) LENNAR HOMES OF CALIFORNIA INC
25 ENTERPRISE #300
ALISO VIEJO CA 92656-2711 C037
- 11) EGGLETON EDWARD S
6748 GILL WAY
LOS ANGELES CA 90068-2281 C049
- 12) GOODMAN CHRISTOPHER H
6760 GILL WAY
LOS ANGELES CA 90068-2281 C049
- 13) HAMANAKA DEAN Y
6761 GILL WAY
LOS ANGELES CA 90068-2282 C049
- 14) MEHTA FAMILY TRUST
9126 SVL BOX
VICTORVILLE CA 92395-5147 C125
- 15) SHAKRA RASHID
6755 GILL WAY
LOS ANGELES CA 90068-2282 C049
- 16) ITAEV BATSHEVA
2700 CAHUENGA BLVD E #1101
HOLLYWOOD CA 90068-2139 C049
- 17) ARONS SCOTT
20475 VINTAGE DR
RED BLUFF CA 96080-9512 H008
- 18) DICOSTANZO SALVATORE
2700 CAHUENGA BLVD E #1103
LOS ANGELES CA 90068-2139 C049
- 19) LEE JOYCE J
2700 CAHUENGA BLVD E #1201
LOS ANGELES CA 90068-2139 C049
- 20) SWIHART ANDREW D
2700 CAHUENGA BLVD E #1202
LOS ANGELES CA 90068-2139 C049
- 21) FRANCES ALLAN
2700 CAHUENGA BLVD E #1203
LOS ANGELES CA 90068-2139 C049
- 22) AXT JOHN W
2700 CAHUENGA BLVD E #1204
LOS ANGELES CA 90068-2139 C049
- 23) STEPANYAN JULIETA
2700 CAHUENGA BLVD E #1205
LOS ANGELES CA 90068-2139 C049
- 24) LEE JOONHO
2700 CAHUENGA BLVD E #1206
LOS ANGELES CA 90068-2139 C049
- 25) VALBANDYAN JOE H
2700 CAHUENGA BLVD E #1207
LOS ANGELES CA 90068-2139 C049
- 26) HOANG THUAN M
2700 CAHUENGA BLVD E #1301
LOS ANGELES CA 90068-2139 C049
- 27) GIOVANNETTONE JASON E
2700 CAHUENGA BLVD E #1302
LOS ANGELES CA 90068-2139 C049

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28) ALAN & RENA FAMILY TRUST 1981 W SNEAD ST LA HABRA CA 90631-9507 C037	29) BOLOTINSKY VLADA 49070 TANGO CT LA QUINTA CA 92253-2412 C006	30) FREY KENNETH E & NORMAN E 1308 MOUNT RAINIER RD RANCHO PALOS VERDES CA 90275-1914 C020
31) WEISS HARRIET 206 AVENIDA MAJORCA #C LAGUNA WOODS CA 92637-4159 C030	32) VITALE NIDIA M 6300 WILSHIRE BLVD #140 LOS ANGELES CA 90048-5203 C036	33) RODRIGUEZ MEHR PAMELA E 2700 CAHUENGA BLVD E #1401 LOS ANGELES CA 90068-2139 C049
34) PEREVOSKI-ABBAY LIVING TRUST 3463 STATE ST #204 SANTA BARBARA CA 93105-2662 C012	35) WEBBER HARRY G 2700 CAHUENGA BLVD E #1403 LOS ANGELES CA 90068-2143 C049	36) TOGAWA KIMIE 2700 CAHUENGA BLVD E #2102 LOS ANGELES CA 90068-2143 C049
37) PATTON SCOTT & NICOLE 2700 CAHUENGA BLVD E #2103 LOS ANGELES CA 90068-2143 C049	38) BONTEMS MARSHA S 22900 TRUE GRIT PL DIAMOND BAR CA 91765-4105 C010	39) KARADARAS GEORGE S 2700 CAHUENGA BLVD E #2104 LOS ANGELES CA 90068-2143 C049
40) GRAY JOHN C 2700 CAHUENGA BLVD E #2105 LOS ANGELES CA 90068-2143 C049	41) LAFAYETTE CORINNE C 17138 ENADIA WAY LAKE BALBOA CA 91406-3622 C028	42) MARTIN TRACY R 2700 CAHUENGA BLVD E #2107 LOS ANGELES CA 90068-2143 C049
43) KRAMB RANDOLPH J 2700 CAHUENGA BLVD E #2108 LOS ANGELES CA 90068-2143 C049	44) WAGNER ROBERT P 2700 CAHUENGA BLVD E #2109 LOS ANGELES CA 90068-2143 C049	45) MIKHLIN BORIS 6503 GENTRY AVE NORTH HOLLYWOOD CA 91606-2401 C023
46) SORENSEN STANLEY M 2700 CAHUENGA BLVD E #2111 LOS ANGELES CA 90068-2143 C049	47) LAU BRIANA 2700 CAHUENGA BLVD E #2112 LOS ANGELES CA 90068-2143 C049	48) CWIEK JUNE 2700 CAHUENGA BLVD E #2113 LOS ANGELES CA 90068-2143 C049
49) PEET P APRIL 4595 LARWIN AVE CYPRESS CA 90630-3508 C045	50) GINZBURG URI S 4215 ADMIRALTY WAY MARINA DEL REY CA 90292-5413 C065	51) DUPLER CLAUDIA 3701 W 6TH ST #201 LOS ANGELES CA 90020-5101 C014
52) LEE JOHN & JENNY 2700 CAHUENGA BLVD E #2117 LOS ANGELES CA 90068-2143 C049	53) KOLLARS BERT 2700 CAHUENGA BLVD E #2201 LOS ANGELES CA 90068-2143 C049	54) KLAUS ADINA S 30301 ARRASTRE CANYON RD ACTON CA 93510-2103 R004

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55)
SAVAGE PATRICIA
2700 CAHUENGA BLVD E #2202
LOS ANGELES CA 90068-2143 C049

58)
ROMERO VIVIAN
2700 CAHUENGA BLVD E #2206
LOS ANGELES CA 90068-2147 C049

61)
GRUNDMAN RONALD (TE)
1110 BENT DR
CAMPBELL CA 95008-3604 C026

64)
TAY HERBERT K
750 N ALFRED ST #1
LOS ANGELES CA 90069-5341 C002

67)
BAYAN LEONORA C
2700 CAHUENGA BLVD E #2215
LOS ANGELES CA 90068-2147 C049

70)
PAZ FERNANDO E
1401 N SAN DIMAS AVE
SAN DIMAS CA 91773-1123 C022

73)
BROWN JERI
5657 WILSHIRE BLVD #340
LOS ANGELES CA 90036-3740 C024

76)
WILLIS RAYMA P
2700 CAHUENGA BLVD E #2307
LOS ANGELES CA 90068-2146 C049

79)
RUBIN YANITZ
2700 CAHUENGA BLVD E #2310
LOS ANGELES CA 90068-2146 C049

56)
CASTLE JUDIANNA
2700 CAHUENGA BLVD E #2204
LOS ANGELES CA 90068-2147 C049

59)
WICHERSKI MICHAEL
2700 CAHUENGA BLVD E #2207
LOS ANGELES CA 90068-2147 C049

62)
SASSON EZRA
2700 CAHUENGA BLVD E #2210
LOS ANGELES CA 90068-2147 C049

65)
COHEN HENRAY S
2700 CAHUENGA BLVD E #2213
LOS ANGELES CA 90068-2147 C049

68)
MIHAYLOVICH BRANISLAV
2700 CAHUENGA BLVD E #2216
LOS ANGELES CA 90068-2147 C049

71)
JAVID SOHAIL A
2700 CAHUENGA BLVD E #2303
LOS ANGELES CA 90068-2147 C049

74)
LINDBLOM ISABELLA V
2700 CAHUENGA BLVD E #2305
LOS ANGELES CA 90068-2147 C049

77)
VAN HOLLAND AARON T
2700 CAHUENGA BLVD E #2308
LOS ANGELES CA 90068-2146 C049

80)
GORDON RUSSELL
19000 NASHVILLE ST
NORTHRIDGE CA 91326-2633 C005

57)
ARIAS MARGARITA
2700 CAHUENGA BLVD E #2205
LOS ANGELES CA 90068-2147 C049

60)
SNYDER RODNEY M
2700 CAHUENGA BLVD E #2208
LOS ANGELES CA 90068-2147 C049

63)
REPSOLD GEORGE J
PO BOX 11114
BEVERLY HILLS CA 90213-4114 B069

66)
ANDREOTTI SERGIO & JULIA
2700 CAHUENGA BLVD E #2214
LOS ANGELES CA 90068-2147 C049

69)
BERGEL LIDIA
14629 LA MAIDA ST
SHERMAN OAKS CA 91403-1648 C054

72)
TASHJIAN HOVANNES
2700 CAHUENGA BLVD E #2302
LOS ANGELES CA 90068-2147 C049

75)
DOU HUATING
2700 CAHUENGA BLVD E #2306
LOS ANGELES CA 90068-2146 C049

78)
CASEY SEAN & LINDSEY
2700 CAHUENGA BLVD E #2309
LOS ANGELES CA 90068-2146 C049

81)
HOYER LEAH C
2700 CAHUENGA BLVD E #2312
LOS ANGELES CA 90068-2146 C049

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82) CURBY MICHAEL A & JESUSA 2700 CAHUENGA BLVD E #2313 LOS ANGELES CA 90068-2146 C049	83) MACDONALD DREW 2410 LYRIC AVE LOS ANGELES CA 90027-4655 C003	84) GIANNINI ROBERT P JR (TE) 16390 ORANGEWIND LN RIVERSIDE CA 92503-6616 R001
85) BISHOP DELANY 2700 CAHUENGA BLVD E #2316 LOS ANGELES CA 90068-2146 C049	86) LOIE BARNABAS 2700 CAHUENGA BLVD E #2317 LOS ANGELES CA 90068-2146 C049	87) JACOBY JEROME (TE) & PHYLLIS (2700 CAHUENGA BLVD E #3101 LOS ANGELES CA 90068-2146 C049
88) MEGGERSON LEON JR 668 W 40TH ST #2 SAN PEDRO CA 90731-7176 C001	89) SHORAGO DANIEL S 2700 CAHUENGA BLVD E #3103 LOS ANGELES CA 90068-2146 C049	90) MAY DWAIN 2700 CAHUENGA BLVD E #3104 LOS ANGELES CA 90068-2146 C049
91) PEREVOSKI-ABBAY LIVING TRUST 3463 STATE ST #204 SANTA BARBARA CA 93105-2662 C012	92) RUDULPH KENNETH 2700 CAHUENGA BLVD E #3106 LOS ANGELES CA 90068-2103 C049	93) RANDOLPH HARRISON H & KATHLEEN 2700 CAHUENGA BLVD E #3107 LOS ANGELES CA 90068-2103 C049
94) RUSSO JOSAN (TE) 21324 NASHVILLE ST CHATSWORTH CA 91311-1452 C026	95) VLADIMIRSKY ROMAN & VICTORIA 2700 CAHUENGA BLVD E #3109 LOS ANGELES CA 90068-2103 C049	96) ANI SAVADIAN 2700 CAHUENGA BLVD E #3110 LOS ANGELES CA 90068-2103 C049
97) THOMPSON DWIGHT L JR 2700 CAHUENGA BLVD E #3201 LOS ANGELES CA 90068-2146 C049	98) SCHROEDER DENNIS W 2700 CAHUENGA BLVD E #3202 LOS ANGELES CA 90068-2149 C049	99) SMITH SANDRA B 2700 CAHUENGA BLVD E #3203 LOS ANGELES CA 90068-2149 C049
100) REED CHRISTINE 2700 CAHUENGA BLVD E #3204 LOS ANGELES CA 90068-2149 C049	101) KIM JI SEOP & AN ELAINE 2700 CAHUENGA BLVD E #3205 LOS ANGELES CA 90068-2149 C049	102) ARENTZ ROBERT K 2700 CAHUENGA BLVD E #3206 LOS ANGELES CA 90068-2149 C049
103) GRAHAM ZACHARY 2700 CAHUENGA BLVD E #3207 LOS ANGELES CA 90068-2149 C049	104) SANCHEZ JUDY 2700 CAHUENGA BLVD E #3208 LOS ANGELES CA 90068-2149 C049	105) GARFINKLE STEVEN E 951 PEBBLESHIRE RD GLENDALE CA 91207-1553 C010
106) HIGGINS THOMAS M SR & THOMAS M JR 400 W CENTRAL AVE #200 3REA CA 92821-3008 C027	107) ROGOWSKI LIN J & LEONARD 22817 VENTURA BLVD #406 WOODLAND HILLS CA 91364-1202 C017	108) WALKER CLAUDETTE 2700 CAHUENGA BLVD E #3302 LOS ANGELES CA 90068-2149 C049

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109) GREENWOOD CHRISTY 2700 CAHUENGA BLVD E #3303 LOS ANGELES CA 90068-2149 C049	110) MARINESCU ALEXANDRA 2700 CAHUENGA BLVD E #3304 LOS ANGELES CA 90068-2149 C049	111) JOSON CHERRIDAY G 11917 PALMS BLVD LOS ANGELES CA 90066-2015 C035
112) KIM BO BEE 2700 CAHUENGA BLVD E #3306 LOS ANGELES CA 90068-2149 C049	113) KWIATKOWSKI KEITH J 2700 CAHUENGA BLVD E #3307 LOS ANGELES CA 90068-2149 C049	114) BETZ CARLA 2700 CAHUENGA BLVD E #3308 LOS ANGELES CA 90068-2149 C049
115) PODNAR ERIC J 2700 CAHUENGA BLVD E #3309 LOS ANGELES CA 90068-2149 C049	116) AVAKIAN ALFRED & L MORADIAN 2700 CAHUENGA BLVD E #3310 LOS ANGELES CA 90068-2149 C049	117) RAY BHASKAR 2700 CAHUENGA BLVD E #4101 LOS ANGELES CA 90068-2127 C049
118) WARF JOHN P 2700 CAHUENGA BLVD E #4102 LOS ANGELES CA 90068-2127 C049	119) MEHTA SIDDARTH 2000 ALPHA ST SOUTH PASADENA CA 91030-4221 C024	120) AZIZIAN CRAIG B TRUST 1211 N ONTARE RD SANTA BARBARA CA 93105-1939 C027
121) RAHNAMA NASTARAN 3987 NOBEL DR #340 SAN DIEGO CA 92122-5762 C038	122) HAYWOOD ANICKA M 2700 CAHUENGA BLVD E #4106 LOS ANGELES CA 90068-2109 C049	123) BOUDREAUX PAIGE N 2700 CAHUENGA BLVD E #4108 LOS ANGELES CA 90068-2109 C049
124) MOSHER NATALIE K 5045 MAUNALANI CIR HONOLULU HI 96816-4017 C017	125) HUANG PO YIN 2700 CAHUENGA BLVD E #4109 LOS ANGELES CA 90068-2109 C049	126) FLAGG HARLAN 2700 CAHUENGA BLVD E #4110 LOS ANGELES CA 90068-2109 C049
127) CUSTARD KEVIN & LISA 2700 CAHUENGA BLVD E #4112 LOS ANGELES CA 90068-2109 C049	128) FITZMORRIS C A LIVING TRUST 2700 CAHUENGA BLVD E #4111 LOS ANGELES CA 90068-2109 C049	129) KOKSHANIAN ARTINE TRUST 832 MOORSIDE DR GLENDALE CA 91207-1136 C006
130) VELLUTATO JAMES & LORRAINE 2700 CAHUENGA BLVD E #4114 LOS ANGELES CA 90068-2109 C049	131) ZEVALLOS RAUL 2700 CAHUENGA BLVD E #4115 LOS ANGELES CA 90068-2109 C049	132) RAHNAMA NASTARAN 3987 NOBEL DR #340 SAN DIEGO CA 92122-5762 C038
133) HABASHI FOUAD 139 E ELMWOOD AVE SUNBURK CA 91501-1531 C032	134) RIMCHALA SOMMARAT 2700 CAHUENGA BLVD E #4118 LOS ANGELES CA 90068-2109 C049	135) WAHL RONZAN REBECCA 13130 PARK PL HAWTHORNE CA 90250-0996 C051

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136) HOLMES PATRICIA 2700 CAHUENGA BLVD E #4120 LOS ANGELES CA 90068-2109 C049	137) IRUSTA CONSUELO 2700 CAHUENGA BLVD E #4121 LOS ANGELES CA 90068-2109 C049	138) FAVINSKY MICHAEL 10632 VARIEL AVE CHATSWORTH CA 91311-2358 C026
139) TURNBULL CHRISTINA 2700 CAHUENGA BLVD E #4123 LOS ANGELES CA 90068-2109 C049	140) KENT JONATHAN L 2700 CAHUENGA BLVD E #4124 LOS ANGELES CA 90068-2109 C049	141) TANNER DERRICK 2700 CAHUENGA BLVD E #4202 LOS ANGELES CA 90068-2109 C049
142) PEREZ REGINA M 2700 CAHUENGA BLVD E #4201 LOS ANGELES CA 90068-2109 C049	143) VALENTINE MARY E 2700 CAHUENGA BLVD E #4204 LOS ANGELES CA 90068-2153 C049	144) PEMBA RIGA & YAMA K 4438 STROHM AVE TOLUCA LAKE CA 91602-2415 C005
145) MCVICKER KELLY 2700 CAHUENGA BLVD E #4206 LOS ANGELES CA 90068-2153 C049	146) LEBEL JAMES R (TE) & JOAN (TE) 3379 SCADLOCK LN SHERMAN OAKS, CA 91403-4914 C018	147) MARUYAMA CAROL C 2700 CAHUENGA BLVD E #4208 LOS ANGELES CA 90068-2153 C049
148) ANZ MICHAEL G 104 E WHITTIER BLVD MONTEBELLO CA 90640-5357 C035	149) LEE JOANNE J 20186 CORRINNE LN ROWLAND HEIGHTS CA 91748-5021 C067	150) ALVAREZ JOCELYN O 2700 CAHUENGA BLVD E #4209 LOS ANGELES CA 90068-2153 C049
151) NELSON BRIAN 2020 HOLLY DR #7 LOS ANGELES CA 90068-2673 C019	152) JAYME ARIELLE 2700 CAHUENGA BLVD E LOS ANGELES CA 90068-2160 C049	153) DADA AFTAB A 15830 CACHUMA LN CANYON COUNTRY CA 91387-3956 C036
154) KANG WHA S & SOON J 2700 CAHUENGA BLVD E #4213 LOS ANGELES CA 90068-2153 C049	155) FAFALIOS MARKELLOS M 2700 CAHUENGA BLVD E #4215 LOS ANGELES CA 90068-2153 C049	156) LADEFOGED DANA 2700 CAHUENGA BLVD E #4217 LOS ANGELES CA 90068-2153 C049
157) PACE DOMINIC & GERALDINE 2700 CAHUENGA BLVD E #4216 LOS ANGELES CA 90068-2153 C049	158) NELSON MERIAH 2700 CAHUENGA BLVD E #4218 LOS ANGELES CA 90068-2153 C049	159) SMITH DAVID L & MARGARET A 18281 HARTLUND LN HUNTINGTON BEACH CA 92646-1512 C041
160) MARTINEZ DIANA 2700 CAHUENGA BLVD E LOS ANGELES CA 90068-2160 C049	161) HANNAH YVONNE 2700 CAHUENGA BLVD E #4221 LOS ANGELES CA 90068-2153 C049	162) BITTAR GEORGES 2700 CAHUENGA BLVD E #4222 LOS ANGELES CA 90068-2153 C049

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163)
ARRIAGA LUIS F
2700 CAHUENGA BLVD E #4223
LOS ANGELES CA 90068-2153 C049

166)
NAHAS NICHOLAS E
2700 CAHUENGA BLVD E #4301
LOS ANGELES CA 90068-2153 C049

169)
MUNIZ RICHARD E
2700 CAHUENGA BLVD E #4305
LOS ANGELES CA 90068-2155 C049

172)
SZUCS LOUIS (TE) & KATY W (TE)
12720 BURBANK BLVD #211
VALLEY VILLAGE CA 91607-1422 C019

175)
ANZ SAMI
2700 CAHUENGA BLVD E #4312
LOS ANGELES CA 90068-2155 C049

178)
CHRISTOPHERSON JAMIE & EVELINA M
5266 EDGEWARE DR
AGOURA HILLS CA 91301-2319 C005

181)
DONOHUE SARAH J
2700 CAHUENGA BLVD E #4316
LOS ANGELES CA 90068-2155 C049

184)
KENT RAHEL
2700 CAHUENGA BLVD E #4321
LOS ANGELES CA 90068-2155 C049

187)
IRUSTA CONSUELO M
2700 CAHUENGA BLVD E #4323
LOS ANGELES CA 90068-2155 C049

164)
REINHARDT MICHAEL (TE) & LAURI
677 WASHINGTON BLVD
MARINA DEL REY CA 90292-5418 C032

167)
FUDANO KAZUHIRA
2700 CAHUENGA BLVD E #4304
LOS ANGELES CA 90068-2155 C049

170)
AGBODIKE CHUMA & TERESA
2700 CAHUENGA BLVD E #4306
LOS ANGELES CA 90068-2155 C049

173)
BURTON MARK
2700 CAHUENGA BLVD E #4309
LOS ANGELES CA 90068-2155 C049

176)
ORSZAG LYNN A
2700 CAHUENGA BLVD E #4311
LOS ANGELES CA 90068-2155 C049

179)
STAPLES WESLEY W II
2700 CAHUENGA BLVD E #4315
LOS ANGELES CA 90068-2155 C049

182)
WHARTON JETHRO B
2700 CAHUENGA BLVD E #4318
LOS ANGELES CA 90068-2155 C049

185)
MORRISON EDAKO
2700 CAHUENGA BLVD E #4320
LOS ANGELES CA 90068-2155 C049

188)
THOMAS ARINA
2700 CAHUENGA BLVD E #4001
LOS ANGELES CA 90068-2149 C049

165)
TANANO YASUMASA
2700 CAHUENGA BLVD E #4302
LOS ANGELES CA 90068-2155 C049

168)
ZALMAN SHARON S
620 N MANSFIELD AVE
LOS ANGELES CA 90036-2010 C001

171)
ESCAJEDA INGRID A
2700 CAHUENGA BLVD E #4308
LOS ANGELES CA 90068-2155 C049

174)
POWELL DEBORAH H & CARL G
31608 GERMAINE LN
WESTLAKE VILLAGE CA 91361-4719 C036

177)
HERNANDEZ MARIE R
2700 CAHUENGA BLVD E #4313
LOS ANGELES CA 90068-2155 C049

180)
ANGLIN SHANDY & BRIDGET
2700 CAHUENGA BLVD E #4317
LOS ANGELES CA 90068-2155 C049

183)
HAKIMI DANIEL A
2700 CAHUENGA BLVD E #4319
LOS ANGELES CA 90068-2155 C049

186)
STEPANIAN BRANDON
2700 CAHUENGA BLVD E #4322
LOS ANGELES CA 90068-2155 C049

189)
STAVERT EDWARD W
2984 LAKERIDGE DR
LOS ANGELES CA 90068-1808 C019

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PAGE 8

190) MARO BURUNSUZYAN 550 N BRAND BLVD #1800 GLENDALE CA 91203-4722 C010	191) NAZARETIAN NAZARETH & ANAHID 694 WENDOVER RD LA CANADA CA 91011-4129 C005	192) LAKERIDGE BELLEVUE ESTATE LLC 11811 BALBOA BLVD GRANADA HILLS CA 91344-2754 C020
193) LUCIANI BEATRICE T 6744 MULHOLLAND DR LOS ANGELES CA 90068-2012 C049	194) WICKLAND JO (TE) 6800 MULHOLLAND DR HOLLYWOOD CA 90068-2014 C049	195) ARATANI GEORGE T 2946 LAKERIDGE DR HOLLYWOOD CA 90068-1808 C019
196) FRATTALI DANIEL L 16133 VENTURA BLVD #545 ENCINO CA 91436-2411 C037	197) LANE MARY G 2912 LAKERIDGE DR LOS ANGELES CA 90068-1808 C019	198) AD INVESTMENTS LLC & 2968 LAKERIDGE DR HOLLYWOOD CA 90068-1808 C019
199) SALAZAR EDUARDO A 6672 LAKERIDGE RD LOS ANGELES CA 90068-1816 C019	200) STROZDAS JOHN P 6664 LAKERIDGE RD LOS ANGELES CA 90068-1816 C019	201) MALTSCHEFF JUNE 6656 LAKERIDGE RD LOS ANGELES CA 90068-1816 C019
202) GUERRA MARCO 6636 LAKERIDGE RD LOS ANGELES CA 90068-1816 C019	203) GAINES DAVIS 6628 LAKERIDGE RD LOS ANGELES CA 90068-1816 C019	204) BOYANER MICHELLE H 6612 LAKERIDGE RD LOS ANGELES CA 90068-1816 C019
205) WOLFER DEWAYNE A JR (TE) 1812 HILTON DR BURBANK CA 91504-1919 C012	206) ARONSON ROBERT I (TE) 6570 LAKERIDGE RD LOS ANGELES CA 90068-1814 C019	207) FRIEDMAN MICHAEL 6560 LAKERIDGE RD LOS ANGELES CA 90068-1814 C019
208) LAKERIDGE CA TRUST PO BOX 3518 SOUTH PASADENA CA 91031-6518 B020	209) ASTROM MIKAEL & JODY 6659 LAKERIDGE RD LOS ANGELES CA 90068-1815 C019	210) SAMPANIS DAVID M 2007 N SAN MARCOS RD SANTA BARBARA CA 93111-1220 C021
211) AZAM FAHD 6696 LAKERIDGE RD LOS ANGELES CA 90068-1816 C019	212) WRIGHT PHILIP S 6561 LAKERIDGE RD LOS ANGELES CA 90068-1813 C019	213) GARMEZY KATHY 3008 LONGDALE LN LOS ANGELES CA 90068-1817 C019
214) WEIL IRIS S 3014 LONGDALE LN LOS ANGELES CA 90068-1817 C019	215) LUDWIG CARL L 3028 LONGDALE LN LOS ANGELES CA 90068-1817 C019	216) TOWNSEND JOSEPH K 3032 LONGDALE LN LOS ANGELES CA 90068 C019

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JUNE 2 2015
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217) MCCULLER ARNOLD 8205 SANTA MONICA BLVD WEST HOLLYWOOD CA 90046-5977 C054	218) MCCULLER ARNOLD LIVING TRUST 6601 LAKERIDGE RD LOS ANGELES CA 90068-1815 C019	219) ZONNEVELD ADRIANUS & ZURIANI 6617 LAKERIDGE RD LOS ANGELES CA 90068-1815 C019
220) HABIB HASAN 9337 GALLATIN RD DOWNEY CA 90240-3034 C008	221) CHATOFF MARK A 6542 LAKERIDGE RD LOS ANGELES CA 90068-1814 C019	222) CORBER BILLY G (TE) & HOPE C (6434 LAKERIDGE RD LOS ANGELES CA 90068
223) ACUNA PEKAROVIC WANDA J 3500 MANDEVILLE CANYON RD LOS ANGELES CA 90049-1022 C014	224) GENOVESE RICHARD A 6520 LAKERIDGE RD LOS ANGELES CA 90068-1814 C019	225) SPINGOLA RICHARD (TE) & BEVERL 6510 LAKERIDGE RD LOS ANGELES CA 90068-1814 C019
226) BRUNICK BRYAN S TRUST 2991 LAKERIDGE DR LOS ANGELES CA 90068-1807 C019	227) BURUNSUZYAN FAMILY TRUST 2990 LAKERIDGE DR LOS ANGELES CA 90068-1808 C019	228) GRAHAM JOHN M & ELIZABETH S 3013 LAKERIDGE DR LOS ANGELES CA 90068-1809 C019
229) CURTIS RICHARD 3007 LAKERIDGE DR LOS ANGELES CA 90068-1809 C019	230) BROWN DONALD R (TE) 6513 LAKERIDGE RD LOS ANGELES CA 90068-1813 C019	231) JENSEN TODD L 6523 LAKERIDGE RD LOS ANGELES CA 90068-1813 C019
232) UNDERWOOD DONALD H 6535 LAKERIDGE RD LOS ANGELES CA 90068-1813 C019	233) NAZARETIAN NAZARETH & ANAHID 694 WENDOVER RD LA CANADA CA 91011-4129 C005	234) GALLAGHER ELIZABETH A 13405 KITTRIDGE ST VAN NUYS CA 91401-1207 C014
235) STERZIK CLAY E 2971 LAKERIDGE DR LOS ANGELES CA 90068-1807 C019	236) VALENCIA SIMON R 2963 LAKERIDGE DR LOS ANGELES CA 90068-1807 C019	237) LANDIS ELIZABETH 2953 LAKERIDGE DR LOS ANGELES CA 90068-1807 C019
238) MARTINEZ VILMA S 2945 LAKERIDGE DR LOS ANGELES CA 90068-1807 C019	239) ARATANI GEORGE T 2946 LAKERIDGE DR LOS ANGELES CA 90068-1808 C019	240) ZWEIER MARVIN (TE) & JEAN (TE) 2950 LAKERIDGE DR LOS ANGELES CA 90068-1808 C019
241) RAUTER PAUL 2968 LAKERIDGE DR LOS ANGELES CA 90068-1808 C019	242) STAVERT EDWARD W FAMILY TRUST 2984 LAKERIDGE DR LOS ANGELES CA 90068-1808 C019	243) LOWRY WALTER S 2976 LAKERIDGE DR LOS ANGELES CA 90068-1808 C019

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244)
ZAHAVI BENNY
2937 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

247)
STEINBERG HOWARD (TE) & HARRIE
2909 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

250)
COHAN GARY R
2904 LAKERIDGE DR
LOS ANGELES CA 90068-1808 C019

253)
HUCHEL DEAN E & CLAIRE L
2920 LAKERIDGE DR
LOS ANGELES CA 90068-1808 C019

HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL
7095 HOLLYWOOD BLVD #1004
HOLLYWOOD, CA 90028

15-167
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

245)
TEHRANY NIMA & GABRIELLA M
2925 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

248)
PORTER ARTHUR J
2901 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

251)
LANE MARY G
2912 LAKERIDGE DR
LOS ANGELES CA 90068-1808 C019

254)
TEHRANY ARYA
2933 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

TOM LABONGE, CD 4
CITY HALL
200 N SPRING ST #480
LOS ANGELES CA 90012

246)
NILES KAREN
2915 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

249)
AUYANG WILLIAM
2900 LAKERIDGE DR
LOS ANGELES CA 90068-1808 C019

252)
FRATTALI DANIEL L
16133 VENTURA BLVD #545
ENCINO CA 91436-2411 C037

255)
CAL TRANS-DEPARTMENT OF TRANS-DIST 7
120 S SPRING ST
LOS ANGELES CA 90012

ATHENA NOVAK
AHN & ASSOCIATES, INC.
4294 BALBOA BLVD #518
ENCINO CA 91316

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PAGE 1

6)
OCCUPANT
2811 CAHUENGA BLVD E
LOS ANGELES, CA 90068

14)
OCCUPANT
6759 GILL WAY
LOS ANGELES, CA 90068

29)
OCCUPANT
2700 CAHUENGA BLVD E #1304
LOS ANGELES, CA 90068

32)
OCCUPANT
2700 CAHUENGA BLVD E #1307
LOS ANGELES, CA 90068

41)
OCCUPANT
2700 CAHUENGA BLVD E #2106
LOS ANGELES, CA 90068

50)
OCCUPANT
2700 CAHUENGA BLVD E #2115
LOS ANGELES, CA 90068

61)
OCCUPANT
2700 CAHUENGA BLVD E #2209
LOS ANGELES, CA 90068

69)
OCCUPANT
2700 CAHUENGA BLVD E #2217
LOS ANGELES, CA 90068

80)
OCCUPANT
2700 CAHUENGA BLVD E #2311
LOS ANGELES, CA 90068

7)
OCCUPANT
2801 CAHUENGA BLVD W
LOS ANGELES, CA 90068

17)
OCCUPANT
2700 CAHUENGA BLVD E #1102
LOS ANGELES, CA 90068

30)
OCCUPANT
2700 CAHUENGA BLVD E #1305
LOS ANGELES, CA 90068

34)
OCCUPANT
2700 CAHUENGA BLVD E #1402
LOS ANGELES, CA 90068

45)
OCCUPANT
2700 CAHUENGA BLVD E #2110
LOS ANGELES, CA 90068

51)
OCCUPANT
2700 CAHUENGA BLVD E #2116
LOS ANGELES, CA 90068

63)
OCCUPANT
2700 CAHUENGA BLVD E #2211
LOS ANGELES, CA 90068

70)
OCCUPANT
2700 CAHUENGA BLVD E #2302
LOS ANGELES, CA 90068

83)
OCCUPANT
2700 CAHUENGA BLVD E #2314
LOS ANGELES, CA 90068

8)
OCCUPANT
2770 CAHUENGA BLVD W
LOS ANGELES, CA 90068

28)
OCCUPANT
2700 CAHUENGA BLVD E #1303
LOS ANGELES, CA 90068

31)
OCCUPANT
2700 CAHUENGA BLVD E #1306
LOS ANGELES, CA 90068

38)
OCCUPANT
2700 CAHUENGA BLVD E #2101
LOS ANGELES, CA 90068

49)
OCCUPANT
2700 CAHUENGA BLVD E #2114
LOS ANGELES, CA 90068

54)
OCCUPANT
2700 CAHUENGA BLVD E #2203
LOS ANGELES, CA 90068

64)
OCCUPANT
2700 CAHUENGA BLVD E #2212
LOS ANGELES, CA 90068

73)
OCCUPANT
2700 CAHUENGA BLVD E #2304
LOS ANGELES, CA 90068

84)
OCCUPANT
2700 CAHUENGA BLVD E #2315
LOS ANGELES, CA 90068

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OCCUPANT LIST
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PAGE 2

88)
OCCUPANT
2700 CAHUENGA BLVD E #3102
LOS ANGELES, CA 90068

105)
OCCUPANT
2700 CAHUENGA BLVD E #3209
LOS ANGELES, CA 90068

111)
OCCUPANT
2700 CAHUENGA BLVD E #3305
LOS ANGELES, CA 90068

121)
OCCUPANT
2700 CAHUENGA BLVD E #4105
LOS ANGELES, CA 90068

132)
OCCUPANT
2700 CAHUENGA BLVD E #4116
LOS ANGELES, CA 90068

138)
OCCUPANT
2700 CAHUENGA BLVD E #4122
LOS ANGELES, CA 90068

148)
OCCUPANT
2700 CAHUENGA BLVD E #4207
LOS ANGELES, CA 90068

152)
OCCUPANT
2700 CAHUENGA BLVD E #4211
LOS ANGELES, CA 90068

160)
OCCUPANT
2700 CAHUENGA BLVD E #4220
LOS ANGELES, CA 90068

91)
OCCUPANT
2700 CAHUENGA BLVD E #3105
LOS ANGELES, CA 90068

106)
OCCUPANT
2700 CAHUENGA BLVD E #3210
LOS ANGELES, CA 90068

119)
OCCUPANT
2700 CAHUENGA BLVD E #4104
LOS ANGELES, CA 90068

124)
OCCUPANT
2700 CAHUENGA BLVD E #4107
LOS ANGELES, CA 90068

133)
OCCUPANT
2700 CAHUENGA BLVD E #4117
LOS ANGELES, CA 90068

144)
OCCUPANT
2700 CAHUENGA BLVD E #4203
LOS ANGELES, CA 90068

149)
OCCUPANT
2700 CAHUENGA BLVD E #4210
LOS ANGELES, CA 90068

153)
OCCUPANT
2700 CAHUENGA BLVD E #4214
LOS ANGELES, CA 90068

164)
OCCUPANT
2700 CAHUENGA BLVD E #4224
LOS ANGELES, CA 90068

94)
OCCUPANT
2700 CAHUENGA BLVD E #3108
LOS ANGELES, CA 90068

107)
OCCUPANT
2700 CAHUENGA BLVD E #3301
LOS ANGELES, CA 90068

120)
OCCUPANT
2700 CAHUENGA BLVD E #4103
LOS ANGELES, CA 90068

129)
OCCUPANT
2700 CAHUENGA BLVD E #4113
LOS ANGELES, CA 90068

135)
OCCUPANT
2700 CAHUENGA BLVD E #4119
LOS ANGELES, CA 90068

146)
OCCUPANT
2700 CAHUENGA BLVD E #4205
LOS ANGELES, CA 90068

151)
OCCUPANT
2700 CAHUENGA BLVD E #4212
LOS ANGELES, CA 90068

159)
OCCUPANT
2700 CAHUENGA BLVD E #4219
LOS ANGELES, CA 90068

168)
OCCUPANT
2700 CAHUENGA BLVD E #4303
LOS ANGELES, CA 90068

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172)
OCCUPANT
2700 CAHUENGA BLVD E #4307
LOS ANGELES, CA 90068

199)
OCCUPANT
2960 LAKERIDGE DR
LOS ANGELES, CA 90068

217)
OCCUPANT
6601 LAKERIDGE RD
LOS ANGELES, CA 90068

234)
OCCUPANT
2981 LAKERIDGE DR
LOS ANGELES, CA 90068

174)
OCCUPANT
2700 CAHUENGA BLVD E #4310
LOS ANGELES, CA 90068

205)
OCCUPANT
6600 LAKERIDGE RD
LOS ANGELES, CA 90068

220)
OCCUPANT
3035 LONGDALE LN
LOS ANGELES, CA 90068

252)
OCCUPANT
2932 LAKERIDGE DR
LOS ANGELES, CA 90068

178)
OCCUPANT
2700 CAHUENGA BLVD E #4314
LOS ANGELES, CA 90068

208)
OCCUPANT
6660 LAKERIDGE PL
LOS ANGELES, CA 90068

223)
OCCUPANT
6530 LAKERIDGE RD
LOS ANGELES, CA 90068

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1)
STUDIO CITY CAR WASH INC
11514 VENTURA BLVD
STUDIO CITY CA 91604-2610 C026

16)
ITAEV BATSHEVA
2700 CAHUENGA BLVD E #1101
HOLLYWOOD CA 90068-2139 C049

19)
LEE JOYCE J
2700 CAHUENGA BLVD E #1201
LOS ANGELES CA 90068-2139 C049

22)
AXT JOHN W
2700 CAHUENGA BLVD E #1204
LOS ANGELES CA 90068-2139 C049

25)
NALBANDYAN JOE H
2700 CAHUENGA BLVD E #1207
LOS ANGELES CA 90068-2139 C049

28)
ALAN & RENA FAMILY TRUST
1981 W SNEAD ST
LA HABRA CA 90631-9507 C037

31)
WEISS HARRIET
206 AVENIDA MAJORCA #C
LAGUNA WOODS CA 92637-4159 C030

34)
PEREVOSKI-ABBAY LIVING TRUST
3463 STATE ST #204
SANTA BARBARA CA 93105-2662 C012

37)
PATTON SCOTT & NICOLE
2700 CAHUENGA BLVD E #2103
LOS ANGELES CA 90068-2143 C049

2)
FORAT BEHZAD
11514 VENTURA BLVD
STUDIO CITY CA 91604-2610 C026

17)
ARONS SCOTT
20475 VINTAGE DR
RED BLUFF CA 96080-9512 H008

20)
SWIHART ANDREW D
2700 CAHUENGA BLVD E #1202
LOS ANGELES CA 90068-2139 C049

23)
STEPANYAN JULIETA
2700 CAHUENGA BLVD E #1205
LOS ANGELES CA 90068-2139 C049

26)
HOANG THUAN M
2700 CAHUENGA BLVD E #1301
LOS ANGELES CA 90068-2139 C049

29)
BOLOTINSKY VLADA
49070 TANGO CT
LA QUINTA CA 92253-2412 C006

32)
VITALE NIDIA M
6300 WILSHIRE BLVD #140
LOS ANGELES CA 90048-5203 C036

35)
WEBBER HARRY G
2700 CAHUENGA BLVD E #1403
LOS ANGELES CA 90068-2143 C049

38)
BONTEMS MARSHA S
22900 TRUE GRIT PL
DIAMOND BAR CA 91765-4105 C010

3)
L A CITY DEPT OF WATER & POWER
PO BOX 51111
LOS ANGELES CA 90051-5700 B903

18)
DICOSTANZO SALVATORE
2700 CAHUENGA BLVD E #1103
LOS ANGELES CA 90068-2139 C049

21)
FRANCES ALLAN
2700 CAHUENGA BLVD E #1203
LOS ANGELES CA 90068-2139 C049

24)
LEE JOONHO
2700 CAHUENGA BLVD E #1206
LOS ANGELES CA 90068-2139 C049

27)
GIOVANNETTONE JASON E
2700 CAHUENGA BLVD E #1302
LOS ANGELES CA 90068-2139 C049

30)
FREY KENNETH E & NORMAN E
1308 MOUNT RAINIER RD
RANCHO PALOS VERDES CA 90275-1914 C020

33)
RODRIGUEZ MEHR PAMELA E
2700 CAHUENGA BLVD E #1401
LOS ANGELES CA 90068-2139 C049

36)
TOGAWA KIMIE
2700 CAHUENGA BLVD E #2102
LOS ANGELES CA 90068-2143 C049

39)
KARADARAS GEORGE S
2700 CAHUENGA BLVD E #2104
LOS ANGELES CA 90068-2143 C049

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40)
GRAY JOHN C
2700 CAHUENGA BLVD E #2105
LOS ANGELES CA 90068-2143 C049

43)
KRAMB RANDOLPH J
2700 CAHUENGA BLVD E #2108
LOS ANGELES CA 90068-2143 C049

46)
SORENSEN STANLEY M
2700 CAHUENGA BLVD E #2111
LOS ANGELES CA 90068-2143 C049

49)
PEET P APRIL
4595 LARWIN AVE
CYPRESS CA 90630-3508 C045

52)
LEE JOHN & JENNY
2700 CAHUENGA BLVD E #2117
LOS ANGELES CA 90068-2143 C049

55)
SAVAGE PATRICIA
2700 CAHUENGA BLVD E #2202
LOS ANGELES CA 90068-2143 C049

58)
ROMERO VIVIAN
2700 CAHUENGA BLVD E #2206
LOS ANGELES CA 90068-2147 C049

61)
GRUNDMAN RONALD (TE)
1110 BENT DR
CAMPBELL CA 95008-3604 C026

64)
TAY HERBERT K
750 N ALFRED ST #1
LOS ANGELES CA 90069-5341 C002

41)
LAFAYETTE CORINNE C
17138 ENADIA WAY
LAKE BALBOA CA 91406-3622 C028

44)
WAGNER ROBERT P
2700 CAHUENGA BLVD E #2109
LOS ANGELES CA 90068-2143 C049

47)
LAU BRIANA
2700 CAHUENGA BLVD E #2112
LOS ANGELES CA 90068-2143 C049

50)
GINZBURG URI S
4215 ADMIRALTY WAY
MARINA DEL REY CA 90292-5413 C065

53)
KOLLARS BERT
2700 CAHUENGA BLVD E #2201
LOS ANGELES CA 90068-2143 C049

56)
CASTLE JUDIANNA
2700 CAHUENGA BLVD E #2204
LOS ANGELES CA 90068-2147 C049

59)
WICHERSKI MICHAEL
2700 CAHUENGA BLVD E #2207
LOS ANGELES CA 90068-2147 C049

62)
SASSON EZRA
2700 CAHUENGA BLVD E #2210
LOS ANGELES CA 90068-2147 C049

65)
COHEN HENRAY S
2700 CAHUENGA BLVD E #2213
LOS ANGELES CA 90068-2147 C049

42)
MARTIN TRACY R
2700 CAHUENGA BLVD E #2107
LOS ANGELES CA 90068-2143 C049

45)
MIKHLIN BORIS
6503 GENTRY AVE
NORTH HOLLYWOOD CA 91606-2401 C023

48)
CWIEK JUNE
2700 CAHUENGA BLVD E #2113
LOS ANGELES CA 90068-2143 C049

51)
DUPLER CLAUDIA
3701 W 6TH ST #201
LOS ANGELES CA 90020-5101 C014

54)
KLAUS ADINA S
30301 ARRASTRE CANYON RD
ACTON CA 93510-2103 R004

57)
ARIAS MARGARITA
2700 CAHUENGA BLVD E #2205
LOS ANGELES CA 90068-2147 C049

60)
SNYDER RODNEY M
2700 CAHUENGA BLVD E #2208
LOS ANGELES CA 90068-2147 C049

63)
REPSOLD GEORGE J
PO BOX 11114
BEVERLY HILLS CA 90213-4114 B069

66)
ANDREOTTI SERGIO & JULIA
2700 CAHUENGA BLVD E #2214
LOS ANGELES CA 90068-2147 C049

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JUNE 2 2015
PAGE 3

67)
BAYAN LEONORA C
2700 CAHUENGA BLVD E #2215
LOS ANGELES CA 90068-2147 C049

70)
PAZ FERNANDO E
1401 N SAN DIMAS AVE
SAN DIMAS CA 91773-1123 C022

73)
BROWN JERI
5657 WILSHIRE BLVD #340
LOS ANGELES CA 90036-3740 C024

76)
WILLIS RAYMA P
2700 CAHUENGA BLVD E #2307
LOS ANGELES CA 90068-2146 C049

79)
RUBIN YANITZ
2700 CAHUENGA BLVD E #2310
LOS ANGELES CA 90068-2146 C049

82)
CURBY MICHAEL A & JESUSA
2700 CAHUENGA BLVD E #2313
LOS ANGELES CA 90068-2146 C049

85)
BISHOP DELANY
2700 CAHUENGA BLVD E #2316
LOS ANGELES CA 90068-2146 C049

88)
MEGGERSON LEON JR
668 W 40TH ST #2
SAN PEDRO CA 90731-7176 C001

91)
PEREVOSKI-ABBAY LIVING TRUST
3463 STATE ST #204
SANTA BARBARA CA 93105-2662 C012

68)
MIHAYLOVICH BRANISLAV
2700 CAHUENGA BLVD E #2216
LOS ANGELES CA 90068-2147 C049

71)
JAVID SOHAIL A
2700 CAHUENGA BLVD E #2303
LOS ANGELES CA 90068-2147 C049

74)
LINDBLOM ISABELLA V
2700 CAHUENGA BLVD E #2305
LOS ANGELES CA 90068-2147 C049

77)
VAN HOLLAND AARON T
2700 CAHUENGA BLVD E #2308
LOS ANGELES CA 90068-2146 C049

80)
GORDON RUSSELL
19000 NASHVILLE ST
NORTHRIDGE CA 91326-2633 C005

83)
MACDONALD DREW
2410 LYRIC AVE
LOS ANGELES CA 90027-4655 C003

86)
LOIE BARNABAS
2700 CAHUENGA BLVD E #2317
LOS ANGELES CA 90068-2146 C049

89)
SHORAGO DANIEL S
2700 CAHUENGA BLVD E #3103
LOS ANGELES CA 90068-2146 C049

92)
RUDULPH KENNETH
2700 CAHUENGA BLVD E #3106
LOS ANGELES CA 90068-2103 C049

69)
BERGEL LIDIA
14629 LA MAIDA ST
SHERMAN OAKS CA 91403-1648 C054

72)
TASHJIAN HOVANNES
2700 CAHUENGA BLVD E #2302
LOS ANGELES CA 90068-2147 C049

75)
DOU HUATING
2700 CAHUENGA BLVD E #2306
LOS ANGELES CA 90068-2146 C049

78)
CASEY SEAN & LINDSEY
2700 CAHUENGA BLVD E #2309
LOS ANGELES CA 90068-2146 C049

81)
HOYER LEAH C
2700 CAHUENGA BLVD E #2312
LOS ANGELES CA 90068-2146 C049

84)
GIANNINI ROBERT P JR (TE)
16390 ORANGEWIND LN
RIVERSIDE CA 92503-6616 R001

87)
JACOBY JEROME (TE) & PHYLLIS ()
2700 CAHUENGA BLVD E #3101
LOS ANGELES CA 90068-2146 C049

90)
MAY DWAIN
2700 CAHUENGA BLVD E #3104
LOS ANGELES CA 90068-2146 C049

93)
RANDOLPH HARRISON H & KATHLEEN
2700 CAHUENGA BLVD E #3107
LOS ANGELES CA 90068-2103 C049

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94)
RUSSO JOSAN (TE)
21324 NASHVILLE ST
CHATSWORTH CA 91311-1452 C026

97)
THOMPSON DWIGHT L JR
2700 CAHUENGA BLVD E #3201
LOS ANGELES CA 90068-2146 C049

100)
REED CHRISTINE
2700 CAHUENGA BLVD E #3204
LOS ANGELES CA 90068-2149 C049

103)
GRAHAM ZACHARY
2700 CAHUENGA BLVD E #3207
LOS ANGELES CA 90068-2149 C049

106)
HIGGINS THOMAS M SR & THOMAS M JR
400 W CENTRAL AVE #200
BREA CA 92821-3008 C027

109)
GREENWOOD CHRISTY
2700 CAHUENGA BLVD E #3303
LOS ANGELES CA 90068-2149 C049

112)
KIM BO BEE
2700 CAHUENGA BLVD E #3306
LOS ANGELES CA 90068-2149 C049

115)
PODNAR ERIC J
2700 CAHUENGA BLVD E #3309
LOS ANGELES CA 90068-2149 C049

118)
WARF JOHN P
2700 CAHUENGA BLVD E #4102
LOS ANGELES CA 90068-2127 C049

95)
VLADIMIRSKY ROMAN & VICTORIA
2700 CAHUENGA BLVD E #3109
LOS ANGELES CA 90068-2103 C049

98)
SCHROEDER DENNIS W
2700 CAHUENGA BLVD E #3202
LOS ANGELES CA 90068-2149 C049

101)
KIM JI SEOP & AN ELAINE
2700 CAHUENGA BLVD E #3205
LOS ANGELES CA 90068-2149 C049

104)
SANCHEZ JUDY
2700 CAHUENGA BLVD E #3208
LOS ANGELES CA 90068-2149 C049

107)
ROGOWSKI LIN J & LEONARD
22817 VENTURA BLVD #406
WOODLAND HILLS CA 91364-1202 C017

110)
MARINESCU ALEXANDRA
2700 CAHUENGA BLVD E #3304
LOS ANGELES CA 90068-2149 C049

113)
KWIATKOWSKI KEITH J
2700 CAHUENGA BLVD E #3307
LOS ANGELES CA 90068-2149 C049

116)
AVAKIAN ALFRED & L MORADIAN
2700 CAHUENGA BLVD E #3310
LOS ANGELES CA 90068-2149 C049

119)
MEHTA SIDDARTH
2000 ALPHA ST
SOUTH PASADENA CA 91030-4221 C024

96)
ANI SAVADIAN
2700 CAHUENGA BLVD E #3110
LOS ANGELES CA 90068-2103 C049

99)
SMITH SANDRA B
2700 CAHUENGA BLVD E #3203
LOS ANGELES CA 90068-2149 C049

102)
ARENTZ ROBERT K
2700 CAHUENGA BLVD E #3206
LOS ANGELES CA 90068-2149 C049

105)
GARFINKLE STEVEN E
951 PEBBLESHIRE RD
GLENDALE CA 91207-1553 C010

108)
WALKER CLAUDETTE
2700 CAHUENGA BLVD E #3302
LOS ANGELES CA 90068-2149 C049

111)
JOSON CHERRIDAY G
11917 PALMS BLVD
LOS ANGELES CA 90066-2015 C035

114)
BETZ CARLA
2700 CAHUENGA BLVD E #3308
LOS ANGELES CA 90068-2149 C049

117)
RAY BHASKAR
2700 CAHUENGA BLVD E #4101
LOS ANGELES CA 90068-2127 C049

120)
AZIZIAN CRAIG B TRUST
1211 N ONTARE RD
SANTA BARBARA CA 93105-1939 C027

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JUNE 2 2015
PAGE 5

121)
RAHNAMA NASTARAN
3987 NOBEL DR #340
SAN DIEGO CA 92122-5762 C038

124)
MOSHER NATALIE K
5045 MAUNALANI CIR
HONOLULU HI 96816-4017 C017

127)
CUSTARD KEVIN & LISA
2700 CAHUENGA BLVD E #4112
LOS ANGELES CA 90068-2109 C049

130)
VELLUTATO JAMES & LORRAINE
2700 CAHUENGA BLVD E #4114
LOS ANGELES CA 90068-2109 C049

133)
HABASHI FOUAD
939 E ELMWOOD AVE
BURBANK CA 91501-1531 C032

136)
HOLMES PATRICIA
2700 CAHUENGA BLVD E #4120
LOS ANGELES CA 90068-2109 C049

139)
TURNBULL CHRISTINA
2700 CAHUENGA BLVD E #4123
LOS ANGELES CA 90068-2109 C049

142)
PEREZ REGINA M,
2700 CAHUENGA BLVD E #4201
LOS ANGELES CA 90068-2109 C049

145)
MCVICKER KELLY
2700 CAHUENGA BLVD E #4206
LOS ANGELES CA 90068-2153 C049

122)
HAYWOOD ANICKA M
2700 CAHUENGA BLVD E #4106
LOS ANGELES CA 90068-2109 C049

125)
HUANG PO YIN
2700 CAHUENGA BLVD E #4109
LOS ANGELES CA 90068-2109 C049

128)
FITZMORRIS C A LIVING TRUST
2700 CAHUENGA BLVD E #4111
LOS ANGELES CA 90068-2109 C049

131)
ZEVALLOS RAUL
2700 CAHUENGA BLVD E #4115
LOS ANGELES CA 90068-2109 C049

134)
RIMCHALA SOMMARAT
2700 CAHUENGA BLVD E #4118
LOS ANGELES CA 90068-2109 C049

137)
IRUSTA CONSUELO
2700 CAHUENGA BLVD E #4121
LOS ANGELES CA 90068-2109 C049

140)
KENT JONATHAN L
2700 CAHUENGA BLVD E #4124
LOS ANGELES CA 90068-2109 C049

143)
VALENTINE MARY E
2700 CAHUENGA BLVD E #4204
LOS ANGELES CA 90068-2153 C049

146)
LEBEL JAMES R (TE) & JOAN (TE)
3379 SCADLOCK LN
SHERMAN OAKS, CA 91403-4914 C018

123)
BOUDREAU PAIGE N
2700 CAHUENGA BLVD E #4108
LOS ANGELES CA 90068-2109 C049

126)
FLAGG HARLAN
2700 CAHUENGA BLVD E #4110
LOS ANGELES CA 90068-2109 C049

129)
KOKSHANIAN ARTINE TRUST
832 MOORSIDE DR
GLENDALE CA 91207-1136 C006

132)
RAHNAMA NASTARAN
3987 NOBEL DR #340
SAN DIEGO CA 92122-5762 C038

135)
WAHL RONZAN REBECCA
13130 PARK PL
HAWTHORNE CA 90250-0996 C051

138)
FAVINSKY MICHAEL
10632 VARIEL AVE
CHATSWORTH CA 91311-2358 C026

141)
TANNER DERRICK
2700 CAHUENGA BLVD E #4202
LOS ANGELES CA 90068-2109 C049

144)
PEMBA RIGA & YAMA K
4438 STROHM AVE
TOLUCA LAKE CA 91602-2415 C005

147)
MARUYAMA CAROL C
2700 CAHUENGA BLVD E #4208
LOS ANGELES CA 90068-2153 C049

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JUNE 2 2015
PAGE 6

148)
ANZ MICHAEL G
104 E WHITTIER BLVD
MONTEBELLO CA 90640-5357 C035

151)
NELSON BRIAN
2020 HOLLY DR #7
LOS ANGELES CA 90068-2673 C019

154)
KANG WHA S & SOON J
2700 CAHUENGA BLVD E #4213
LOS ANGELES CA 90068-2153 C049

157)
PACE DOMINIC & GERALDINE
2700 CAHUENGA BLVD E #4216
LOS ANGELES CA 90068-2153 C049

160)
MARTINEZ DIANA
2700 CAHUENGA BLVD E
LOS ANGELES CA 90068-2160 C049

163)
ARRIAGA LUIS F
2700 CAHUENGA BLVD E #4223
LOS ANGELES CA 90068-2153 C049

166)
NAHAS NICHOLAS E
2700 CAHUENGA BLVD E #4301
LOS ANGELES CA 90068-2153 C049

169)
MUNIZ RICHARD E
2700 CAHUENGA BLVD E #4305
LOS ANGELES CA 90068-2155 C049

172)
SZUCS LOUIS (TE) & KATY W (TE)
12720 BURBANK BLVD #211
VALLEY VILLAGE CA 91607-1422 C019

149)
LEE JOANNE J
20186 CORRINNE LN
ROWLAND HEIGHTS CA 91748-5021 C067

152)
JAYME ARIELLE
2700 CAHUENGA BLVD E
LOS ANGELES CA 90068-2160 C049

155)
FAFALIOS MARKELLOS M
2700 CAHUENGA BLVD E #4215
LOS ANGELES CA 90068-2153 C049

158)
NELSON MERIAH
2700 CAHUENGA BLVD E #4218
LOS ANGELES CA 90068-2153 C049

161)
HANNAH YVONNE
2700 CAHUENGA BLVD E #4221
LOS ANGELES CA 90068-2153 C049

164)
REINHARDT MICHAEL (TE) & LAURI
677 WASHINGTON BLVD
MARINA DEL REY CA 90292-5418 C032

167)
FUDANO KAZUHIRA
2700 CAHUENGA BLVD E #4304
LOS ANGELES CA 90068-2155 C049

170)
AGBODIKE CHUMA & TERESA
2700 CAHUENGA BLVD E #4306
LOS ANGELES CA 90068-2155 C049

173)
BURTON MARK
2700 CAHUENGA BLVD E #4309
LOS ANGELES CA 90068-2155 C049

150)
ALVAREZ JOCELYN O
2700 CAHUENGA BLVD E #4209
LOS ANGELES CA 90068-2153 C049

153)
DADA AFTAB A
15830 CACHUMA LN
CANYON COUNTRY CA 91387-3956 C036

156)
LADEFOGED DANA
2700 CAHUENGA BLVD E #4217
LOS ANGELES CA 90068-2153 C049

159)
SMITH DAVID L & MARGARET A
18281 HARTLUND LN
HUNTINGTON BEACH CA 92646-1512 C041

162)
BITTAR GEORGES
2700 CAHUENGA BLVD E #4222
LOS ANGELES CA 90068-2153 C049

165)
TANANO YASUMASA
2700 CAHUENGA BLVD E #4302
LOS ANGELES CA 90068-2155 C049

168)
ZALMAN SHARON S
620 N MANSFIELD AVE
LOS ANGELES CA 90036-2010 C001

171)
ESCAJEDA INGRID A
2700 CAHUENGA BLVD E #4308
LOS ANGELES CA 90068-2155 C049

174)
POWELL DEBORAH H & CARL G
31608 GERMAINE LN
WESTLAKE VILLAGE CA 91361-4719 C036

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175)
ANZ SAMI
2700 CAHUENGA BLVD E #4312
LOS ANGELES CA 90068-2155 C049

178)
CHRISTOPHERSON JAMIE & EVELINA M
5266 EDGEWARE DR
AGOURA HILLS CA 91301-2319 C005

181)
DONOHUE SARAH J
2700 CAHUENGA BLVD E #4316
LOS ANGELES CA 90068-2155 C049

184)
KENT RAHEL
2700 CAHUENGA BLVD E #4321
LOS ANGELES CA 90068-2155 C049

187)
IRUSTA CONSUELO M
2700 CAHUENGA BLVD E #4323
LOS ANGELES CA 90068-2155 C049

221)
CHATOFF MARK A
6542 LAKERIDGE RD
LOS ANGELES CA 90068-1814 C019

224)
GENOVESE RICHARD A
6520 LAKERIDGE RD
LOS ANGELES CA 90068-1814 C019

234)
GALLAGHER ELIZABETH A
13405 KITTRIDGE ST
VAN NUYS CA 91401-1207 C014

237)
LANDIS ELIZABETH
2953 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

176)
ORSZAG LYNN A
2700 CAHUENGA BLVD E #4311
LOS ANGELES CA 90068-2155 C049

179)
STAPLES WESLEY W II
2700 CAHUENGA BLVD E #4315
LOS ANGELES CA 90068-2155 C049

182)
WHARTON JETHRO B
2700 CAHUENGA BLVD E #4318
LOS ANGELES CA 90068-2155 C049

185)
MORRISON EDAKO
2700 CAHUENGA BLVD E #4320
LOS ANGELES CA 90068-2155 C049

188)
THOMAS ARINA
2700 CAHUENGA BLVD E #4001
LOS ANGELES CA 90068-2149 C049

222)
CORBER BILLY G (TE) & HOPE C (C)
6434 LAKERIDGE RD
LOS ANGELES CA 90068

225)
SPINGOLA RICHARD (TE) & BEVERL
6510 LAKERIDGE RD
LOS ANGELES CA 90068-1814 C019

235)
STERZIK CLAY E
2971 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

238)
MARTINEZ VILMA S
2945 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

177)
HERNANDEZ MARIE R
2700 CAHUENGA BLVD E #4313
LOS ANGELES CA 90068-2155 C049

180)
ANGLIN SHANDY & BRIDGET
2700 CAHUENGA BLVD E #4317
LOS ANGELES CA 90068-2155 C049

183)
HAKIMI DANIEL A
2700 CAHUENGA BLVD E #4319
LOS ANGELES CA 90068-2155 C049

186)
STEPANIAN BRANDON
2700 CAHUENGA BLVD E #4322
LOS ANGELES CA 90068-2155 C049

197)
LANE MARY G
2912 LAKERIDGE DR
LOS ANGELES CA 90068-1808 C019

223)
ACUNA PEKAROVIC WANDA J
3500 MANDEVILLE CANYON RD
LOS ANGELES CA 90049-1022 C014

226)
BRUNICK BRYAN S TRUST
2991 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

236)
VALENCIA SIMON R
2963 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

244)
ZAHAVI BENNY
2937 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

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JUNE 2 2015
PAGE 8

246)
NILES KAREN
2915 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

249)
AUYANG WILLIAM
2900 LAKERIDGE DR
LOS ANGELES CA 90068-1808 C019

HOLLYWOOD HILLS WEST
NEIGHBORHOOD COUNCIL
7095 HOLLYWOOD BLVD #1004
HOLLYWOOD, CA 90028

15-167
QUALITY MAPPING SERVICE
14549 ARCHWOOD ST #301
VAN NUYS CA 91405

247)
STEINBERG HOWARD (TE) & HARRIE
2909 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

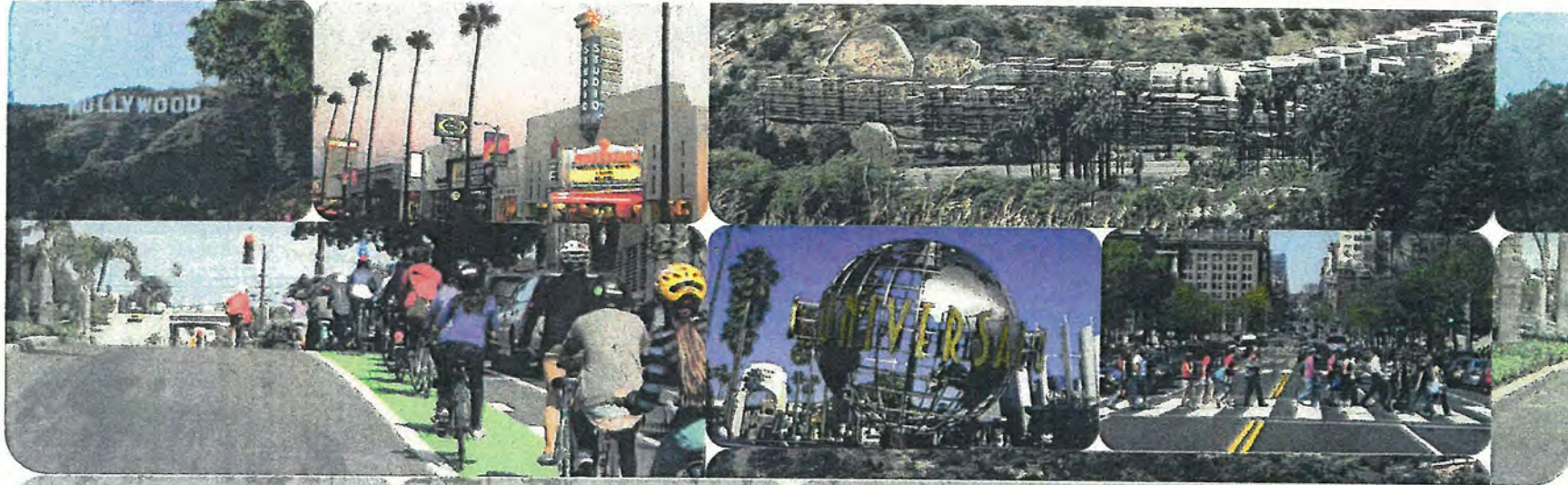
254)
TEHRANY ARYA
2933 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

TOM LABONGE, CD 4
CITY HALL
200 N SPRING ST #480
LOS ANGELES CA 90012

248)
PORTER ARTHUR J
2901 LAKERIDGE DR
LOS ANGELES CA 90068-1807 C019

255)
CAL TRANS-DEPARTMENT OF TRANS-DIST 7
120 S SPRING ST
LOS ANGELES CA 90012

ATHENA NOVAK
AHN & ASSOCIATES, INC.
4294 BALBOA BLVD #518
ENCINO CA 91316



2864 N. Cahuenga Boulevard East
aka APN: 5577016001,
5577016002

2864 N. Cahuenga Blvd. East

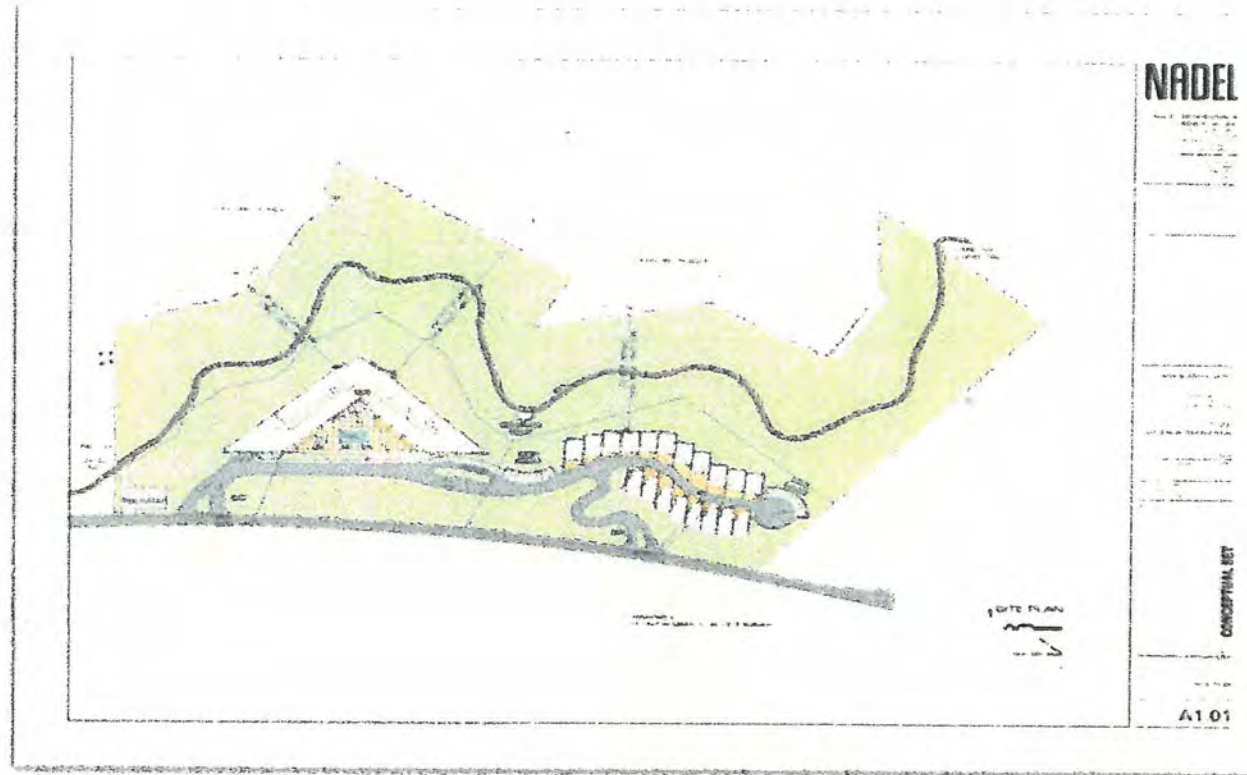


Figure 1: Project site plan
APN: 5577016001

2864 N. Cahuenga Blvd. East



Figure 2: View project site – Aerial view
APN: 5577016001

2864 N. Cahuenga Blvd. East



Figure 3: View project site – Aerial view
APN: 5577016002

2864 N. Cahuenga Blvd. East

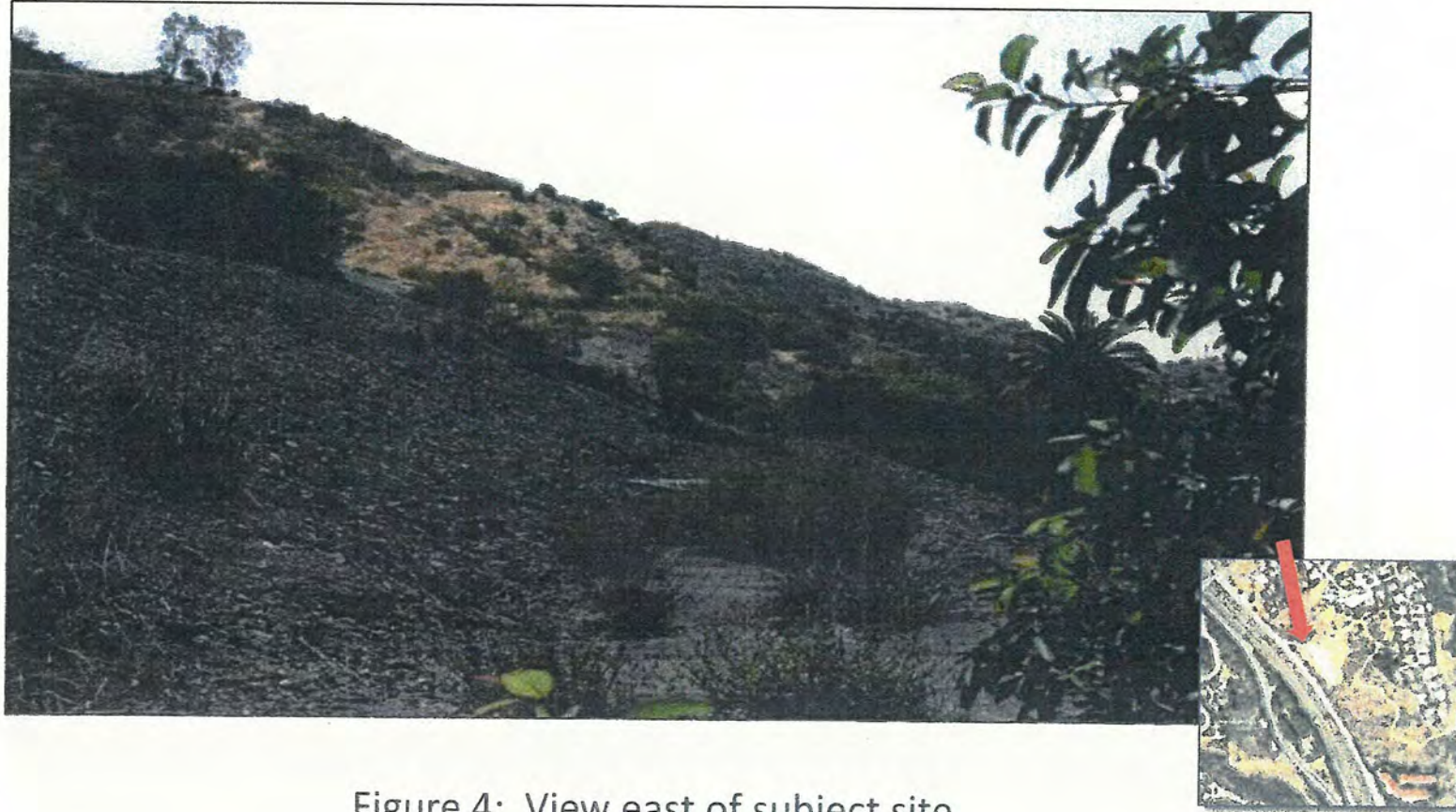


Figure 4: View east of subject site.

2864 N. Cahuenga Blvd. East

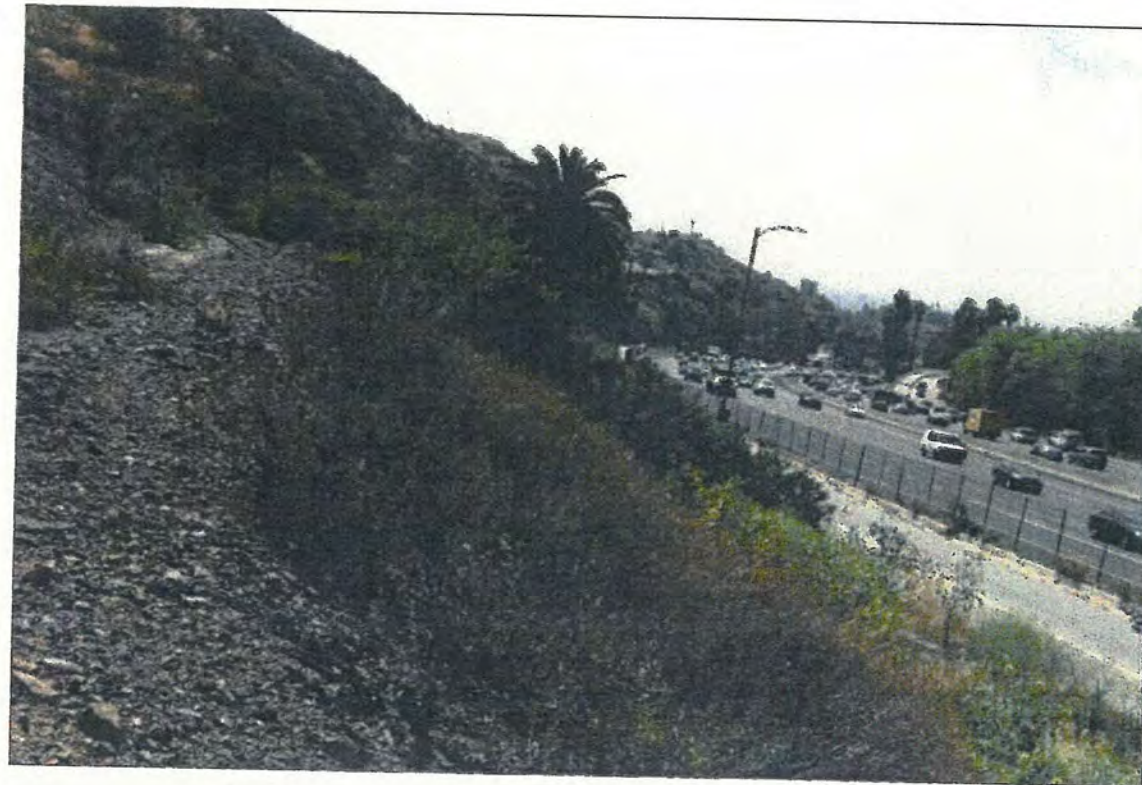


Figure 5: View east of subject site.

2864 N. Cahuenga Blvd. East

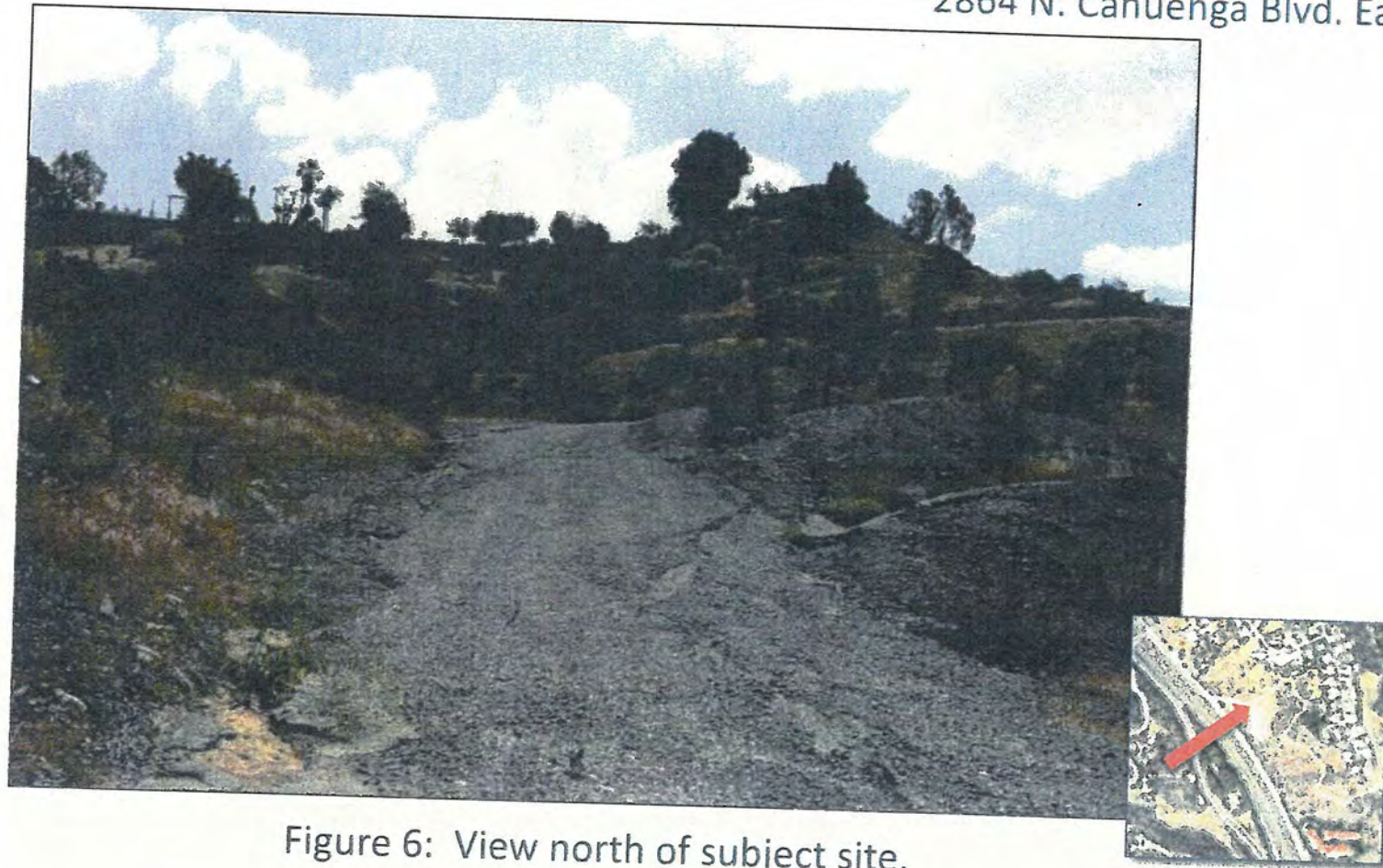


Figure 6: View north of subject site.

2864 N. Cahuenga Blvd. East



Figure 7: View northeast of subject site.

2864 N. Cahuenga Blvd. East

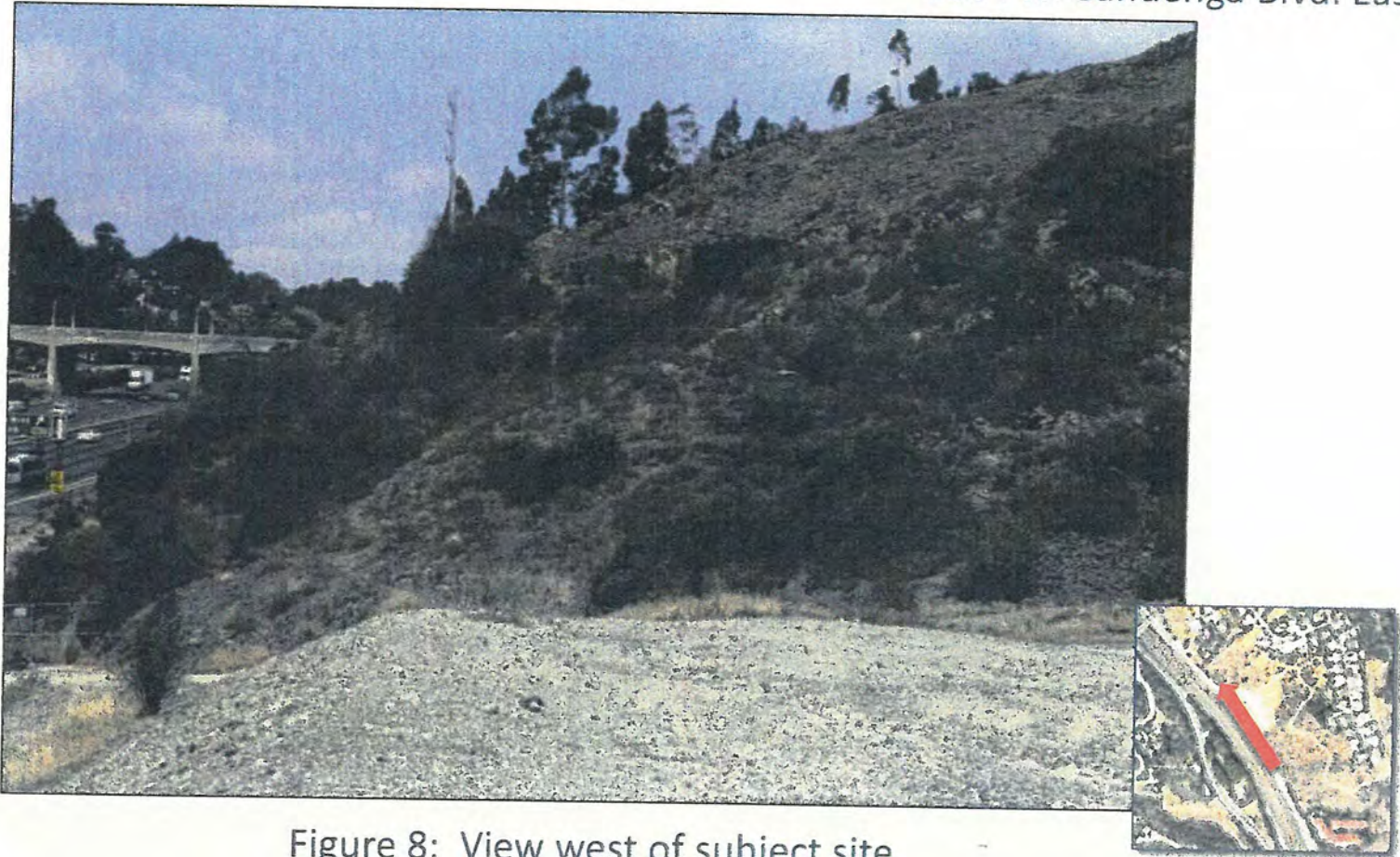


Figure 8: View west of subject site.

2864 N. Cahuenga Blvd. East

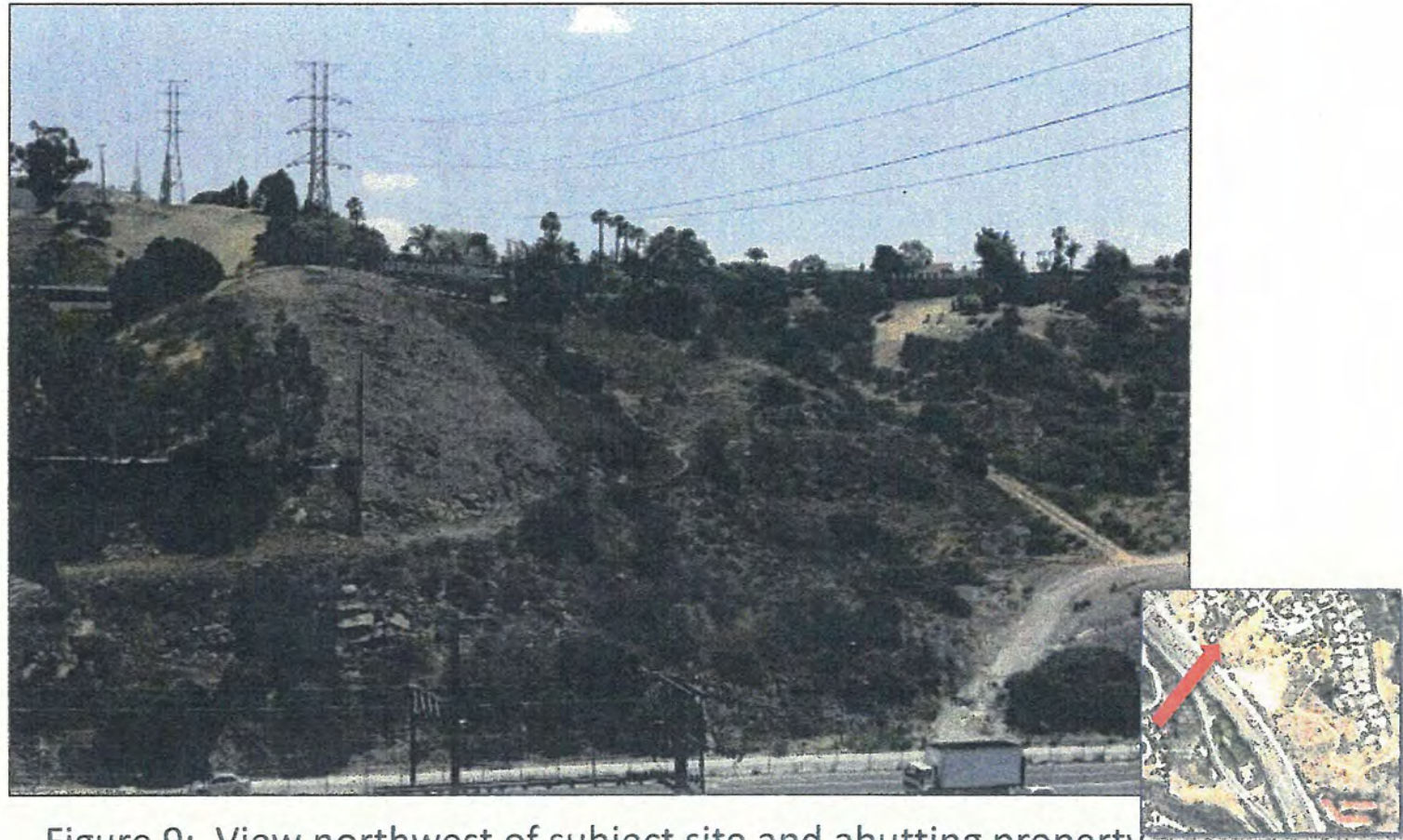


Figure 9: View northwest of subject site and abutting property.

2864 N. Cahuenga Blvd. East

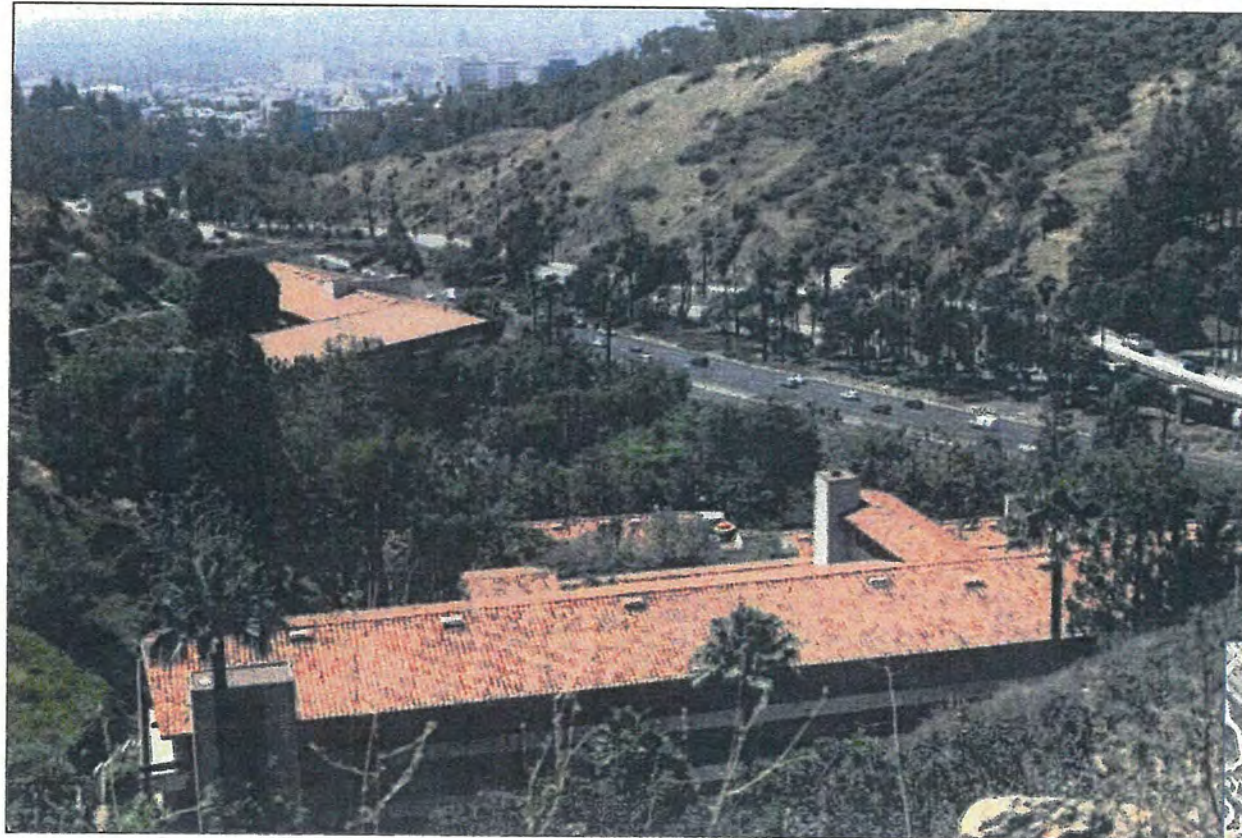


Figure 10: View east of subject site and abutting property.

2864 N. Cahuenga Blvd. East

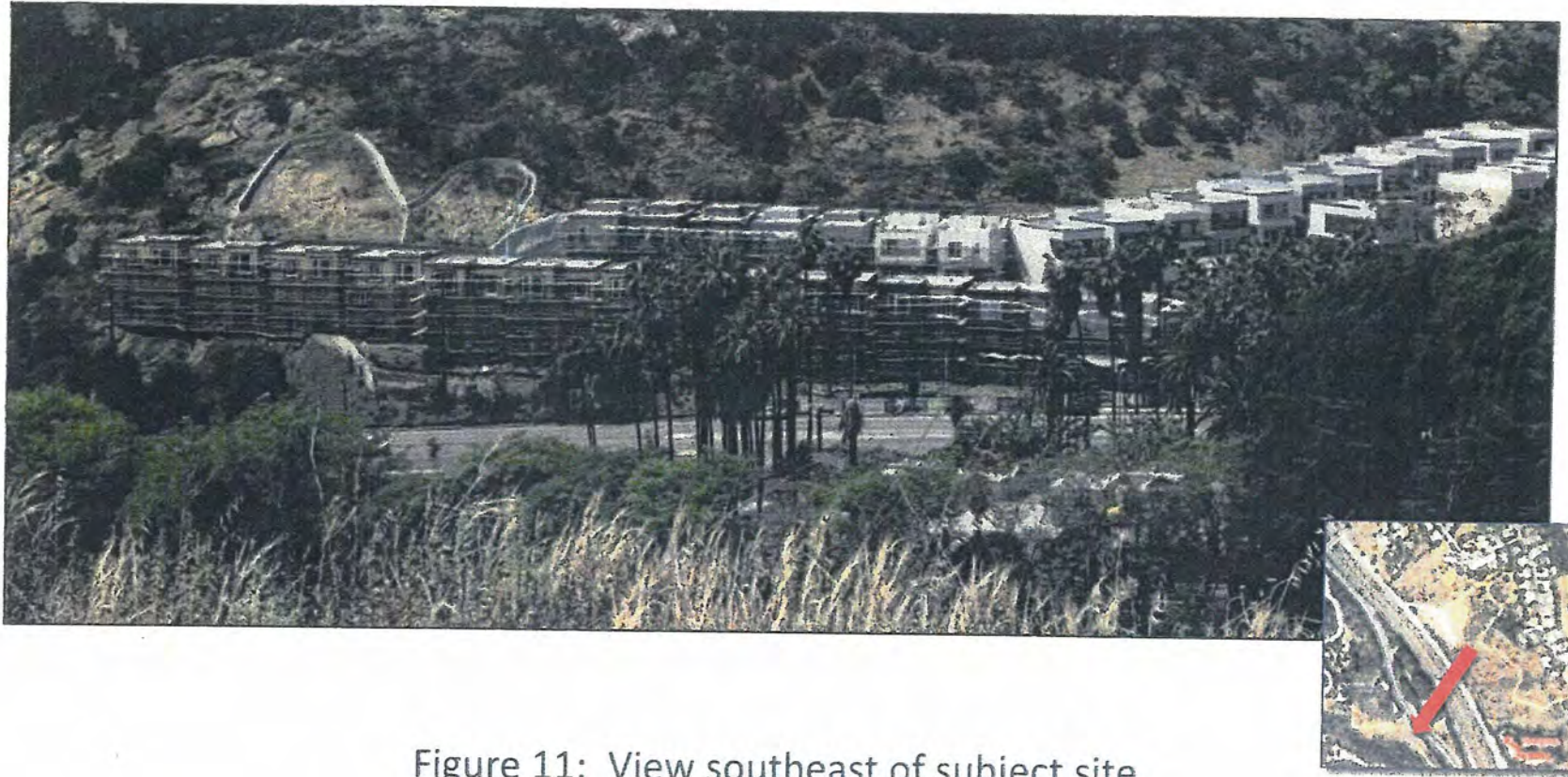


Figure 11: View southeast of subject site.

2864 N. Cahuenga Blvd. East

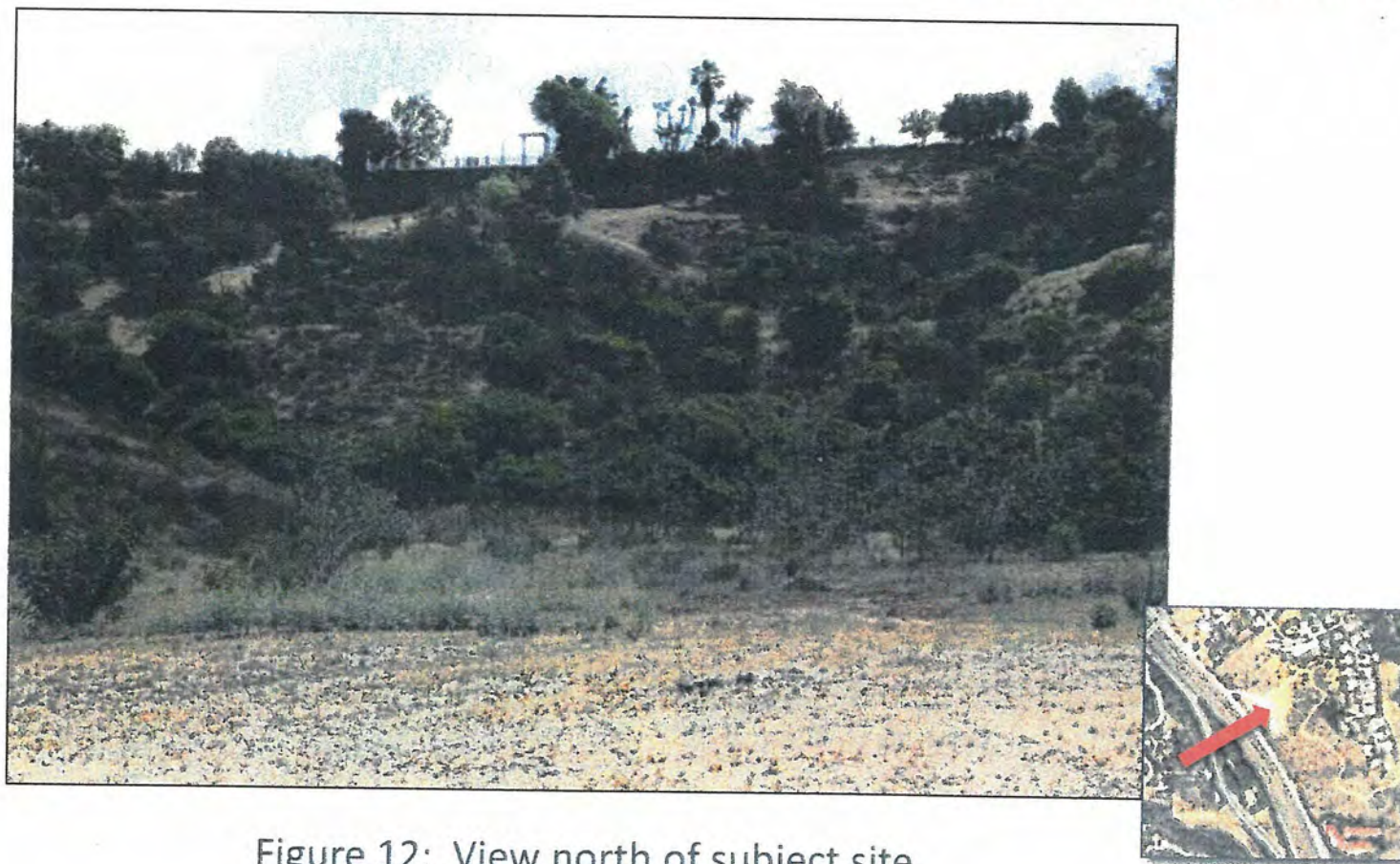


Figure 12: View north of subject site.

2864 N. Cahuenga Blvd. East

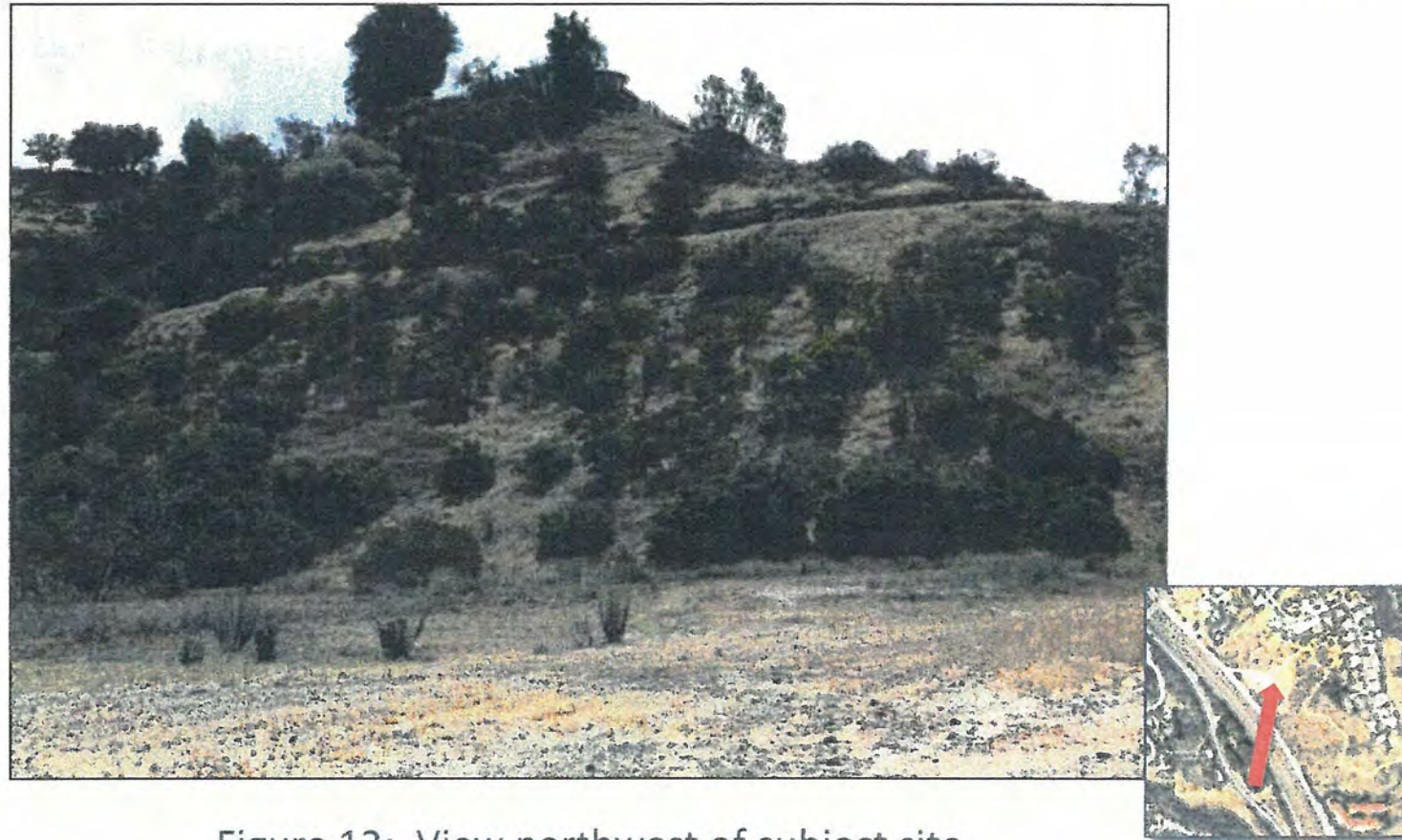


Figure 13: View northwest of subject site.

2864 N. Cahuenga Blvd. East

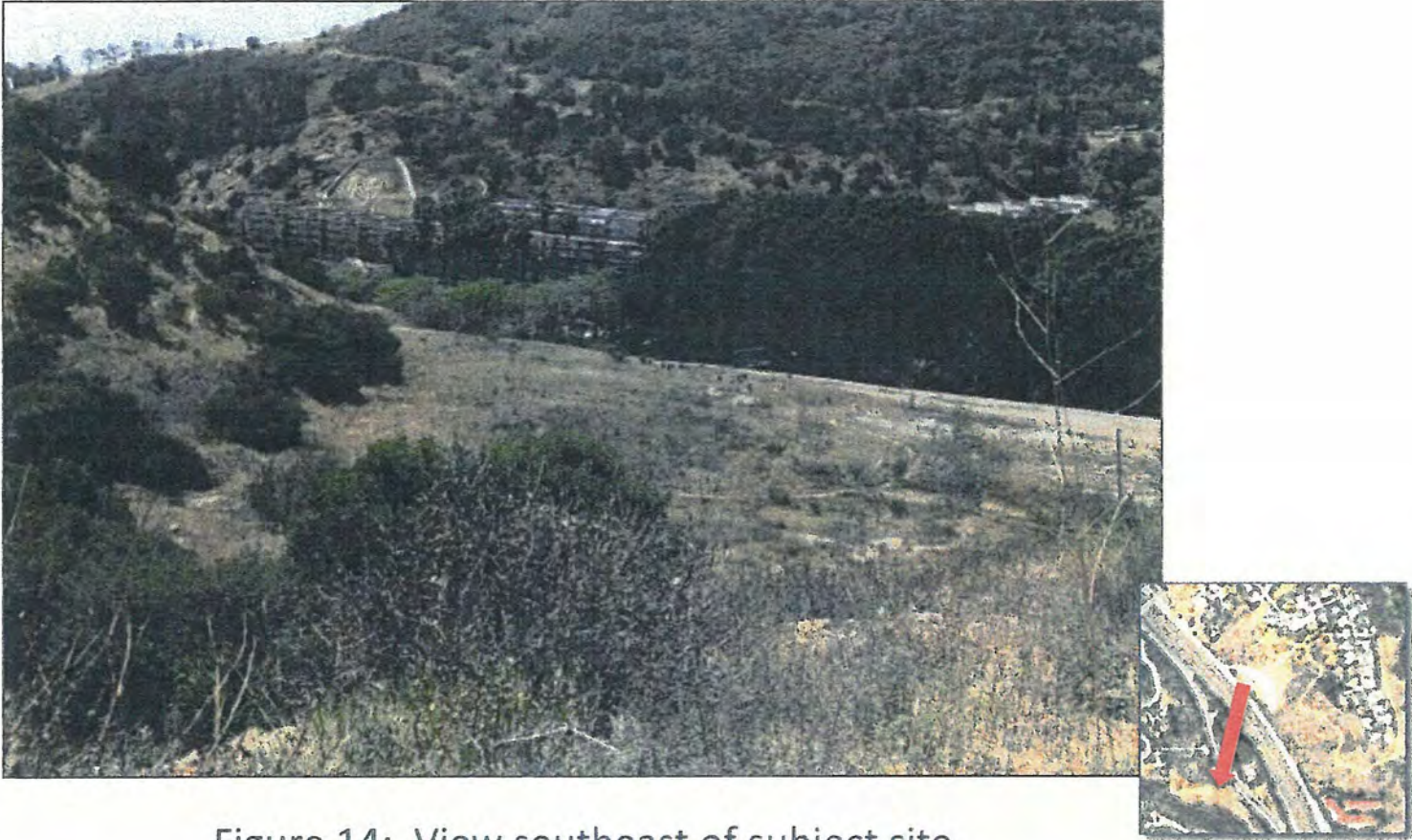


Figure 14: View southeast of subject site.

2864 N. Cahuenga Blvd. East

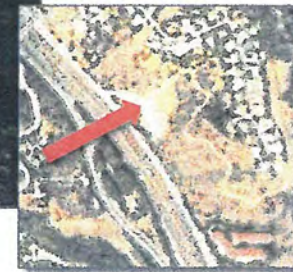


Figure 15: View north of subject site.

2864 N. Cahuenga Blvd. East

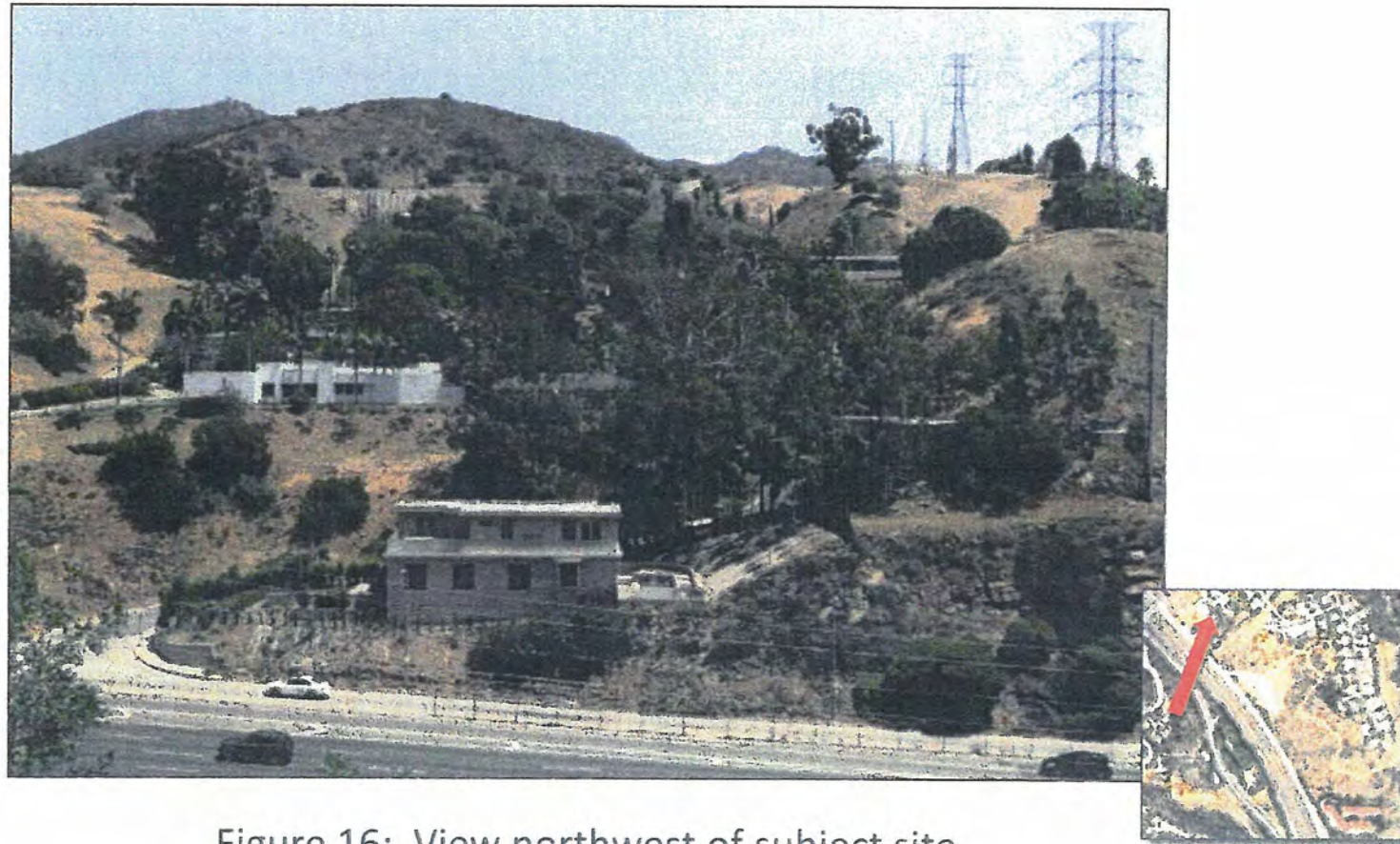
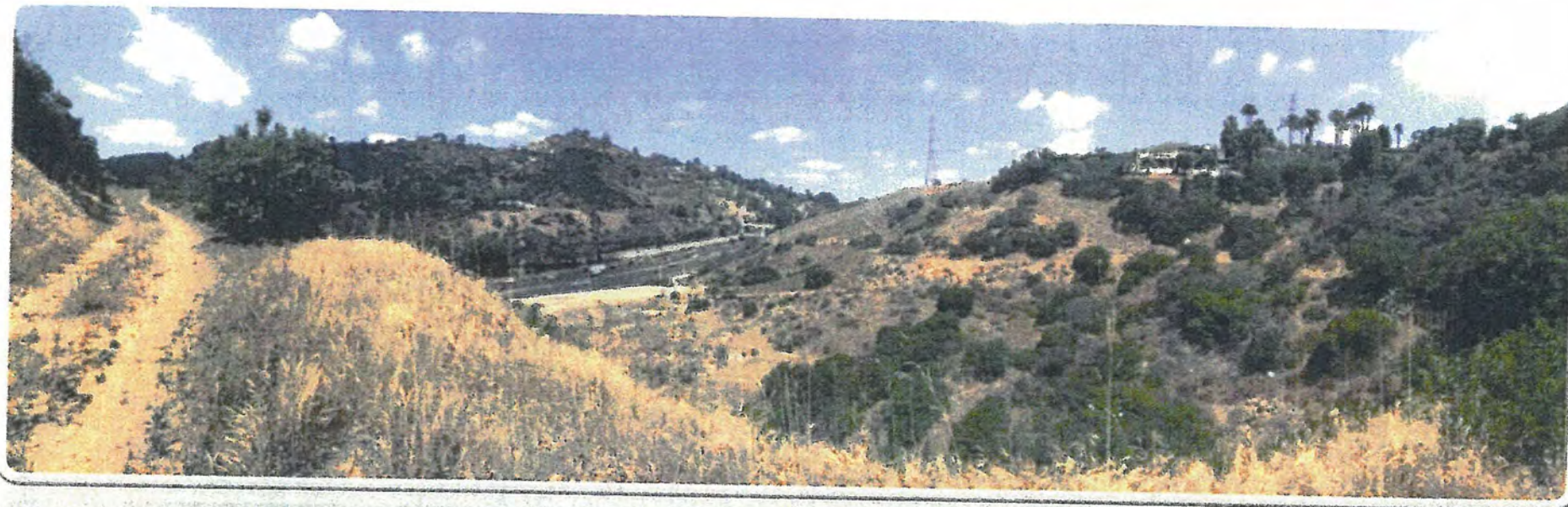


Figure 16: View northwest of subject site.



2864 N. Cahuenga Boulevard East

Subject Site to be Donated as Open Space to the City of Los Angeles

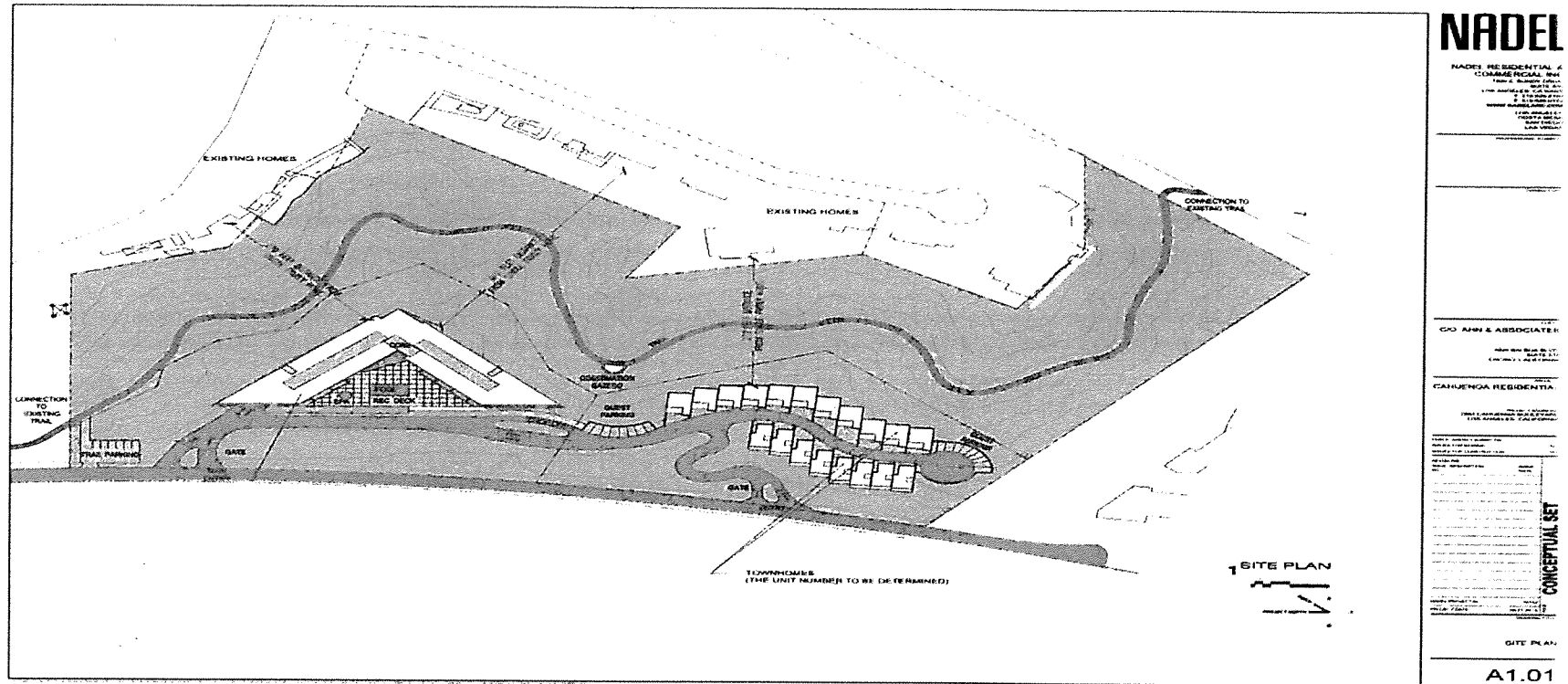


Figure 1: Project site plan
APN: 5577016006

Subject Site to be Donated as Open Space to the City
of Los Angeles

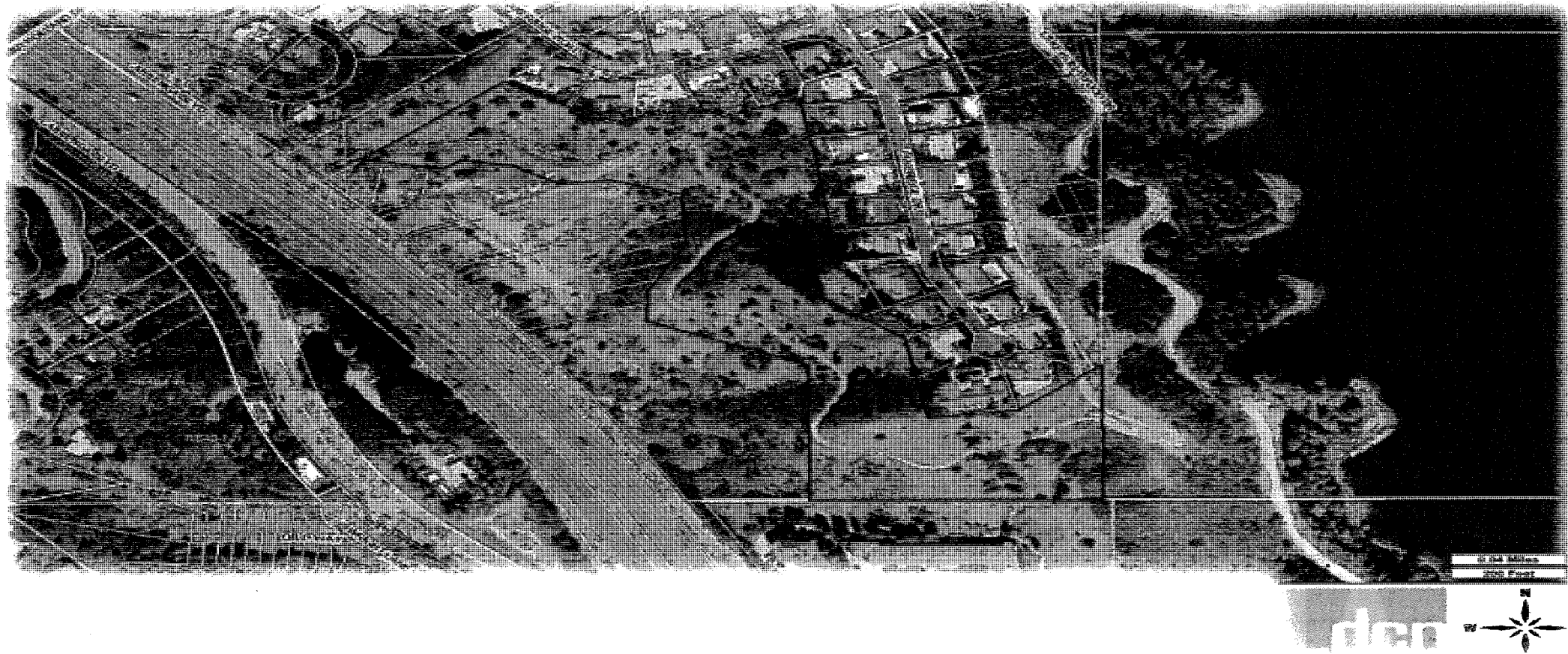


Figure 2: View project site – Aerial view
APN: 5577016006

Subject Site to be Donated as Open Space to
the City of Los Angeles

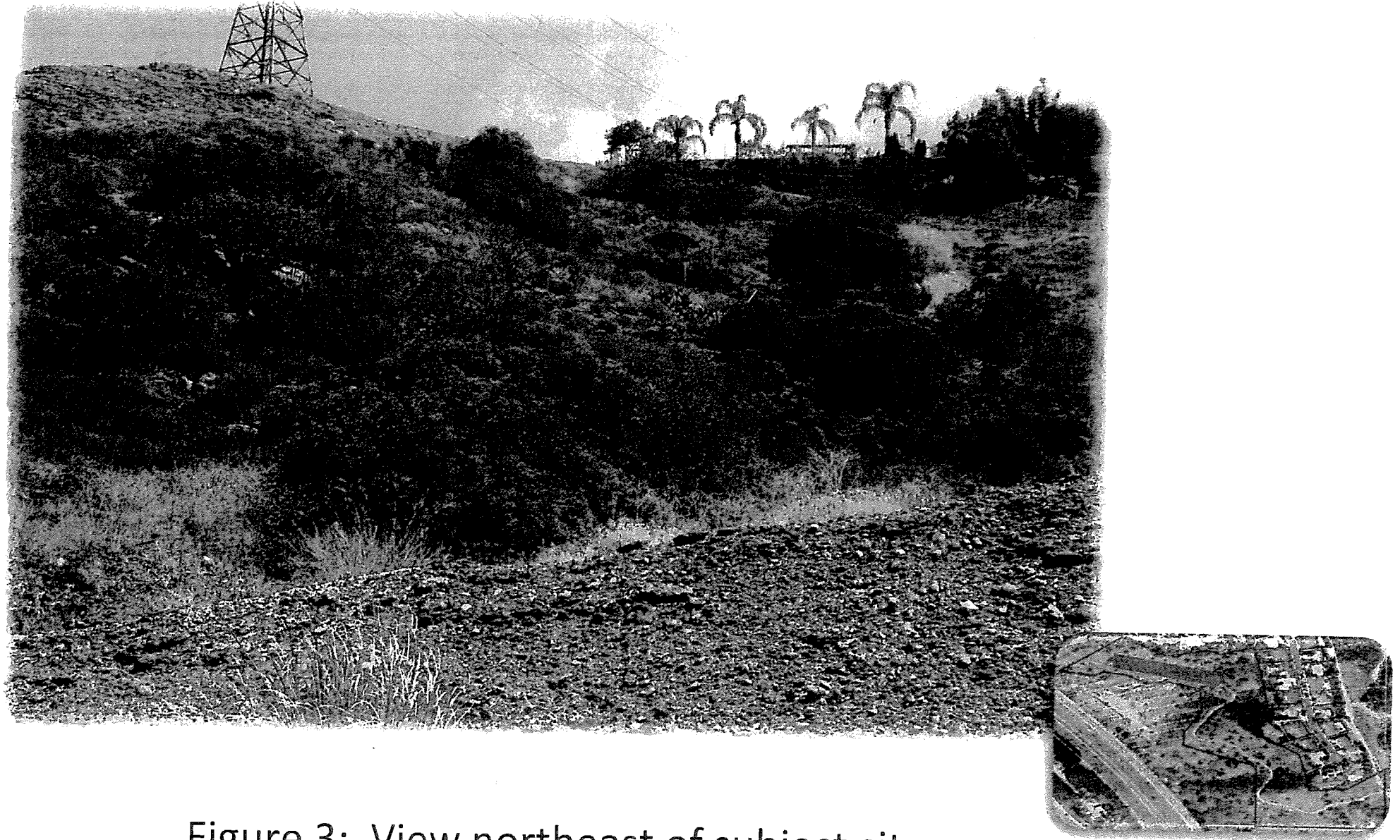


Figure 3: View northeast of subject site

Subject Site to be Donated as Open Space to
the City of Los Angeles

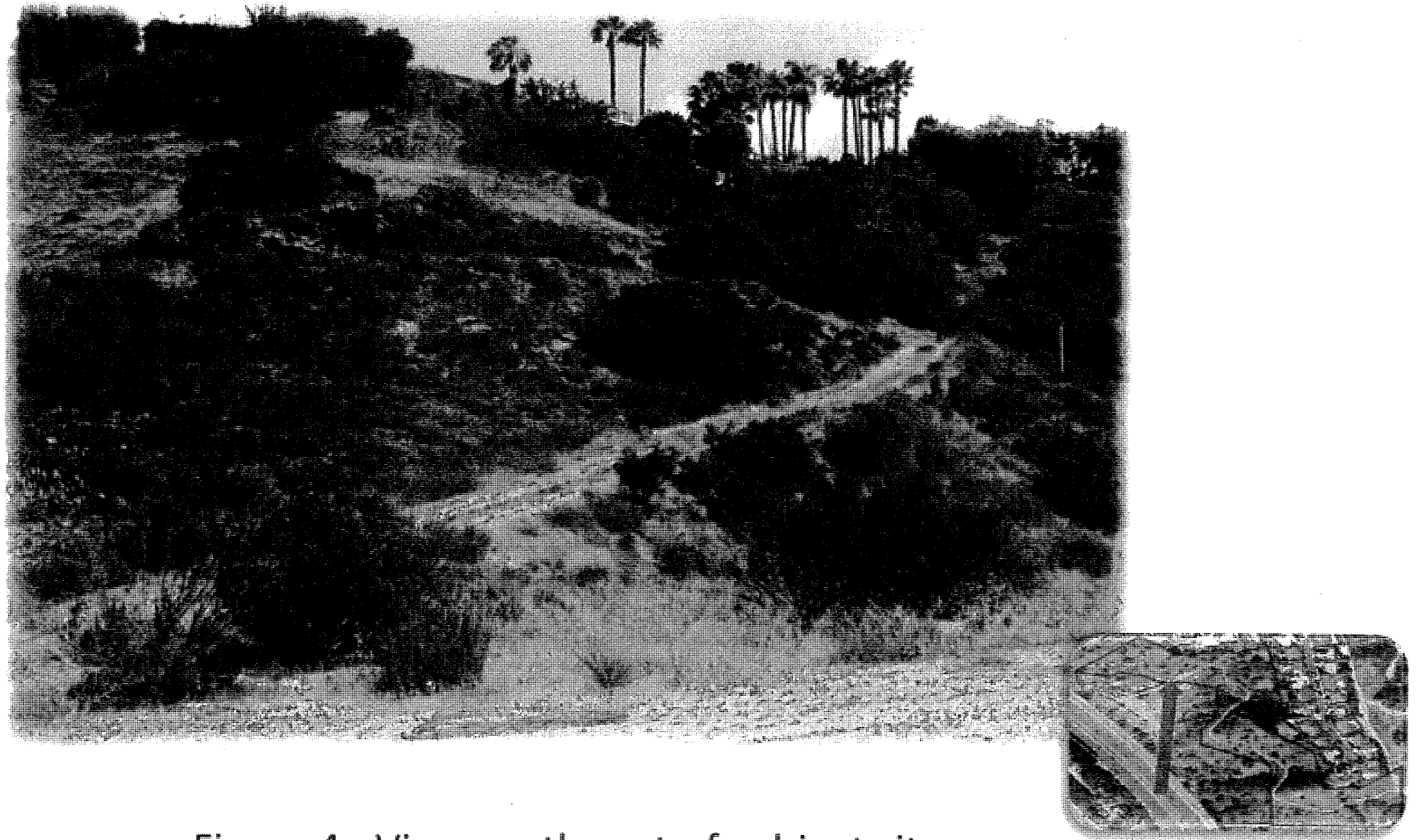


Figure 4: View northwest of subject site.

Subject Site to be Donated
as Open Space to
the City of Los Angeles



Figure 5: View east of subject site.



Subject Site to be Donated as Open Space to
the City of Los Angeles

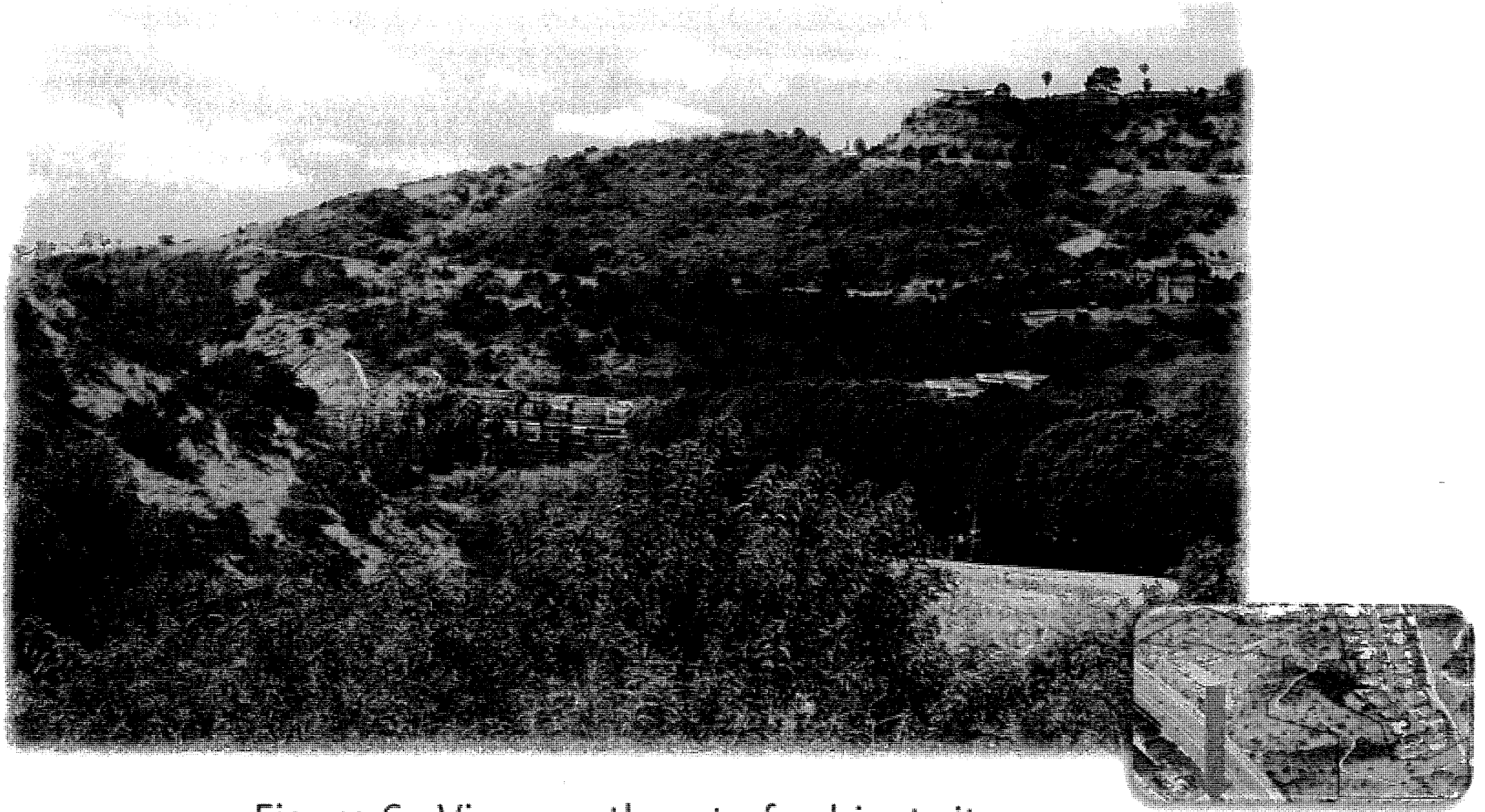


Figure 6: View southeast of subject site.

Subject Site to be Donated as Open Space to
the City of Los Angeles

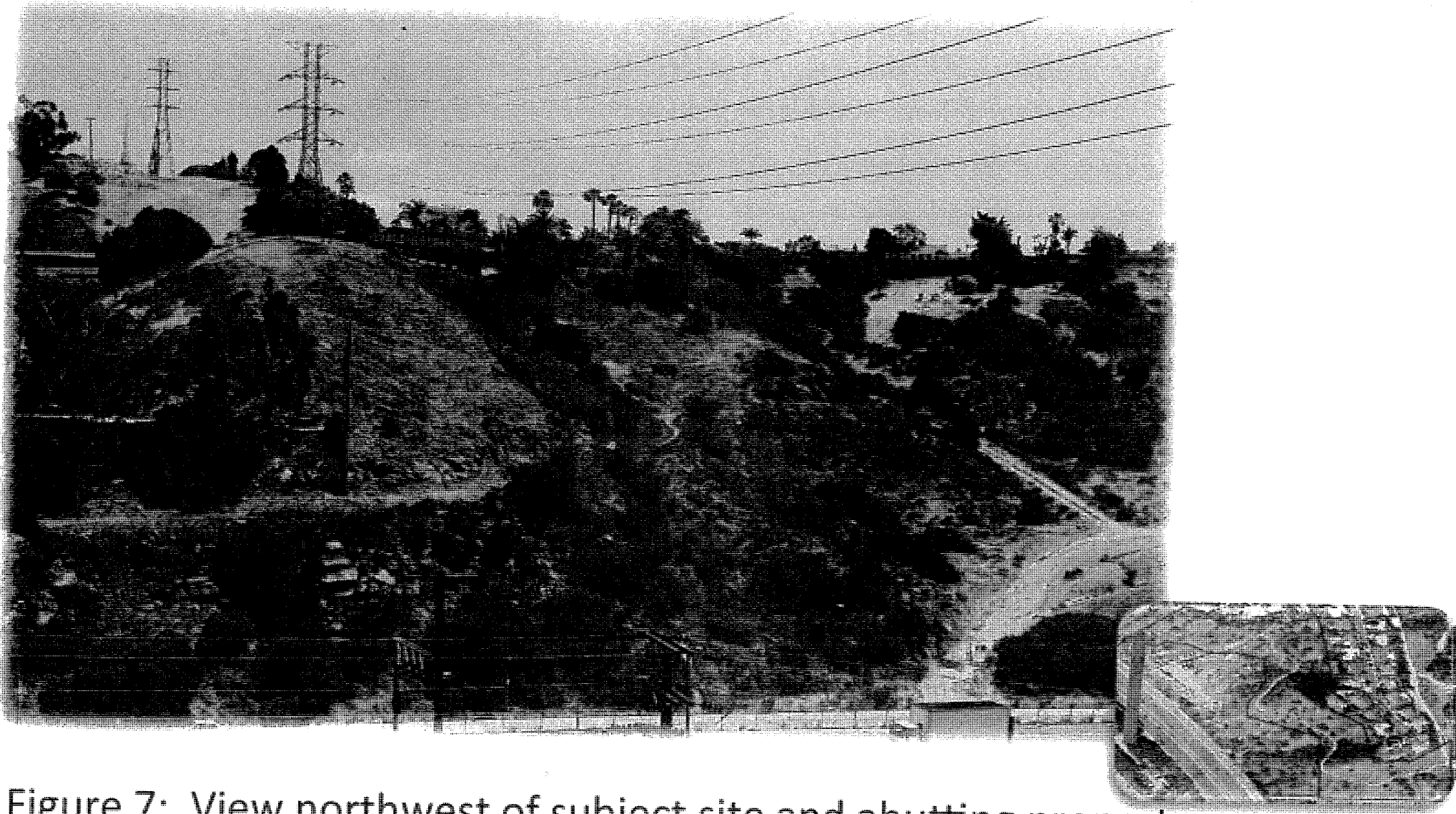


Figure 7: View northwest of subject site and abutting property.

Subject Site to be Donated as Open Space to
the City of Los Angeles

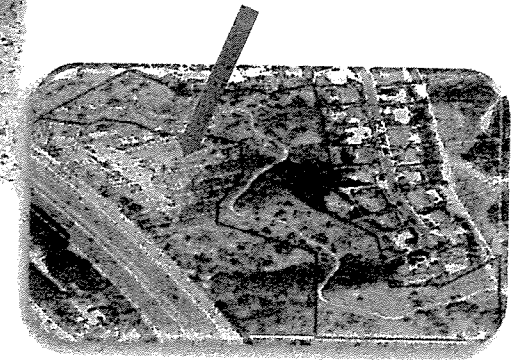


Figure 8: View south of subject site.

Subject Site to be Donated as Open Space to
the City of Los Angeles

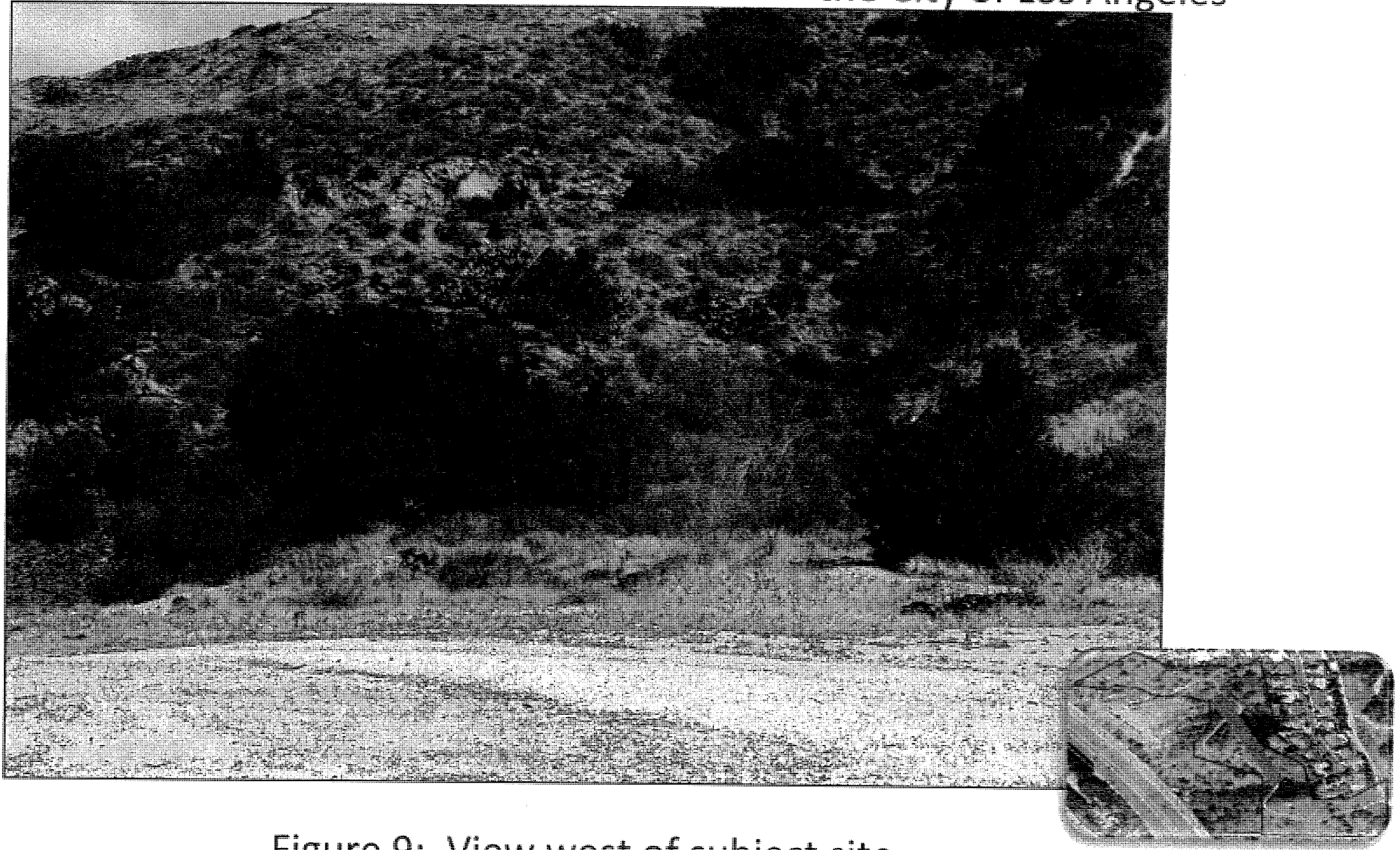


Figure 9: View west of subject site.

Subject Site to be Donated as Open Space to
the City of Los Angeles

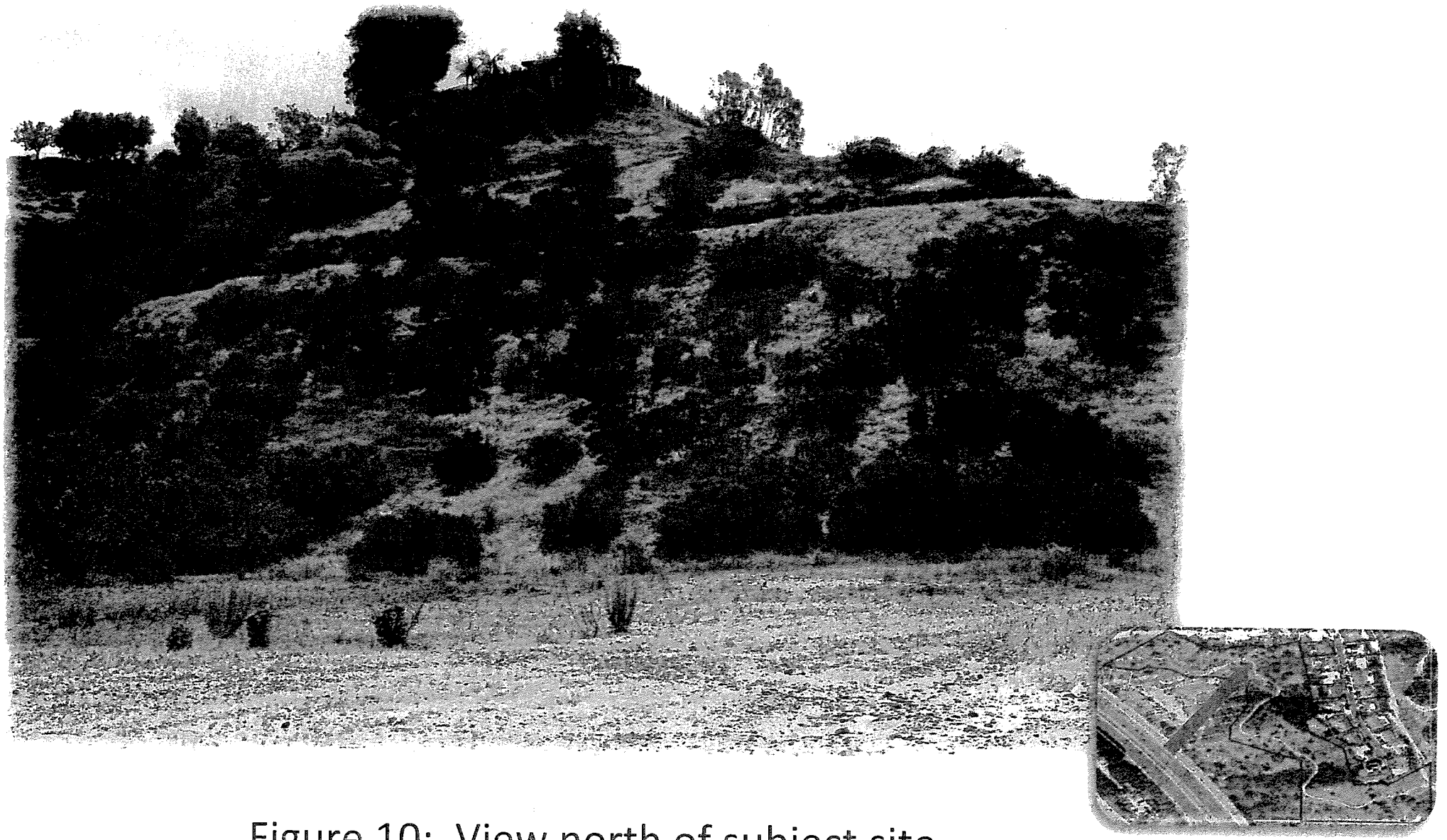


Figure 10: View north of subject site.

Subject Site to be Donated as Open Space to
the City of Los Angeles

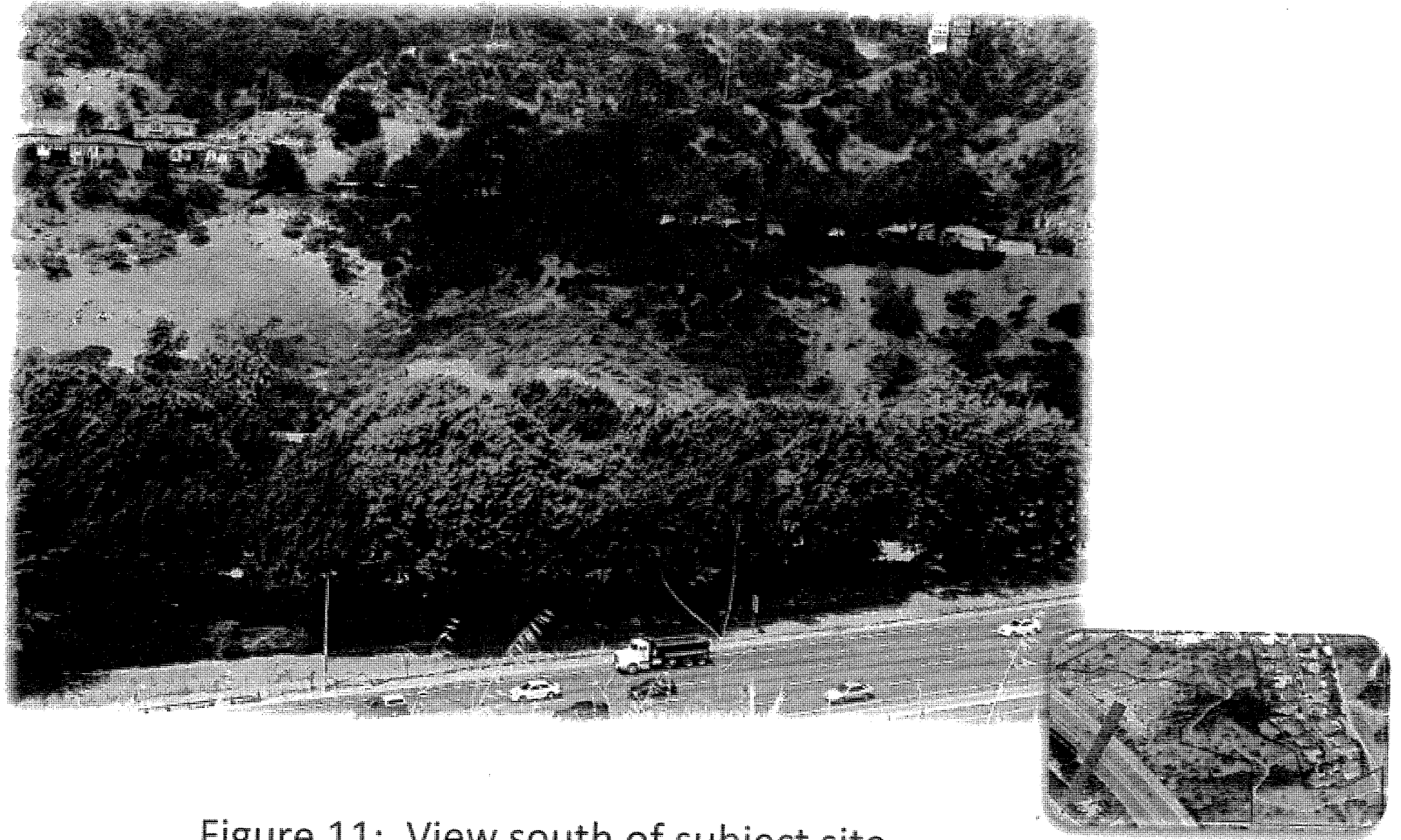


Figure 11: View south of subject site.

Subject Site to be Donated as Open Space to
the City of Los Angeles

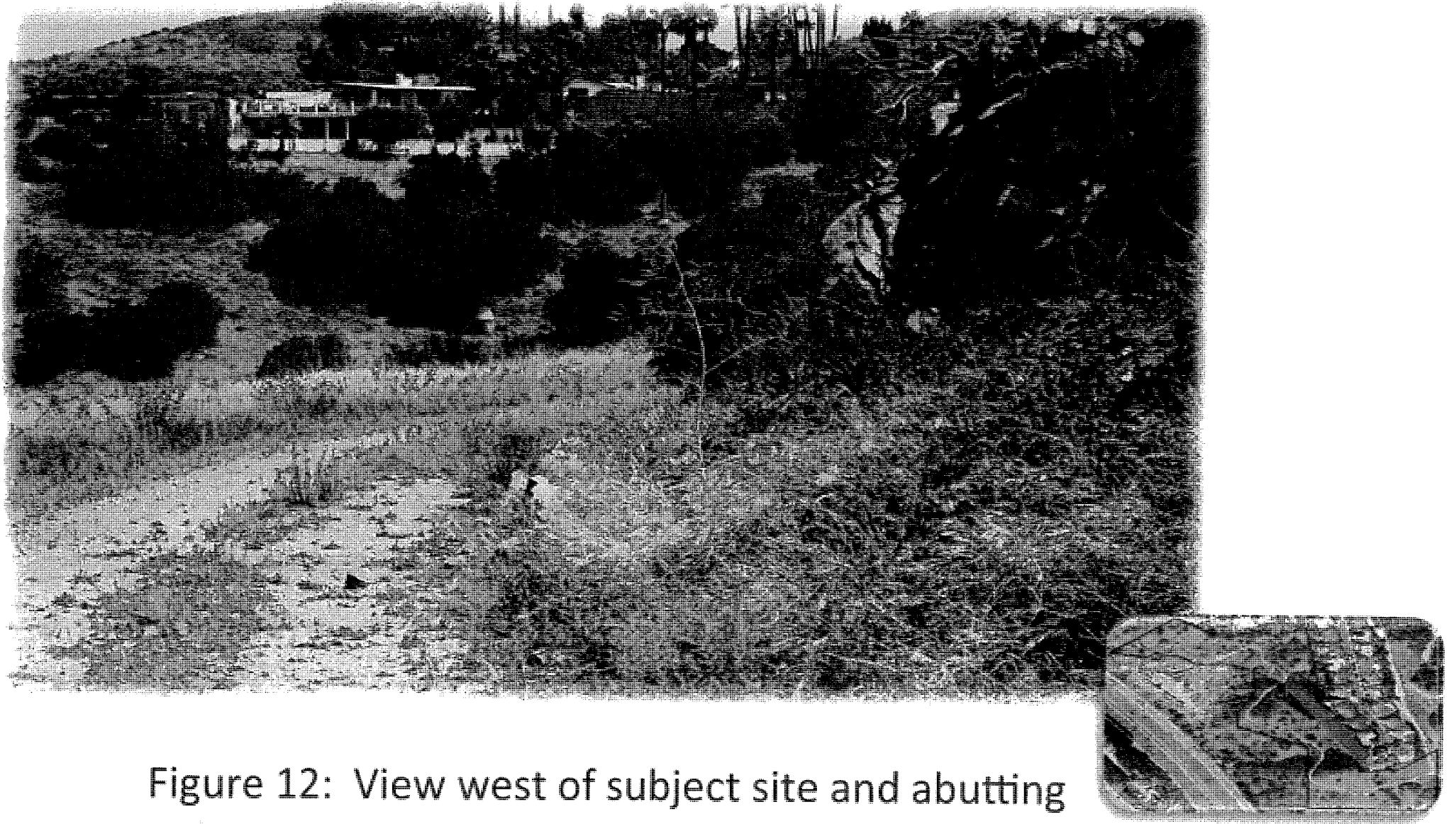
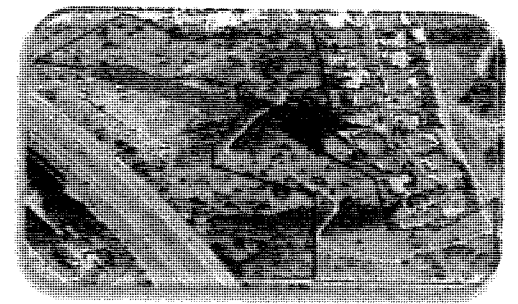


Figure 12: View west of subject site and abutting
property.

Subject Site to be Donated
as Open Space to
the City of Los Angeles



Figure 13: View east of subject site.



Subject Site to be Donated
as Open Space to
the City of Los Angeles

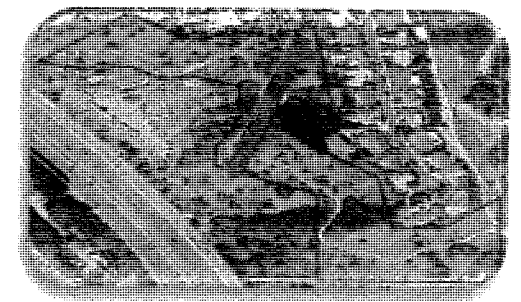
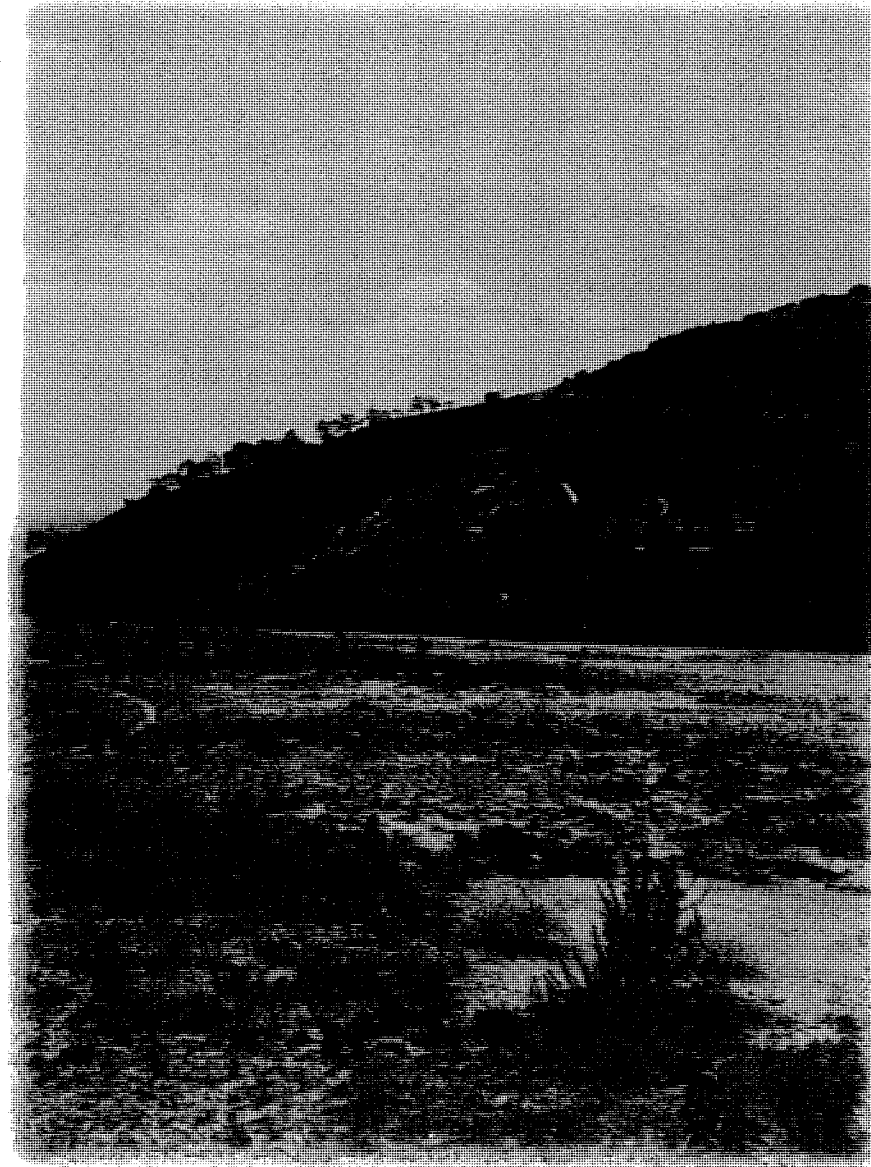


Figure 14: View southeast of subject site.

Subject Site to be Donated
as Open Space to
the City of Los Angeles

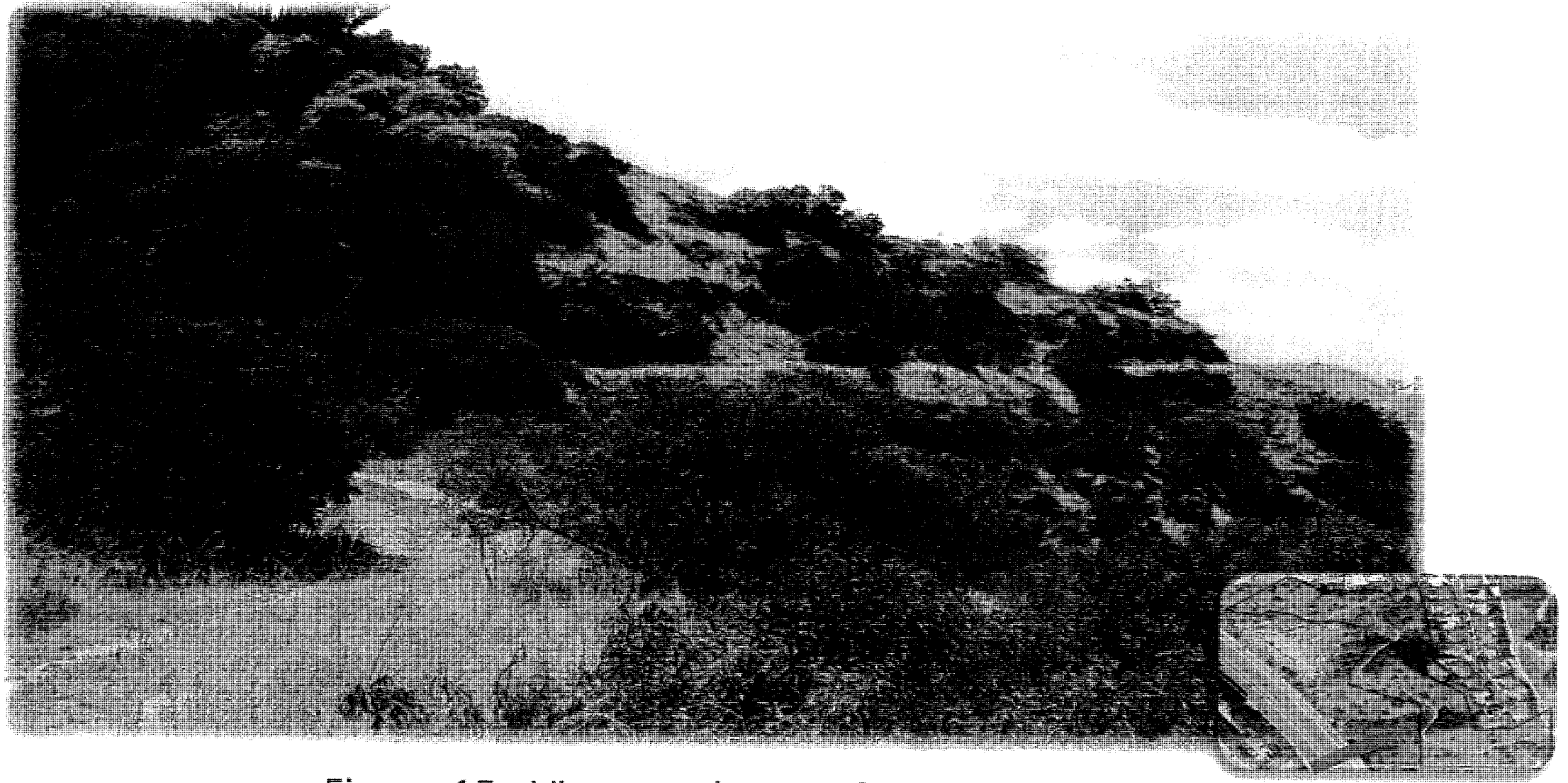


Figure 15: View northeast of subject site.

Subject Site to be Donated
as Open Space to
the City of Los Angeles

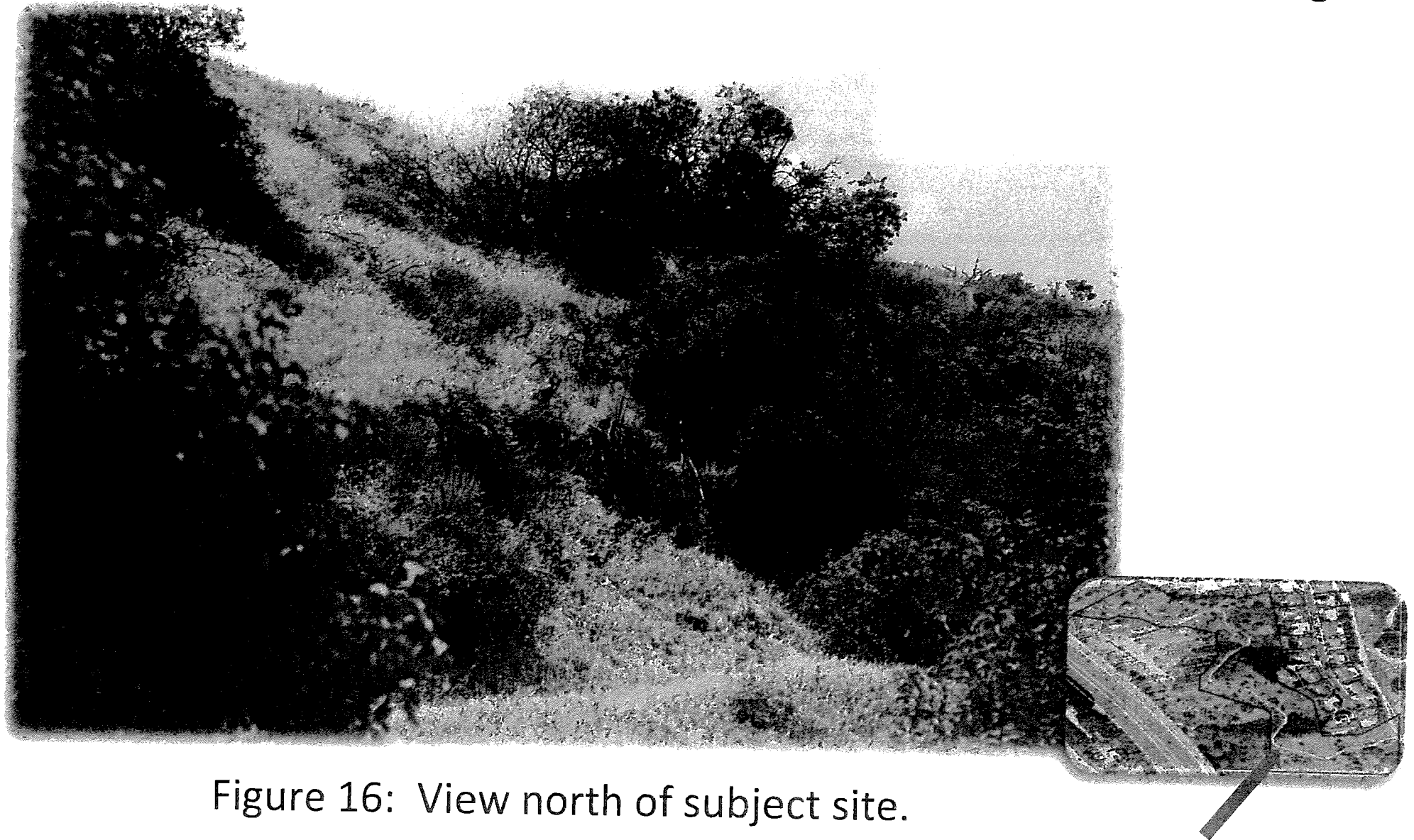


Figure 16: View north of subject site.

Subject Site to be Donated
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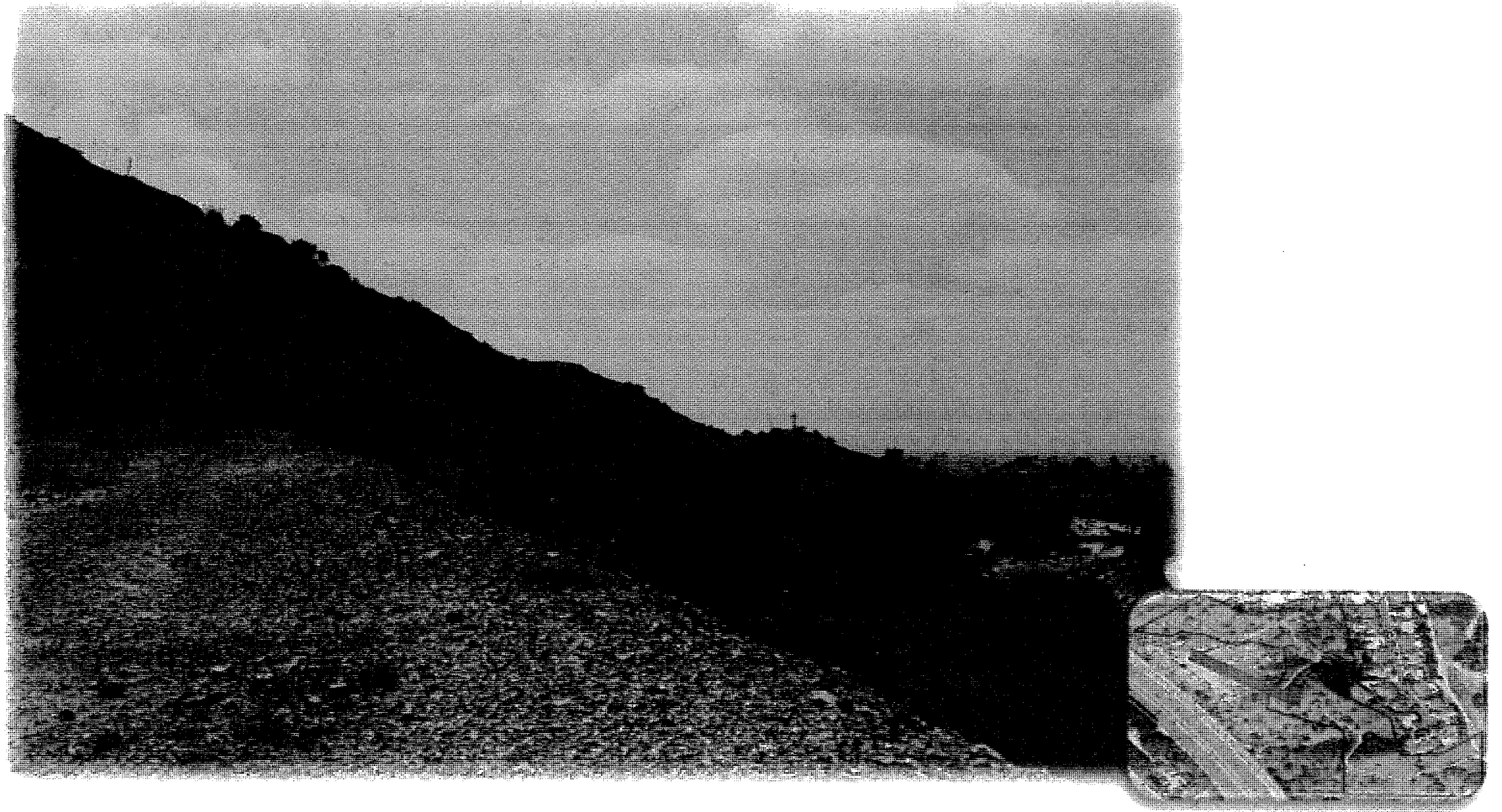


Figure 17: View northeast of subject site.

Subject Site to be Donated
as Open Space to
the City of Los Angeles

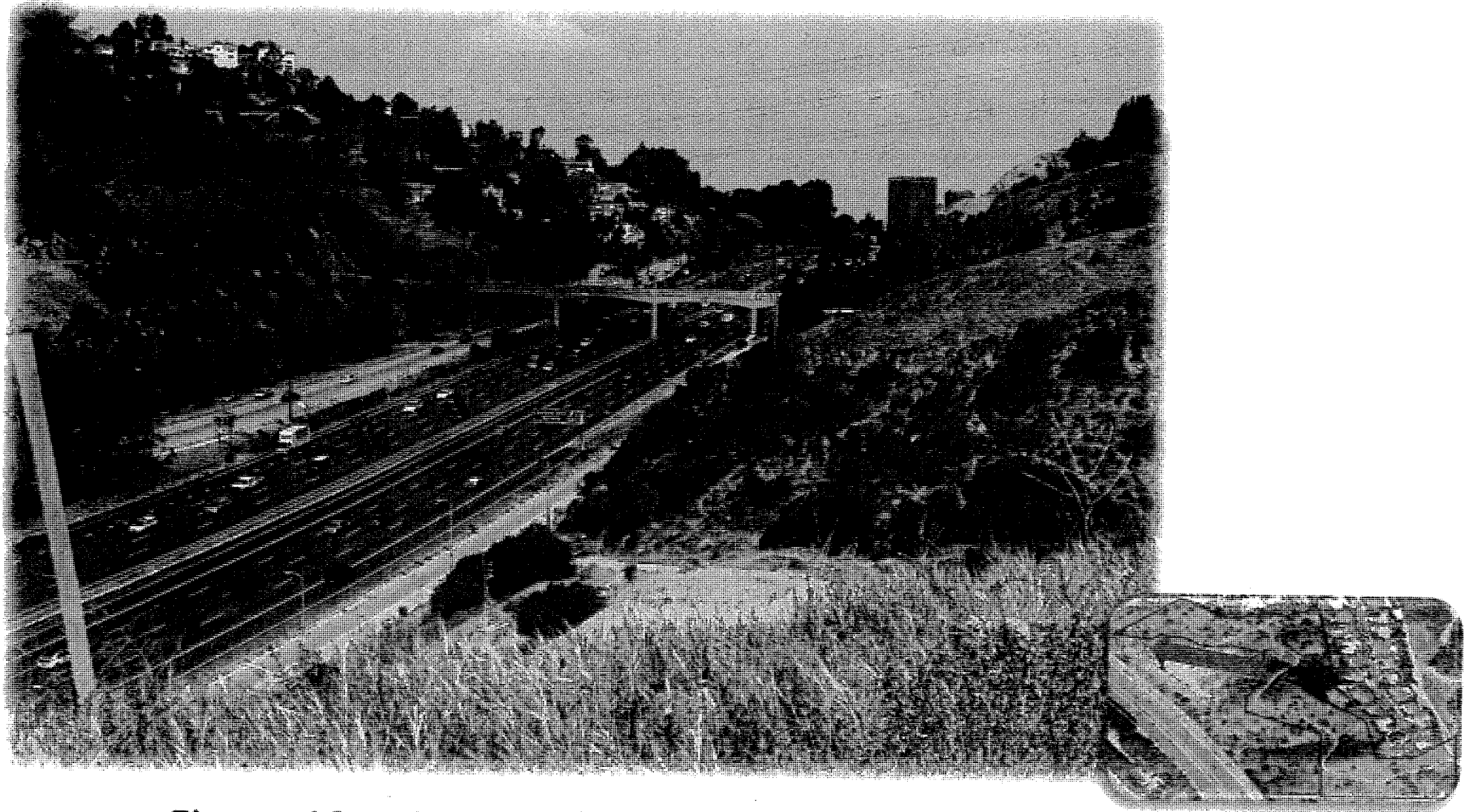
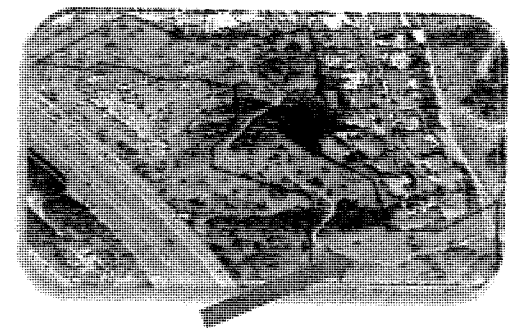


Figure 18: View southwest of subject site.

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the City of Los Angeles



Figure 19: View north of subject site.



Subject Site to be Donated
as Open Space to
the City of Los Angeles

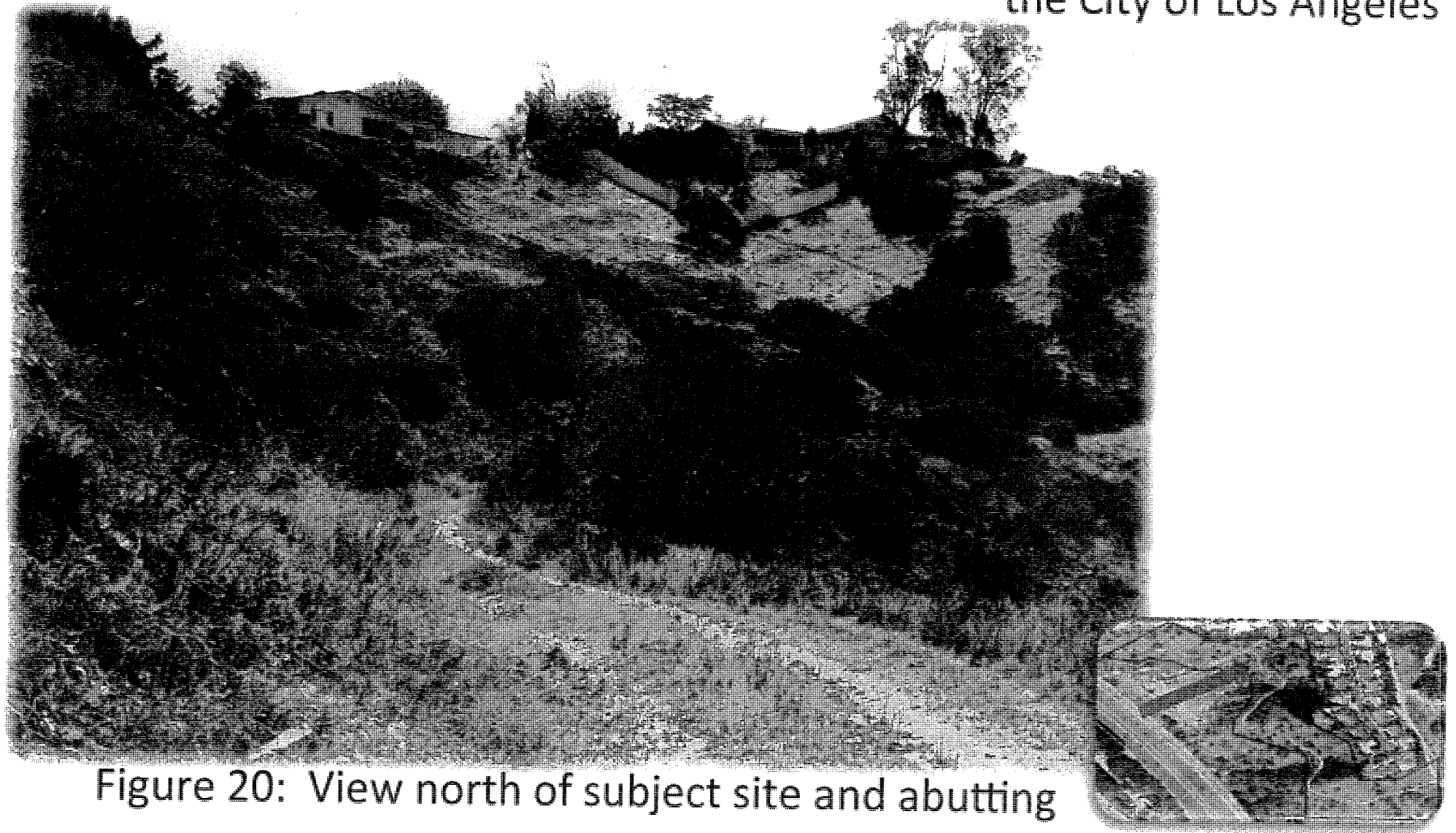


Figure 20: View north of subject site and abutting property.

Subject Site to be Donated
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the City of Los Angeles

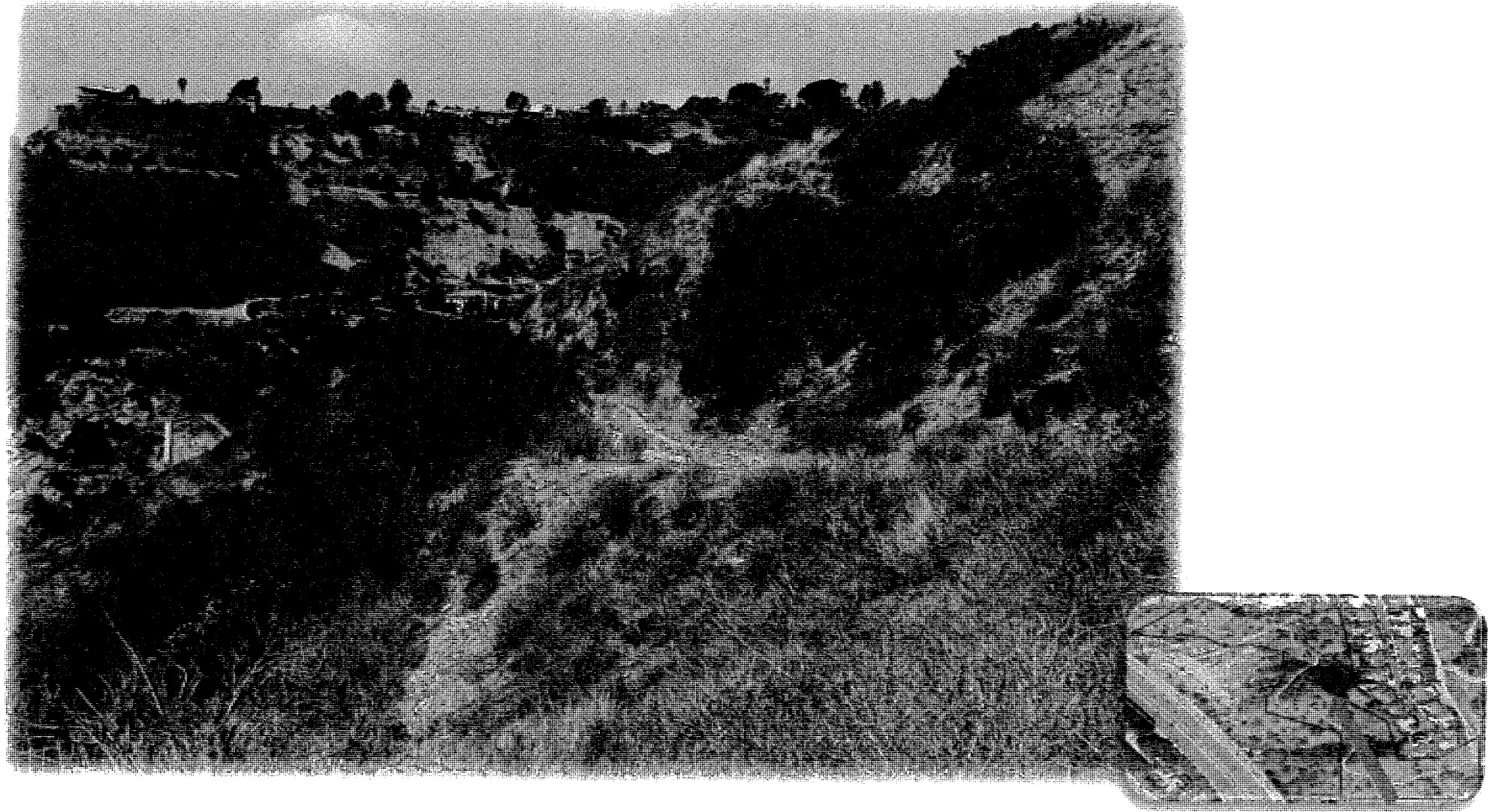


Figure 21: View northwest of subject site.

Subject Site to be Donated
as Open Space to
the City of Los Angeles

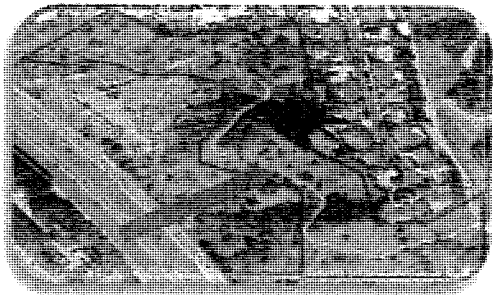


Figure 22: View north of subject site.

Subject Site to be Donated
as Open Space to
the City of Los Angeles

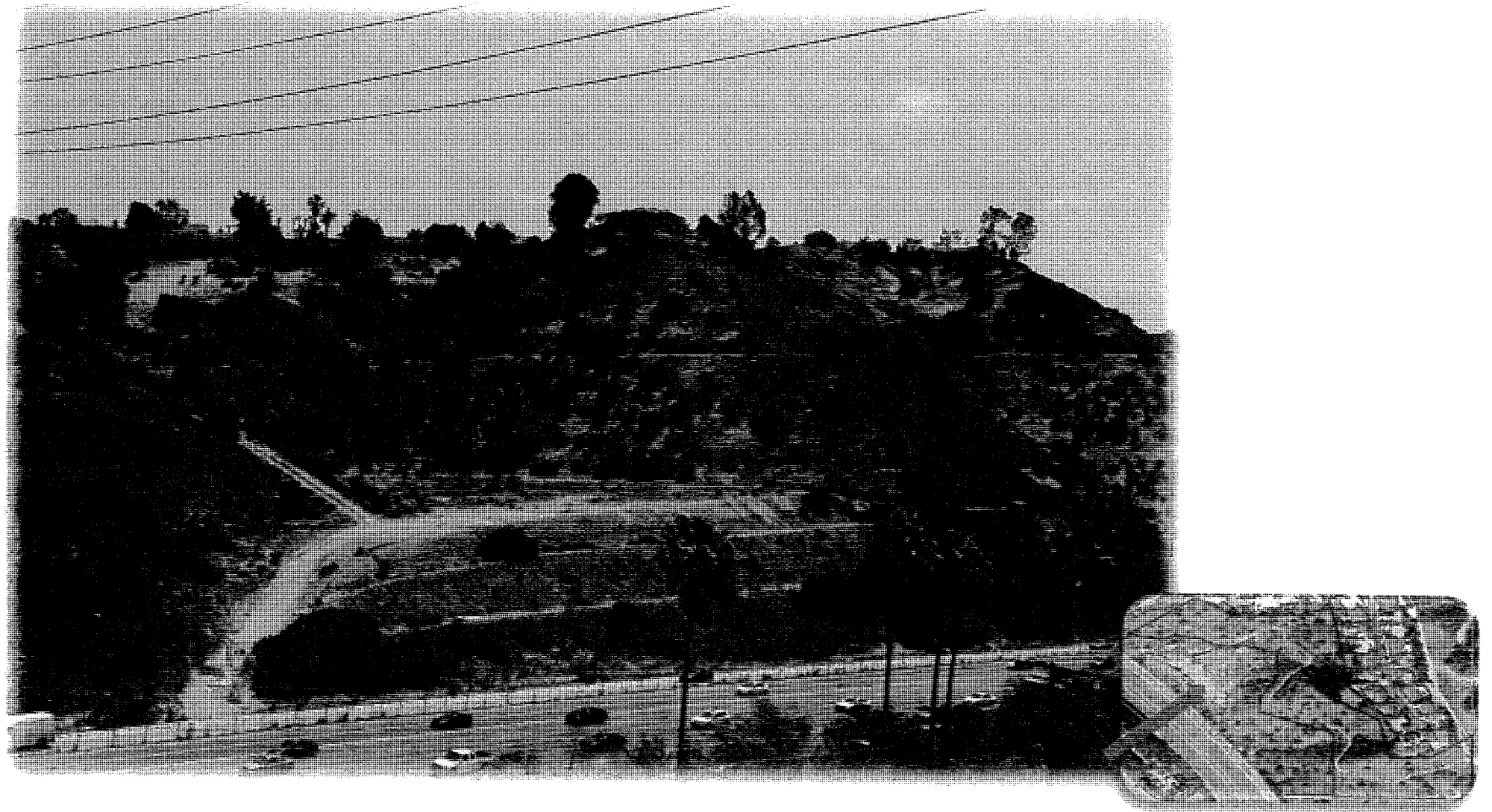


Figure 23: View of subject site and abutting properties.

Subject Site to be Donated
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the City of Los Angeles

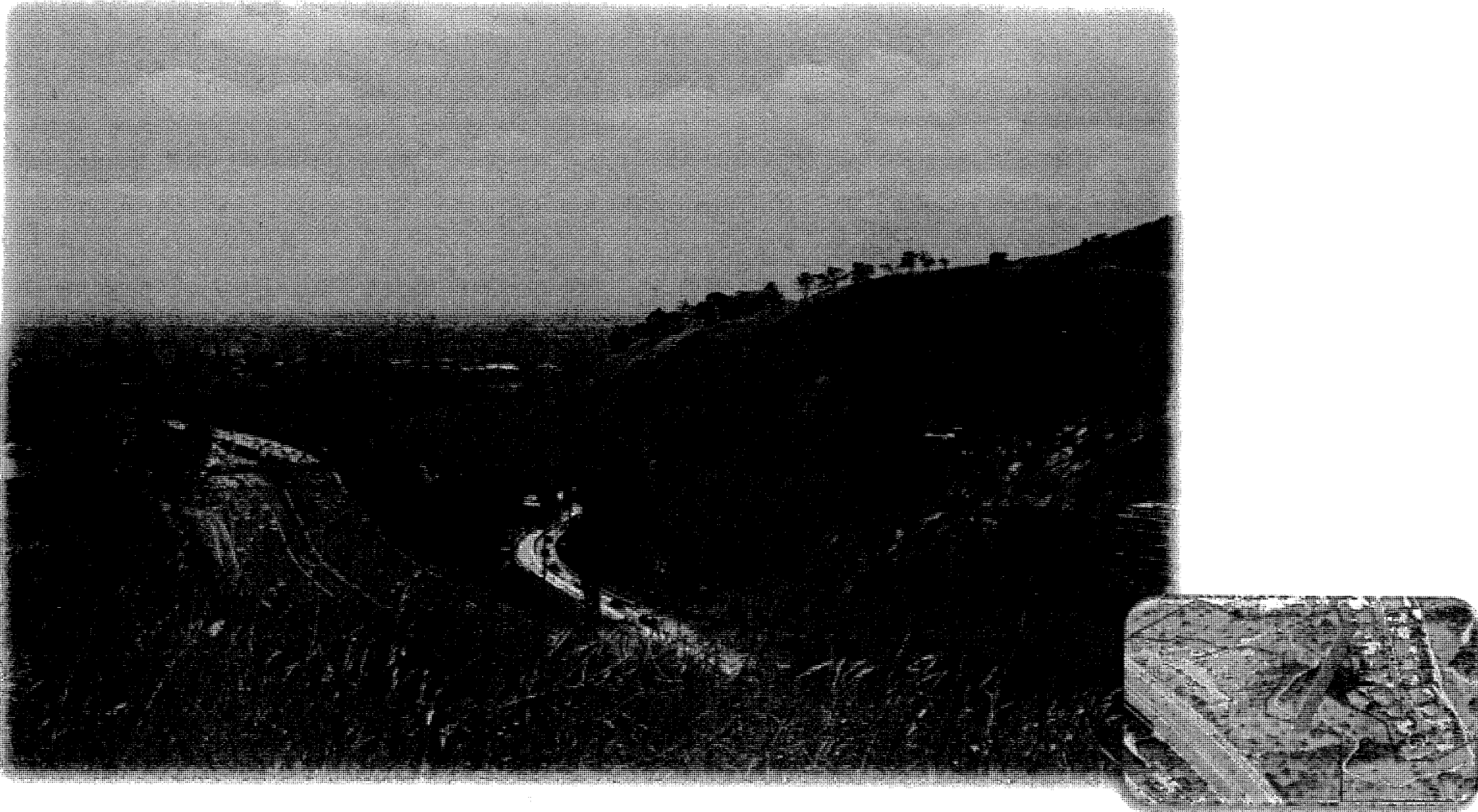


Figure 24: View southeast of subject site.

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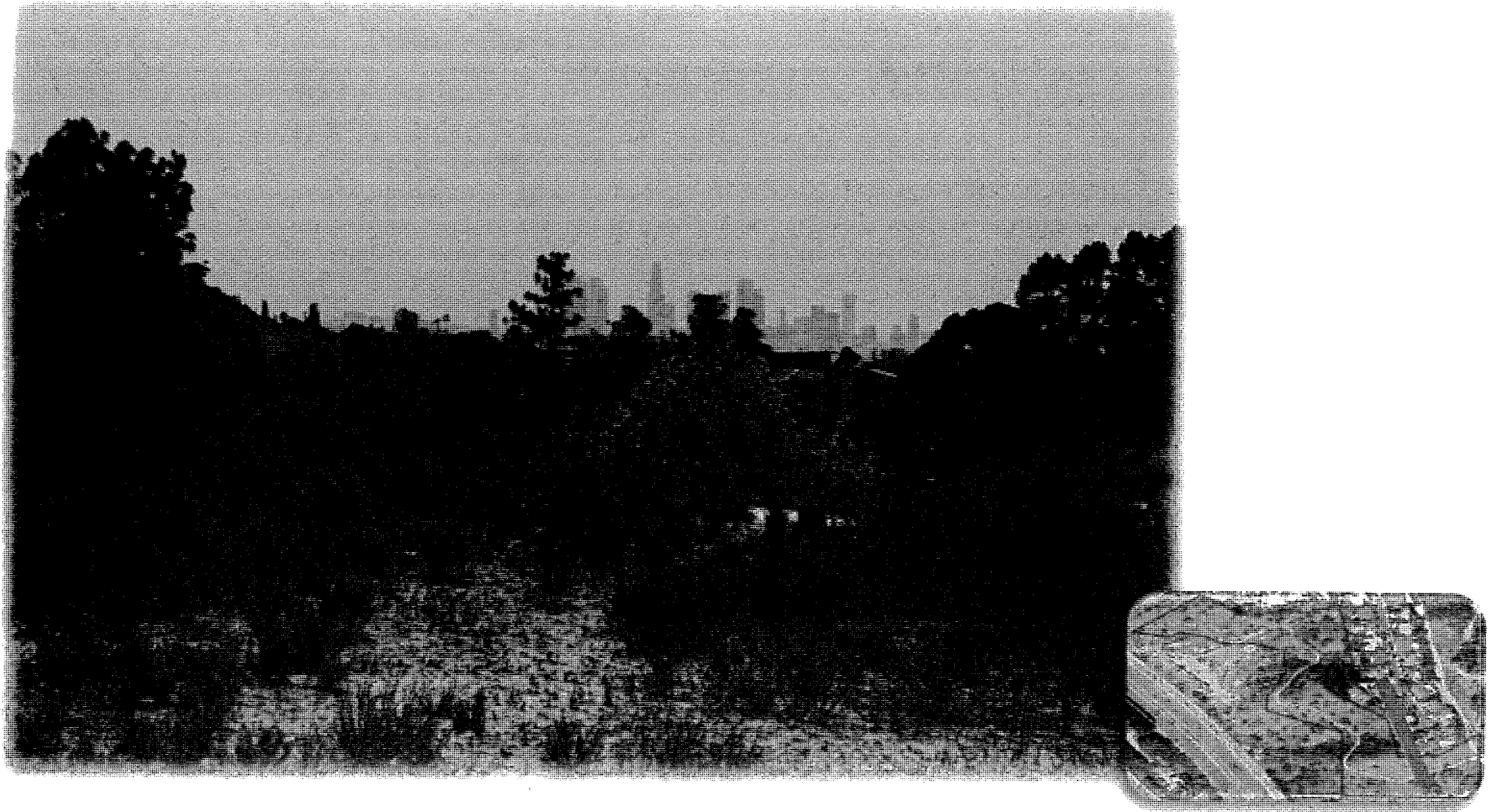


Figure 25: View southeast of subject site.

Subject Site to be Donated
as Open Space to
the City of Los Angeles

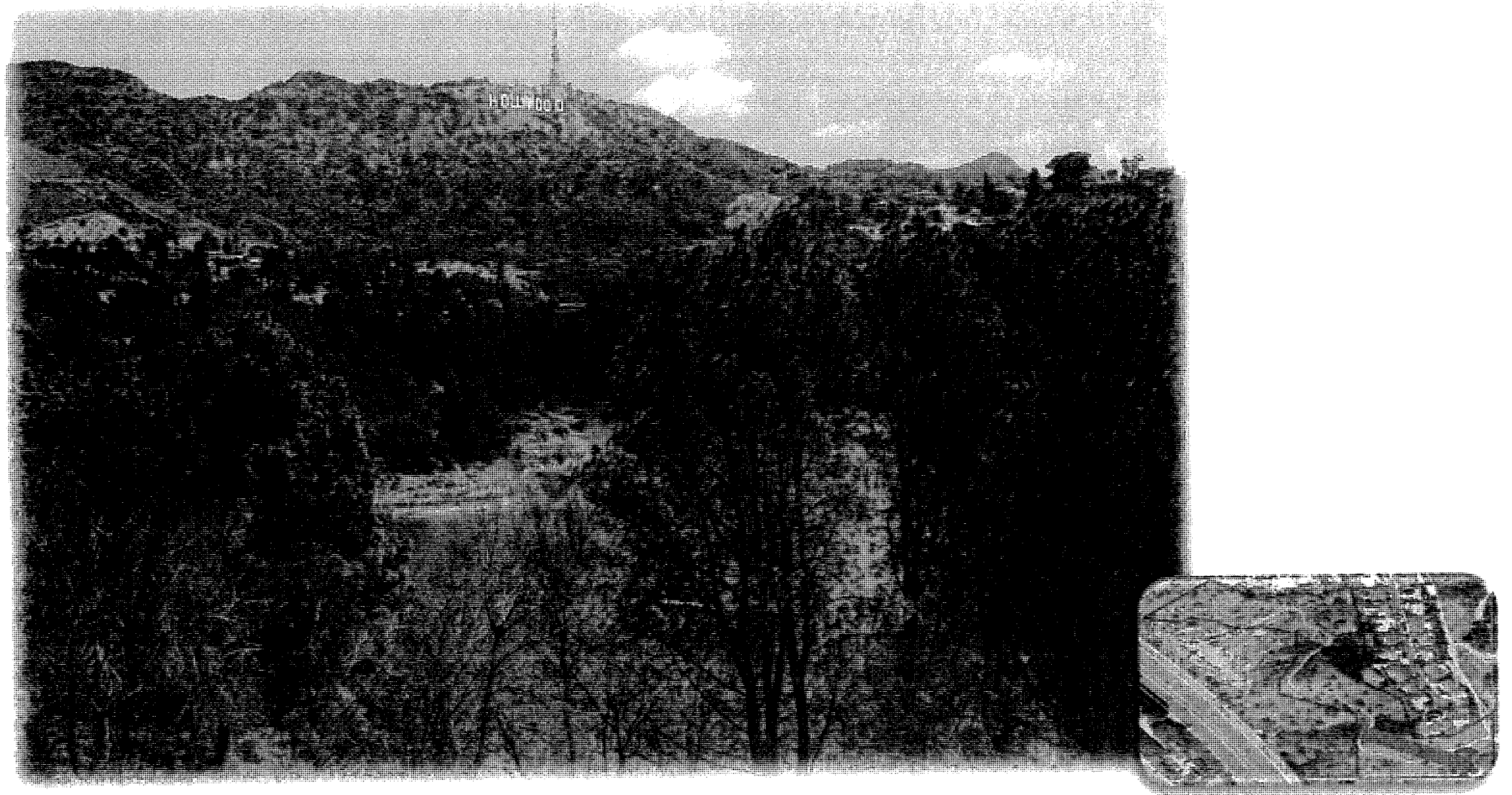
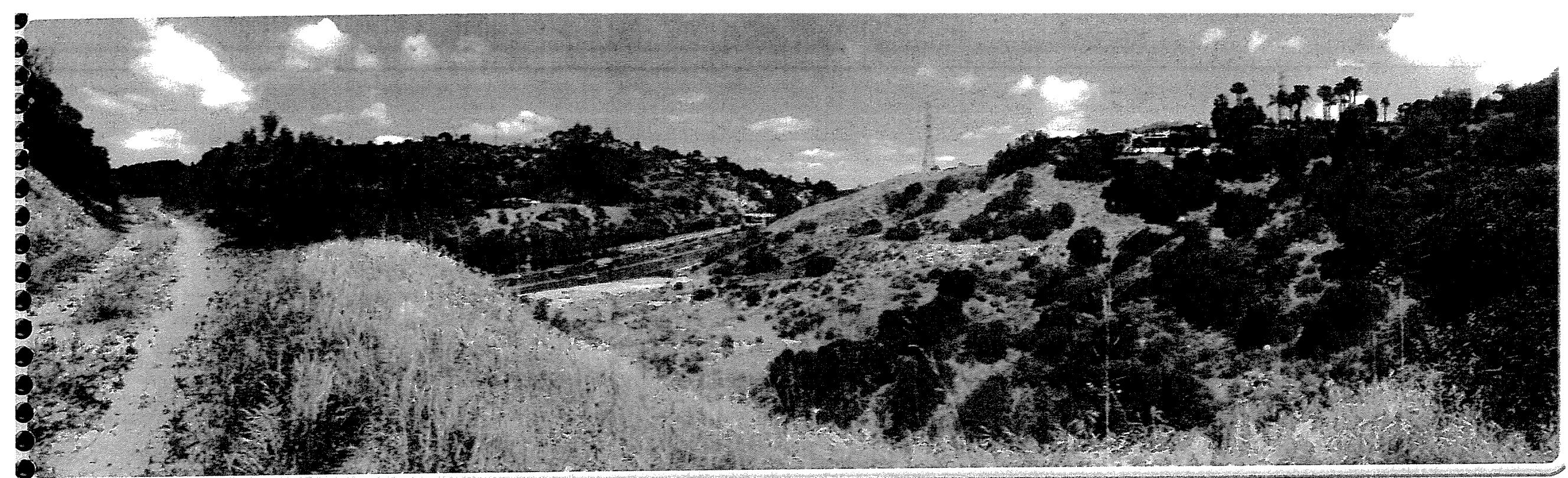
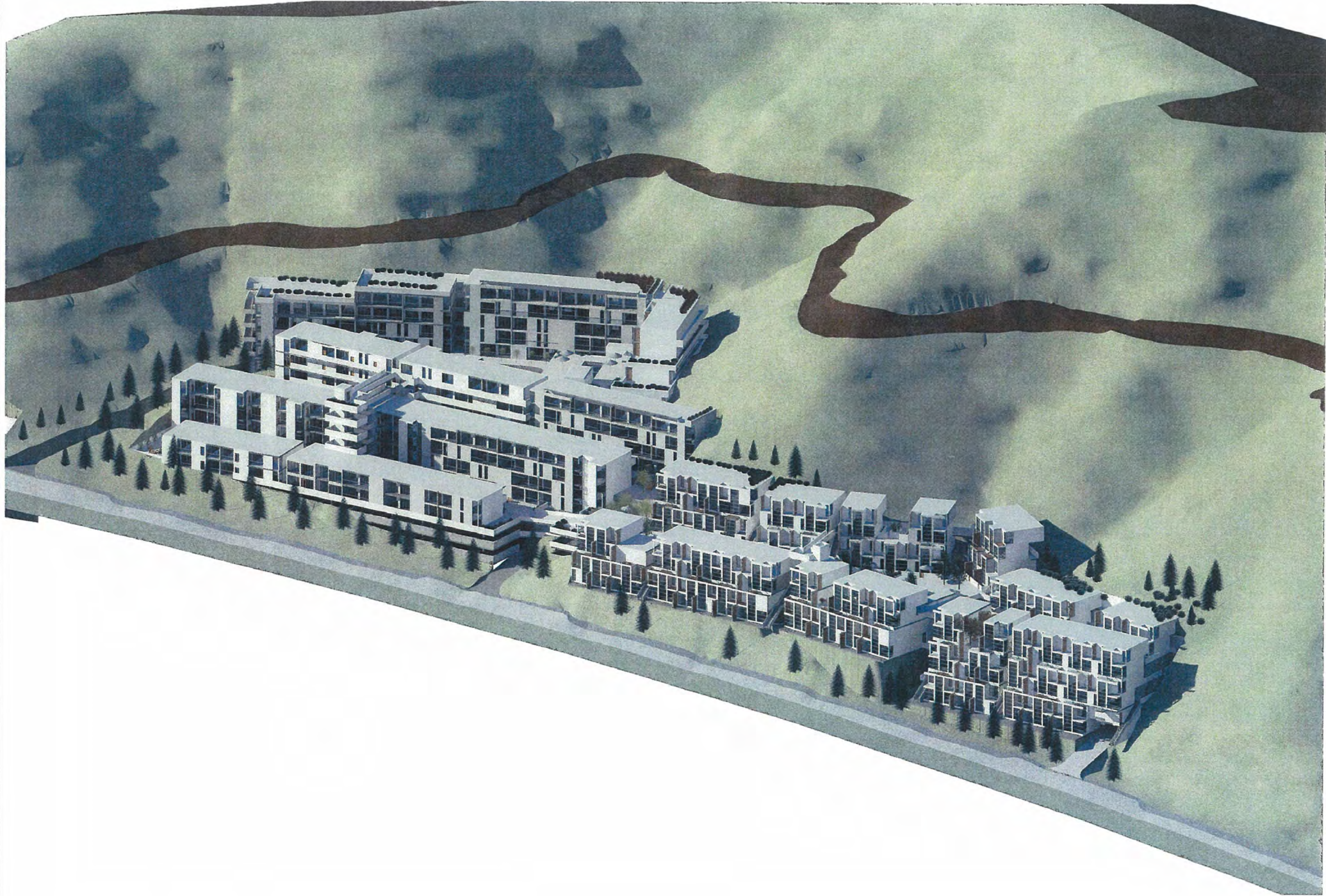


Figure 26: View northeast of subject site.



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2864 Cahuenga

2864 CAHUENGA BLVD. LOS ANGELES, CA 90068

PERSPECTIVE

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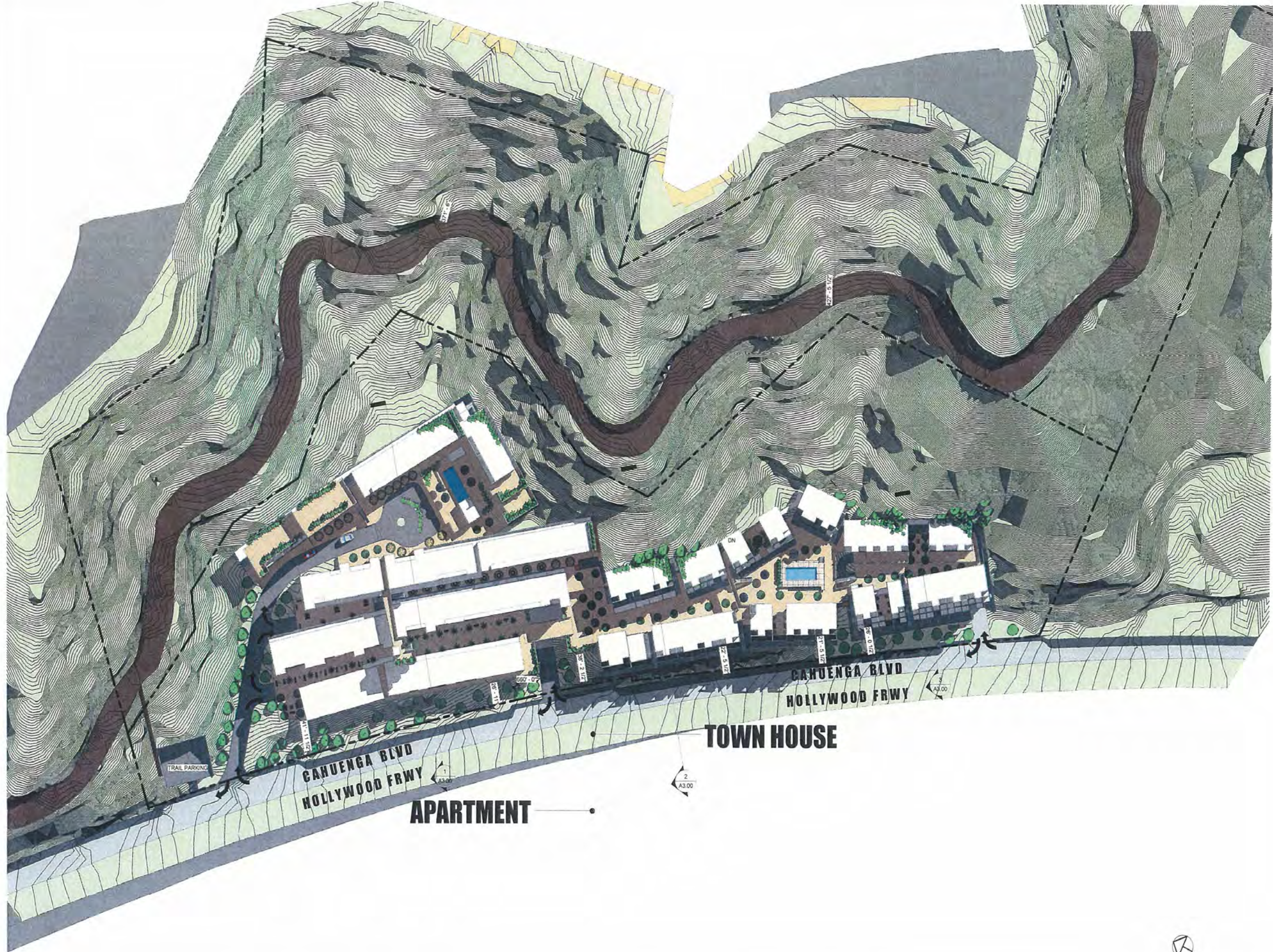
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PROJECT STATUS:
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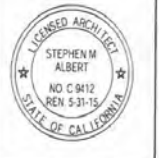
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 SITE PLAN

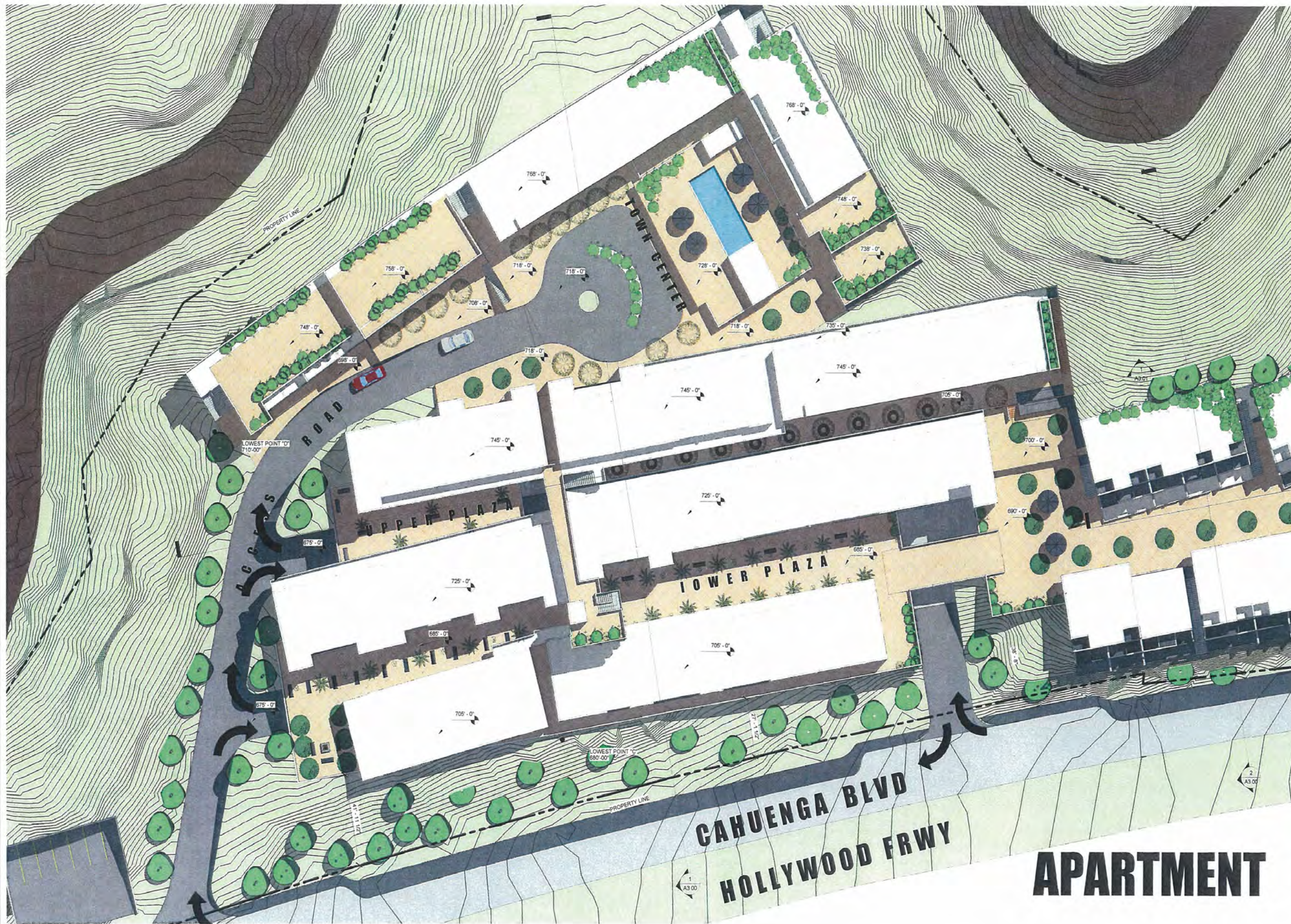
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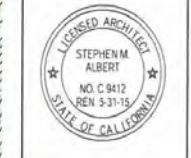
SITE PLAN

scale 1" = 50'-0"



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15110
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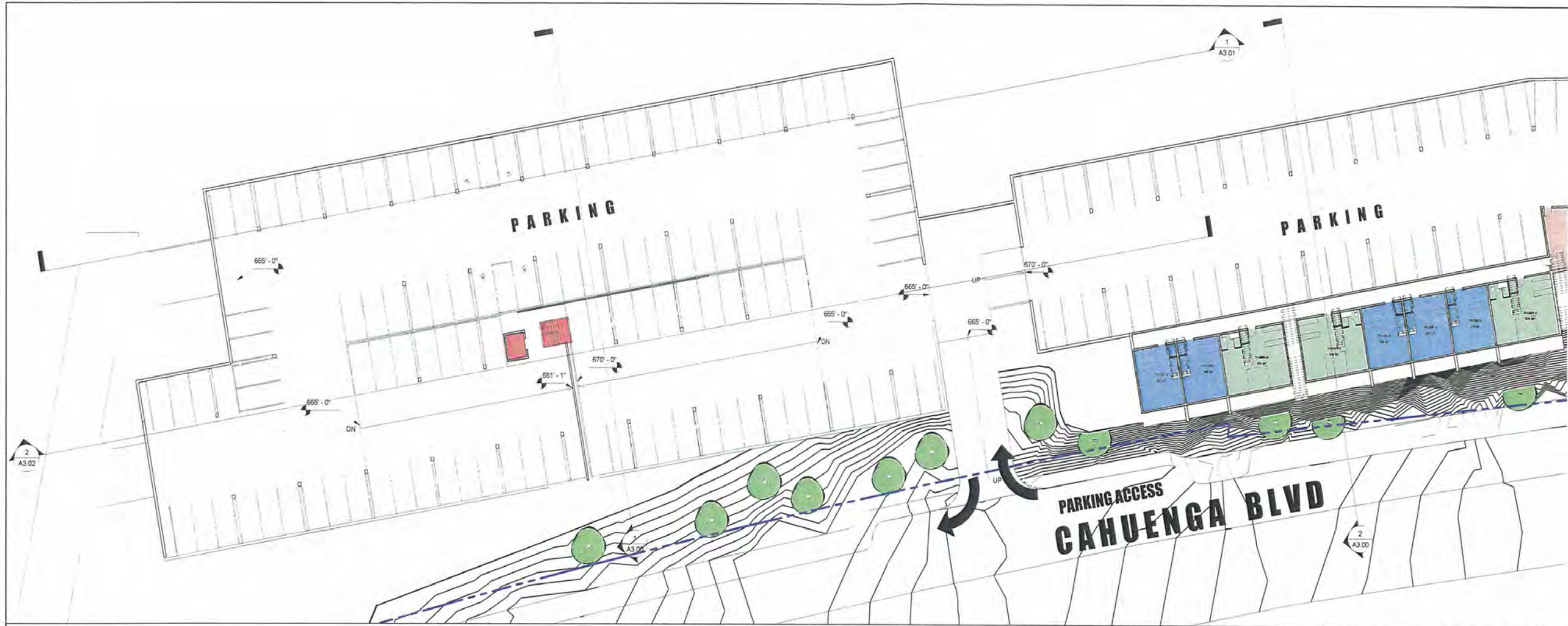
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APARTMENT

APARTMENT SITE PLAN scale 1" = 20'-0"

A2.APO



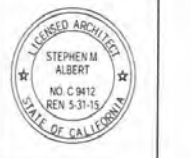
FLOOR PLAN 665-670 scale 1" = 20'-0"



APARTMENT SECTION
FLOOR PLAN 675-680 scale 1" = 20'-0"

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APARTMENT FLOOR PLAN 665/675-675/680

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- UNIT Legend**
- A-1BR-TYPE "A"
 - A-2BR-TYPE "A"
 - A-2BR-TYPE "B"
 - COMMUNITY ROOM
 - TH-1BR-A
 - TH-2BR-A

APARTMENT SECTION
 FLOOR PLAN 685-690 scale 1" = 20'-0" **A2.AP2**

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 APARTMENT FLOOR PLAN 685/690

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UNIT Legend

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- A-2BR-TYPE "B"
- COMMUNITY ROOM
- TH-1BR-B
- TH-2BR-B

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 APARTMENT FLOOR PLAN 695/700

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APARTMENT SECTION
 FLOOR PLAN 695-700 scale 1" = 20'-0"

A2.AP3



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1
A3.02

2
A3.00

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 APARTMENT FLOOR PLAN 705

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PROJECT NUMBER:
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APARTMENT SECTION
 FLOOR PLAN 695-700 scale 1" = 20'-0" **A2.AP4**



- UNIT Legend**
- A-1BR-TYPE "A"
 - A-2BR-TYPE "A"
 - A-2BR-TYPE "B"
 - COMMUNITY ROOM
 - TH-1BR-B
 - TH-2BR-B
 - UTILITY & STORAGE

APARTMENT SECTION

FLOOR PLAN 715-720 scale 1" = 20'-0"

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APARTMENT FLOOR PLAN 715

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UNIT Legend

- A-1BR-TYPE "A"
- A-2BR-TYPE "A"
- A-2BR-TYPE "B"

APARTMENT SECTION

FLOOR PLAN 725-730 scale 1" = 20'-0"

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A2.AP6



- UNIT Legend
- A-1BR-TYPE "A"
 - A-2BR-TYPE "A"
 - A-2BR-TYPE "B"

APARTMENT SECTION
 FLOOR PLAN 735 scale 1" = 20'-0" **A2.AP7**

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 APARTMENT FLOOR PLAN 735

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PROJECT NUMBER:
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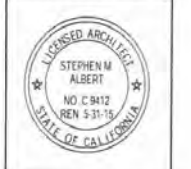


UNIT Legend
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APARTMENT SECTION
 FLOOR PLAN 745 scale 1" = 20'-0"

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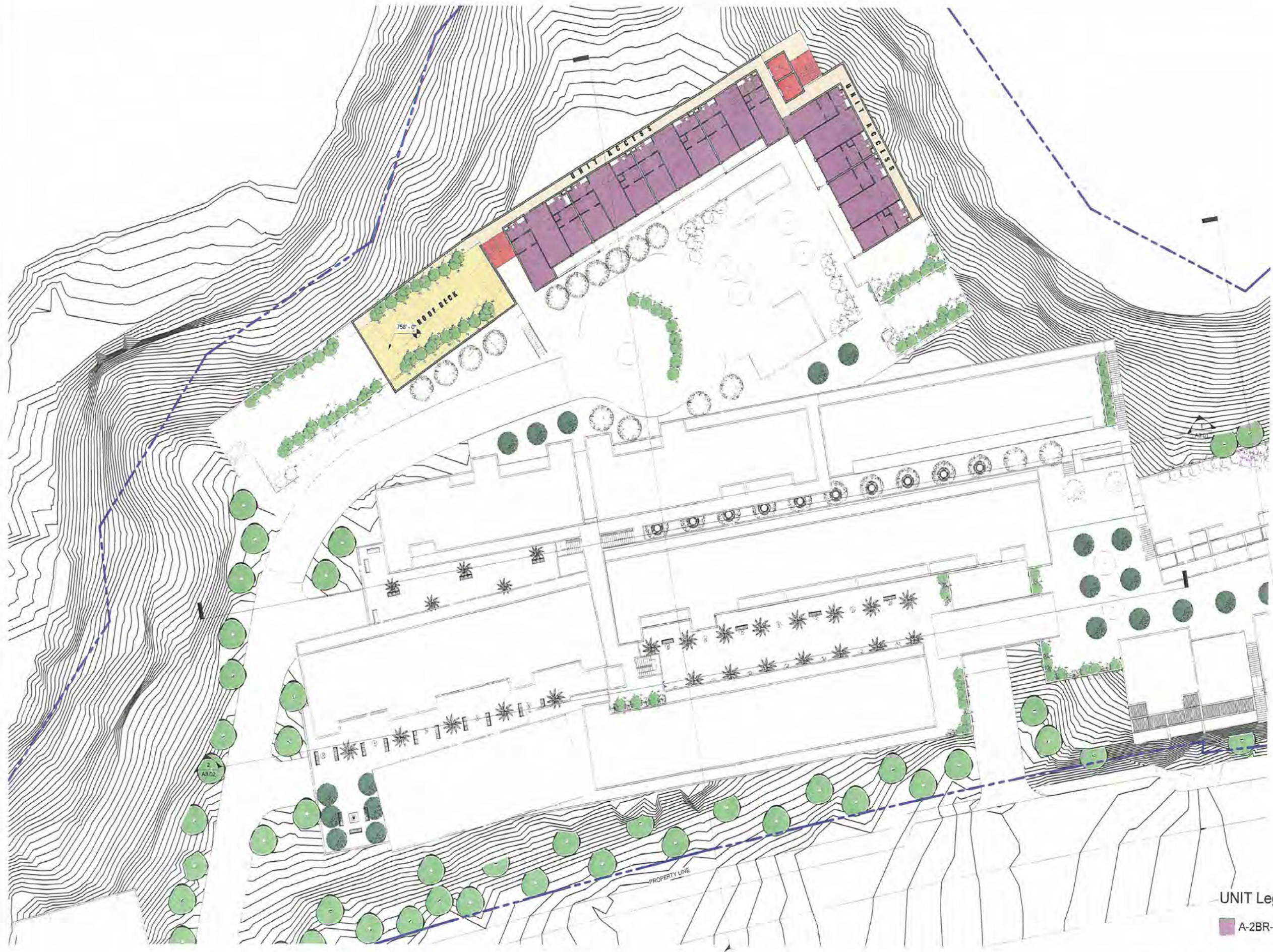


2864 CAHUENGA BLVD. LOS ANGELES, CA 90068
 APARTMENT FLOOR PLAN 745

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 APARTMENT FLOOR PLAN 745

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UNIT Legend
 A-2BR-TYPE "A"

APARTMENT SECTION
 FLOOR PLAN 755 scale 1" = 20'-0" **A2.AP9**

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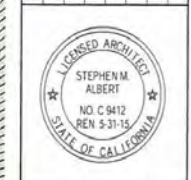
2864 Cahuenga
 2864 CAHUENGA BLVD. LOS ANGELES, CA 90068
 APARTMENT FLOOR PLAN 755

the albert
group architects



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CONCEPT DESIGN

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SHEET NUMBER:

2864 Cahuenga
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TOWNHOUSE SITE PLAN

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PROJECT NUMBER:
15110

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PROJECT STATUS:
CONCEPT DESIGN

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6/26/15

SHEET NUMBER:

A2.TH0

TOWNHOUSE

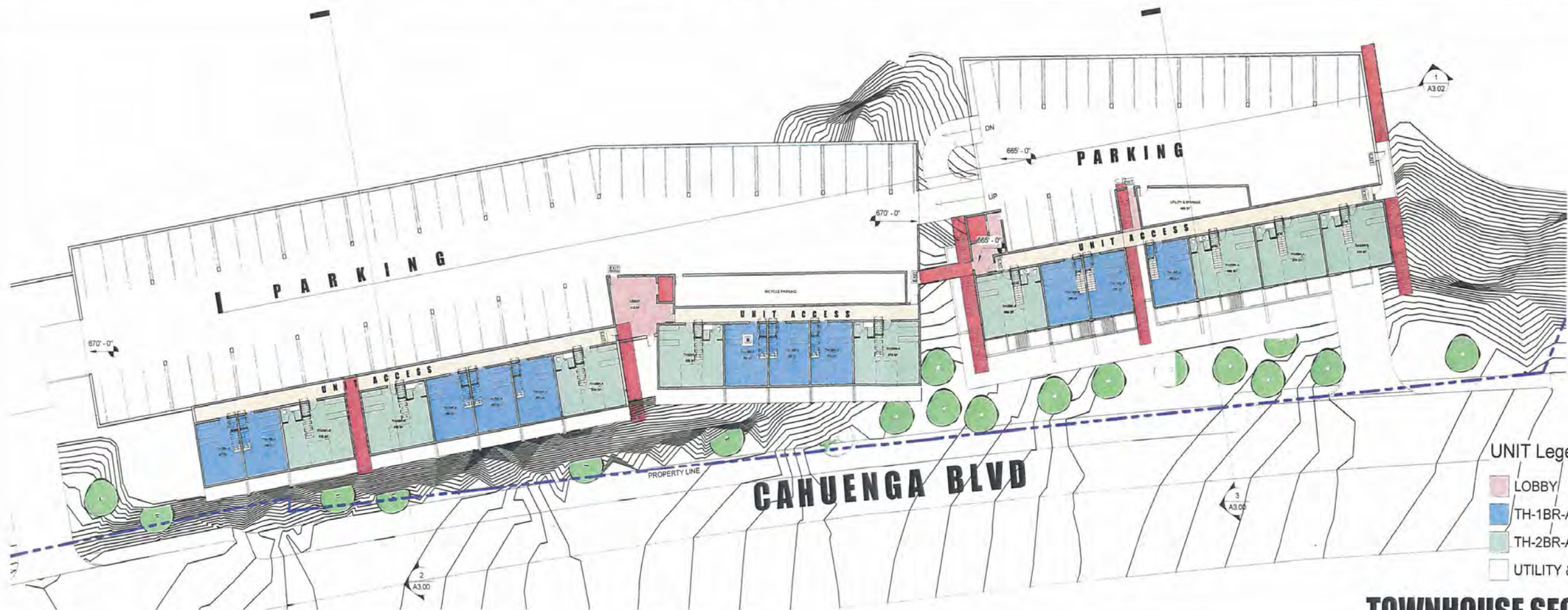
TOWNHOUSE SITE PLAN scale 1" = 20'-0"



FLOOR PLAN 655 scale 1" = 20'-0"



FLOOR PLAN 645 scale 1" = 20'-0"



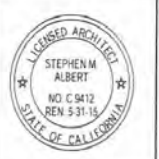
TOWNHOUSE SECTION

FLOOR PLAN 665 scale 1" = 20'-0"

- UNIT Legend
- LOBBY
 - TH-1BR-A
 - TH-2BR-A
 - UTILITY & STORAGE

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 FLOOR PLAN 645-655-665/670

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PROJECT NUMBER:
15110
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 PROJECT STATUS:
CONCEPT DESIGN
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 SHEET NUMBER:
A2.TH1



FLOOR PLAN 675-680 scale 1" = 20'-0"



UNIT Legend

- A-1BR-TYPE "A"
- A-2BR-TYPE "A"
- COMMUNITY ROOM
- TH-1BR-A
- TH-2BR-A

TOWNHOUSE SECTION

FLOOR PLAN 685-690 scale 1" = 20'-0"

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 FLOOR PLAN 675/685-685/690

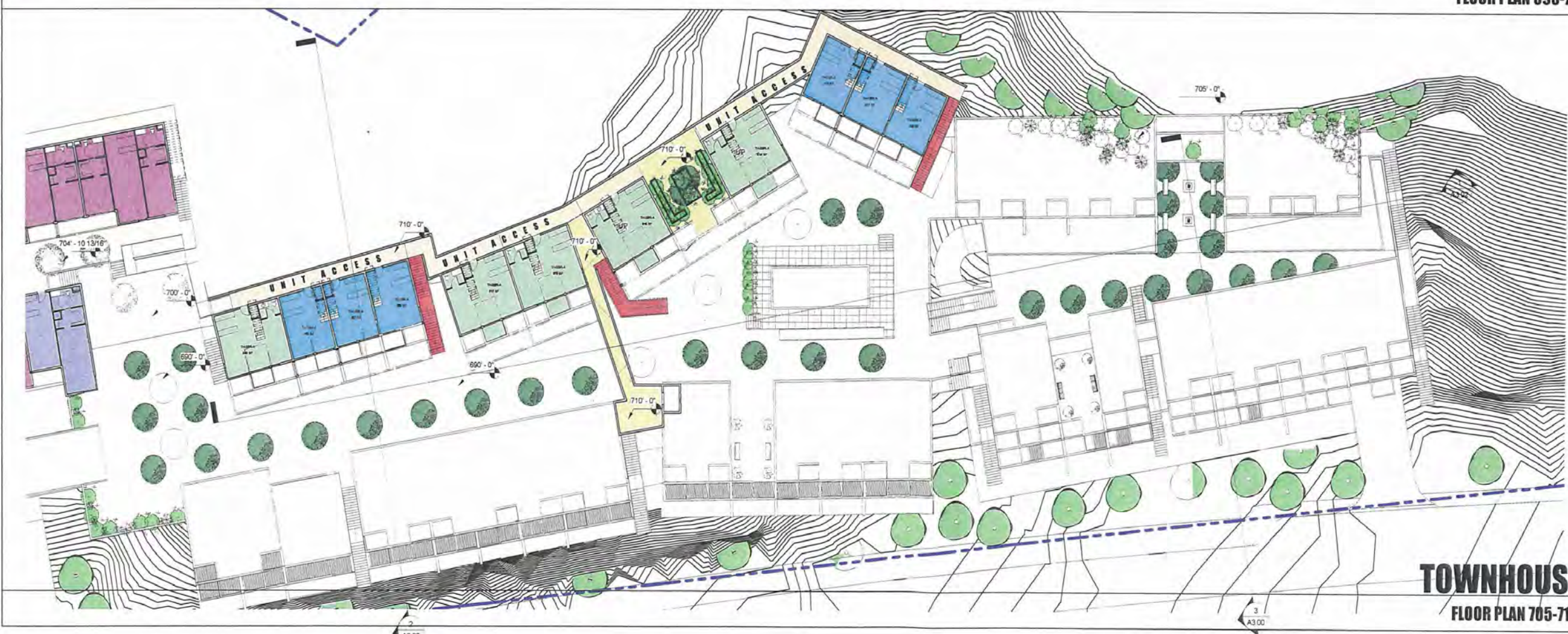
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PROJECT STATUS	CONCEPT DESIGN
ISSUE DATE	6/26/15
SHEET NUMBER	A2.TH2



- UNIT Legend**
- A-1BR-TYPE "A"
 - A-2BR-TYPE "A"
 - TH-1BR-B
 - TH-2BR-B

FLOOR PLAN 695-700 scale 1" = 20'-0"



TOWNHOUSE SECTION
FLOOR PLAN 705-710 scale 1" = 20'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS, REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY OTHER WORK FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS OR ANY PART THEREOF SHALL BE AT THE SOLE RISK OF THE USER AND CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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 FLOOR PLAN 695/705/705/710

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PROJECT STATUS:	CONCEPT DESIGN
ISSUE DATE:	6/26/15
SHEET NUMBER:	A2.TH3



UNIT Legend

- A-1BR-TYPE "A"
- A-2BR-TYPE "A"
- TH-1BR-B
- TH-2BR-B

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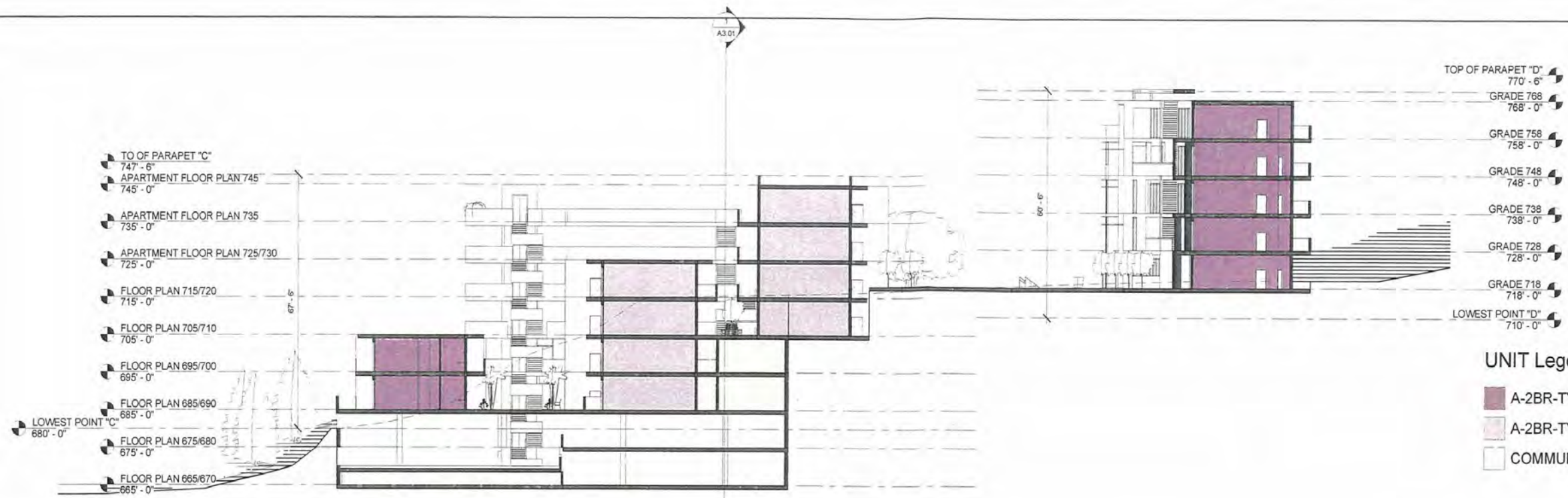
ISSUE DATE:
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SHEET NUMBER:

TOWNHOUSE SECTION

FLOOR PLAN 715-720 scale 1" = 20'-0"

A2.TH4



- UNIT Legend**
- A-2BR-TYPE "A"
 - A-2BR-TYPE "B"
 - COMMUNITY ROOM

SECTION 1 scale 1" = 16'-0"



- UNIT Legend**
- TH-1BR-A
 - TH-1BR-B
 - TH-2BR-A
 - TH-2BR-B
 - UTILITY & STORAGE

SECTION 2 scale 1" = 16'-0"



- UNIT Legend**
- TH-1BR-A
 - TH-1BR-B
 - TH-2BR-A
 - TH-2BR-B
 - UTILITY & STORAGE

SECTION 3 scale 1" = 16'-0"

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PROJECT NUMBER
 15110

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PROJECT STATUS
 CONCEPT DESIGN

ISSUE DATE
 6/26/15

SHEET NUMBER
 A3.00



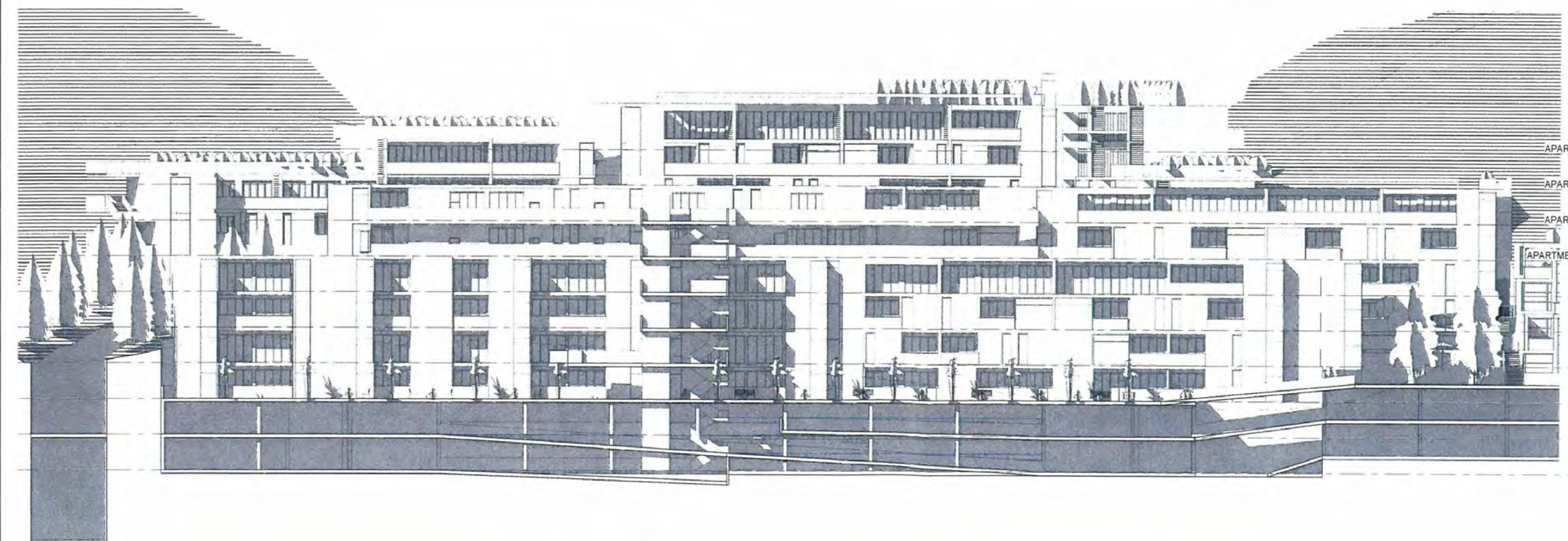
- FLOOR PLAN 705/710
705' - 0"
- FLOOR PLAN 695/700
695' - 0"
- FLOOR PLAN 685/690
685' - 0"
- FLOOR PLAN 675/680
675' - 0"
- FLOOR PLAN 665/670
665' - 0"
- FLOOR PLAN 655
655' - 0"
- FLOOR PLAN 645
645' - 0"

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DATE	REVISIONS



SECTION 1 scale 1" = 16'-0"



- APARTMENT FLOOR PLAN 755
755' - 0"
- APARTMENT FLOOR PLAN 745
745' - 0"
- APARTMENT FLOOR PLAN 735
735' - 0"
- APARTMENT FLOOR PLAN 725/730
725' - 0"
- FLOOR PLAN 715/720
715' - 0"
- FLOOR PLAN 705/710
705' - 0"
- FLOOR PLAN 695/700
695' - 0"
- FLOOR PLAN 685/690
685' - 0"
- FLOOR PLAN 675/680
675' - 0"
- FLOOR PLAN 665/670
665' - 0"

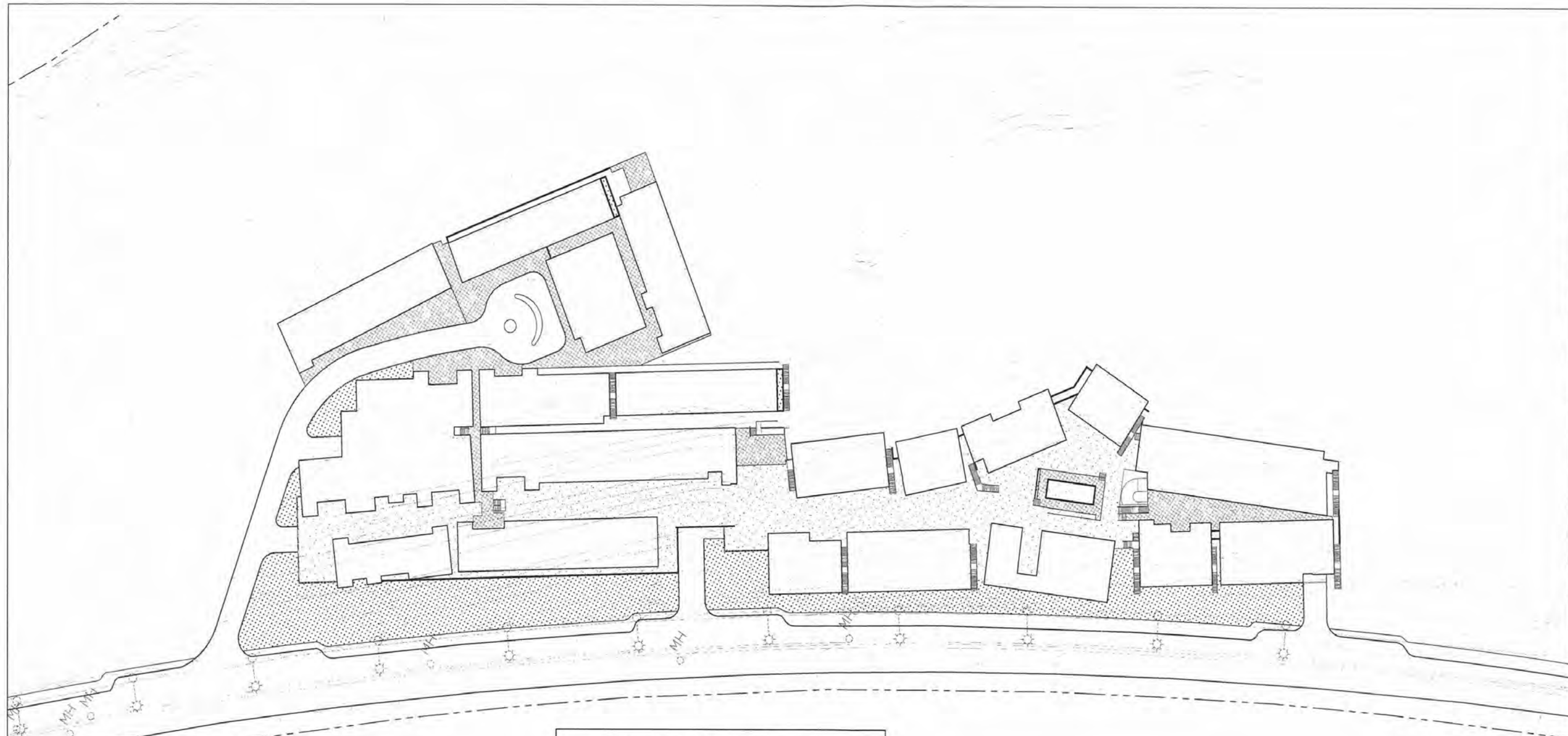
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PROJECT NUMBER: 15110
C U P NUMBER:
PROJECT STATUS: CONCEPT DESIGN
ISSUE DATE: 6/26/15
SHEET NUMBER:

SECTION 2 scale 1" = 16'-0"

A3.02



ESTIMATED EARTHWORK QUANTITY

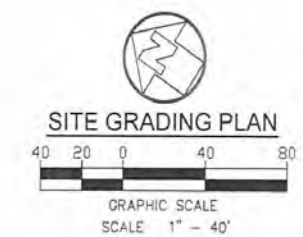
ESTIMATED CUT = 190,065 C.Y.
 ESTIMATED FILL = 8,120 C.Y.

NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE FOR REFERENCE ONLY TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES IN SURVEY. THE ESTIMATED EARTHWORK DOES NOT CONSIDER THE THICKNESS OF EACH PAVEMENT MATERIAL, FOUNDATION AND SLAB ON GRADE VOLUMES, THE REMOVAL OF ANY UNSUITABLE MATERIAL, AND THE REMOVAL OF EXISTING BASEMENTS, PITS, VAULTS, TOP SOIL OR VEGETATION.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE FACTORS DUE TO COMPACTION OR ANY OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK. VCA IS NOT RESPONSIBLE AND LIABLE FOR THE CONTRACTOR'S EARTHWORK CALCULATIONS.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ON-SITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ON-SITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.
6. THE ESTIMATED QUANTITIES WERE CALCULATED AND LIMITED ON ON-SITE AREA ONLY. SEE OFF-SITE IMPROVEMENT FOR SEPARATE EARTHWORK QUANTITY CALCULATIONS.
7. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT ALL OTHER REQUIREMENTS THAT MAY BE REQUIRED IN ORDER TO CALCULATE THE CUT AND FILL QUANTITIES.
8. ESTIMATE PROVIDED IS PRELIMINARY BASED ON THE SCHEMATIC ARCHITECTURAL SITE PLAN.

SHEET NOTES:

1. FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS, SEE SHEETS C100.
2. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR OTHER SITE RELATIVE DIMENSIONS NOT SHOWN ON THIS DRAWING.
3. FOR FINAL GRADING PLAN NOTES, SEE SHEET C300.
4. FOR ELEVATION SHOWN ON THIS PLAN SUCH AS TOP OF GRATE, CLEAN OUT, MANHOLE COVER, TOP OF DRAINAGE GRATES, TOP OF RIM CONTRACTOR TO COORDINATE ELEVATION SHOWN ON UTILITY PLANS. REPORT/NOTIFY ENGINEER FOR ANY CONFLICT/DISCREPANCY IN ELEVATION PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE CPM OR IOR PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. CONTRACTOR SHALL VERIFY JOINING OF NEW IMPROVEMENT TO ADJACENT FEATURES, EXISTING/MATCH TO EXISTING FEATURES WITH SURVEY INFORMATION, CURRENT SITE CONDITION AND WITH THE DESIGN GRADE & ELEVATIONS AND SHALL REPORT ANY DISCREPANCIES TO THE CPM OR IOR PRIOR TO THE COMMENCEMENT OF WORK.



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NO.	REVISIONS	DATE
	PLAN CHECK	10/01/13
	PLAN CHECK REVISED	01/10/14



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15110
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CONCEPT DESIGN
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6/5/15
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