

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.:	Existing Zone: [Q]R5-4D-O, C2-4D-O	District Map: 126A207
APC: Central	Community Plan: Central City	Council District: 14
Census Tract: 2079.00	APN: 5139-020-016, -022, -024	Staff Approval *
		Date

* Approval for Filing by Community Planning Staff, When Applicable

CASE No. _____

Application Type Vesting Tentative Tract Map No. 72702, Site Plan, Review, Conditional Use Permit for hotel in C2 Zone located within 500 feet of R Zone, Conditional Use Permit for live entertainment, Variance for outdoor dining above the ground floor, Variance for reduced on-site trees, Variance for off-site residential parking

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

1. PROJECT LOCATION AND SIZE

Street Address of Project 1114-1154 S. Grand Avenue, 309-321 W. 12th Street, 1147-1155 S. Olive Street Zip Code 90015
Legal Description: FR 1-2, 12-18, PT 11 Block 78 Tract: Ord's Survey
Lot Dimensions Irregular Lot Area (sq. ft.) 100,867 (Gross) s.f. Total Project Size (sq. ft.) 509,130

2. PROJECT DESCRIPTION

Describe what is to be done: New construction of a 41-story mixed-use development with 461 residential condominium units and approximately 8,700 square feet of ground floor commercial uses, and a 12-story hotel with 300 rooms, including 8,610 square feet of commercial uses.

Present Use: Surface parking lots Proposed Use: Mixed-use project with residences, retail, and hotel

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

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition	
<input checked="" 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 type="checkbox"/> Height	<input type="checkbox"/> Side Yard

No. of residential units: Existing 0 To be demolished: 0 Adding: 461 Total: 461

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: N/A Code Section which authorizes relief: 17.01
Vesting Tentative Tract Map No. 72702 for a 21 lot airspace subdivision and haul route approval application

Code Section from which relief is requested: N/A Code Section which authorizes relief: 16.05
Site Plan Review

Code Section from which relief is requested: N/A Code Section which authorizes relief: 12.24 W.24
Conditional Use Permit for hotel in the C2 Zone located within 500 feet of R Zone.

Code Section from which relief is requested: N/A Code Section which authorizes relief: 12.24 W.18.a
Conditional Use Permit to allow live entertainment

Code Section from which relief is requested: 12.14 A(10) Code Section which authorizes relief: 12.27
Zone Variance to allow outdoor dining in locations other than the ground floor in the C2 Zone.

Code Section from which relief is requested: 12.21 A.4(g) Code Section which authorizes relief: 12.27

Zone Variance to allow off-site parking for for 75 residential dwelling units.

Code Section from which relief is requested: 12.21 G.2(a)(3) Code Section which authorizes relief: 12.27

Zone Variance to provide less than one on-site tree per four residential dwelling unit (85 trees in lieu of 90 trees)

List related or pending case numbers relating to this site:

VTT-68359

ZA-2007-1438-ZV-SPR

4. OWNER/APPLICANT INFORMATION

Applicant's name: Mr. Mark Wareham Company: DTLA South Park Properties Propco II, LLC
Address: 304 S. Broadway, Suite 400 Telephone: (213) 542-4322 Fax: (213) 346-9040
Los Angeles, CA Zip: 90013 E-mail: markwareham@kellercms.com

Property Owner's Name (if different than applicant): Stephen Mack / DTLA South Park Properties Propco II, LLC
Address: 304 S. Broadway, Suite 400 Telephone: (213) 542-4322 Fax: (213) 346-9040
Los Angeles, CA Zip: 90013 E-mail: smack@mackurban.com

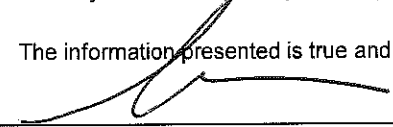
Property Owner's Name (if different than applicant): Olive/Hill Street Partners, LLC
Address: 17901 Von Karman Ave, Suite 950 Telephone: _____ Fax: _____
Irvine, CA Zip: 92614 E-mail: _____

Contact person for project information: Mr. Joel B. Miller Company: Psomas
Address: 555 S. Flower Street, Suite 4300 Telephone: (213) 223-1440 Fax: (213) 223-1444
Los Angeles, CA Zip: 90071 E-mail: jmiller@psomas.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature:  Print: Stephen Mack

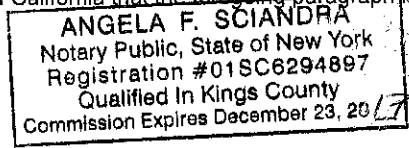
ALL-PURPOSE ACKNOWLEDGEMENT

State Of ~~California~~ New York
County of New York
On 11th Day of February 2014 before me, Angela F. Sciandra
(Insert Name of Notary Public and Title)

personally appeared Stephen Mack, 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 hereby 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 Angela F. Sciandra (seal)



Receipt No.	Deemed Complete by [Project Planner]	Date
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CP-7771 (04/20/2011)

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: _____ Print: _____

ALL-PURPOSE ACKNOWLEDGEMENT

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

WITNESS my hand and official seal.

Signature _____ (seal)

6. ADDITIONAL INFORMATION/FINDINGS

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

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

Planning Staff Use Only

Base Fee	Reviewed and Accepted by [Project Planner]	Date
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