

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No. 2015-2026-EP ZA Case No. CPC 2015-2025 CPC Case No. _____
Council District No.: 13 Community Plan Area: Hollywood
PROJECT ADDRESS: 1540-52 Highland Ave; 6700-60 and 6663-75 Selma Ave; 1543-53 and 1542-46 McCadden Pl; 1501-73, 1500-70, and 1600-08 Las Palmas Ave; 6665-6713 1/2 Sunset Blvd
Major Cross Streets: Highland Ave; Sunset Blvd
Name of Applicant: Crossroads Associates, LLC
Address: 6363 Wilshire Blvd, Ste 600, Los Angeles CA 90048
Telephone No.: 323-658-1511 Fax No.: _____ E-mail: mannotti@msn.com

OWNER

Name: Cross Roads Properties LLC

Address: 6671 Sunset Blvd, Ste 1575, LA CA 90028

Telephone No: _____

Signature: 

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Kyndra Casper, Liner LLP
(Contact Person)

Address: 633 W 5th Str, 32nd Flr, LA CA 90071

Telephone No: 213-694-3141

Signature: 
(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: _____

DATE: _____

ENVIRONMENTAL ASSESSMENT
APPROVED BY: _____

DATE: _____

RECEIPT NO.: _____

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:

See Attachment A for Project Description. Entitlements requested: Zone Change/Height District Change, Site Plan Review, Master Conditional Use, Conditional Use, Zone Variance, Reduced Parking

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:

II. Existing Conditions:

- A. Project Site Area 303,443.5 square feet
Net and _____ Gross Acres 6.96 acres
- B. Existing Zoning C4-2D-SN; C4-2D
- C. Existing Use of Land Mixed: office / commercial / residential
Existing General Plan Designation Regional Center Commercial
- D. Requested General Plan Designation same
- E. Number _____ type _____ and age ± _____ 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: TBD and average rent: TBD
Is there any similar housing at this price range available in the area? If yes, where?

- F. Number TBD Trunk Diameter TBD and type TBD of existing trees.
- G. Number TBD Trunk Diameter TBD and type TBD of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
100% Less than 10% slope _____ 10–15% slope _____ over 15% slope _____
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)
_____ 0-500 cubic yards.
TBD if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported _____.

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 up to 760 _____ or Condominium up to 190 _____
- B. Number of Dwelling Units with:
One bedroom TBD _____ Two bedrooms TBD _____
Three bedrooms TBD _____ Four or more bedrooms TBD _____
- C. Total number of parking spaces provided TBD _____
- D. List recreational facilities of project Community room, landscaped podium and decks, common open space, gathering and seating areas, etc.
- E. Approximate price range of units \$ TBD _____ to \$ TBD _____
- F. Number of stories various _____, height various _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) TBD _____
Gas heated swimming pool? TBD _____
- H. Describe night lighting of the project TBD _____
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____
- J. Total Number of square feet of floor area TBD _____

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 Hotel; retail; restaurant; office _____
- B. Total number of square feet of floor area See attachment _____
- C. Number of units if hotel/motel up to 308 _____
- D. Number of stories various _____ height up to 402 _____ feet.
- E. Total number of parking spaces provided: TBD _____
- F. Hours of operation TBD _____ Days of operation TBD _____
- G. If fixed seats or beds involved, number TBD _____
- H. Describe night lighting of the project TBD _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift TBD _____
- J. Number of students/patients/patrons TBD _____
- K. Describe security provisions for project TBD _____
- 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 Crossroads of the World _____
- California Register of Historic Resources Crossroads of the World _____
- City of Los Angeles Cultural Historic Monument. Crossroads of the World _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) Crossroads of the World _____

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) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

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

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

VII. Selected Information:

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

* 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, MORTON LAKRETZ
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: Morton Lakretz
Owner
Cross Roads Properties LLC

Signed: _____
Agent

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

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

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

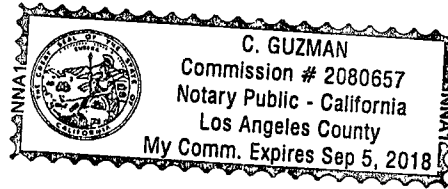
On May 20, 2015 before me, C. GUZMAN, NOTARY PUBLIC personally appeared
(Insert Name of Notary Public and Title)

Morton Lakretz, 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/hers/their authorized capacity(ies), and that by his/hers/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]
Signature (Seal)



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, MORTON LAKRETZ
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: *Morton Lakretz*
Owner

Signed: _____
Agent

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

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ALL-PURPOSE ACKNOWLEDGMENT

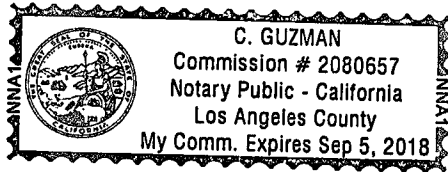
State of California
County of Los Angeles

On May 20, 2015 before me, C. Guzman, Notary Public personally appeared
(Insert Name of Notary Public and Title)
MORTON LAKRETZ, 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.

C. Guzman (Seal)
Signature



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, LINDA RUTTENHAVER
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: Linda Ruttenhaver
Owner

Signed: _____
Agent

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

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

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On May 20, 2015 before me, C. Guzman, Notary Public personally appeared
(Insert Name of Notary Public and Title)

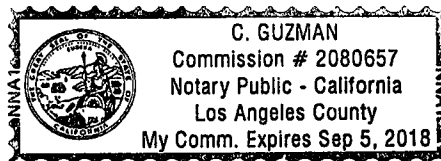
LINDA RUTTENHAVER, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity(~~ies~~), and that 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]
Signature

(Seal)



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, LINDA L. DUTTENHAVER
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: Linda L. Duttenhaver
Owner

Signed: _____
Agent

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

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State of California
County of Los Angeles

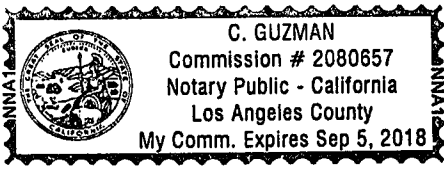
On May 20, 2015 before me, C. Guzman, Notary Public personally appeared
(Insert Name of Notary Public and Title)

Linda L. Duttenhaver, 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]
Signature (Seal)



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, LINDA LA KRETZ DUTTENHAVER
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: Linda La Kretz Duttenhaver
Owner
GRAY MARBLE FRONT LLC

Signed: _____
Agent

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

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State of California

County of Los Angeles

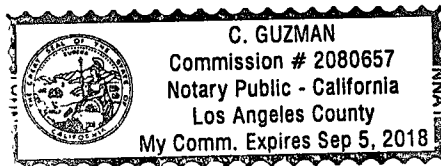
On May 20, 2015 before me, C. Guzman, Notary Public personally appeared
(Insert Name of Notary Public and Title)

LINDA LA KRETZ DUTTENHAVER, 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)



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, LINDA LA KRETZ RUTENHAVER
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: Linda La Kretz Rutenhaver
Owner
LINDY TRUST

Signed: _____
Agent

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

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ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

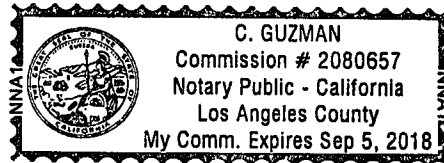
On May 20, 2015 before me, C. GUZMAN, NOTARY PUBLIC personally appeared
(Insert Name of Notary Public and Title)

LINDA LA KRETZ RUTENHAVER, 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)



APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, Margaret L. Blume
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: Margaret L Blume
Owner
MARGARET L BLUME TRUST

Signed: _____
Agent

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

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ALL-PURPOSE ACKNOWLEDGMENT

State of Florida
~~California~~

County of PALM BEACH

On 5/22/2015 before me, ROLANDE M RENAUD personally appeared
(Insert Name of Notary Public and Title)
Margaret L. Blume, 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. FDC

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.

Rolande M Renaud (Seal)
Signature

