

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

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

CASE NO. **CPC 2015-2025**

APPLICATION TYPE Height District Change; Site Plan Review; Master Conditional Use; Conditional Use; Variance  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 6701 W Sunset Blvd - see Attachment A for full list Zip Code 90028  
 Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_  
 Lot Dimensions irregular Lot Area (sq. ft.) 303,443.5 Total Project Size (sq. ft.) 1,424,391  
 \*See Plans for Legal Description

**2. PROJECT DESCRIPTION**

Describe what is to be done: Construction of a mixed-use office, hotel, commercial, and residential development to include up to approximately 950 new residential units, a 308 room hotel, 95,000 sf of office, and 185,000 sf of commercial uses in 8 structures at various heights. See Attachment A for more.

Present Use: Mixed: office/commercial/residential/retail Proposed Use: Mixed: office/hotel/commercial/residential

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:  Rear  Front  Height  Side Yard

No. of residential units: Existing \_\_\_\_\_ To be demolished \_\_\_\_\_ Adding \_\_\_\_\_ Total \_\_\_\_\_

**3. ACTION(S) REQUESTED**

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

Code Section from which relief is requested: n/a Code Section which authorizes relief: 12.32  
Zone/Height District change from C4-2D and C4-2D-SN to C4-2 and C4-2-SN. See Attachments A & B for more.

Code Section from which relief is requested: n/a Code Section which authorizes relief: 16.05  
Site plan review to permit the construction of up to approx. 950 new residential units, 308-room hotel, 95,000 square feet of office, and 185,000 square feet of commercial uses in 8 structures of varying height.  
See Attachments A & B for more.

Code Section from which relief is requested: n/a Code Section which authorizes relief: 12.24.W.1 & 18a  
Master Conditional Use Permit for the sale and service of a full line of alcoholic beverages in connection with 22 new uses in connection with a new 308-room hotel and up to 185,000 square feet of commercial uses in a multi-structure development. See Attachments A & B for more.

List related or pending case numbers relating to this site:

\_\_\_\_\_

Actions Requested, continued:

4. Code Section from which relief is requested: n/a  
Code Section which authorizes relief: 12.24.W.19  
Description: Conditional Use Permit to allow floor area ratio and density averaging in a unified development
  
5. Code Section from which relief is requested: 12.14.A.1(a)(10)  
Code Section which authorizes relief: 12.27  
Description:  
Variance to permit outdoor eating above the ground floor
  
6. Code Section from which relief is requested: n/a  
Code Section which authorizes relief: 12.21.A.4(y)  
Description:  
Reduced on-site parking with Transportation Alternatives

**4. OWNER/APPLICANT INFORMATION**

Applicant's name CRE-HAR Crossroads SPV, LLC c/o Bill Myers Company \_\_\_\_\_  
 Address: 6363 Wilshire Blvd, Ste 600 Telephone: ( 323 ) 658-1511 Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90031 E-mail: bmyersemail@gmail.com

Property owner's name (if different from applicant) Cross Roads Properties LLC - see attached Ownership list  
 Address: 6671 Sunset Blvd, Ste 1575 Telephone: ( 323 ) 463-5611 Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90028 E-mail: linda@crossroadsproperties.com

Contact person for project information Kyndra Casper / Jerry Neuman Company Liner LLP  
 Address: 633 West Fifth Street, 32nd Flr Telephone: ( 213 ) 619-3141 Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90071 E-mail: kcasper@linerlaw.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).
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- 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: *Morton LaKretz* Print: 5/20/15 MORTON LAKRETZ

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

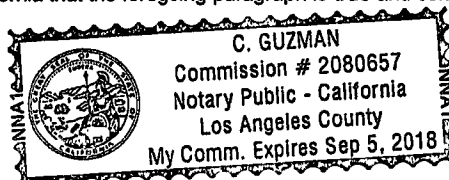
On May 20, 2015 before me, C. GUZMAN, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

personally appeared 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.

\_\_\_\_\_  
 Signature (Seal)



**6. ADDITIONAL INFORMATION/FINDINGS**

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Los Angeles, CA Zip: 90031 E-mail: bmyersemail@gmail.com

Property owner's name (if different from applicant) Mort La Kretz - see attached Ownership list  
 Address: 6671 Sunset Blvd, Ste 1575 Telephone: ( 323 ) 463-5611 Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90028 E-mail: linda@crossroadsproperties.com

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Signature: Morton La Kretz Print: MORTON LA KRETZ

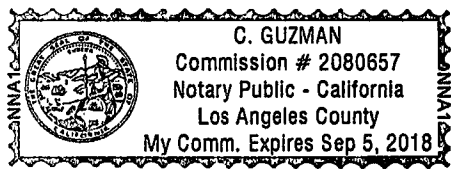
**ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
 County of Los Angeles  
 On May 20, 2015 before me, C. Guzman, Notary Public  
(Insert Name of Notary Public and Title)

personally appeared MORTON LA KRETZ, 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.  
 \_\_\_\_\_ (Seal)  
 Signature



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Los Angeles, CA Zip: 90031 E-mail: bmyersemail@gmail.com

Property owner's name (if different from applicant) Linda L Duttenhaver - see attached Ownership list  
 Address: 6671 Sunset Blvd, Ste 1575 Telephone: ( 323 ) 463-5611 Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90028 E-mail: linda@crossroadsproperties.com

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Signature: Linda L. Duttenhaver

Print: LINDA L. DUTTENHAVER

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County of Los Angeles

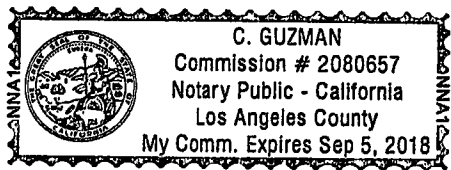
On May 20, 2015 before me, C. GUZMAN, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

personally appeared 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.

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\_\_\_\_\_  
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Signature: Linda Duttenhaver Print: LINDA DUTTENHAVER

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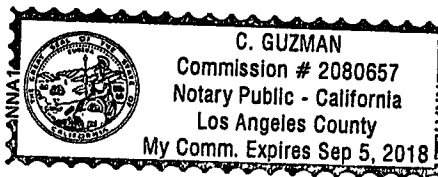
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(Insert Name of Notary Public and Title)

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Property owner's name (if different from applicant) Gray Marble Front LLC - see attached Ownership list  
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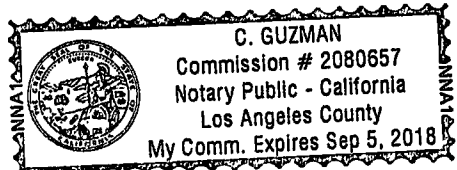
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Property owner's name (if different from applicant) Lindy Trust - see attached Ownership list  
 Address: 6671 Sunset Blvd, Ste 1575 Telephone: ( 323 ) 463-5611 Fax: ( ) \_\_\_\_\_  
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Signature: Linda La Kretz Duttenhaver Print: LINDA LA KRETZ DUTTENHAVER

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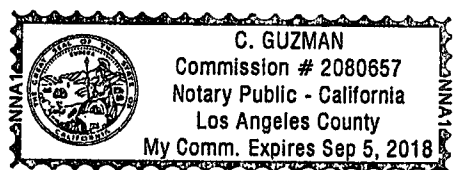
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\_\_\_\_\_  
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# ACKNOWLEDGMENT

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.

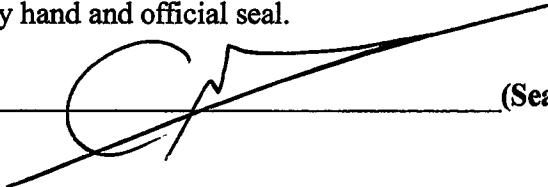
State of California  
County of Los Angeles

On MAY 20, 2015 before me, C. GUZMAN, NOTARY PUBLIC personally appeared LUNDA LA KRETZ DUTTENHAYER, 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.

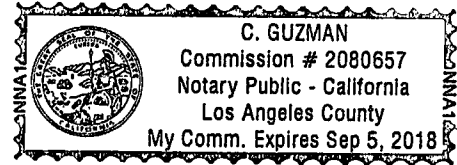
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Signature \_\_\_\_\_



(Seal)



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Signature: Margaret L. Blume Print: Margaret L. Blume

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

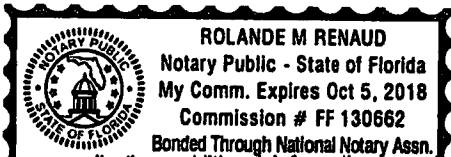
On 5/22/15 before me, ROLANDE M RENAUD  
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Rolande M Renaud (Seal)  
 Signature



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Receipt No.	Deemed Complete by [Project Planner]	Date

## Parcel Ownership List

Ownership Number (keyed to radius map)	Owner	Signatory	Authorization
1	Cross Roads Properties LLC	Morton La Kretz	Secretary of State
44	La Kretz Mort	Morton La Kretz	n/a
49	Duttenhaver Linda	Linda Duttenhaver	n/a
48	Duttenhaver Linda L	Linda Duttenhaver	n/a
43	Gray Marble Front LLC	Linda La Kretz Duttenhaver	Secretary of State
56	Lindy Trust	Linda La Kretz Duttenhaver (Trustee)	Trust Document
54	Blume Margaret L Trust	Margaret La Kretz Blume (Trustee)	Trust Document
55	Balian Gevorg G	Margaret La Kretz Blume Trust (50%)  Lindy Trust (50%)	Deed of Trust