INIASTER LAND USE PERMIT APPLI

LOS ANGELES CITY PLANNING DEPARTMENT

ION

FI	VV No.		Plannin Existing Zone	g Staff Use Only		Distric	et Map
					<u>-</u>		Council District
AF	PC		Community Plan				Council District
Ce	ensus Tract	APN		Case Filed With [DSC Staff]			Date
CA	SE NO. CPC 20	15-	2025				
API	PLICATION TYPE Height Di	strict Chan	ge; Site Plan Revie	w; Master Cond	itional Use; Condit	ional Us	se; Variance
_			change, variance, condition	onal use, tract/parcel m	ap, specific plan exception,	etc.)	
1.	PROJECT LOCATION AND Street Address of Project676	SIZE 01 W Suns	et Blvd - see Attac	hment A for full I	ist Zip	Code	90028
	Legal Description: Lot						
	Legal Description: Lotirre	egular	DIOUK	303.443.5	Total Decises Size	(nm #)	1,424,391
	Lot Dimensions irre *See Plans for Legal Descri	iption	Lot Area (sq. π.) _		t otal Project Size	(sq. it.) _	
2.	PROJECT DESCRIPTION						
	Describe what is to be done:	Constructio	n of a mixed-use o	ffice, hotel, comr	mercial, and reside	ntial de	velopment to include
	up to approximately 950	new reside	ential units, a 308 r	oom hotel, 95,00	00 sf of office, and		
	185,000 sf of commercia	al uses in 8	structures at vario	us heights. See	Attachment A for r	nore.	
	Present Use: Mixed: office/	commercia	l/residential/retail	Proposed	_{Jse:} Mixed: office/h	otel/cor	mmercial/residential
	Plan Check No. (if available) _			Date Filed:			
	Check all that apply:	✓ New	Construction 🗹 Ch	ange of Use	Alterations	☑ Dem	olition
		☑ Com	mercial 🚨 Inc	lustrial [2	Residential	☐ Tier	1 LA Green Code
	Additions to the building:	☐ Rear	☐ Fr	ont 🗆	l 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:						
	·					40.4	
	Code Section from which relief Zone/Height District char	is requested:	n/a	Code Sect	ion which authorizes rel	ief: 12.3	32
	Zone/Height District cha	nge from C	4-2D and C4-2D-S	N to C4-2 and C	34-2-SN. See Aπac	chments	s A & B for more.
	Code Section from which relief Site plan review to perm	is requested:	n/a	Code Sect	ion which authorizes rel	ief: 16.0	05
	Site plan review to perm	it the const	ruction of up to ap	prox. 950 new re	esidential units, 30	8-room	notei, 95,000 square
	feet of office, and 185,00 See Attachments A & B		et of commercal t	ises in o structur	es of varying neigr	IL.	
	See Attachments A & D	ioi more.					
	Code Section from which relief	is requested:	n/a	Code Sect	ion which authorizes re	lief: 12.2	24.W.1 & 18a
	Master Conditional Use	Permit for	the sale and servic	<u>e of a full line of</u>	alcoholic beverage	s in co	nnection with 22 new
	uses in connection with			to 185,000 squa	are feet of commerc	cial use	s in a multi-structure
	development. See Attac	nments A 8	k B for more.				
	List related or pending case nu	ımbers relatin	g to this site:				

Actions Requested, continued:

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

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

	IER/APPLICANT INFORMATION _{name_} CRE-HAR Crossroads SPV, LLC c/o Bill M	lyers _{Company}		
	6363 Wilshire Blvd, Ste 600	Telephone: (323) 658-	1511 _{Fax: ()}	
	Los Angeles, CA		E-mail: bmyersemail@gmail.com	
	wner's name (if different from applicant)_Cross Roads Pr			
Address: 6	6671 Sunset Blvd, Ste 1575	Telephone: (323) 463-56	11 Fax: ()	
_	Los Angeles, CA	Zip: 90028	linda@crossroadsproperties.com E-mail:	
Contact pe	rson for project information Kyndra Casper / Jerry Ne	uman _{Company} Liner LL	Р	
Address: 6	633 West Fifth Street, 32nd Fir	Telephone: (213) 619-314	41 Fax: ()	
1	Los Angeles, CA	Zip: 90071	41 Fax: () _E-mail:_kcasper@linerlaw.com	
b Signature:	In exchange for the City's processing of this Application the City, its agents, officers or employees, against employees, to attack, set aside, void or annul any afficient of the ALL-PURPOS	e best of my knowledge. ation, the undersigned Applicant any legal claim, action, or proce	eding against the City or its agents, officers, or	
whose nam capacity(ies instrument.	before me, Champen appeared Wollton Lake Elisert Name of I (Insert Name of I set) is/are subscribed to the within instrument and acknowles), and that by his/her/their signature(s) on the instrument the	dged to me that he/s be/the y exe e person(6) , or the entity upon b	ecuted the same in his/h er/their authorized ehalf on which the person(s) acted, executed the	
WITNESS	der PENALTY OF PERJURY under the laws of the State of Comy hand and official seal. Signature (Seal) TIONAL INFORMATION/FINDINGS	C. Commiss Notary P Los A My Comm.	GUZMAN sion # 2080657 ublic - California ngeles County Expires Sep 5, 2018	
on Mar personally whose nam capacity(iet instrument. I certify und WITNESS I	before me, Champan appeared Wolf on Ginsert Name of I appeared wolf on the within instrument and acknowle st, and that by his/her/their signature(s) on the instrument the der PENALTY OF PERJURY under the laws of the State of C my hand and official seal. Signature (Seal) TIONAL INFORMATION/FINDINGS der for the City to render a determination on your application.	dged to me that he/she/they exide person(s), or the entity upon be california that the foregoing para C. Commission Notary P. Los A. My Comm.	graph is true and correct. GUZMAN sion # 2080657 ublic - California ngeles County Expires Sep 5, 2018 ay be required. Consult the appropriate	

Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

OTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your

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

	OWNER/APPLICANT INFORMATION				
App	licant's name CRE-HAR Crossroads SPV, LLC c/o Bill				
Add	ress: 6363 Wilshire Blvd, Ste 600	Telephone: (323)658	. , , , , , , , , , , , , , , , , , , ,		
	Los Angeles, CA	_{Zip:} 90031	E-mail: bmyersemail@gmail.com		
	Mort La Kretz	- see attached Ownershir	a liet		
Prop	perty owner's name (if different from applicant) Mort La Kretz				
Add	ress: 6671 Sunset Blvd, Ste 1575	Telephone: (323) 463-5			
	Los Angeles, CA	Zip: _90028	E-mail:		
Con	tact person for project information Kyndra Casper / Jerry N	leuman _{Company} Liner I	LLP		
		Telephone: (213) 619-3			
Aud	Los Angeles, CA		E-mail: kcasper@linerlaw.com		
		Ζιμ	E-411all		
_					
5.	APPLICANT'S AFFIDAVIT				
	Under penalty of perjury the following declarations are made	le:			
	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 <u>may not</u> 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.				
	The TV-	y approval given as a result of the	DX LAKETZ		
Sign		•	ON LIFICEIZ		
	ALL-PURPO	DSE ACKNOWLEDGMENT			
State	e of California				
Cou	nty of los Angeles				
On_	May 20, 2015 before me, Canada (Insert Name of	IN, NOTAMY PUBLI	<i>C</i>		
pers	onally appeared 1000000000000000000000000000000000000	. WITO DIOVED TO THE OIL THE DA	313 Of Satisfactory evidence to be the person(s)		
whose name(s) is/ass subscribed to the within instrument and acknowledged to me that he/ske/they executed the same in his/her/their authorized capacity(iss), 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					
	ument.	and policion(es), or and crisis, upon	(a)		
l cer	tify under PENALTY OF PERJURY under the laws of the State o	f California that the foregoing pa	aragraph is true and correct.		
WIT	NESS my hand and official seal.	C. GL	IZMAN Z		
	(Seal)	T 12/50/57/2019	n # 2080657 S		
	Signature	Los Ange	ic - California 🛱 les County 🤮		
6.	ADDITIONAL INFORMATION/FINDINGS		ires Sep 5, 2018		
	In order for the City to render a determination on your appl	ication, additional information	may be required. Consult the appropriate Specia		

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

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.c	com			
Los Angeles, CA Zip: 90031 E-mail: bmyersemail@gmail.c	com			
Σην Σην.	com			
Property owner's name (if different from applicant) Linda L Duttenhaver - see attached Ownership list	 			
Property owner's name (it different from applicant)	•			
0074 0 A Divid Ota 4575				
llada @araaaraaduumaaadiaa	com			
Los Angeles, CA Zip: 90028 E-mail:				
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				
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 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 the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, of employees, to attack, set aside, void or annul any approval given as a result of this Application. Signature: Linda L. Duttenta VEC.	d harmless			
ALL-PURPOSE ACKNOWLEDGMENT				
County of				
Signature Signature Signature Notary Public - California Los Angeles County My Comm. Expires Sep 5, 2018 My Comm. Expires Sep 5, 2018				

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

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)658-1511Fax: (· /————————————————————————————————————		
Los Angeles, CA	Zip: 90031 E-mail: bmy	ersemail@gmail.com		
Property owner's name (if different from applicant) Linda Duttenha	ver - see attached Ownership list			
Address: 6671 Sunset Blvd, Ste 1575	Telephone: (323) 463-5611 Fax: (()		
Los Angeles, CA	Zip: 90028 linda@	crossroadsproperties.com		
Contact person for project information Kyndra Casper / Jerry No.	uman _{Company} Liner LLP			
	Telephone: (213) 619-3141 - Fax: (
Los Angeles, CA	_Zip: <u>90071 </u>	per@linerlaw.com		
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: LINDA DUTTENHAVER ALL-PURPOSE ACKNOWLEDGMENT				
County of Los Angeles On May Wo Tolk before me, (Insert Name of Notary Public and Title) personally appeared UNDA Dattice (Insert Name of Notary Public and Title) who proved to me on the basis of satisfactory evidence to be the person(e) whose name(e) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(lee), and that by his/her/their signature(e) on the instrument the person(e), or the entity upon behalf on which the person(e) 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 Commission # 2080657 Notary Public - California Los Angeles County My Comm. Expires Sep 5, 2018 My Comm. Expires Sep 5, 2018				

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4. OWNER/APPLICANT INFORMATION			
Applicant's name CRE-HAR Crossroads SPV, LLC c/o Bill f		0.4544	
Address: 6363 Wilshire Blvd, Ste 600	_Telephone: (323)658		
Los Angeles, CA	_ _{Zip:} 90031	E-mail: bmyersemail@gmail.com	
Property owner's name (If different from applicant) Gray Marble Fr	ont LLC - see attached	Ownership list	
	_Telephone: (323) 463-5		
Los Angeles, CA	Zip: 90028	linda@crossroadsproperties.com E-mail:	
	_ Cip		
Contact person for project information Kyndra Casper / Jerry Ne	euman Company Liner	LLP	
Address: 633 West Fifth Street, 32nd Flr	_ Telephone: (213) 619-3	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	:		
		ent of the owner with power of attorney or officers of	
a corporation (submit proof). (NOTE: for zone ch	anges lessee <u>may not</u> sign).	·	
b. The information presented is true and correct to the	b. The information presented is true and correct to the best of my knowledge.		
c. In exchange for the City's processing of this Applic the City, its agents, officers or employees, agains	cation, the undersigned Application, or pro-	ant agrees to defend, indemnify and hold harmless	
employees, to attack, set aside, void or annul any	approval given as a result of the	his Application.	
Signature Linda I Drottlahaver	Print: LINDA	L. DUTTENHAVER	
ALL-Purpos	SE ACKNOWLEDGMENT		
State of California			
County of los Angeles			
on NA 1 20 2015 hefore me C. Emans	N NOTAMY PAR	súc	
On MA 20, 2015 before me, C. Cm 2ma personally appeared UND L. DATES A (Insert Name of	Notary Public and Title)	seis of satisfactory evidence to be the nerson(six	
whose name(s)-is/are subscribed to the within instrument and acknowledge capacity(is/s), and that by his/her/their signature(s) on the instrument the			
capacity(1985), and that by his/her/tiper signature(18) on the instrument ti instrument.	e person(s), or the entity upor	Therian on which the person(sy acteu, executed the	
I certify under PENALTY OF PERJURY under the laws of the State of	California that the foregoing pa	aragraph is true and correct.	
WITNESS my hand and official seal.		C. GUZMAN	
(Seal)	Comm	sission # 2080657 & S	
Signature	Z I I OS	Angeles County 👼	
6. Additional Information/Findings	My Comm	n. Expires Sep 5, 2018	
In order for the City to render a determination on your applic	ation, additional information	may be required. Consult the appropriate Special	
Instructions handout. Provide on attached sheet(s) this additional	information using the handout	t as a guide.	
NOTE: All applicants are eligible to request a one time, one-year or	nly freeze on fees charged by	y various City departments in connection with your	
project. It is advisable only when this application is deemed complet	e or upon payment of Buildin	ng and Safety plan check fees. Please ask staff for	

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Date

Date

Reviewed and Accepted by [Project Planner]

Deemed Complete by [Project Planner]

CP-7771	(09/09/2011)

details or an application.

Base Fee

Receipt No.

4. OWNER/APPLICANT INFORMATION				
Applicant's name_CRE-HAR Crossroads SPV, LLC c/o Bill Myers				
Address: 6363 Wilshire Blvd, Ste 600	_Telephone: (323)658-1511 Fax: ()			
Los Angeles, CA	Zip: 90031 E-mail: bmyersemail@gmail.com			
Property owner's frame (if different from applicant)	e attached Ownership list			
Address: 6671 Sunset Blvd, Ste 1575	_ Telephone: (323) 463-5611 Fax: ()			
Los Angeles, CA	Zip: 90028 linda@crossroadsproperties.com			
Contact person for project information Kyndra Casper / Jerry Ne Address: 633 West Fifth Street, 32nd Flr	eumanCompany Liner LLP			
	_Telephone: (213) 619-3141 Fax: ()			
Los Angeles, CA	Zip: 90071 E-mail: kcasper@linerlaw.com			
a corporation (submit proof). (NOTE: for zone change for the information presented is true and correct to the c. In exchange for the City's processing of this Application the City, its agents, officers or employees, against employees, to attack, set aside, void or annul any Signature: Lula Le Huetz Buttlehauer	te is leased, or authorized agent of the owner with power of attorney or officers of anges lessee <u>may not</u> sign). e best of my knowledge. eation, the undersigned Applicant agrees to defend, indemnify and hold harmless any legal claim, action, or proceeding against the City or its agents, officers, or			
County of				

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

ACKNOWLEDGMEN.

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 UNDA LA YPETZ DATED HAVER , 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 /

(Seal)

C. GUZMAN
Commission # 2080657
Notary Public - California
Los Angeles County
My Comm. Expires Sep 5, 2018

4. OWNER/APPLICANT INFORMA						
Applicant's name CRE-HAR Crossr		yersCompany		······································		
Address: 6363 Wilshire Blvd, Ste		Telephone: (323) _		* *************************************		
Los Angeles, CA	······································	Zip: <u>90031</u>	E-mail:bmy	ersemail@gmail.com		
Property owner's name (if different from	Margaret L Blum	e Trust - see attac	hed Ownership list			
,	575	Telephone: (323) 4	63-5611 -			
Address: 6671 Sunset Blvd, Ste 1 Los Angeles, CA		Zip: 90028	03-3611 Fax: (linda@d	crossroadsproperties.com		
	······································	Zip: <u>00020</u>	E-mail:			
Contact person for project information						
Address: 633 West Fifth Street, 32nd Fir		Telephone: (213) 6	19-3141 Fax: ()		
Los Angeles, CA		_{Zip:} 90071	E-mail: kcasp	er@linerlaw.com		
•						
5. APPLICANT'S AFFIDAVIT						
Under penalty of perjury the fo	llowing declarations are made:					
	the owner or lessee if entire site it proof). (NOTE: for zone chan			th power of attorney or officers of		
b. The information pres	b. The information presented is true and correct to the best of my knowledge.					
the City, its agents, of	City's processing of this Applicat officers or employees, against a	ny legal claim, action, d	or proceeding against th	nd, indemnify and hold harmless ne City or its agents, officers, or		
employees, to attack	k, set aside, void or annul any ap	•	• • • • • • • • • • • • • • • • • • • •	3/10/20		
Signature: // Wighter L. D.			ergaret L. E	June		
Elmed a	ALL-PURPOSE	ACKNOWLEDGMENT	٢			
Florida State of Galifornia						
County of Palm Beach	0 /	. 0				
on 5/22/15 b	pefore me, LOLANDE	M KEN	040			
personally appeared / CCI CARPEL A	Jume	wno proved to me on tr	ie dasis of saustactory (evidence to be the person(s)		
whose name(s) is/are subsofbed to the v capacity(ies), and that by his/her/their sig instrument.	vitnin instrument and acknowled in instrument the particular in the instrument the particular in the p	ged to me that ne/she/t person(s), or the entity	ney executed the same upon behalf on which th	the person(s) acted, executed the		
I certify under PENALTY OF PERJURY of	under the laws of the State of Ca	lifornia that the foregoi	ng paragraph is true and	d correct.		
WITNESS my hand and official seal.						
Signature Signature	(Seal)	ROLANDE M REN Notary Public - State				
6. Additional Information/Fini	DINGS	My Comm. Expires Oc Commission # FF 1	t 5, 2018			
In order for the City to render a c	determination on	Bonded Through National N	lotary Assn.	Consult the appropriate Special		
Instructions handout. Provide on atta		ormation using the han		orionia and appropriate operation		
NOTE: All applicants are eligible to requ project. It is advisable only when this ap		_		•		
details or an application.	Planning	Staff Use Only				
Base Fee	Reviewed and Accepted by [Project Planner]			Date		
Receipt No.	Deemed Complete by			Date		
	[Project Planner]					

CP-7771 (09/09/2011)

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