

MODIFICATION OF ENTILEMENT FINDINGS 2845 N. CASIANO ROAD

REQUEST

Pursuant to Section 13.B.2.3.H.2 of Chapter 1 of the Los Angeles Municipal Code (LAMC), Milken Community School (Milken) is requesting a Modification of Entitlement to its conditional use permit for a reduction of site area of 4,808 square feet which is being conveyed from the total lot area of 943,027 square feet (21.65 acres) via a Lot Line Adjustment in Case No. AA-2021-10362-PMEX to the adjacent property located at 15523 Casiano Court (Project).

PROJECT DESCRIPTION

The site is an irregularly shaped large parcel with 943,027 square feet of lot area located at 2785-2791 Casiano Road (also using the address 15600 Mulholland Drive) (Site). The Site is currently owned and operated by Milken who recently purchased the Site from American Jewish University (AJU). Milken is a middle school and high school with its main campus located nearby at 15900 Mulholland Drive and 15800 Zeldins' Way and utilizes the Site for supporting school functions including, but not limited to, office and administrative space, classrooms, and performance arts.

On December 19, 1966, the City granted a Conditional Use Permit (CUP) under Case No. ZA-18845 to permit development of the Site for AJU's educational purposes. Subsequently, the City Zoning Administrator granted three Plan Approvals to the CUP to approve development plans consistent with the original 1966 CUP grant and to permit additional improvements. Under the CUP and Plan Approvals, the Site has been developed with several buildings for classrooms, library, performance arts center, student union, auditorium, field house, chapel and administrative offices, with playing field, recreational facilities, automobile parking areas, and residence buildings. Milken's current use of the Site is permitted under the existing CUP for educational purposes.

In 2021, AJU agreed to convey a 4,804 square foot portion of the Site to the owner of an adjacent property located at 15523 Casiano Road which is developed with a single-family residence. The conveyance would provide additional land area to construct improvements at 15523 Casiano Road. On December 17, 2021, an application for a Parcel Map Exemption was filed under Case No. AA-2021-10362-PMEX for a lot adjustment between the two properties which would reduce the overall lot area of the Site from 943,027 square feet to 938,223 square feet. Milken, upon acquiring the Site from AJU, inherited this agreement with 15523 Casiano Road.

In connection with the proposed lot line adjustment in Case AA-2021-10362-PMEX , the owner of 15523 Casiano Court has requested a separate entitlement for a Zoning Administrator's Adjustment (Case No. ZA-2022-9228-ZAA-DRB-SPP-MSP) for yard regulations pursuant to LAMC Section 12.28 to permit a reduced lot area of 33,883 square feet instead of 40,000 square-feet required in the RE-40 zone.

The Site is zoned RE-40-1-H-HCR and RE-15-1-H-HCR. "RE" refers to the Residential Estate Zone, which generally permits single-family residences. Institutional uses are permitted in the RE zone with approval of a CUP. The "40" and "15" means the lot area must be a minimum of 40,000 square feet and 15,000 square feet, respectively. The "1" refers to Height District No. 1, which typically regulates floor area and height. The "H" means the Site is located in a Hillside Area, which is discussed in detail below. The "HCR" refers to Hillside Construction Regulations, which establish construction regulations for single-family residential developments in the Hillside areas and are not applicable to the Project. The Site is also located within the Mulholland Scenic Parkway Specific

Plan (“Specific Plan”), which was adopted on May 13, 1992, after the majority of the Site was built. The Site is located within both the Inner and Outer Corridors of the Specific Plan. The Inner Corridor is defined as the area within 500 feet of the Mulholland Drive right-of-way, and the Outer Corridor is defined as the area between the Inner Corridor’s outermost boundary and one-half miles outward from the right-of-way. The area of the Site proposed to be conveyed is located within the RE-40-1-H-HCR zoned portion and within the Outer Corridor of the Specific Plan.

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The Site is currently owned and operated by Milken who recently purchased the Site from American Jewish University (AJU). Milken is a middle school and high school with its main campus located nearby at 15900 Mulholland Drive and 15800 Zeldins’ Way and utilizes the Site for supporting school and educational functions including, but not limited to, office and administrative space, classrooms, and performance arts.

On December 19, 1966, the City approved a Conditional Use Permit under Case No. ZA-18845 to permit development of the Site for AJU’s mission and educational purposes. Subsequently, the City Zoning Administrator granted three Plan Approvals to the CUP to approve development plans consistent with the original 1966 CUP grant and to permit additional improvements. Under the CUP and Plan Approvals, the Site has been developed with several buildings for classrooms, library, performance arts center, student union, auditorium, field house, chapel and administrative offices, with playing field, recreational facilities, automobile parking areas, and residence buildings. Milken’s current use of the Site is permitted under the CUP grant for educational purposes.

The Project involves a reduction of Site area related to a request for a lot line adjustment (Case No. AA-2021-10362-PMEX), which proposes to transfer a 4,804 square-foot portion of the Site to an adjoining parcel to facilitate improvements to a single-family property. This conveyance would reduce the lot area of the Site from approximately 943,027 square feet to 938,223 square feet. To authorize the continuance of the conditional use with this reduced lot area, the applicant is required to receive a Modification of Entitlement pursuant to LAMC Section 13.B.2.3.H.2. This Site reduction would not result in any physical changes to the Site and there would be no change to existing improvements or operations of the existing educational use. Access to the Site would remain the same. Approval of the request would enable the continued use of the Site for educational purposes, which has served the surrounding community for decades. Therefore, the Project will enhance the built environment in the surrounding neighborhood and will perform a function and provide a service that is beneficial to the community, City and region.

2. The project’s location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.

In connection with approval of the existing Conditional Use Permit and Plan Approvals for the existing institutional use, the City has already determined that the location, size, height, operation, and other significant features are compatible with do not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The educational uses existing at the Site and at adjacent and nearby properties have coexisted with proximate residential uses for decades while operating under conditional use authority.

The proposed reduction of Site area of 4,808 square feet of land associated with a proposed lot line adjustment with the neighbor at 15523 Casiano Road would not change any aspects of operation on the Site nor is there any development proposed with this application. Moreover, the reduction of the Site from approximately 943,027 square feet to 938,223 square feet would not alter any conditions of approval imposed on the Site through the original conditional use grant (Case No. ZA-18845) and subsequent plan approvals, which have regulated the Site without incident for nearly six decades. In light of the foregoing, the Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The Site is located within the Bel Air – Beverly Crest Community Plan (Community Plan) Area. The property is zoned RE40-1-H with a corresponding land use designation of Minimum Residential. The Site is within the area of the Hillside Ordinance and the Mulholland Scenic Parkway Specific Plan (Specific Plan).

The Project, which involves a reduction in site area by 4,808 square feet, will not be detrimental to the character of development in the immediate neighborhood and will be in harmony with the various elements and objectives of the General Plan. The Project meets the following goals, objectives, and policies of the Community Plan, and purposes of the Specific Plan.

Framework Element

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.2: 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.

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

Goal 3B: Preservation of the City's stable single-family residential neighborhoods.

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Policy 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.3: Conserve scale and character of residential neighborhoods.

Bel Air – Beverly Crest Community Plan Element

Goal: Preservation and enhancement of the varied and distinctive residential character of the community.

Issue: Need to minimize grading, limit land use intensity, and preserve natural topography in hillside areas.

Policy: Existing zoning should remain consistent with land use densities designated on the Plan map.

Policy: The intensity of land use in the mountain and hillside areas and the density of the population which can be accommodated thereon, should be limited in accordance with the following:

The use of landform grading techniques on prominent slopes, or slopes which are visible from scenic corridors and major public ways, according to the Landform Grading Manual adopted by the City Council. The compatibility of proposed developments with existing adjacent development. Policy: The Plan proposes that the low-density residential characteristics of Bel Air – Beverly Crest be preserved, and that predominately single-family residential neighborhoods be protected from adjacent uses of other types by landscaping and other buffering devices commensurate with other Plan proposals. Multiple family housing areas are concentrated so as to avoid intrusion into single-family areas.

Policy: The Mulholland Scenic Corridor Specific Plan is incorporated into this Plan, and future development will occur in accordance with the Specific Plan requirements.

As mentioned in Finding No. 1, the requested Site reduction would not result in any physical changes to the project site; there would be no change to existing improvements or operations and no loss of parking spaces. Access to the site would remain the same. Approval of the Project would enable the continued use of the Site for educational purposes, which has served the surrounding community for decades.

The Project does not propose any deviations from the requirements of the LAMC. The Bel Air – Beverly Crest Community Plan does not address deviations from the lot size standards set by zone. The existing zoning will remain consistent with the land use densities and consistent with an existing institutional and educational use. The lot line adjustment will not require any landform grading when the land is conveyed.

The Site is located within the Mulholland Scenic Parkway Specific Plan (Outer Corridor). In regard to the Specific Plan, the Project (including the related lot line adjustment and lot size adjustment

cases) meets all requirements of the Mulholland Specific Plan and the Mullholand Design Review Board recommended approval on September 5, 2023. Moreover, the Project will not make any changes that are visible from Mulholland Drive or Casiano Road, and thus preserves the current views from Mulholland Drive. Therefore, the Project assures maximum preservation of the parkway’s scenic features and resources and will contribute to maintaining the scale and character of the neighborhood. As such, the project substantially conforms with the purpose, intent and provisions of the General Plan, the Bel Air – Beverly Crest Community Plan, and Mulholland Scenic Parkway Specific Plan.

LOT LINE ADJUSTMENT

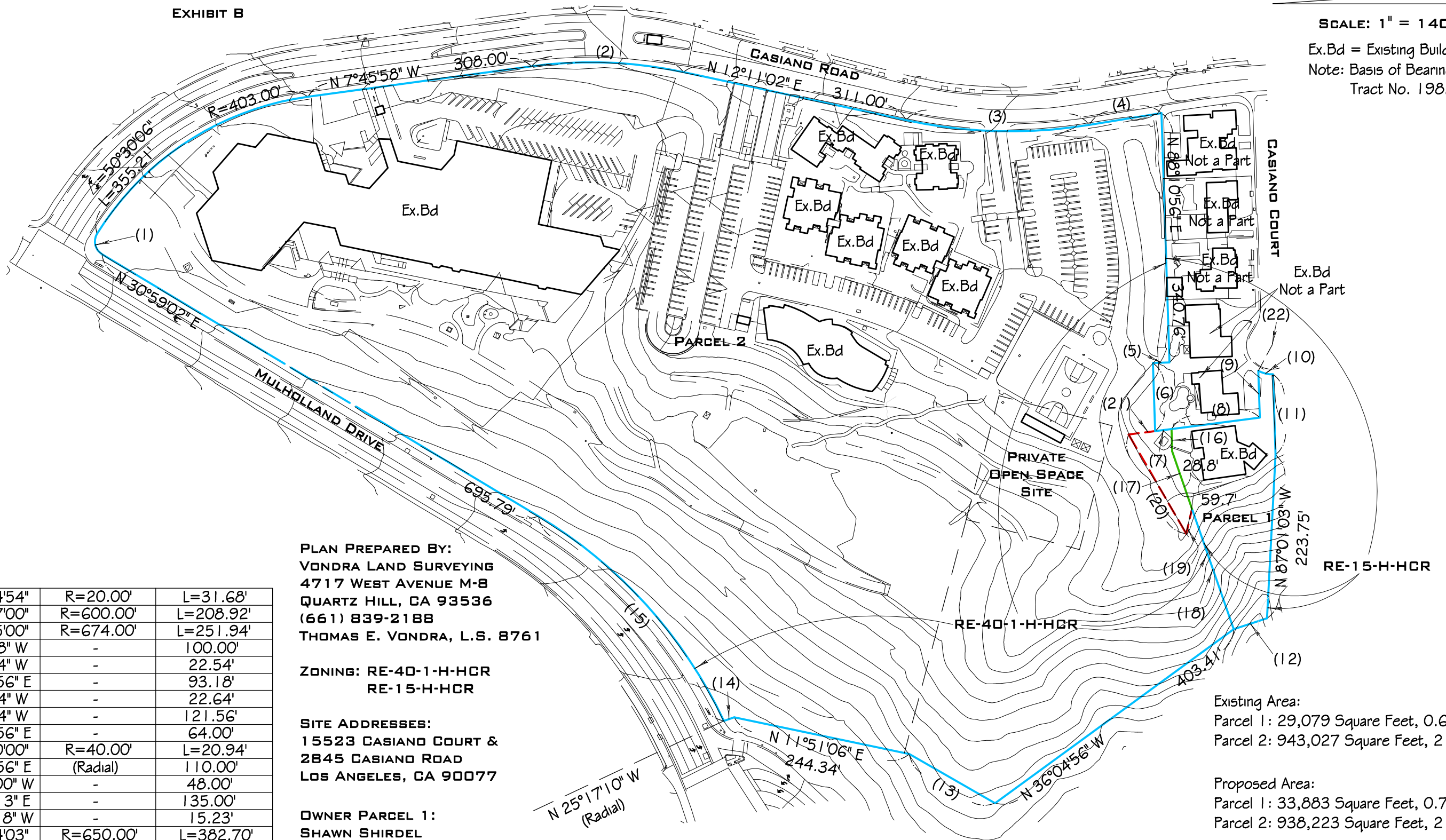
Plan Date: July 14, 2021

EXHIBIT B

NORTH

SCALE: 1" = 140'

Ex.Bd = Existing Building
 Note: Basis of Bearings per
 Tract No. 19822



(1)	$\Delta=90^{\circ}44'54''$	R=20.00'	L=31.68'
(2)	$\Delta=19^{\circ}57'00''$	R=600.00'	L=208.92'
(3)	$\Delta=21^{\circ}25'00''$	R=674.00'	L=251.94'
(4)	N 9°13'58" W	-	100.00'
(5)	N 1°49'04" W	-	22.54'
(6)	N 88°10'56" E	-	93.18'
(7)	N 7°20'04" W	-	22.64'
(8)	N 7°20'04" W	-	121.56'
(9)	N 88°10'56" E	-	64.00'
(10)	$\Delta=30^{\circ}00'00''$	R=40.00'	L=20.94'
(11)	N 88°10'56" E	(Radial)	110.00'
(12)	N 18°13'00" W	-	48.00'
(13)	N 29°49'13" E	-	135.00'
(14)	N 19°04'18" W	-	15.23'
(15)	$\Delta=33^{\circ}44'03''$	R=650.00'	L=382.70'
(16)	N 88°10'56" E	-	30.67'
(17)	N 70°56'01" E	-	83.08'
(18)	N 70°56'01" E	-	174.00'
(19)	N 76°35'59" W	-	34.89'
(20)	N 59°55'01" E	-	156.69'
(21)	N 7°20'04" W	-	36.36'
(22)	N 61°49'04" W	(Radial)	40.00'

PLAN PREPARED BY:
 VONDRA LAND SURVEYING
 4717 WEST AVENUE M-8
 QUARTZ HILL, CA 93536
 (661) 839-2188
 THOMAS E. VONDRA, L.S. 8761

ZONING: RE-40-1-H-HCR
 RE-15-H-HCR

SITE ADDRESSES:
 15523 CASIANO COURT &
 2845 CASIANO ROAD
 LOS ANGELES, CA 90077

OWNER PARCEL 1:
 SHAWN SHIRDEL
 15523 CASIANO COURT
 LOS ANGELES, CA 90077

OWNER PARCEL 2:
 AMERICAN JEWISH UNIVERSITY
 15600 MULHOLLAND DRIVE
 LOS ANGELES, CA 90077

Existing Area:
 Parcel 1: 29,079 Square Feet, 0.67 Acres
 Parcel 2: 943,027 Square Feet, 21.65 Acres

Proposed Area:
 Parcel 1: 33,883 Square Feet, 0.78 Acres
 Parcel 2: 938,223 Square Feet, 21.54 Acres

Area Conveyed: 4,804 Square Feet, 0.11 Acres
 (Zoned: RE-40-1-H-HCR)

— = Existing Lot Lines to be Moved
 - - - = Proposed Lot Lines
 — = Existing Lot Lines to Remain



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

Waived Hearing Concurrent hearing Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 2845 N Casiano Rd Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): Lot 2, block none, TR 27748

Assessor Parcel Number: 4378-001-041 Total Lot Area: 945,761.2 sq. ft.

2. PROJECT DESCRIPTION

Present Use: School

Proposed Use: School

Project Name (if applicable): Milken Community School

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

A Modification of Entitlement for a reduction in site area for property owned/used by Milken Community School of 4,808 sq. ft. which is being conveyed from the total lot area of 943,027 sq. ft. via a Parcel Map Exemption for a Lot Line Adjustment in Case No. AA-2021-10362-PMEX to the adjacent property located at 15523 Casiano Ct.

Additional Information Attached: YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite/in public right-of-way
- Grading
- Haul Route
- New construction: _____ square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

YES NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

YES NO

Is the project required to dedicate land to the public right-of-way?

YES NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

YES NO

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: Modification of CUP for a reduction in site area of 4,808 SF in connection with a lot line adjustment with the adjacent property in related case no. AA-2021-10362-PMEX

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: YES NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s): see attached parcel profile report

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: AA-2021-10362-PMEX Ordinance No.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Sarah Shulkind

Company/Firm: Milken Community School

Address: 15800 Zeldins Way Unit/Space Number: _____

City: Los Angeles State: CA Zip Code: 90049

Telephone: _____ E-mail: _____

Are you in escrow to purchase the subject property?: YES NO

PROPERTY OWNER OF RECORD Same as applicant Different from applicant

Name (if different from applicant): _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: Chris Parker

Company/Firm: Pacific Crest Consultants

Address: 29635 Agoura Rd Unit/Space Number: _____

City: Agoura Hills State: CA Zip Code: 91301

Telephone: 818-591-9309 E-mail: Chris@PCCLA.com

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): Land Use Consultant

Name: Chloe Parker

Company/Firm: Pacific Crest Consultants

Address: 29635 Agoura Rd

Unit/Space Number: _____

City: Agoura Hills

State: CA

Zip Code: 91301

Telephone: 818-591-9309

E-mail: Chloe@PCCLA.com

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

Owner Applicant Agent/Representative Other: Land Use Consultant

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature: *Sarah Shulkind*

Date: 5.28.24

Print Name: Sarah Shulkind

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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

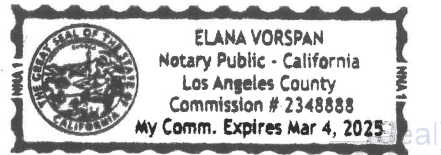
On May 28, 2024 before me, Elana Vorspan, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Sarah Shulkind, 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.

Elana Vorspan
Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____ **Date:** _____

Print Name: _____

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).