

RECEIVED

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MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

Table with 4 columns: ENV No., Existing Zone, District Map, Council District, APC, Community Plan, Census Tract, APN, Staff Approval\*, Date

\* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. \_\_\_\_\_

APPLICATION TYPE TT Map / Condo Conversion
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 2724 S. Abbot Kinney Blvd Zip Code 90291
Legal Description: Lot FR VICENTA M DE LUGO 29.42 ACRES Block None Tract Rancho La Ballona
Lot Dimensions irregular Lot Area (sq. ft.) 23,622 Total Project Size (sq. ft.) 39,400

2. PROJECT DESCRIPTION

Describe what is to be done: Conversion of an existing 50 unit 3 story apartment complex with 30 at grade residential parking spaces & 64 below grade parking spaces to a residential condominium complex. No proposed change to existing apartment units or existing parking garage.

Present Use: 50 apartment units Proposed Use: 50 condominium units

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:
[ ] New Construction [ ] Change of Use [ ] Alterations [ ] Demolition
[ ] Commercial [ ] Industrial [x] Residential [ ] LEED Silver

Additions to the building: [ ] Rear [ ] Front [ ] Height [ ] Side Yard

No. of residential units: Existing 50 To be demolished n/a Adding n/a Total 50

3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 17.01

A Tentative Tract Map to subdivide land for the pupose of converting an existing 50 unit building to 50 condominium ownership units

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Leon Kaplan Company \_\_\_\_\_  
 Address: 923 S. Longwood Ave. Telephone: ( 323 ) 857-1071 Fax: ( ) \_\_\_\_\_  
Los Angeles, CA Zip: 90019 E-mail: leonskaplan@gmail.com

Property owner's name (if different from applicant) same as applicant  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Brian Silveira (consultant) Company The Katherman Companies  
 Address: 1218 El Prado Ave., Suite 128 Telephone: ( 310 ) 618-1999 Fax: ( 310 ) 618-3745  
Torrance, CA Zip: 90501 E-mail: brian.silveira@katherco.com

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

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

Signature: *Leon Kaplan* Print: LEON J. KAPLAN

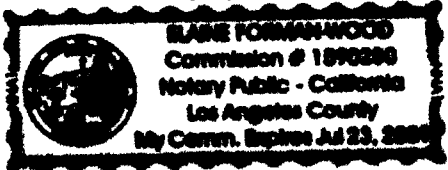
**ALL-PURPOSE ACKNOWLEDGMENT**

State of California Los Angeles  
 County of Los Angeles  
 On 7-14-09 before me, Blaine Forman-Wood  
 (Insert Name of Notary Public and Title)

personally appeared Leon S. Kaplan, 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**

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

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

Planning Staff Use Only		
Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

**CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
SUBDIVIDER'S STATEMENT**

**For Office Use Only**

(1) Case No. \_\_\_\_\_

Date of Filing \_\_\_\_\_

(2) Tract No. 71124                       Vesting  Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

2724 Abbot Kinney (N) of Washington Blvd.  
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 672 Page (CWS) \_\_\_\_\_ Grid No. A6

(6) Proposed number of lots \_\_\_\_\_

(7) Tract area: 0.54 net acres within tract border; 0.60 gross acres.  
23,622 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	_____	_____	+	_____
Condominium Conversion-(CC) _____	<u>50</u>	<u>94</u>	+	_____
Commercial-(CM)	_____	_____		_____
Industrial-(IND)	_____	_____		_____
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		_____
Industrial Condo Conversion-(INDCC)	_____	_____		_____
Commercial Condominiums-(CMC)	_____	_____		_____
Industrial Condominiums-(INDC)	_____	_____		_____
Reversion to Acreage - (RV)	_____	_____		_____
Other (specify) _____ (O)	_____	_____		_____

(10) Number/type of units to be demolished

(11) Community Plan area Venice Council District # 11

(12) Community planning designation Medium Res 38 to 55 DU's/GA

**\*Multiple dwelling projects only**

(13) The existing zone is R3-1. The proposed zone is R3-1 approved under City Planning Case No. 2000-4046 on \_\_\_\_\_ by the ( ) City Planning Commission and/or ( ) City Council (CF No. \_\_\_\_\_).

- a. Has the tract map been filed to effectuate a zone change?  
Yes ( ) No ().
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?  
Yes ( ) No (.
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?  
Yes ( ) No (.
- d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) n/a  
Under Case Nos.: \_\_\_\_\_

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes ( ) No (  
How many? n/a

If yes, how many are 4 inches or more in diameter? n/a  
How many absolutely must be removed? n/a

Are there other trees 12 inches or more in diameter? Yes ( ) No (

If yes, how many? 5. How many must be removed? none. Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?

Yes ( ) No (

In a fault rupture study area? Yes ( ) No (

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No (

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ( )

No (

Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?

Yes ( ) No (). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No (). If yes, attach a sketch showing each unit or phase.

(20) Tenant information for demolitions and conversions (attach CP-6345).

(21) Is the project in a horsekeeping (K) district? Yes ( ) No (X)  
Is the project within a plan-designated horsekeeping area? Yes ( ) No (X)  
Is the project in an RA or more restrictive zone? Yes ( ) No (X)

(22) If the tract is for condominium or cooperative conversion purposes, list:

- a. Anticipated range of sales prices
- b. Anticipated sales terms to tenants  
Note: Attach separate sheet, if necessary.
- c. Number of existing parking spaces 94. A certified parking plan is required for all conversions.

(23) Is a haul route approval being requested at this time? Yes ( ) No (X)

(24) Has a Land Development Counseling Session taken place? Yes ( ) No (X)  
If so, what is LDCC No. \_\_\_\_\_?

(25) Describe your proposal briefly here or on an attached sheet:  
Conversion of an existing 50 unit 3 story building with 94 parking spaces to a residential condominium complex with no proposed change to existing apartments or existing parking garage.

I certify that the statements on this form are true to the best of my knowledge.

Signed Leon Kaplan

Leon Kaplan

Date \_\_\_\_\_

Date \_\_\_\_\_

**RECORD OWNER(S)**  
(From Latest Adopted Tax Roll)

**SUBDIVIDER**

Name Leon Kaplan  
Address 923 S. Longwood  
City Los Angeles  
Phone 323-857-1071  
Fax No \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax No \_\_\_\_\_

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax No \_\_\_\_\_

**ENGINEER OR LICENSED SURVEYOR**  
Name Bob Quinn  
Name RT Quinn & Associates  
Address 1907 Border Ave.  
City Torrance, CA  
Phone 310-320-4125  
Fax No \_\_\_\_\_



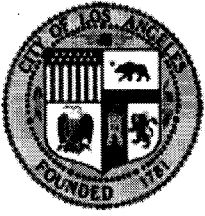
# TENTATIVE TRACT NO. 71124

0.55 AC.

CASE NO.  
 DATE 9-18-09  
 D.M. 108 B 149, 105 B 149  
 SCALE 1" = 100'  
 USES FIELD

LEGAL: PORTION OF FR. VICENTA M DE LUGO 29.42 ACRES  
 (ARBS. 252, 253, 254 & 255) RANCHO LA BALLONA  
 LS 1-74  
 T.B. PAGE 672 GRID A-6  
 C.D. II C.T. 2738.00 P.A. 329 VEN

THE KATHERMAN CO.  
 1218 EL PRADO AVE. STE. 128  
 TORRANCE, CA 90501  
 (310) 324-1999



**City of Los Angeles  
Department of City Planning**

10/19/2009

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

2726 S ABBOT KINNEY BLVD  
2724 S ABBOT KINNEY BLVD

**ZIP CODES**

90291

**RECENT ACTIVITY**

DIR-2008-4703-DI

**CASE NUMBERS**

CPC-2005-8252-CA  
CPC-2000-4046-CA  
CPC-1998-119-LCP  
CPC-1987-648-ICO  
ORD-175694  
ORD-175693  
ORD-172898  
ORD-172897  
ORD-172019  
TT-48728  
ENV-2005-8253-ND  
ENV-2005-8253-MND  
ENV-2002-6836-SP  
ENV-2001-846-ND  
MND-87-763-CUZ-C  
AF-89-103186-LT  
PRIOR-07/29/1962

**Address/Legal Information**

PIN Number: 108B149 1579  
Lot Area (Calculated): Data Not Available  
Thomas Brothers Grid: PAGE 672 - GRID A6  
Assessor Parcel No. (APN): 4237021006  
Tract: RANCHO LA BALLONA  
Map Reference: S C C 14797 C F 245 L S 1-74  
Block: None  
Lot: FR VICENTA M. DE LUGO 29.42  
ACRES  
252  
108B149  
Arb (Lot Cut Reference):  
Map Sheet:

**Jurisdictional Information**

Community Plan Area: Venice  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Venice  
Council District: CD 11 - Bill Rosendahl  
Census Tract #: 2738.00  
LADBS District Office: West Los Angeles

**Planning and Zoning Information**

Special Notes: None  
Zoning: R3-1  
Zoning Information (ZI): ZI-2406 Director's Interpretation of the Venice SP for Small Lot Subdivisio  
General Plan Land Use: Medium Residential  
Plan Footnote - Site Req.: See Plan Footnotes  
Additional Plan Footnotes: Venice  
Specific Plan Area: Los Angeles Coastal Transportation Corridor Venice Coastal Zone  
Design Review Board: No  
Historic Preservation Review: No  
Historic Preservation Overlay Zone: None  
Other Historic Designations: None  
Other Historic Survey Information: None  
Mills Act Contract: None  
POD - Pedestrian Oriented Districts: None  
CDO - Community Design Overlay: None  
NSO - Neighborhood Stabilization Overlay: None  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: Active: Coeur D Alene Elementary School  
500 Ft Park Zone: No

**Assessor Information**

Assessor Parcel No. (APN): 4237021006  
APN Area (Co. Public Works)\*: 0.548 (ac)  
Use Code: 0500 - 5 or more units (4 stories or less)  
Assessed Land Val.: \$1,514,624  
Assessed Improvement Val.: \$3,350,288

Last Owner Change:	07/15/87
Last Sale Amount:	\$1,000,010
Tax Rate Area:	67
Deed Ref No. (City Clerk):	1120344-46 1120344-46 1048882 1048882
<b>Building 1:</b>	
1. Year Built:	1989
1. Building Class:	D65
1. Number of Units:	50
1. Number of Bedrooms:	66
1. Number of Bathrooms:	81
1. Building Square Footage:	39,388.0 (sq ft)
<b>Building 2:</b>	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
<b>Building 3:</b>	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
<b>Building 4:</b>	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
<b>Building 5:</b>	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

**Additional Information**

Airport Hazard:	None
Coastal Zone:	Calvo Exclusion Area Coastal Zone Commission Authority
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Buffer Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	5.70947 (km)
Landslide:	No
Liquefaction:	Yes

**Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None



Targeted Neighborhood Initiative: None

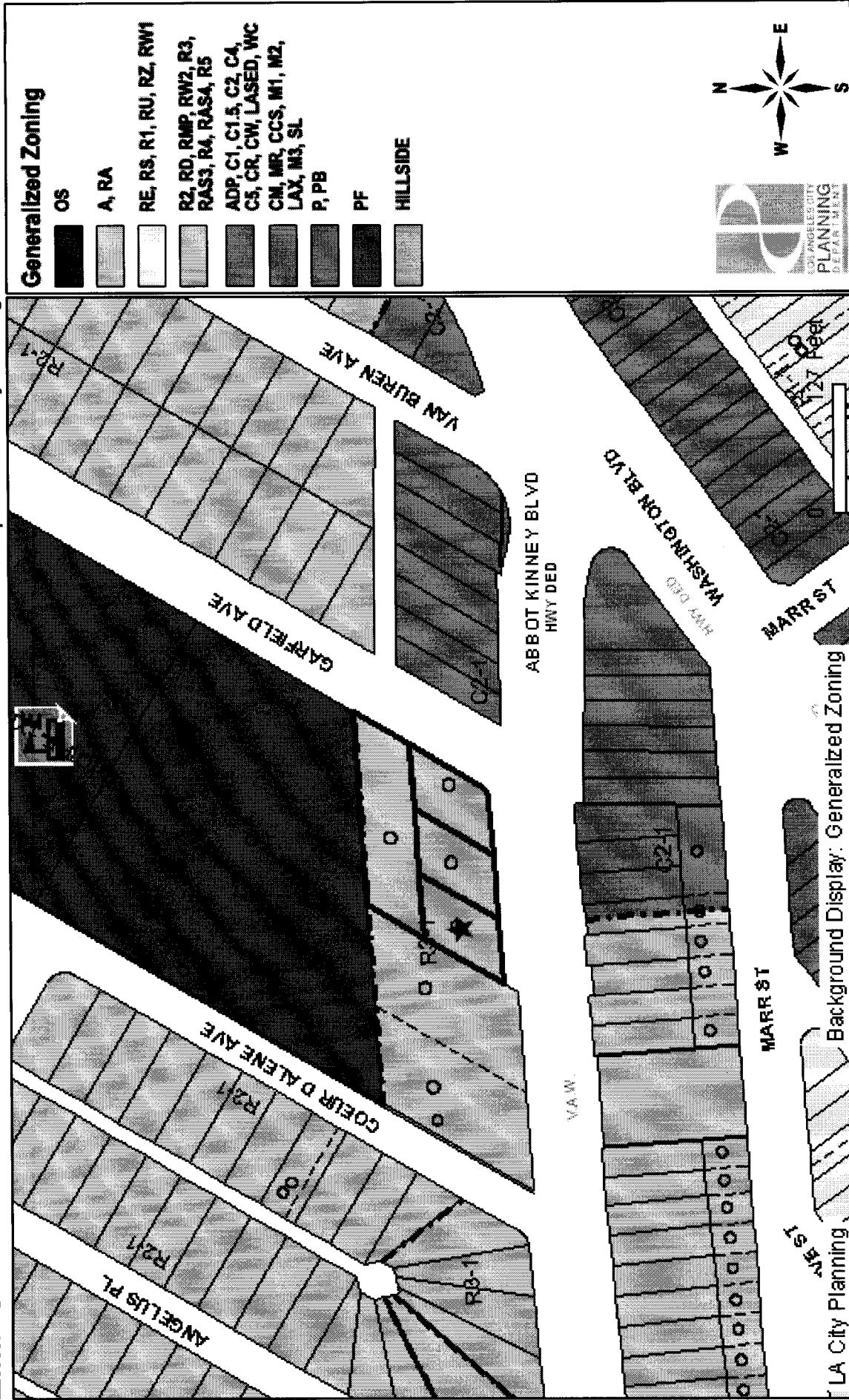
**Public Safety**

Police Information:

Bureau: West  
Division / Station: Pacific  
Report District: 1443

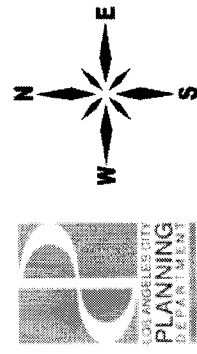
Fire Information:

District / Fire Station: 63  
Batallion: 4  
Division: 2  
Red Flag Restricted Parking: No



**Generalized Zoning**

OS	RE, RS, R1, RU, RZ, RW1
A, RA	R2, RD, RMP, RW2, R3, RAS3, RA, RAS4, R5
ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC	CM, MR, CCS, M1, M2, LAX, M3, SL
P, PB	PF
HILLSIDE	



Address: 2726 S ABBOT KINNEY BLVD  
 APN: 4237021006  
 PIN #: 108B149 1579

Tract: RANCHO LA BALLONA  
 Block: None  
 Lot: FR VICENTA M. DE LUGO 29.42 ACRES  
 Arb: 252

Zoning: R3-1  
 General Plan: Medium Residential

Background Display: Generalized Zoning