

**REQUEST & FINDINGS FOR
CONDITIONAL USE
FOR A TRANSIENT OCCUPANCY RESIDENTIAL STRUCTURE
IN THE [Q]R4-1VL ZONE
[PURSUANT TO LAMC SEC. 12.24-W,24(c)]
2000 N. HIGHLAND AVENUE**

REQUEST:

The instant request is for a conditional use to permit the conversion of an existing 18-unit apartment development to a transient occupancy residential structure in the [Q]R4-1VL Zone, pursuant to LAMC Sec. 12.24-W,24(c); and approval of an existing tower to a maximum nonconforming height of 61 feet, 8 inches (the occupied portions of the project have a maximum height of 33 feet, 2 inches).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located in the [Q]R4-1VL Zone and is designated in the Hollywood Community Plan for High Medium Residential Use, consistent with the zoning. The site contains 25,178 square feet of lot area, according to the survey provided, and is approximately 90 feet in width and 280 feet in depth. The existing two-story improvements were originally constructed in 1926 and contain 14,870 square feet of floor area, according to the records of the Los Angeles County Assessor. The property is more commonly known as Villa Valentino, and was designed by architects Pierpont and Walter Davis, known as signature practitioners of courtyard housing.

The property slopes gently, with a differential in elevation of approximately 19 feet, going slightly upslope from Highland Avenue to Las Palmas Avenue. The percentage of slope is approximately 7 percent. East of the subject property, on the east side of Las Palmas Avenue, the properties slope steeply uphill. Vehicular access to the property is via an existing driveway entering from Highland Avenue, which is located at the northerly end of the site.

The property was originally developed in 1919, with several single family residences and a 4-bay garage plus second-story storage (shown as a 'carriage house' in earlier site plans; since demolished). In 1926, the site was redeveloped with an apartment building housing 15 families. A Certificate of Occupancy (No.

11574) was issued for a "2 Story, Class D, 55 Rooms, 15 Unit Apartment House." There were two remodels between 1926 and 1935 that together increased the occupancy from the original 15 dwelling units to the current 18 dwelling units. A permit was issued in 1935 for the increase to 18 dwellings through remodels; a certificate of occupancy for that change was not found.

The property is designated as City of Los Angeles Historic Monument No. LA-397, so designated on November 23, 1988. It is described as a multifamily residential, courtyard apartment, in a Spanish Colonial Revival style.

In May, 1989, under Ordinance No. 164720, the zoning on the subject site was changed to the [Q]R4-1VL Zone. The [Q] Condition states: "Residential density shall be limited to a maximum one dwelling unit for each six hundred (600) square feet of lot." The existing lot area of the site would limit development to a maximum of 41 dwelling units. The 1VL Height District limits new development to a maximum of 45 feet in height.

Properties along both sides of Highland Avenue are in the [Q]R4-1VL Zone; single-family-dwelling properties east of Las Palmas Avenue are in the R1-1-HPOZ Zone. The site faces/abuts hotel properties directly to the west and north, and a condominium complex to the south (1940-64 Highland Avenue). Hotels in the immediate vicinity include:

- The BLVD Hotel and Suites directly north at 2010 Highland Avenue;
- The Hilton Garden Inn Los Angeles/Hollywood facing the subject site at 2003-5 Highland Avenue;
- The Holiday Inn Express Suites Hollywood at 1921 Highland Avenue (facing to the southwest). That building appears to be four stories over parking at grade as viewed from the Highland Avenue street frontage. The building was built in 1938 with additions later in 2008 and currently has 74 guest rooms and one dwelling (approximately 502 square feet of lot area per unit);
- The Best Western Hollywood Plaza Inn at 2013-23 Highland Avenue (facing to the northwest). That building was built in 1963 and has 83 guest rooms on an approximately 32,700 square-foot lot (approximately 393 square feet of lot area per unit).

Highland Avenue, adjoining the property to the west, is a Major Highway (Class II) with a width of 100 feet and fully improved. The actual roadway is approximately 75 feet wide with sidewalk widths of 15 feet on the subject east side and 10 feet on the west side of the street.

Las Palmas Avenue, adjoining the subject property to the east, is a Local Street dedicated to a width of 40 feet and improved with curb, gutter and sidewalk.

Existing/proposed project. The development contains 18 dwelling units: 9 one-bedroom units; 5 two-bedroom units; and 4 studio apartments. Six of the dwelling units are townhouses, with levels on both floors of the building. The remaining 12 dwelling units are one story, 5 located on the first level and 7 located on the

second level.

The property contains 9 uncovered parking spaces; no additional spaces are proposed. The height of the building to the top of the second level is 33 feet, 2 inches. The unoccupied tower is an additional 28 feet, 6 inches, for a total height of 61 feet, 8 inches.

The existing development is two stories in height plus a tower containing no habitable space. In the R4 Zone, a new building two stories in height would require a 15-foot front yard setback; 5-foot side yard setbacks; and a 15-foot rear yard setback. According to the architectural exhibits submitted with the application, the property has an existing 103-foot front yard setback; a 15-foot northerly side yard setback; a nonconforming 0-foot southerly side yard setback; and a nonconforming 0-foot rear yard setback.

CONDITIONAL USE FINDINGS PURSUANT TO LAMC SEC. 12.24-W,24

FINDING NO. 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.

Relevant Code provisions. LAMC Sec. 12.24-W,24 permits hotels, motels, apartment hotels and transient occupancy residential structures in the R4 Zone, unless expressly permitted in the R4 Zone (LAMC Sec. 12.11). The instant request does not qualify for any of the by-right criteria for a hotel, motel or apartment hotel listed in the R4 Zone. Further, the R4 Zone provisions make no mention of transient occupancy residential structures in relation to those by-right provisions.

LAMC Sec. 12.03 defines a transient occupancy residential structure as "A residential building designed or used for one or more dwelling units...wherein occupancy...is for a period of 30 consecutive calendar days or less..."

The instant request for conditional use approval also includes approval of the existing 61-foot, 8-inch-tall tower, pursuant to LAMC Sec. 12.24-F, which provides: "The decision may state that the height and area regulations required by other provisions of this Chapter shall not apply to the conditional use approved."

- The habitable portions of the development have a maximum height of 33 feet, 2 inches.
- Further, in this instance, the tower appears to possess nonconforming rights to its present height; prior to being placed in the 1VL Height District, the zoning permitted unlimited height on this property. The existing tower is an unoccupied decorative feature. It does not add additional usable floor area to the building or more guest rooms.
- It is also noted that the Code permits features such as the tower to exceed permitted height in the 1VL Height District by 10 feet, which would be a permitted height of 55 feet, irrespective of its nonconforming status.

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 for at least the following reasons:

- It will be consistent with and will complement the existing surrounding hotel uses (and condominium uses) to the west, north and south. The site located as it is on Highland Avenue, which is designated a Major Highway Class II, sits at the entryway to downtown Hollywood for all traffic coming from the San Fernando Valley. The site also provides ready and easy access to downtown Los Angeles and the Universal City area, as well as the Hollywood Bowl and Hollywood/Highland regional shopping center.

- It will continue and enhance the preservation of an historically significant development. In that regard, the transient occupancy residential structure (TORS) use a desirable adaptive re-use that will help preserve this historically significant project. The existing improvements were originally constructed in 1926. The property is more commonly known as Villa Valentino, and was designed by architects Pierpont and Walter Davis, known as signature practitioners of courtyard housing. The property is designated as City of Los Angeles Historic Monument No. LA-397, so designated on November 23, 1988. It is described as a multifamily residential, courtyard apartment, in a Spanish Colonial Revival style.
- It will provide housing during a time when the City is experiencing a severe shortage of available housing for many income levels.
- The "[Q]" Qualified classification, that the subject property is subject to, is that residential density shall be limited to a maximum one dwelling unit for each six hundred (600) square feet of lot area. This is a key factor in this case. The [Q] Qualified zoning would permit up to 41 dwelling units on the site, substantially more than the existing/proposed 18 dwelling units.

FINDING NO. 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.

The project's location, size, height, operations and other significant features will be compatible with the surrounding neighborhood, for at least these reasons:

- It will be located in an area already heavily devoted to hotels and condominium buildings, and will be close to various tourist and entertainment facilities throughout the Hollywood area. The proposed project is a regional serving use in a key location for such use. It is so located as to serve both Universal Studios and downtown Los Angeles, as well as Hollywood. There is a high demand for such housing in this locale, and the site is strategically located to serve such demand. A recognized element of the General Plan is to promote a business and visitor friendly city and to provide the necessary accommodations that such tourists and visitors require. The project will be conditioned to not be materially detrimental to the immediate neighborhood.
- It will be of a very reasonable size, inasmuch as the [Q]R4-1VL Zone on the property would permit as many as 41 dwelling units on the site, substantially more than the 18 dwelling units existing and proposed. The "[Q]" Qualified

classification, that the subject property is subject to, is that residential density shall be limited to a maximum one dwelling unit for each six hundred (600) square feet of lot area. This is the key determining factor in this case. The motel as approved does not exceed the FAR, lot coverage, and height restrictions of the underlying zone, or the density limitations imposed on the site by the City Council through the 'Q' condition.

- The primary portion of the development is only two stories in height with a maximum building height of 33.5 feet, below the 45-foot limit of the 1VL Height District. Only the existing unoccupied tower, which is nonconforming, will exceed that height.
- With respect to environmental mitigation measures, since the buildings already exist and no significant physical changes are proposed, any mitigation measures imposed will likely be operational in nature. Any mitigation measures will be incorporated as conditions of approval.

Similar approvals were granted in the very immediate area, including the following:

- 2010-14 N. Highland Avenue: In November, 1998, under Case No. ZA 1998-0326(CUZ), a zoning administrator approved a conditional use permit for construction of no more than a 49 guest-room hotel, including the manager's unit, with parking to be determined by the Department of Building & Safety. This is the property abutting immediately to the north of the subject property, now known as the BLVD Hotel & Suites. That grant, while for a hotel, included the following Condition No. 10: "All of the units may contain kitchens, or microwave areas and be considered "extended stay" units."
- 2018 N. Highland Avenue: In February, 2013, under Case No. ZA 2012-0375(CU) (ZV), a zoning administrator approved a conditional use permit authorizing a hotel in the R4 Zone; a determination for a 7-foot side yard in lieu of 8 feet; and variances for drive aisles, mechanical lifts and signs. A variance for additional building height was denied.

FINDING NO. 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 in the form of Los Angeles Municipal Code requirements. Except for the entitlement described herein, the project does not propose to deviate from any other Los Angeles Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

- Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.
- Objective 4.4: Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element determined the City was "facing an unprecedented housing crisis" due to the high demand for housing and the lack of affordable options. The Housing Element provides decision-makers policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

- Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary and affordable to people of all income levels, races, ages, and suitable for their various needs.
- Objective 1.5: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

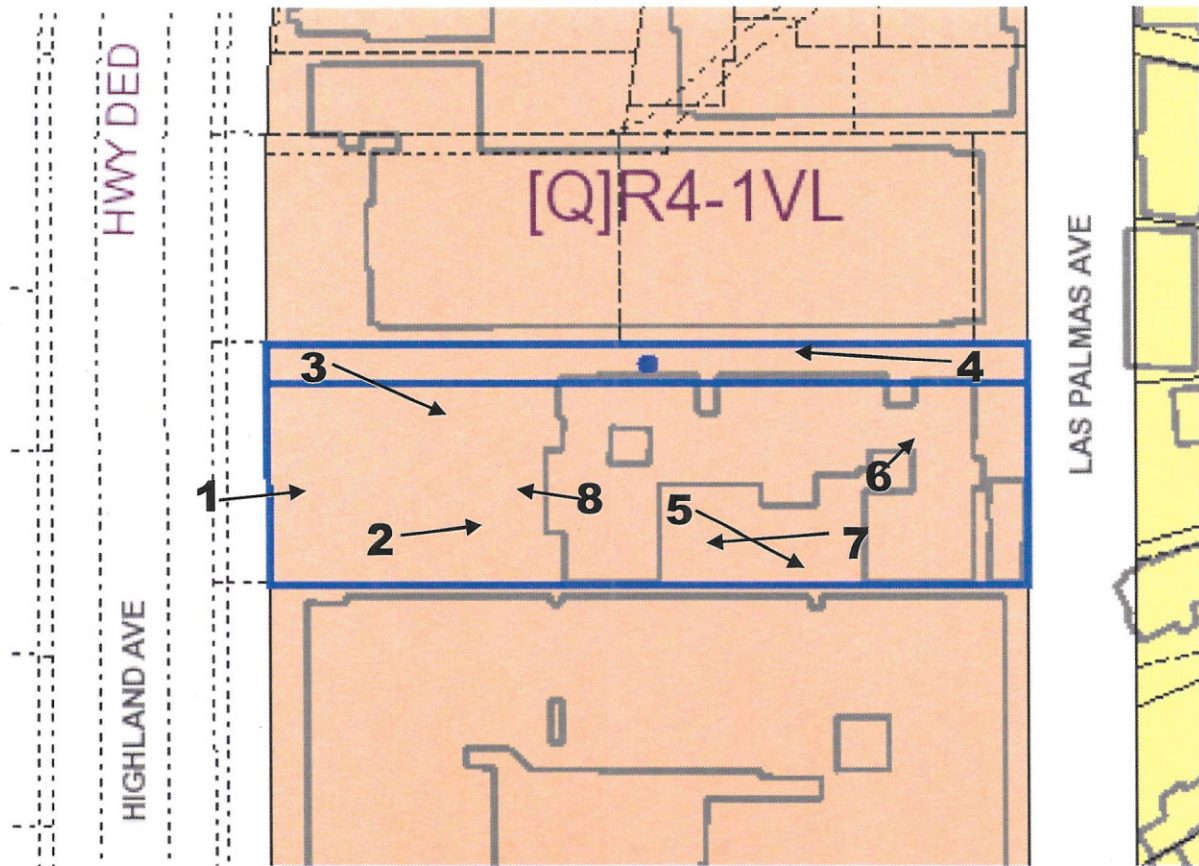
The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The subject property is located within the Hollywood Community Plan, which designates the subject property for High Medium Residential with a corresponding zone of [Q]R4-IVL. Footnote 5 states "Height District IVL: maximum density limited to one dwelling unit per six hundred (600) square feet of lot." The property is not currently within the area of any specific plans or interim control ordinances. The request is consistent with the adopted plan in that the site will contain a transient occupancy residential structure consistent with the density provisions of the R4 Zone and in correspondence with the designation of the plan. The General Plan does not specifically designate uses permitted by conditional use or similar quasi-judicial approvals, such as the instant request. LAMC Sec. 12.24-W,24 permits the requested use within the zones corresponding to the land use designation. The request is therefore consistent with the use and intensity/ density permitted in the adopted plan.

In regard to a conditional use permit for the TORS use, the Community Plan states

that a primary objective of the plan is "to further the development of Hollywood as a major center of population, employment, retail services and entertainment; and to perpetuate its image as the international center of the motion picture industry."

This project is in harmony with the goals and the intent of the General Plan Elements adopted for this geographical area in that it will provide necessary temporary lodgings in an area with high and growing demand for such facilities due to the location of the site at a critical location midway to downtown Los Angeles from Universal City, within the Hollywood community.





2000 Highland

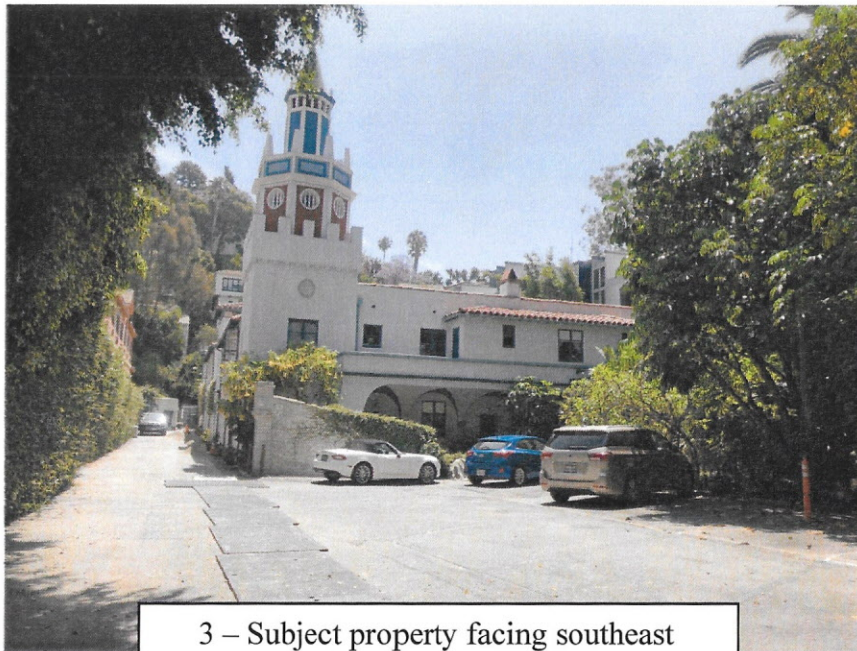
SITE & NEIGHBORHOOD PHOTOS



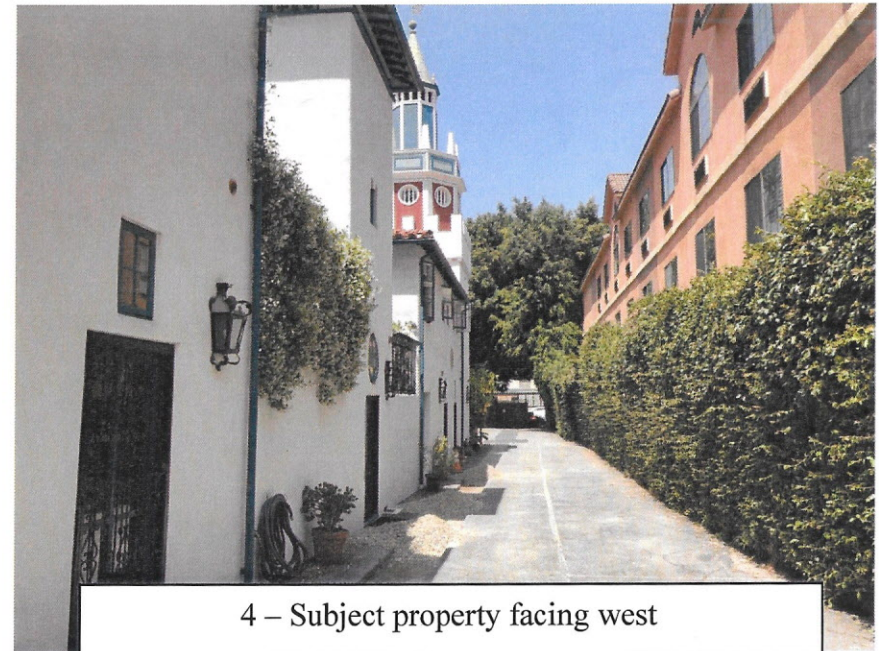
1 – Subject property facing east



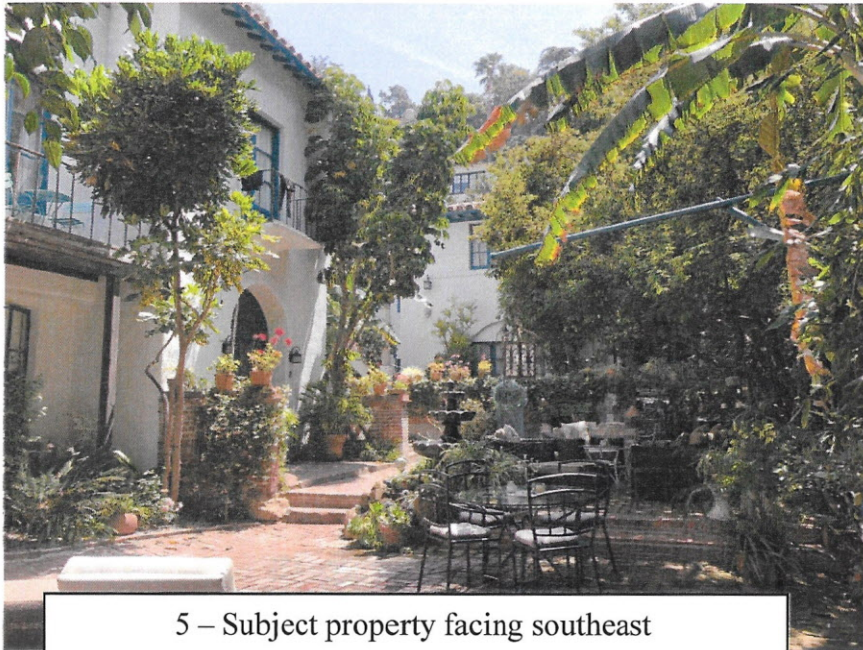
2 – Subject property facing east



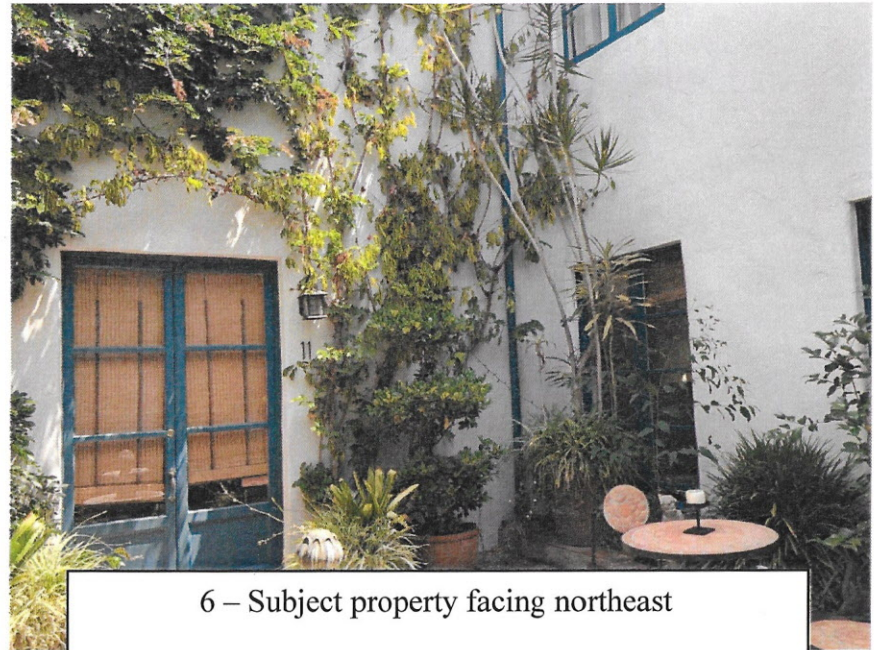
3 – Subject property facing southeast



4 – Subject property facing west



5 – Subject property facing southeast



6 – Subject property facing northeast



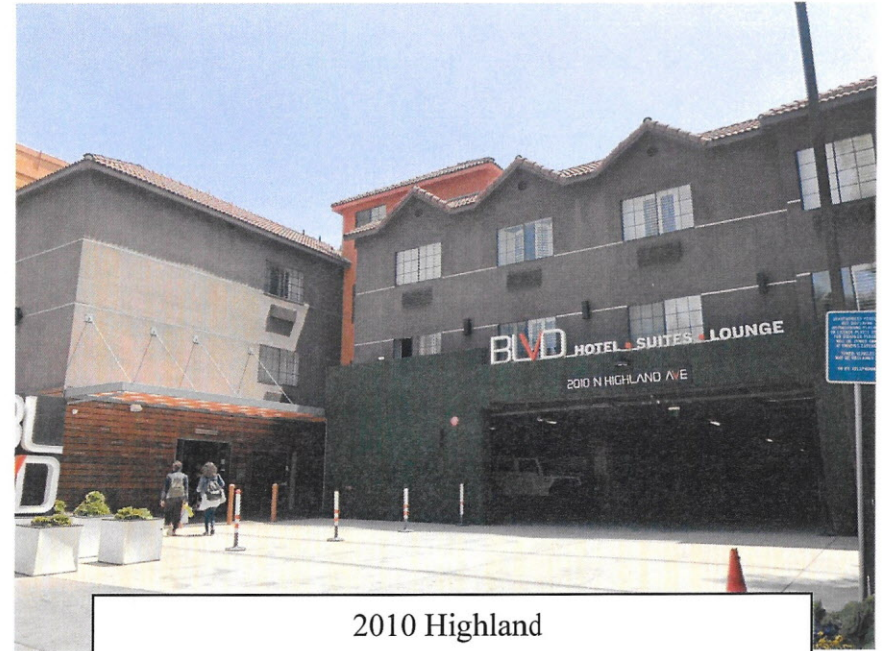
7 – Subject property facing west



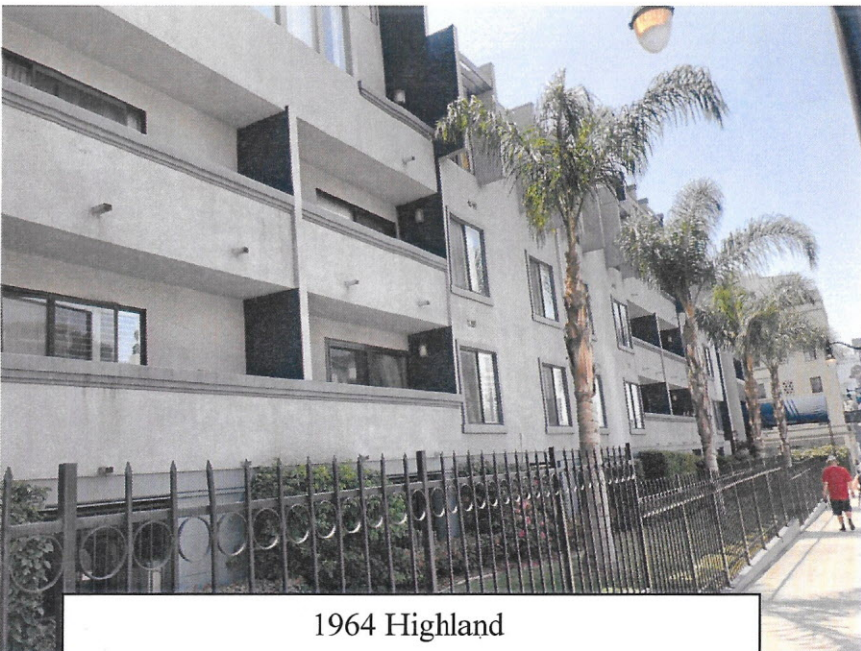
8 – Subject property facing west



2005 Highland



2010 Highland



1964 Highland



1921 Highland



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA 2019-3847-CH

Env. Case Number

ENV-2019-3848-CE

Application Type

Case Filed With (Print Name)

Date Filed

Application includes letter requesting:

☐ Waived hearing

☐ Concurrent hearing
Related Case Number

☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

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.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ 2000 N. Highland Avenue, Hollywood, CA 90068 Unit/Space Number

Legal Description² (Lot, Block, Tract) FR 9, ARB 1, BLOCK 8, HOLLYWOOD OCEAN VIEW TRACT

Assessor Parcel Number 5575-024-011 Total Lot Area 25,178 sq. ft.

2. PROJECT DESCRIPTION

Present Use Multifamily apartment building

Proposed Use Transient Occupancy Residential (TOR) building or hotel

Project Name (if applicable)

Describe in detail the characteristics, scope and/or operation of the proposed project Conditional Use Permit to allow conversion of existing 18-unit apartment development into a Transient Occupancy Residential (TOR) structure in the [Q]R4-1VL Zone and approval of existing tower to a maximum nonconforming height of 61 ft 8 in. (the occupied portions

Additional information attached ☐ YES ☒ NO of the project have a max ht of 33 ft, 2 in.)

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☐ Site is located within 500 feet of a freeway or railroad

☒ Site has existing buildings (provide copies of building permits)

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

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)

- ☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

- ☐ 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
☐ Interior tenant improvement
☐ Additions to existing buildings
☐ Grading
☐ Removal of any on-site tree
☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
☐ New construction: _____ square feet
☐ Accessory use (fence, sign, wireless, carport, etc.)
☐ Exterior renovation or alteration
☒ Change of use and/or hours of operation
☐ Haul Route
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing 18 - Demolish(ed)³ 0 + Adding 0 = Total 18
Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0
Number of Market Rate Units Existing 18 - Demolish(ed) 0 + Adding 0 = Total 18
Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☒ NO

Is your project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☐ NO

Authorizing Code Section 12.24 w/24.c

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

Action Requested, Narrative: Conditional Use Permit to allow conversion of existing 18-unit apartment development into a Transient Occupancy Residential (TOR) structure in the [Q]R4-1VL Zone and approval of existing tower to a maximum nonconforming height of 61 ft 8 in. (the occupied portions of the project have a max ht of 33 ft, 2 in.)

Authorizing Code Section _____

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

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF 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) _____

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. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master 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, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Urban Design Guidelines Checklist _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

l. Order to Comply _____

m. Building Permits and Certificates of Occupancy Permit #19016-30000-17917/Plan Check #B19WL03332

n. Hillside Referral Form _____

o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

p. Proof of Filing with the Housing and Community Investment Department _____

q. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm Villa Valentino Hollywood LP

Address: 1000 N. Patterson Avenue Unit/Space Number _____

City Santa Barbara State CA Zip Code: 93111

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 John J. Parker

Company/Firm Pacific Crest Consultants

Address: 23622 Calabasas Rd. Unit/Space Number 100

City Calabasas State CA Zip: 91302

Telephone (805) 388-3355 E-mail: JParker@PCCLA.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Land Use Consultant

Name Chris Parker

Company/Firm Pacific Crest Consultants

Address: 23622 Calabasas Rd. Unit/Space Number 100

City Calabasas State CA Zip Code: 91302

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

Primary Contact for Project Information
(select only one)

☐ 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.

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 applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **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 the agent for service of process or 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 the agent for service of process or 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).** A 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 _____

Date _____

Print Name _____

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 SANTA BARBARA

On MAY 22, 2019 before me, JOSEFINA ORTIZ, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

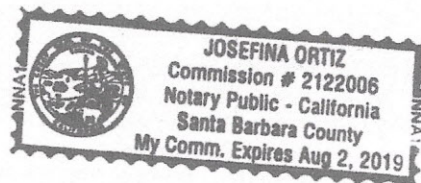
personally appeared CARL LINDROS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~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

8. **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.
- i. 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. 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: 5.22.19

Print Name: _____

OPTIONAL NEIGHBORHOOD CONTACT SHEET
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9. 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).