



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number
Env. Case Number
Application Type
Case Filed With (Print Name) Date Filed

Application includes letter requesting:

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

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

6501 S. Sepulveda Blvd.
Street Address1 (6501-6521 S. Sepulveda Blvd.; 6502-6520 S. Arizona Ave.) Unit/Space Number
Legal Description2 (Lot, Block, Tract) PT LT 38 T2S R14W; Rancho Sausal Redondo Tract
Assessor Parcel Number 4110-001-006, -007, -024 Total Lot Area 96,030 sq. ft.

2. PROJECT DESCRIPTION

Present Use Commercial (Retail, Restaurant, Office, etc.), and Parking
Proposed Use Residential, Commercial (Retail, Restaurant, Office, etc.), and Parking
Project Name (if applicable) Sepulveda & Centinela Apartments

Describe in detail the characteristics, scope and/or operation of the proposed project Maintain (E) 7,063sf restaurant.

Demolish and clearing of an (E) single-story, multi-tenant strip mall, an (E) single-story, multi-tenant industrial building, and surface parking lots. Construction, use, and maintenance of a (N) eight-story mixed-use building with 362 apartment units, ground-floor restaurant and a 520 stall automobile parking garage.

Additional information attached [X] YES [] NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)
Site has existing buildings (provide copies of building permits)
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 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)

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)

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: 365,528 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 0 – Demolish(ed)³ 0 + Adding 362 = Total 362
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 41 = Total 41
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 321 = Total 321
 Mixed Use Projects, Amount of Non-Residential Floor Area: 10,383 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)? 18 ft.
 If you have dedication requirements on multiple streets, please indicate: Sepulveda Boulevard only.

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 LAMC Section 12.22 A.25

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

Action Requested, Narrative: _____

A Density Bonus with three (3) off-menu incentives for increased FAR, reduced Open Space, and reduced Building Separation.

Authorizing Code Section LAMC Section 12.24 U.26

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

Action Requested, Narrative: _____

Conditional Use for a 50% Density Bonus.

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 _____ Included.
- b. Geographic Project Planning Referral _____ N/A
- c. Citywide Design Guidelines Compliance Review Form _____ Included.
- d. Affordable Housing Referral Form _____ Included.
- e. Mello Form _____ N/A
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____ N/A
- g. HPOZ Authorization Form _____ N/A
- h. Management Team Authorization _____ N/A
- i. Expedite Fee Agreement _____ Included.
- j. Department of Transportation (DOT) Referral Form _____ Included.
- k. Preliminary Zoning Assessment Referral Form _____ Included.
- l. SB330 Preliminary Application _____ N/A
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____ Included.
- n. Order to Comply _____ N/A
- o. Building Permits and Certificates of Occupancy _____ Included.
- p. Hillside Referral Form (BOE) _____ N/A
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____ Included.
- r. SB330 Determination Letter from Housing and Community Investment Department _____ Included.
- s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Ed McCoy
Company/Firm FRH Realty, LLC
Address: 5355 Mira Sorento Place Unit/Space Number 100
City San Diego State CA Zip Code: 92121
Telephone 858-626-8341 E-mail: emccoy@ffres.com
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) [See list attached]
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name Jonathan Lonner
Company/Firm Burns & Bouchard, Inc.
Address: 9619 National Blvd. Unit/Space Number _____
City Los Angeles State CA Zip: 90034
Telephone 310-802-4261 E-mail: jlonner@burnsbouchard.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name Dave Rand
Company/Firm Armbruster, Goldsmith & Delvac, LLP
Address: 12100 Wilshire Boulevard Unit/Space Number 1600
City Los Angeles State CA Zip Code: 90025
Telephone (310) 209-8800 E-mail: dave@agd-landuse.com

Primary Contact for Project Information (select only one) Owner Applicant
 Agent/Representative Other

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).

ATTACHMENT "A"
OWNERSHIP LIST

6501-6509 S. Sepulveda Blvd.

APN: 4110-001-024

Arthur J. Quinn, an individual

Alan D. Cohen, an individual

Steven I. Cohen, an individual

HRQ Investments, a Limited Partnership

Lorin B. Flyer, Trustee of the Lorin Flyer Trust

Lorin B. Flyer, Trustee of the Lorin Flyer Trust under the Will of Howard M. Fox

6511-6521 S. Sepulveda Blvd.

APNs: 4110-001-006 and 4110-001-007

HRQ Investments, a Limited Partnership

Lorin B. Flyer, Trustee of the Lorin Flyer Trust under the Will of Howard M. Fox

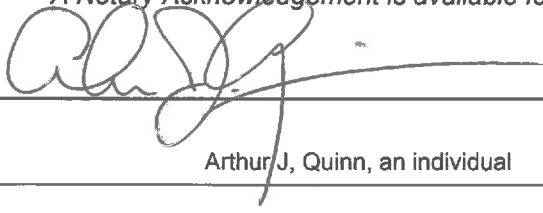
PROPERTY OWNER

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 to 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 
Print Name Arthur J, Quinn, an individual

Date 05/06/2021

Signature —
Print Name —

Date —

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~~ sm Texas

County of Tarrant

On May 6 2021 before me, Steven McCorvey Notary
(Insert Name of Notary Public and Title)

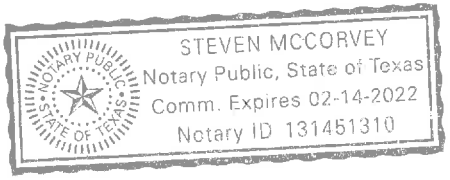
personally appeared Arthur J. Quinn, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Steve McCorvey
Signature

(Seal)



PROPERTY OWNER

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Signature  Date 5-6-2021

Print Name Alan D. Cohen, an individual

Signature — Date —

Print Name —

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State of California

County of Ventura

On May 6, 2021 before me, Paula J Gallegos, Notary Public
(Insert Name of Notary Public and Title)

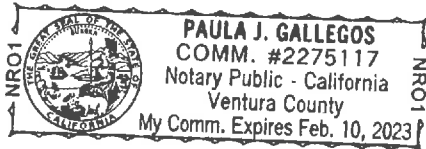
personally appeared Alan D Cohen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Paula J Gallegos
Signature

(Seal)



PROPERTY OWNER

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Signature 

Date 5-6-2021

Print Name Steven I. Cohen, an individual

Signature —

Date —

Print Name —

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State of California

County of Los Angeles

On May 6, 2021 before me, Ellis Chong Notary Public
(Insert Name of Notary Public and Title)

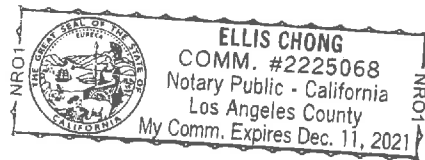
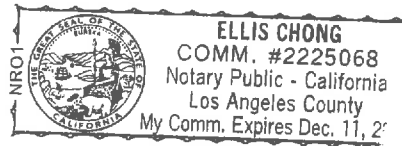
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WITNESS my hand and official seal.

[Handwritten Signature]
Signature

(Seal)



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Signature 

Date 5-6-2021

Print Name HRQ Investments, L.P. a California Limited Partnership

Signature —

Date —

Print Name —

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State of California

County of Los Angeles

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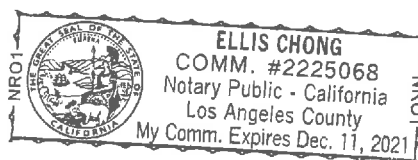
personally appeared Steven I Cohen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



PROPERTY OWNER

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Signature Lorin B. Flyer, Trustee of the Lorin Flyer Trust Date 5/7/21

Print Name Lorin B. Flyer, Trustee of The Lorin Flyer Trust

Signature _____ Date _____

Print Name _____

Space Below For Notary's Use

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Civil Code ' 1189

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State of California

County of Humboldt

On 5/7/21 before me, Sharleigh Zavaglia, Notary Public
(Insert Name of Notary Public and Title)

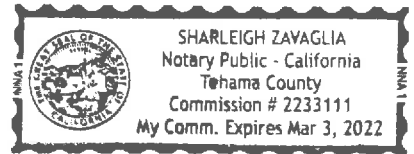
personally appeared Lorin B. Flyer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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



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 or 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 Lorin B. Flyer, Trustee of the Lorin Flyer Trust under the Will of Howard M. Fox
Print Name Lorin B. Flyer, Trustee of The Lorin Flyer Trust under the Will of Howard M. Fox

Date 5/7/21

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 Humboldt

On 5/17/21 before me, Sharleigh Zawaglia, Notary Public
(Insert Name of Notary Public and Title)

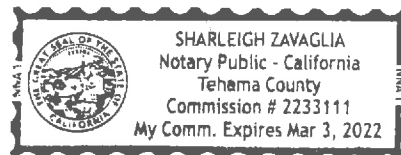
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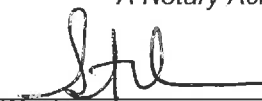
PROPERTY OWNER

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Signature 

Date 5-6-2021

Print Name HRQ Investments, L.P. a California Limited Partnership

Signature —

Date —

Print Name —

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State of California

County of Los Angeles

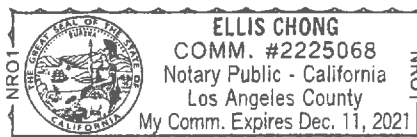
On May 6, 2021 before me, Ellis Chong, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Steven Cohen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

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[Signature] (Seal)
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Print Name Lorin B. Flyer, Trustee of The Lorin Flyer Trust under the Will of Howard M. Fox

Date 5/7/21

Signature _____

Date _____

Print Name _____

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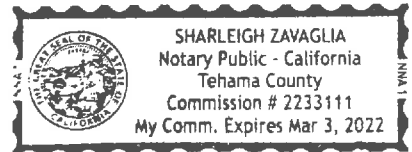
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WITNESS my hand and official seal.

[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 it 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: _____

4/30/21

Print Name: _____

FRH Realty, LLC - Ed McCoy

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

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).