

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

<i>Planning Staff Use Only</i>			
ENV No.	Existing Zone R3P-1VL; C2-1VL		District Map 129B125, 129B129
APC West	Community Plan Brentwood - Pacific Palisades		Council District 11
Census Tract 2625.01	APN See Exhibit 'A'	Case Filed With [DSC Staff]	Date

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

APPLICATION TYPE General Plan Amendment, Specific Plan Amendment, Design Review Board  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 1012-1051 N. Swarthmore Ave.; 15239-15281 W. Sunset Blvd., 1023-1055 N. Monument St. Zip Code 90272  
 Legal Description: Lot 1-2, 8-10, PT LA A Block None Tract 16987, 10708, 9300  
 Lot Dimensions Irregular Lot Area (sq. ft.) \_\_\_\_\_ Total Project Size (sq. ft.) 116,215

**2. PROJECT DESCRIPTION**

Describe what is to be done: Project proposes redevelopment of various properties in the Pacific Palisades Commercial Village. Project proposes demolition of existing buildings and surface parking lots and construction of nine new buildings comprised of retail and restaurant uses, a theatre, eight apartments, a specialty grocery market, offices, and storage with 116,215 square feet of floor area. Refer to Exhibit 'B' for expanded Project Description.

Present Use: Retail, restaurants, gas station Proposed Use: Retail, restaurants, multi-family, office, theatre, storage

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

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 0 To be demolished 0 Adding 8 Total 8

**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: 11.5.6.A  
General Plan Amendment to the Brentwood - Pacific Palisades Community Plan Circulation Map to change the street classification for Swarthmore Avenue from a Local Street to a Modified Local Street.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 11.5.7.G  
Specific Plan Amendments to the Pacific Palisades Commercial Village and Neighborhood Specific Plan. The proposed Specific Plan Amendments are described in Exhibit 'B'.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 16.50  
Design Review approval for the Pacific Palisades Commercial Village and Neighborhood Specific Plan.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: 16.50

List related or pending case numbers relating to this site:  
None

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Michael Gazzano Company Palisades Village Co., LLC  
 Address: 101 The Grove Drive Telephone: ( 323 ) 900-8100 Fax: ( 323 ) 900-8101  
Los Angeles, CA Zip: 90036 E-mail: MGazzano@CarusoAffiliated.com


Property owner's name (if different from applicant) Rick J. Caruso, Palisades Village Co., LLC  
 Address: 101 The Grove Drive Telephone: ( 323 ) 900-8100 Fax: ( 323 ) 900-8101  
Los Angeles, CA Zip: 90036 E-mail: \_\_\_\_\_

Contact person for project information Matt Dzurec Company Armbruster Goldsmith & Delvac, LLP  
 Address: 11611 San Vicente Boulevard, Suite 900 Telephone: ( 310 ) 209-8800 Fax: ( 310 ) 209-8801  
Los Angeles, CA Zip: 90049 E-mail: matt@agd-landuse.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.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: RICK J. CARUSO

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
 (Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_, 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 [Project Planner]	Date
Receipt No.	Deemed Complete by [Project Planner]	Date

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 Address: 101 The Grove Drive Telephone: ( 323 ) 900-8100 Fax: ( 323 ) 900-8101  
Los Angeles, CA Zip: 90036 E-mail: MGazzano@CarusoAffiliated.com

Property owner's name (if different from applicant) Pacific Palisades Land, LLC  
 Address: 15281 W. Sunset Boulevard Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
Pacific Palisades, CA Zip: 90272 E-mail: \_\_\_\_\_

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Signature: \_\_\_\_\_ Print: \_\_\_\_\_

**ALL-PURPOSE ACKNOWLEDGMENT**

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County of \_\_\_\_\_

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 (Insert Name of Notary Public and Title)

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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)

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**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 June 29, 2015 before me, Christine Haber, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared KICK J. CARUSO  
Name(s) of Signer(s)

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



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_