



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible       AB 2097 Eligible

Case Number: \_\_\_\_\_

Env. Case Number: \_\_\_\_\_

Application Type: \_\_\_\_\_

Case Filed With (Print Name): \_\_\_\_\_ Date Filed: \_\_\_\_\_

Application includes letter requesting:

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

Related Case Number(s): \_\_\_\_\_

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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

1. PROJECT LOCATION

Street Address<sup>1</sup>: 1824-1828 S. Oak St and 845-855 W. Washington Blvd      Unit/Space Number: \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract): Lot 1 & W'ly 3.6' of lot 2, Blk 4, Los Angeles Homestead Tr (MR 3-256-257)

Assessor Parcel Number: 5124-017-002      Total Lot Area: 19,310 SF

2. PROJECT DESCRIPTION

Present Use: Historic Convention Center (HCM LA-300)/Ballrooms/Banquet Halls

Proposed Use: Same with a proposed Basement Kitchen/Restaurant on the Third Floor

Project Name (if applicable): Casa Vertigo

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

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

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

An existing 74,376 sf Historic Convention Hall/Ballrooms/Banquet/Event Hall Facility accommodating 2,050 overall seats with a proposed basement kitchen and a third floor restaurant (90 seats included)) with full line alcohol for on-site consumption featuring live entertainment and patron dancing as accessory uses. Convention Hall/Ballrooms/Banquet/Event Hall Facility is an existing 24/7 operation. Restaurant/Live Entertainment hours are from 6:00 am - 2:00 am Daily.

Additional Information Attached:

YES  NO

## EXISTING SITE CONDITIONS

Complete and check all that apply:

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

## PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

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

## HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing N/A - Demolish(ed)<sup>3</sup> \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

Number of Affordable Units<sup>4</sup>: Existing \_\_\_\_\_ - Demolish(ed) \_\_\_\_\_ + Adding \_\_\_\_\_ = Total \_\_\_\_\_

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

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

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

<sup>4</sup> As determined by the Los Angeles Housing Department.

## PARKING INFORMATION

Is the project utilizing AB 2097?  YES  NO

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

Provided # of Parking Spaces: \_\_\_\_\_ Required # of Parking Spaces: \_\_\_\_\_

### Parking Minimum Checklist

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

Check all that apply:

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

## PUBLIC RIGHT-OF-WAY INFORMATION

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

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

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

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

## 3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10?  YES  NO

Authorizing Code Section: 12.28 WI

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

Action Requested: CUB sale/dispense full alcohol for onsite consumption, w/live ent/dance in conj with a 3 story Historic Convention Hall (HCM LA-300) with restaurant/event hall from 6 am-2 am daily

Authorizing Code Section: 12.24-W18

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

Action Requested: CUP to allow patron dancing/live entertainment on 3 levels for dining/  
live entertainment and public dance in ballrooms, restaurant, event facilities from 6 am-2 am daily.

Additional Requests Attached:  YES  NO

#### 4. RELATED CITY PLANNING CASES

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

If YES, list all case number(s): ZA-2018-2692-CUB-CUX

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.: ZA-2018-2692-CUB-CUX Ordinance No.: \_\_\_\_\_

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

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

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

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

#### 5. RELATED DOCUMENTS / REFERRALS

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

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

YES (provide copy)  NO