MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. 2012-1035-EAF

Existing Zone CM-1 and [T][Q]CM-1

District Map M R 2-504/505 PAT 3-64/65

APC East Los Angeles

Community Plan Northeast Los Angeles

Council District 14

Census Tract 2033.00

APN 5202001001, 5202003019

Case Filed With [DSC Staff]

Case No. CPC 2013-7-GRA-ZC-ZAD-SPR

Date 1/4/13

APPLICATION TYPE General Plan Amendment, Zone Change, Site Plan Review, Zoning Administrator’s Determination

1. PROJECT LOCATION AND SIZE

Street Address of Project 1550 N. San Pablo Street

Zip Code 90033

Legal Description: Lot Block

PT "UNNUMBERED LT", FR 16 None City Lands of Los Angeles; John Sullivan Tract

Lot Dimensions Irregular Lot Area (sq. ft.) 335,300 Total Project Size (sq. ft.) 264,224

2. PROJECT DESCRIPTION

Describe what is to be done: Development of a graduate student housing building with 178 dwelling units and 264,224 square feet of total floor area.

The project includes a 10,431 square foot childcare facility with a 9,500 square foot outdoor childcare play area. Parking for the project will be provided within the USC Health Sciences Campus. See Exhibit ‘A’ for detailed Project Description.

Present Use: Parking lot Proposed Use: Apartments, Childcare facility

Plan Check No. (if available) Date Filed:

Check all that apply:

☐ New Construction ☐ Change of Use ☐ Alterations ☐ Demolition

☐ Commercial ☐ Industrial ☐ Residential ☐ Tier 1 LA Green Code

Additions to the building:

☐ Rear ☐ Front ☐ Height ☐ Side Yard

No. of residential units: Existing 0 To be demolished 0 Adding 174 Total 174

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 from Limited Industrial to General Commercial.

Code Section from which relief is requested: Code Section which authorizes relief: 12.32
Zone Change from CM-1 and [T][Q]CM-1 to C2-2.

Code Section from which relief is requested: Code Section which authorizes relief: 16.05
Site Plan Review for the development of 178 dwelling units.

Code Section from which relief is requested: Code Section which authorizes relief: 12.21.A.4(a) 12.24.X.20
Zoning Administrator’s Determination to allow shared parking within the USC Health Sciences Campus.

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name: Kristina Raspe
Company: University of Southern California
Address: 3335 S. Figueroa Street, Unit G
Los Angeles, CA 90067
Telephone: (213) 821-3070
Fax: (213) 821-3073
E-mail: kraspe@re.usc.edu

Property owner's name (if different from applicant):

Address: 
Telephone: ( )
Fax: ( )
Zip: 
E-mail:

Contact person for project information: Matt Dzurec
Company: Armbruster Goldsmith & Delvac, LLP
Address: 11611 San Vicente Boulevard, Suite 900
Los Angeles, CA 90049
Telephone: (310) 209-8800
Fax: (310) 209-8801
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: Kristina Raspe

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On Dec. 12, 2012 before me, JEFFREY KESEE, Notary Public, personally appeared KRISTINA RASPE, 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: __________________________
(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.

<table>
<thead>
<tr>
<th>Base Fee</th>
<th>Reviewed and Accepted by</th>
<th>Date</th>
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<tbody>
<tr>
<td>$26,930.50</td>
<td>[Project Planner]</td>
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Receipt No. 9900
Deemed Complete by [Project Planner] Date

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CP-7771 (09/09/2011)