

# ORIGINAL



## APPLICATIONS:

### APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

#### 1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission     City Planning Commission     City Council     Director of Planning

Regarding Case Number: CPC-2016-4316-DB

Project Address: 5570 West Melrose Avenue, 647 North Beachwood Drive

Final Date to Appeal: 06/07/2017

Type of Appeal:

- Appeal by Applicant/Owner  
 Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved  
 Appeal from a determination made by the Department of Building and Safety

#### 2. APPELLANT INFORMATION

Appellant's name (print): Dan Wells & Pharlap Enterprises LLC; 5546 Melrose LLC & Woodrow Jackson; Tracey

Company: Appellant's name continued: Clarke, c/o Beth Dorris, Law Offices of Beth S. Dorris

Mailing Address: 3226 Mandeville Canyon Rd.

City: Los Angeles

State: CA

Zip: 90049

Telephone: (310) 476-4761

E-mail: beth.dorris@aol.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self

Other: \_\_\_\_\_

- Is the appeal being filed to support the original applicant's position?

Yes

No

#### 3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Beth Dorris

Company: Law Offices of Beth S. Dorris

Mailing Address: 3226 Mandeville Canyon Rd.

City: Los Angeles

State: CA

Zip: 90049

Telephone: (310) 476-4761

E-mail: beth.dorris@aol.com

**4. JUSTIFICATION/REASON FOR APPEAL**

Is the entire decision, or only parts of it being appealed?  Entire  Part

Are specific conditions of approval being appealed?  Yes  No

If Yes, list the condition number(s) here: \_\_\_\_\_

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

**5. APPLICANT'S AFFIDAVIT**

I certify that the statements contained in this application are complete and true:

Appellant Signature: *[Signature]* Date: 06/07/2017

**6. FILING REQUIREMENTS/ADDITIONAL INFORMATION**

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <i>\$ 89.00</i>	Reviewed & Accepted by (DSC Planner): <i>Treva Martin</i>	Date: <i>6/7/17</i>
Receipt No: <i>0301092640</i>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

**Law Offices of Beth S. Dorris**

3226 Mandeville Canyon Road  
Los Angeles, California 90049  
(310) 476-4761  
beth.dorris@aol.com

June 7, 2017

**Appeal Reasons Summary**

Proposed Melrose/Beachwood Mixed Use Project (“Proposed Project”)  
Address: 5570 Melrose Avenue & 647 North Beachwood Drive, Los Angeles, CA

This Appeal Reasons Summary is submitted on behalf of Dan Wells and Pharlapp Enterprises LLC, Woodrow Jackson and 5546 Melrose LLC, and Tracey Clarke (“Appellants”). The appeal seeks vacation and set aside of all appealable elements of the Letter of Determination dated May 23, 2017 (“LOD”) by the Los Angeles City Planning Commission (“LOD”) purporting to approve the Proposed Project. A copy of the LOD is attached as Exhibit 1. The appeal is for abuse of agency discretion and failure to comply with due process and notice requirements, California Environmental Quality Act (Public Resources Code section 21000 et seq.) and associated regulations (14 Cal. Code Regs. section 150000 et seq.) (jointly, “CEQA”), the City of Los Angeles Municipal Code (“LAMC”), Government Code Section 65915, and other legal authority discussed below. Appellants own property adjacent to and in the immediate impact area of the Proposed Project.

**The Site and Surrounding Residential Neighborhood.**

The Proposed Project site (“Site”) and the surrounding residences are all generally one to two story buildings. The immediately adjacent buildings in the surrounding residential area consist primarily of one and two family homes. The commercial buildings on the same side of Melrose also are virtually entirely two stories in the immediately surrounding area. Beachwood and other residential streets by the Proposed Project are narrow and already provide very limited street parking that is entirely absorbed, and then some, by existing uses. Neighborhood intrusion is an ongoing existing problem and creates concomitant safety issues for the residents and their young children.

The Site is currently zoned C2-1VL and R3-1. As such, according to the LOD, FAR is 1.5:1 and 3:1, respectively; and projects are limited to three (3) stories and 45-feet in height under LAMC Section 12.21.1-A.1.

**The Proposed Project.**

The Proposed Project is a new five-story, 43,078 square-foot mixed use complex containing 52 residential dwelling units and 5,500 square feet of commercial uses. Only 24 commercial and 52 residential parking spaces will be provided, regardless of the number of bedrooms actually in any of the 52 residential units. Parking, FAR, and other special entitlements may be “averaged” between the commercial and residential zoned portions of the Project Site. The Proposed Project includes a rooftop deck and pool without any operating hour restrictions. It also includes a subterranean parking area.

The Proposed Project is only required to set aside *just five (5)* units for Very Low Income Households. The Findings, however, explicitly rely on no less than *seven (7) units* for Very Low Income Households to justify the Project Approvals.

The LOD included the following approvals (“Approvals”):

- FAR of 2.02:1 in the C2-1VL Zone and 4.05:1 in the R3-1 Zone under LAMC Section 12.22-A,25(f)(4)(i).
- Permission to average FAR, density, parking, open space, and access from the C2-1VL Zone to the R3-1 Zone.
- Maximum of five (5) stories and 56-feet, under LAMC Section 12.22-A,25(g)(3).

Appellants appeal all Approvals appealable to the City Council.

**Appellants Are Adjacent To The Proposed Project Site.**

Pharlap Enterprises LLC owns property at 641 N. Beachwood Drive, Los Angeles, CA 90004 – adjacent to the Proposed Project Site. Pharlap Enterprises LLC is managed and owned by Dan Wells. Exhibit 2 provides proof thereof.

5546 Melrose LLC owns 5546 Melrose, Los Angeles, CA 90004 – adjacent to the Proposed Project Site. Woodrow Jackson as trustee of the Sharon and Woodrow Wilson Jackson Family Trust manages and owns 5546 Melrose LLC. Exhibit 2 provides proof thereof.

Tracey Clarke appeals all other aspects of the LOD that are appealable, and joins in the Density Bonus appeal under the LAMC to the extent her property is also deemed adjacent within the meaning of the LAMC Density Bonus ordinance. Tracey Clarke lives in and owns property at 575 N. Plymouth, Los Angeles, CA 90004. Exhibit 2 provides proof thereof. Her property backs up to Beachwood in the immediate vicinity of the Proposed Project. Her property is within the line of sight of the proposed rooftop deck and pool terrace from immediately behind the Proposed Project.

**Appellants Are Aggrieved Because Their Properties Will Potentially Experience Significant Impacts From The Proposed Project Which Remain Unstudied And Unmitigated.** Users of the rooftop pool and deck, and residents in the 5 story complex will be peering unabatedly into the private realms of represented appellants’ properties. Construction and operation of the Proposed Project – so out of scale with the immediately surrounding properties - will cause, or contribute cumulatively to, significant traffic, neighborhood intrusion, noise, safety, parking, aesthetic, cultural/historic, construction, and air quality impacts in and by their properties. The problems described below also impact the entire neighborhood to which their properties are inextricably tied.

The LOD and findings fail to disclose, address, or mitigate the potentially significant aesthetic, cultural/historic, transportation (including traffic, parking, neighborhood intrusion, vehicular noise, and pedestrian and traffic safety issues), and construction impacts of the proposed mixed use complex. The record already contains substantial evidence of these Proposed Project impacts; further evidence may be produced at or prior to hearing on this appeal.

The Planning Commission abused its discretion in applying CEQA Guidelines section 15332, Class 32 to exempt the Proposed Project from CEQA. The Proposed Project does not qualify for this (or any other) exemption, and potential significant impacts from the Proposed Project preclude its application.

**The Proposed Project Is Far Too Dense And High For The Location, With Far Too Little Parking, Resulting In Significant Transportation, Safety, And Construction Impacts.**

As testified to by the neighbors, employees and guests of the commercial users on Melrose routinely use neighboring residential streets as an alternative to Melrose. Future users of the commercial and apartment space in this mixed use Proposed Project would be even more inclined to do so, given the extremely limited parking provided at the Site.

The City itself has acknowledged that most of the intersections immediately by the Proposed Project are already degraded to LOS of D or E, especially during peak hours. ([https://planning.lacity.org/eir/Paramount/FEIR/files/D\\_IVK.pdf](https://planning.lacity.org/eir/Paramount/FEIR/files/D_IVK.pdf); [https://planning.lacity.org/eir/Paramount/FEIR/files/FEIR\\_5.pdf](https://planning.lacity.org/eir/Paramount/FEIR/files/FEIR_5.pdf) ) Additional traffic congestion on and around Melrose introduced by the Proposed Project can only be expected to exacerbate this problem and the associated vehicular noise, neighborhood intrusion, parking and pedestrian safety concerns. The additional traffic on Melrose, Beachwood, and surrounding streets also will impede or block an emergency access route, exacerbating the safety concerns.

Similarly, parking is already overburdened and will only be worsened in the surrounding area, particularly along the narrow residential streets. The applicant acknowledged this problem by offering to preclude residents and employees of the mixed use Proposed Project from obtaining street parking permits. Inexplicably, the LOD did not impose this *already offered condition* – though it would clearly reduce parking and associated neighborhood intrusion impacts. Nor did the LOD require night hour permits for street parking around the Proposed Project, where not otherwise provided. It is essential that the City Council correct these omissions.

The transportation impacts (including traffic congestion, neighborhood intrusion, parking, emergency access, pedestrian/safety, and vehicular noise) are all compounded when the cumulative impacts from the adjacent Paramount Project are added to the equation – as it must be. The Paramount Project EIR, certified by the City, already projected significant transportation impacts in the same vicinity as the Proposed Project. ([https://planning.lacity.org/eir/Paramount/FEIR/files/D\\_IVK.pdf](https://planning.lacity.org/eir/Paramount/FEIR/files/D_IVK.pdf); [https://planning.lacity.org/eir/Paramount/FEIR/files/FEIR\\_5.pdf](https://planning.lacity.org/eir/Paramount/FEIR/files/FEIR_5.pdf) ) The cumulative transportation impacts, when this Proposed Project is added, are necessarily significant.

Transportation impacts also may be greater than accounted for by the Planning Commission in that no adjustment was made for potential Airbnb or similar short-term rentals, which could put further strain on the already overburdened streets, intersections, parking areas, and emergency access routes.

Further, no attempt was made by the Planning Commission to study, let alone address, the individual or cumulative construction impacts -- notwithstanding the extreme likelihood that this Proposed Project will be constructed at the same time as the Paramount Project approved by the City Council in 2016. Given the already-strained traffic, safety, parking, and neighborhood

intrusion situation, the additional impacts caused by construction of this Project can be expected to be cumulatively significant across the board – and all the more so in the context of the Paramount Project (and other Related Projects identified in the Paramount Project EIR) occurring at the same time. Traffic congestion, noise/vibrations, parking deficits, neighborhood intrusion, emergency access, pedestrian and safety impacts all will be potentially significant during construction, for the reasons previously affirmed by the City in the Paramount Project EIR, with the additional contributions of this Proposed Project. In addition, air quality impacts are per se significant during construction, given that the underground parking area will necessarily require excavation and stockpiling of soils presumed significant under AQMD standards.

The Appeal will address the failure to study, disclose, or mitigate the potentially significant transportation, safety, noise, and construction impacts associated with the Proposed Project, individually and cumulatively, and both during and after construction. The Proposed Project does not qualify for exemption from CEQA as a result, or for the density bonus and other incentives provided that would more than double the density and height and inject still more commercial activity into an already overburdened small-home residential community.

**The Proposed Project's Scale And Placement, As Well As Its Rooftop Deck and Pool, Create Significant Adverse Aesthetic, Cultural/Historic, Light/Glare, and Noise Impacts .**

The Proposed Project's overall development design, and building height, mass, density, and set back, are all incompatible with the surrounding architecture. The Proposed Project does not qualify for exemption from CEQA as a result. The findings do not consider or address the significant adverse aesthetic impacts from the Proposed Project.

Notably, the hundreds of homes in the immediately adjacent Larchmont Heights are Neighborhood Conservation Areas under Interim Control Ordinance (ICO) Area 6 Larchmont Heights. A recent neighborhood survey found that nearly 80% of these residences, whether one-story or two-story, would be contributors in an HPOZ. CEQA and the National Parks Historic Preservation Standards require instituting construction design controls to ensure that the scale and placement of the new construction do not overwhelm neighboring historic resources. Those controls are missing from the Proposed Project.

The historic nature of the surrounding area also disqualifies the Proposed Project from a Density Bonus or any other on- or off-menu incentive under LAC section 12.22 A.25(e). The historic nature of the surrounding buildings and homes presents yet another reason the LOD was an abuse of agency discretion and must be vacated.

The raised pool and rooftop deck have no hour limits in the conditions. There needs to be. Otherwise noise, light/glare and nuisance conditions are inevitable.

The pool and rooftop also loom over Appellants' and other's properties, with direct views into their yards from the giant new proposed complex – again at all hours – and vice versa, inflicting an imposing structure where currently little or nothing is visible from the neighbors' homes and yards. The result is a significant aesthetic impact which has been entirely ignored.

No effort was made at all, through conditions or otherwise, to mitigate the obvious significant impacts caused by a rooftop deck, 5 stories high, and raised pool, on the quiet surrounding historic low-rise properties. Tall tree plantings and a tall sound wall in the back and on the sides of the Site, along with pool/deck hour closure requirements from 9 pm to 9 am, would have been a logical way to help mitigate, if not eliminate, the significant noise, cultural, and aesthetic problems associated with the roof top pool and five-story high deck.

**The LOD Ignores The Potentially Significant Hazardous Substance/Waste Impacts Associated With Prior High-Risk Use Of The Site.**

The findings make no mention of the prior use of the Site as a car repair shop. This use requires study of the hazardous substances/hazardous waste impacts which, on their face given this high-risk use, are potentially significant.

**The LOD Approvals Are Inconsistent With The Findings, Which Rely On Seven, Not Five, Very Low Income Units, And With State And City Minimum Standards For Affordable Housing Incentives.**

The Findings are based on seven, not five, Very Low Income Units being provided in the Proposed Project. The Project Approvals – which require only five such Units for all purposes – thus were not supported by the Findings.

Further, five Very Low Income units do not appear to be enough to legally support the incentives claimed “by right” or otherwise for this Proposed Project. The LOD claims only five such units meet the standards for all density bonuses and incentives, without supporting Findings and without providing the underlying calculations needed for decisionmakers and the public to “vet” the conclusion.

The LOD acknowledges that parking is supposed to be consistent with LAMC Section 12.22-A,25(d) (because, as here, the number of Very Low Income Units is less than 11%). If, arguendo, the parking provided in the LOD approvals was consistent, based on just five Very Low Income units, parking *averaging* between commercial and residential makes the Proposed Project’s parking *inconsistent* with this same LAMC Section.

**The LOD Approvals Present Due Process, Notice, Abuse Of Discretion, And Potential Authority/Jurisdictional Concerns, With Findings Requiring More Affordable Housing Units Than The Proposed Project Actually Provides.**

The Planning Commission does not have authority to approve the Proposed Project as a final decision. It claims to have authority to approve off-menu incentives alone, but doing so is, in essence, approval of the entire Project for litigation purposes. By not forwarding the entire Project to the City Council with this appeal, the City would force citizens to file suit before the Proposed Project has even been approved by the City Council, in order to comply with short CEQA and other statutes of limitations. This procedural piecemealing places an undue burden on appellants and other citizens and violates due process, notice, CEQA, and Government Code standards for challenging zoning and density bonus discretionary actions. It also violates LAMC section 12.36, which supersedes all other provisions in requiring appeal rights to the City Council.

We reserve the right to submit further supplemental information supporting this appeal prior to the hearing. Thank you for your consideration.

LAW OFFICES OF BETH S. DORRIS

By   
Beth S. Dorris

June 7, 2017







**State of California  
Secretary of State**

**STATEMENT OF INFORMATION  
(Limited Liability Company)**

Filing Fee \$20.00. If amendment, see instructions.

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

1. LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted.)

Pharlap Enterprises LLC

**ENDORSED - FILED**  
in the office of the Secretary of State  
of the State of California

**MAY 23 2008**

This Space For Filing Use Only

**DUE DATE:**

**FILE NUMBER AND STATE OR PLACE OF ORGANIZATION .**

2. SECRETARY OF STATE FILE NUMBER

200810910124

3. STATE OR PLACE OF ORGANIZATION

California

**COMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)**

4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE

6130 Linforth Drive

CITY AND STATE

Los Angeles

STATE ZIP CODE

CA 90068

5. CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)

6130 Linforth Drive

CITY

Los Angeles

STATE ZIP CODE

CA 90068

**NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE OFFICER, IF ANY**

6. NAME

ADDRESS

CITY AND STATE

ZIP CODE

**NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MANAGERS, OR IF NONE HAVE BEEN APPOINTED OR ELECTED, PROVIDE THE NAME AND ADDRESS OF EACH MEMBER (Attach additional pages, if necessary.)**

7. NAME

ADDRESS

CITY AND STATE

ZIP CODE

Daniel D. Wells

6130 Linforth Drive

Los Angeles

CA 90068

8. NAME

ADDRESS

CITY AND STATE

ZIP CODE

9. NAME

ADDRESS

CITY AND STATE

ZIP CODE

**AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and Item 11 must be completed with a California address. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 11 must be left blank.)**

10. NAME OF AGENT FOR SERVICE OF PROCESS

Legalzoom.com, Inc.

11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

CITY

STATE

ZIP CODE

CA

**TYPE OF BUSINESS**

12. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

Residential real estate.

13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

Kimberlee Uson

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

Authorized Rep.

05/17/08

TITLE

DATE

2013

# ANNUAL PROPERTY TAX BILL

2013

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY  
**SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2013 TO JUNE 30, 2014**

MARK J. SALADINO, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT [lacountypropertytax.com](http://lacountypropertytax.com)

PROPERTY IDENTIFICATION  
ASSESSOR'S ID.NO.: 5523 022 014 13 000  
OWNER OF RECORD AS OF JANUARY 1, 2013  
SAME AS BELOW

MAILING ADDRESS

PHARLAP ENTERPRISES LLC  
11546 CANTON DR  
STUDIO CITY CA 91604-4160

ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 5523 022 014 4 YEAR: 13 SEQUENCE: 000 5  
PIN: 7FJKA4

For American Express, Mastercard and Visa payments call 1(888) 473-0835  
and have available the EFT number listed above. Service fees will be charged.  
SPECIAL INFORMATION



PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

641 N BEACHWOOD DR LOS ANGELES  
TRACT NO 4738 LOT 5

ASSESSOR'S REGIONAL OFFICE

REGION #09 INDEX: 62000060 TRA: 00067  
WEST DISTRICT OFFICE  
6120 BRISTOL PARKWAY  
CULVER CITY CA 90230  
(310) 665-5300

ACCT. NO.: PRINT NO.: 1128917 BILL ID.:

DETAIL OF TAXES DUE FOR		ASSESSOR'S ID. NO.	CK
		5523 022 014 13 000	55
AGENCY	AGENCY PHONE NO.	RATE	AMOUNT
GENERAL TAX LEVY			
ALL AGENCIES		1.000000 \$	13,517.00
VOTED INDEBTEDNESS			
CITY-LOS ANGELES		.029754 \$	402.18
METRO WATER DIST		.003500	47.31
COMMUNITY COLLEGE		.044541	602.06
UNIFIED SCHOOLS		.146439	1,979.41
DIRECT ASSESSMENTS			
FLOOD CONTROL	(626) 458-5165	\$	56.41
CITY LT MAINT	(213) 847-1363		50.94
LA STORMWATER	(213) 485-2422		44.97
LACITY PARK DIST	(213) 847-4722		45.17
COUNTY PARK DIST	(213) 738-2983		48.50
TRAUMA/EMERG SRV	(866) 587-2862		179.86
LA WEST MOSQ AB	(310) 915-7370		5.95

<b>TOTAL TAXES DUE</b>	<b>\$16,979.76</b>
FIRST INSTALLMENT TAXES DUE NOV. 1, 2013	\$8,500.29
SECOND INSTALLMENT TAXES DUE FEB. 1, 2014	\$8,479.47

VALUATION INFORMATION		
ROLL YEAR 13-14	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	830,800	830,800
IMPROVEMENTS	519,200	519,200
PERS PROP	1,700	1,700

TOTAL	1,351,700
LESS EXEMPTION:	
NET TAXABLE VALUE	1,351,700



**State of California  
Secretary of State**

L

**STATEMENT OF INFORMATION  
(Limited Liability Company)**

59

Filing Fee \$20.00. If this is an amendment, see instructions.

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

**FILED**  
Secretary of State  
State of California  
SEP 03 2015

This Space For Filing Use Only

1. LIMITED LIABILITY COMPANY NAME

5546 Melrose, LLC

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER **201519710257**

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)

No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.

If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 15.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL OFFICE	CITY	STATE	ZIP CODE
5546 MELROSE AVENUE	LOS ANGELES,	CA	90038
6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5	CITY	STATE	ZIP CODE
2714 NICHOLS CANYON ROAD	LOS ANGELES,	CA	90046
7. STREET ADDRESS OF CALIFORNIA OFFICE	CITY	STATE	ZIP CODE
5546 MELROSE AVENUE	LOS ANGELES,	CA	90038

Name and Complete Address of the Chief Executive Officer, if Any

8. NAME	ADDRESS	CITY	STATE	ZIP CODE
---------	---------	------	-------	----------

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

9. NAME <i>The Sharon and Woodrow Wilson Jackson Family Trust dated June 3, 2011</i>	ADDRESS	CITY	STATE	ZIP CODE
	2714 NICHOLS CANYON ROAD	LOS ANGELES,	CA	90046
10. NAME	ADDRESS	CITY	STATE	ZIP CODE
11. NAME	ADDRESS	CITY	STATE	ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS  
HOWARD ALTMAN

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE ZIP CODE  
9100 WILSHIRE BLVD., SUITE 1000W BEVERLY HILLS, CA 90212

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY  
REAL ESTATE INVESTMENT

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

8/20/15 DATE SHARON JACKSON TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM TRUSTEE TITLE [Signature] SIGNATURE

# SUBSTITUTE SECURED PROPERTY TAX BILL

CRT: V@10  
V@10

JULY 1, 2015 TO JUNE 30, 2016

LOS ANGELES COUNTY TAX COLLECTOR  
225 North Hill Street, Los Angeles, CA 90012

FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT [lacountypropertytax.com](http://lacountypropertytax.com)

5523 023 020  
5546 MELROSE LLC  
2714 NICHOLS CANYON RD  
LOS ANGELES CA 90046-1346

ELECTRONIC FUND TRANSFER NUMBER  
ID#:19 5523 023 020 4 YR:15 SEQ:0003

SITUS ADDRESS:  
5546 MELROSE AVE  
LOS ANGELES CA 90038-3114

ASSESSOR'S ID. NO.					1ST INSTALLMENT	2ND INSTALLMENT	TOTAL TAX
Map Book	Page	Parcel	Year	Seq. No.	10% Penalty After	10% Penalty + \$10.00 Cost After	Penalty Apply When Due
5523	023	020	15	000	12 10 15	04 10 16	
TAX					1689 31	1689 31	3378 62
PENALTY							
TOTAL							
NET PD/REF							
DUE							

ROLL YEAR	CURRENT ASSESSED VALUE	PRIOR ASSESSED VALUE	TAXABLE VALUE
LAND	181303		181303
IMPROVEMENTS	54192		54192
FIXTURES			
AUTH. NO.: 000153 LC			TOTAL 235495
PRINT DATE: 11 12 15			LESS EXEMPTION
			NET TAXABLE VALUE 235495

ANY RETURNED PAYMENT MAY BE  
SUBJECT TO A FEE UP TO \$50.00.

ANNUAL

5546 MELROSE LLC  
2714 NICHOLS CANYON RD  
LOS ANGELES CA 90046-1346

000153 LC

PAY THIS  
AMOUNT BY: 04 10 16

USE THESE NUMBERS ON ALL PAYMENTS AND CORRESPONDENCE						
ASSESSOR'S ID. NO.						Pay Key
Map Book	Page	Parcel	Year	Seq. No.		
5523	023	020	15	000	2	
2ND INSTALLMENT						INDICATE AMOUNT PAID
1689 31						

53557

If not paid by add penalty and cost 04 10 16

of 178 93

for a total of: 1868 24

MAKE PAYMENT PAYABLE TO:  
Please write the ASSESSOR'S ID. NO. on the lower left corner of your payment.

LOS ANGELES COUNTY TAX COLLECTOR  
P.O. BOX 54018  
LOS ANGELES, CA 90054-0018

CRT: V@10  
V@10

16515000355230230200000168931000018682455720411

2

**DETACH AND MAIL THIS STUB WITH 2ND INSTALLMENT PAYMENT**

ANNUAL

5546 MELROSE LLC  
2714 NICHOLS CANYON RD  
LOS ANGELES CA 90046-1346

000153 LC

PAY THIS  
AMOUNT BY: 12 10 15

USE THESE NUMBERS ON ALL PAYMENTS AND CORRESPONDENCE						
ASSESSOR'S ID. NO.						Pay Key
Map Book	Page	Parcel	Year	Seq. No.		
5523	023	020	15	000	1	
1ST INSTALLMENT						INDICATE AMOUNT PAID
1689 31						

73571

If not paid by add penalty 12 10 15

of 168 93

for a total of: 1858 24

MAKE PAYMENT PAYABLE TO:  
Please write the ASSESSOR'S ID. NO. on the lower left corner of your payment.

LOS ANGELES COUNTY TAX COLLECTOR  
P.O. BOX 54018  
LOS ANGELES, CA 90054-0018

CRT: V@10  
V@10

15715000355230230200000168931000018582457111210

**DETACH AND MAIL THIS STUB WITH 1ST INSTALLMENT PAYMENT**



**CUSTOMER SERVICE** – 7:00 am - 6:00 pm  
1-800-499-8840

5546 MELROSE, LLC, 5546 MELROSE AVE, LOS ANGELES, CA 90038

**Paying Your Bill**



**AUTOMATIC PAYMENT**

Automatically pay from your checking or savings by logging in at [www.ladwp.com/combillpay](http://www.ladwp.com/combillpay)



**ONLINE**

Pay from your checking or savings any time by logging in at [www.ladwp.com/myaccount](http://www.ladwp.com/myaccount)



**BY PHONE**

Pay from your checking or savings any time by calling 1-877-MYPAYDWP (1-877-697-2939)



**BY MAIL**

Place your payment stub and your check or money order in the envelope provided with the bill.



**IN PERSON**


Pay at any Customer Service Center. Locations are listed on the back of your payment stub and at [www.ladwp.com/servicecenters](http://www.ladwp.com/servicecenters)

**Account Summary**


Previous Account Balance		\$ 374.87
Payment Received 5/3/17	<i>Thank you</i>	-374.87
New Charges		+ 334.38
<b>Total Amount Due</b>		<b>\$ 334.38</b>

**Summary of New Charges**

*Details on following pages.*

Los Angeles Department of Water and Power Charges			
	Electric Charges	4/18/17 - 5/17/17 1,400 kWh	\$304.42
	Water Charges	4/18/17 - 5/17/17 3 HCF	\$17.30
<b>Total LADWP Charges</b>			<b>\$ 321.72</b>

LADWP provides billing services for the Bureau of Sanitation. All money collected for the services listed in the City of Los Angeles Bureau of Sanitation Charges section is forwarded to them.

City of Los Angeles Bureau of Sanitation Charges		
	Sewer Charges	4/18/17 - 5/17/17 \$12.66
<b>Total Sanitation Charges</b>		<b>\$ 12.66</b>

**Total New Charges \$ 334.38**

**THIS IS YOUR BILL**

**AUTOMATIC PAYMENT**

**ACCOUNT NUMBER**  
202 607 0914

**AUTO PAYMENT Jun 2, 2017**

**AMOUNT \$ 334.38**

Your payment is scheduled to be paid automatically on the date shown above, from the account you designated.

**Other Important Phone Numbers**

**HEARING OR SPEECH-IMPAIRED - TTY**  
1-800-HEAR-DWP(432-7397)

**CITY OF LOS ANGELES UTILITY TAX**  
1-800-215-6277

**Correspondence Addresses**

*Please do not send correspondence with your payment. It may be delayed or lost.*

**LOS ANGELES DEPT OF WATER & POWER**  
PO Box 515407  
Los Angeles, CA 90051-6707

**Customer Service and Payment Information**

**WHEN TO PAY YOUR BILL**

Your bill is due and payable on presentation and shall become delinquent nineteen days after the date of presentation. The payment due on your bill applies to the current charges only and does not extend the due date on any unpaid previous balance. Current City of Los Angeles policy provides for notification ten (10) days prior to discontinuance of service for nonpayment.

**LATE PAYMENT CHARGE**

A Late Payment Charge amounting to an 18% annual rate, computed on a daily basis, may be assessed on electric and water balances that are not paid by the due date. The charge is made for each day of the billing period shown on the current bill. Service may be discontinued for nonpayment.

**IF YOU QUESTION YOUR LADWP CHARGES**

Please contact a representative by calling the Customer Service Telephone Number or by going into any of the Department of Water and Power Customer Service Centers listed on the back of your payment stub or email us using our Customer Service form at [www.ladwp.com/contactus](http://www.ladwp.com/contactus). After receiving an explanation, you may ask for more information from a supervisor. If you still disagree with the charges, you have a right to a management-level review. To ask for a management-level review, send a written request to: LADWP Customer Relations Office, P.O. Box 51111, Los Angeles, CA 90051-0100. You must pay the undisputed portion of the bill within 7 days of the request for a management-level review. Your account will be reviewed and you will be informed of the result.

**ELECTRONIC CHECK CONVERSION**

Your payment may be processed as a check transaction or a one-time electronic fund transfer, which means funds may be withdrawn the same day as payment, and you will not receive your check back from your bank. For more information on electronic fund transfers and fees for insufficient funds, please see [www.ladwp.com/checkconversion](http://www.ladwp.com/checkconversion).

**WHERE TO PAY YOUR BILL**

All LADWP Customer Service Centers below are open Mon-Fri, except holidays, from 9:00 am to 5:00 pm. After hours payment depositories are located at all offices.

**BISHOP**

Main Office.....300 Mandich Street

**METROPOLITAN LOS ANGELES**

Main Office.....111 N. Hope St.  
Boyle Heights .....919 S. Soto St., #10  
Central.....4619 S. Central Ave.  
Crenshaw-Baldwin Hills .....4030 Crenshaw Blvd.  
Hollywood.....6547-B Sunset Blvd.  
*(entrance on Schrader Blvd.)*  
Lincoln Heights.....2417 Daly St.  
Slauson-Vermont .....5928 S. Vermont Ave.  
Watts .....1686 E. 103rd St

**HARBOR AREA**

San Pedro .....535 W. 9th St.  
Wilmington .....931 N. Avalon Blvd

**SAN FERNANDO VALLEY**

Canoga Park .....7229 Winnetka Ave.  
Mission Hills .....11100 Sepulveda Blvd., #3  
Van Nuys .....6550 Van Nuys Blvd.

**WEST LOS ANGELES**

West Los Angeles .....1394 S. Sepulveda Blvd.



www.ladwp.com 1-800-499-8840  
Hours of operation - 7 am to 6 pm

**DEFINITIONS**

**CRPSEA** – (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS Operations and Maintenance, RPS debt service, and Energy Efficiency Programs.

**ECA** – (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

**ESA** – (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior, disabled, low income, traffic control lighting, and enterprise zone.

**IRCA** – (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance and debt service related to Power Reliability Program cost and legacy RCA under-collection.

**kWh** – (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

**RCA** – (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

**VEA** – (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

**VRPSEA** – (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any Operations and Maintenance and debt service payments.



**Electric Charges**

SA #: 2026070423

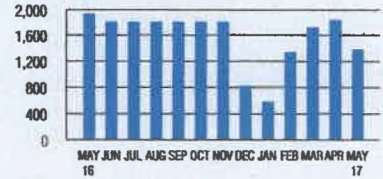
**BILLING PERIOD** 4/18/17 - 5/17/17  
**DAYS** 29

**RATE SCHEDULE**  
A-1 and A-1[i] Small General Electric - Rate A Standard Service

**NEXT SCHEDULED READ DATE**  
6/16/17

**METER NUMBER**  
M00009-00961805

**USAGE HISTORY (Total kWh)**



	Prev Yr	May 17
Total kWh used	12,823	1,400
Average daily kWh	60	48
Days in billing period	212	29
Your average daily cost of electricity		\$10.50
Highest Demand in last 12 months:		12.14 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	TOTAL USED
Demand kW	10.7		10.7 kW
Energy kWh	77636	76236	1400 kWh
Service Charge			7.00
Facilities Charge		12.14 kW x \$5.36/kW	65.07
ESA		12.14 kW x \$0.46/kW	5.58
RCA		12.14 kW x \$0.96/kW	11.65
IRCA		12.14 kW x \$0.70/kW	8.50
IRCA based on KWH		1,400 kWh x \$0.00227/kWh	3.18
Energy Charge Low Season		1,400 kWh x \$0.0544/kWh	76.16
ECA		1,400 kWh x \$0.0569/kWh	79.66
VEA		1,400 kWh x \$-0.00515/kWh	-7.21
CRPSEA		1,400 kWh x \$0.00442/kWh	6.19
VRPSEA		1,400 kWh x \$0.01032/kWh	14.45
<b>Subtotal Electric Charges</b>			<b>\$270.23</b>
City of Los Angeles Utility Tax		\$270.23 x 12.5%	33.78
State Energy Surcharge		1,400 kWh x \$0.00029/kWh	0.41

**Total Electric Charges \$ 304.42**

*Green Power for a Green LA – LADWP's Green Power program replaces electricity from polluting power plants with energy generated from renewable resources. To learn more and sign up, visit [www.ladwp.com/greenpower](http://www.ladwp.com/greenpower)*





[www.ladwp.com](http://www.ladwp.com) 1-800-499-8840

Hours of operation - 7 am to 6 pm

**DEFINITIONS**

**HCF** – (Hundred Cubic Feet) the units in which water usage is measured. One HCF equals 748 gallons.

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

**Tier (Commercial)** – One of two usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Winter Tier 1 allotment) is based on average consumption for the preceding Dec. - Mar. Any usage over the Tier 1 allotment is billed at a higher rate (Tier 2). During the High Season months (June 1 - Sept. 30), Tier 1 allotment shall be 105% of Winter Tier 1 allotment. Shortage year water rates no longer apply.

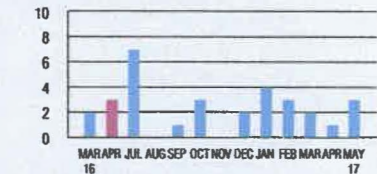


**Water Charges**

**BILLING PERIOD**      **DAYS**  
4/18/17 - 5/17/17      29  
**RATE SCHEDULE**  
Water Schedule C - Comm, Ind, Govt and Temp Service  
**NEXT SCHEDULED READ DATE**  
6/16/17  
**SERVES**  
5546-50

**SA # : 2026070665**

**USAGE HISTORY (Total HCF)**



\*Tier usage detail unavailable due to rate changes in effect

	Prev Yr	May 17
Total HCF used	7	3
Average daily gallons	58	77
Days in billing period	91	29
Your average daily cost of water		\$0.60
Your average cost per gallon of water		\$0.01

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	PREVIOUS READ	TOTAL USED
42559165	1685	1682	3 HCF
Tier 1 Water		3 HCF x \$5.76667/HCF	17.30
<b>Subtotal Water Charges</b>			<b>\$17.30</b>
<b>Total Water Charges</b>			<b>\$ 17.30</b>

**Your Water Usage by Tier**

Tier 1 Water Allotment \$5.76667/HCF	Tier 2
3 HCF	More than 3 HCF

Usage is billed at different rates, depending on how much you use. The graph shows how your water usage relates to these tiers, and the rate you paid in each tier. For more, visit [www.ladwp.com/res\\_water](http://www.ladwp.com/res_water)

**For the Quarterly Notice of Change in LADWP Water Rates, go to**  
[www.ladwp.com/quarterlynotice](http://www.ladwp.com/quarterlynotice)



[www.lacitysan.org](http://www.lacitysan.org) 1-800-773-2489  
Hours of operation - 24/7

**DEFINITIONS**

**Low Income Sewer Surcharge** - an amount charged to each customer to help cover the costs of providing sewer service subsidies to low income customers, required by state and federal law.

**Sewer Service Charge** - (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

**Sewer Charges**

SA # : 2026070476

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE	
4/18/17 - 5/17/17	29	Sewer Service Charge - Multi Dwell and Commercial	
Sewer Service Charge*		2.79000 HCF x \$4.51/HCF	12.58
Sewer Service Low Income Surcharge*			0.08
<b>Total Sewer Charges</b>			<b>\$ 12.66</b>

*\*Your Sewer Service Charge is calculated on 93% of your water consumption.*

## Electric Definitions

**Demand Charge** – a charge related to maximum power measured in kilowatts (kW). It is the highest kW as measured by the meter over a continuous 15 minute interval during the billing period.

**Facilities Charge** – a charge to recover the cost of transformer and line capacity used in meeting customer's maximum demand as recorded in the last twelve months.

**kVarh** – (kilo-var-hour) the units in which electric reactive energy usage is measured. One kVarh equals 1000 volt-ampere reactive energy use for one hour.

**Minimum Charge** – an amount charged if your usage falls below a certain minimum level to cover costs for services provided such as meter reading, billing, postage, etc. when a service charge is not applicable.

**Power Factor** – the ratio of real Energy (kWh) to reactive energy (kVarh) for a given time period. The Maximum value is 1.0

**Rate Schedule** – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit [www.ladwp.com](http://www.ladwp.com)

**RPS** – Renewable Portfolio Standard program to increase the use of energy from photovoltaics, wind, biomass, and other renewable sources.

**Service Charge** – a charge for services provided such as meter reading, billing, postage, etc.

**Time-of-Use** – Time-of-Use rates are based on the time of day that you use electricity. During the Base hours, when customer use is low, your price will be lower than the standard rate. Prices during Low Peak hours are slightly higher than standard rate. In High Peak hours, the cost to supply energy is the highest, and it will cost more than the standard rate.

**CALIFORNIA** DRIVER LICENSE



DL **N6241117**

EXP **03/16/2020**

LN **CLARKE**  
FN **TRACEY DIANE**  
675 N PLYMOUTH BLVD  
LOS ANGELES, CA 90004

DOB **03/16/1968**

RSTR **NONE**

CLASS **C**  
END **NONE**

**03181958**

A handwritten signature in black ink, appearing to read "Tracey Clarke", written over a white horizontal line.

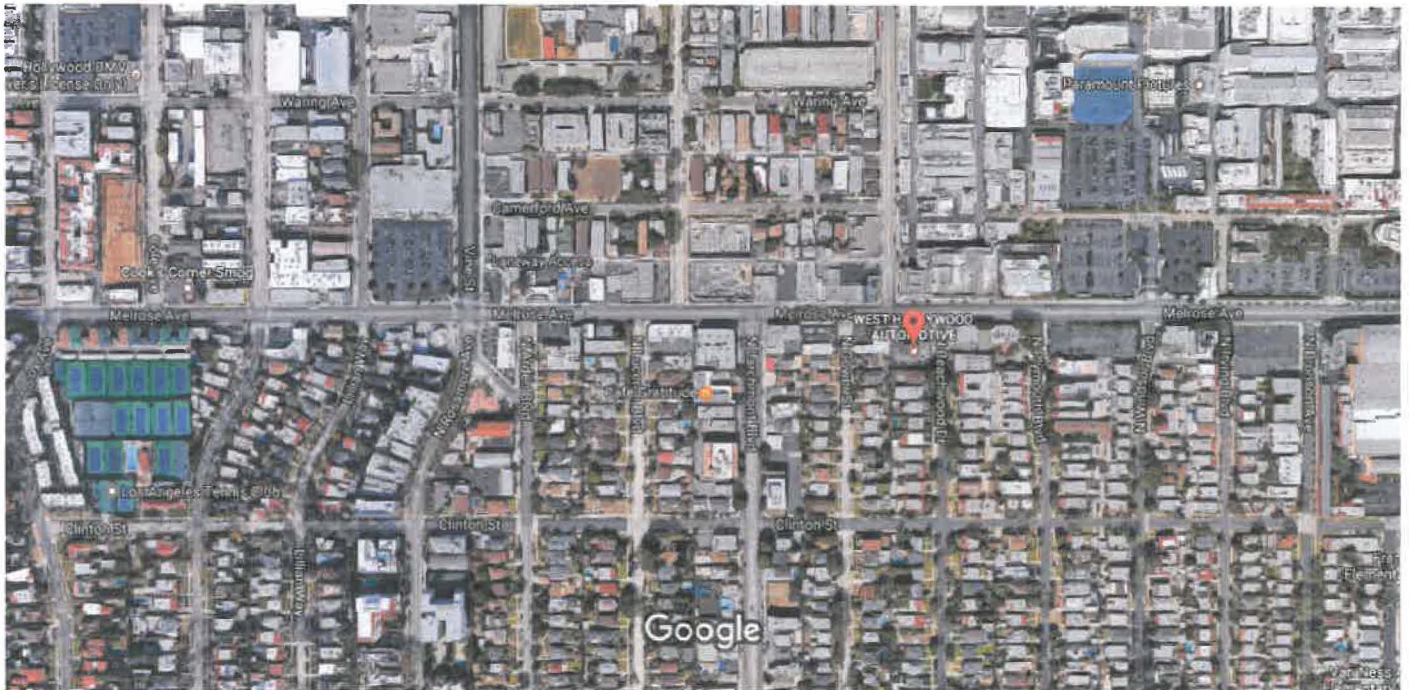
SEX **F** HAIR **BLN** EYES **H2L**

HGT **5'06"** WGT **150 lb**

DD **04/17/2016**080808/CCFD20

ISS **04/17/2015**

# Google Maps WEST HOLLYWOOD AUTOMOTIVE



Imagery ©2017 Google, Map data ©2017 Google 200 ft



## WEST HOLLYWOOD AUTOMOTIVE

4.4 ★★★★★ · 7 reviews

Auto Repair Shop

📍 5570 Melrose Ave, Los Angeles, CA 90038

🌐 [westhollywoodauto.com](http://westhollywoodauto.com)

☎ (323) 465-3870

Add missing information ⓘ