



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.

1. PROJECT LOCATION

Street Address¹ 520 N. La Brea Ave. (Other Addresses: 520 1/2, 522) Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot: 39, Block: None, Tract: TR 6740

Assessor Parcel Number 5525-020-007 Total Lot Area 4,200.0 sq. ft.

2. PROJECT DESCRIPTION

Present Use School

Proposed Use Theater

Project Name (if applicable) The Lyric Theatre (Lyric, LLC)

Describe in detail the characteristics, scope and/or operation of the proposed project (See Attachment A.)

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

<input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant)	<input 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 use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)	<input type="checkbox"/> 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

- 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
- New construction: _____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 _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing 0 – Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing 0 – Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: 0 _____square feet

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 section 12.24.W.1. Section from which relief is requested (if any): _____

Request: A Conditional Use Permit (CUB) to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and;

Authorizing section 12.24.W.18. Section from which relief is requested (if any): _____

Request: A Conditional Use Permit (CUX) to allow patron dancing...(Continues on Attachment A.)

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

Request: _____

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) N/A

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. N/A Ordinance No.: N/A

- | | |
|---|--|
| <input type="checkbox"/> Condition compliance review | <input type="checkbox"/> Clarification of Q (Qualified) classification |
| <input type="checkbox"/> Modification of conditions | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <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 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:

N/A

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

Development Services Case Management Number _____

Building and Safety Plan Check Number 16016-10000-00733, Change of Use from school to theater

Bureau of Engineering Planning Referral (PCRF) _____

Bureau of Engineering Hillside Referral _____

Housing and Community Investment Department Application Number _____

Bureau of Engineering Revocable Permit Number _____

Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Dorothy M. Braun (Trustee of below Trust)

Company/Firm Dorothy M. Braun Trust

Address: 520 N. La Brea Ave. Unit/Space Number _____

City Los Angeles State CA Zip Code: 90036

Telephone (626) 818-1913 E-mail: _____

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) Lyric, LLC (Operated by the Dorothy M. Braun Trust)

Address 520 N. La Brea Ave. Unit/Space Number _____

City Los Angeles State CA Zip Code: 90036

Telephone (626) 818-1913 E-mail: ryan@lyrictheatre.com

Agent/Representative name Kiyoshi Graves

Company/Firm Urban Planning Studios

Address: 4144 1/2 Somers Avenue Unit/Space Number _____

City Los Angeles State CA Zip: 90065

Telephone (323) 401-6499 E-mail: kg@urbanplanningstudios.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect

Name Todd Erlandson

Company/Firm MArch Studio

Address: 3008 Lincoln Blvd. Unit/Space Number _____

City Santa Monica State CA Zip Code: 90405

Telephone (310) 664-0651 E-mail: todd@marchstudio.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).

4. OWNER/APPLICANT INFORMATION

Applicant's Name Dorothy M. Braun Company Dorothy M. Braun Trust
 Address: 520 N. La Brea Ave. Telephone: (626) 818-1913 Fax: () _____
Los Angeles, CA Zip: 90036 E-mail: ryan@lyrictheatre.com

Property Owner's Name (if different than applicant) Same As Above
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact Person for project Information Kiyoshi Graves, Urban Planning Studios
 Address: 4144 1/2 Somers Avenue Telephone: (323) 401-6499 Fax: () _____
Los Angeles, CA Zip: 90065 E-mail: kg@urbanplanningstudios.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: *Dorothy M. Braun* Print: Dorothy M. Braun

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On July 7, 2015 before me, Rachel Mintz, Notary Public
 (Insert Name of Notary Public and Title)

personally appeared Dorothy May Braun, 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)
 Signature



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 hand-out 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

Certificate of Acknowledgement of Notary Public

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 this July 7, 2015 before me Rachel Mintz,

Notary Public, personally appeared Dorothy May Braun, 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 of Notary 



ATTACHMENT A.

CONDITIONAL USE PERMIT (CUB)(CUX) ON-SITE FULL-ALCOHOL AND PATRON DANCING IN CONJUNCTION WITH NEW THEATER WITH LIVE ENTERTAINMENT 520, 520 1/2, 522 N. LA BREA AVE. THE LYRIC THEATRE

2. PROJECT DESCRIPTION

...

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

A Conditional Use Permit (CUB) to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption, and a Conditional Use Permit (CUX) to allow patron dancing, in conjunction with the Change of Use of a 3,516.0 sq. ft. Adult School to a proposed new Theater, with live entertainment consisting of bands, DJ's, comedy shows, theater performances, and educational programming, and the creation of a new 400 sq. ft. (approximate) dance floor, having Hours of Operation of 10:00 am to 2:00 am, daily, all on a 4,200.0 sq. ft. commercial lot in the C4-1VL Zone. Maximum Occupancy in all areas within the subject building is 318 persons. Maximum seating in all areas within the subject building is 128 seats. No parking exists on the subject site, and no parking, on-site or off-site, is proposed.

ACTION(S) REQUESTED

Authorizing section: 12.24.W.1. Section from which relief is requested (if any): _____
Request: A Conditional Use Permit (CUB) to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and;

Authorizing section: 12.24.W.18. Section from which relief is requested (if any): _____
Request: A Conditional Use Permit (CUX) to allow patron dancing;

all in conjunction with the Change of Use of a 3,516.0 sq. ft. Adult School to a proposed new Theater, with live entertainment consisting of bands, DJ's, comedy shows, theater performances, and educational programming, and the creation of a new 400 sq. ft. (approximate) dance floor in the performance area. Proposed Hours of Operation for the new Theater use are 10:00 am to 2:00 am, daily, all on a 4,200.0 sq. ft. commercial lot in the C4-1VL Zone. Maximum Occupancy in all areas within the subject building is 318 persons. Maximum seating in all areas within the subject building is 128 seats. No parking exists on the subject site, and no parking, on-site or off-site, is proposed.