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**APPLICATIONS:**

**DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

**ZA-2020-1297**

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

Env. Case Number ENV-2020-1298-CE

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

Case Filed With (Print Name) D. Henderson Date Filed 2-27-20

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.  
 Detailed filing instructions are found on form CP-7810*

**1. PROJECT LOCATION**

Street Address<sup>1</sup> 1936 & 1938 S. Westwood Blvd., Los Angeles CA 90025 Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) FR 5 / 52 / TR5609

Assessor Parcel Number 4321011204 Total Lot Area 13,205 sf

**2. PROJECT DESCRIPTION**

Present Use Mixed Use with commercial and 30 units of residential

Proposed Use Hotel, change of use from 30 residential units to guest rooms

Project Name (if applicable) TBD

Describe in detail the characteristics, scope and/or operation of the proposed project Change of use to an existing mixed use building from 30 residential units and 2,741 sf of on grade commercial use into 30 guest rooms with no change to the commercial use for the use of a hotel. First floor and below grade parking to remain the same.

Additional information attached       YES       NO

Complete and check all that apply:

**Existing Site Conditions**

- Site is undeveloped or unimproved (i.e. vacant)
- Site has existing buildings (provide copies of building permits)
- 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)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g. school, park)
- Site has special designation (e.g. National Historic Register, Survey LA)

<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)

**Proposed Project Information**

(Check all that apply or could apply)

- 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

- Removal of protected trees on site or in the public right of way
- 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 30 – Demolish(ed)<sup>3</sup> 0 + Adding 0 = Total 30  
 Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Number of Market Rate Units Existing 30 – Demolish(ed) 0 + Adding 0 = Total 30  
 Mixed Use Projects, Amount of Non-Residential Floor Area: 2,741 square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO  
 Is your project required to dedicate land to the public right-of-way?  YES  NO  
 If so, what is/are your dedication requirement(s)? \_\_\_\_\_ ft.  
 If you have dedication requirements on multiple streets, please indicate: \_\_\_\_\_

**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 Code Section 12.24

Code Section from which relief is requested (if any): 12.24 W.24 (a)

Action Requested, Narrative: Approval of a hotel use when any portion of a structure is located within 500 feet of any residential (R) Zone.

Authorizing Code Section \_\_\_\_\_

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

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.

<sup>4</sup> 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) \_\_\_\_\_

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. \_\_\_\_\_ Ordinance No.: \_\_\_\_\_

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- 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:

\_\_\_\_\_

**5. RELATED DOCUMENTS / REFERRALS**

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

- a. Specialized Requirement Form \_\_\_\_\_
- b. Geographic Project Planning Referral \_\_\_\_\_
- c. Citywide Design Guidelines Compliance Review Form \_\_\_\_\_
- d. Affordable Housing Referral Form \_\_\_\_\_
- e. Mello Form \_\_\_\_\_
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form \_\_\_\_\_
- g. HPOZ Authorization Form \_\_\_\_\_
- h. Management Team Authorization \_\_\_\_\_
- i. Expedite Fee Agreement \_\_\_\_\_
- j. Department of Transportation (DOT) Referral Form \_\_\_\_\_
- k. Preliminary Zoning Assessment Referral Form \_\_\_\_\_
- l. SB330 Preliminary Application \_\_\_\_\_
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) \_\_\_\_\_
- n. Order to Comply \_\_\_\_\_
- o. Building Permits and Certificates of Occupancy \_\_\_\_\_
- p. Hillside Referral Form (BOE) \_\_\_\_\_
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) \_\_\_\_\_
- r. SB330 Determination Letter from Housing and Community Investment Department \_\_\_\_\_
- s. Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Farzin Halavy  
Company/Firm Halavy Family LP  
Address: 11040 Santa Monica Blvd. Unit/Space Number 400  
City Los Angeles State CA Zip Code: 90025  
Telephone 310-490-1902 E-mail: tess@ibexlimited.com  
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) \_\_\_\_\_  
Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Representative name** Athena Novak  
Company/Firm AHN & Associates LLC  
Address: 4924 Balboa Blvd. Unit/Space Number 518  
City Encino State CA Zip: 91316  
Telephone 818-906-7449 E-mail: athenavk@aol.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) Architect  
Name Emily Yang  
Company/Firm The Albert Group  
Address: 2032 Stoner Ave Unit/Space Number \_\_\_\_\_  
City Los Angeles State CA Zip Code: 90025  
Telephone 310-820-8863 E-mail: eyang@tagarch.net

**Primary Contact for Project Information**  Owner  Applicant  
(select only one)  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.

<sup>5</sup> 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).

**PROPERTY OWNER**

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_ FARZIN HALAVY  
managing member

Date Feb/22/2020

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Date \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

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 Feb 22, 2020 before me, Christopher Robert Amene Notary Public  
(Insert Name of Notary Public and Title)

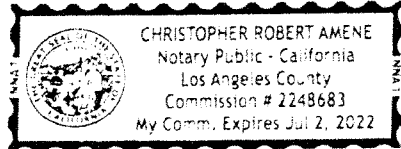
personally appeared Farzin Halavizadeh who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

Christopher Robert Amene  
Signature

(Seal)

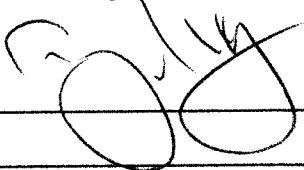


**APPLICANT**

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
  - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
  - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
  - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
  - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
  - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
  - g. I understand that if this application is denied, there is no refund of fees paid.
  - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
  - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

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



Print Name: \_\_\_\_\_

FARZIN HALAVI

Date: \_\_\_\_\_

2/22/2020

**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



1936 to 1938 WESTWOOD BOULEVARD

**FINDINGS FOR APPROVAL**

**FINDINGS FOR APPROVAL:** In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the following findings (i.e. criteria for approval).

Please find the Applicants justification/explanation of how the proposed project complies with the required finding.

- 1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The project was developed as a mixed use development on with retail at grade and multi residential above. The zone for the site is C4-1VL and that allows residential uses. The site is in a robust and active commercial corridor with shops, restaurants and services. The project is one of the very few apartment communities in this area on Westwood Boulevard. The subject site has operated as an apartment building for years with on and off success. When the ability to rent the units for short term tenancy and as vacation rentals, and became popular for travelers visits Los Angeles the project has become much more robust with tenancy from traveler's vs long term tenants seeking a extended long term lease agreement.

The subject site is within close proximity to the Westwood Village and Westwood Plaza with the classic movie theaters and fine dining, The Mildred E. Mathias Botanical Gardens, Hammer Museum, the University of California Los Angeles (UCLA) campus, Century City with, offices and entertainment such as the Dorothy Chandler Pavilion and 20<sup>th</sup> Century Fox Studios.

The Site is centrally located and provides easy access via public transportation and or ride share to other surrounding cities such as Beverly Hills and Santa Monica for easy beach access.

If approved, the project will provide a service to the existing residential community as follows, when family members and or friends visit Los Angeles for special events, that often take place, the short term boutique hotel will provide a destination and location along with a service to accommodate the community's needs. The City of Los Angeles depends on the success of tourist visiting Los Angeles. Often travelers seek creative alternative accommodations than a standard chain hotel. The location of the project could not be more spot on to provide the tourist a true feeling of Los Angeles and its creative shops and entertainment that the City offers. Many of the adjacent stores and businesses are "small business" owned. The use will bring ongoing new and excited customers to these shops.

**2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.**

The proposed project location has a land use designation of Neighborhood Commercial and a zone of C4-1VL that allows 45 feet in height and is surrounded by existing office, retail, entertainment and restaurant uses. The size and height does not exceed the height district allowed in the area. The abutting and adjacent uses, including the Multi Residential R3 zones (abutting to the east) the Height District designated allows 45 feet in maximum height.

The existing size, height and operations has worked in harmony and conjunction with the surrounding uses and neighbors for years. There have been no issues and or complains of either uses being disruptive to the surrounding neighbors.

There will be very minimal changes and or improvements done to the existing site to bring it into compliance with the Los Angeles Department of Building and Safety Code Section. None of the improvements will include any additional, height, rental units and or floor area.

The City of West Hollywood has often approved the conversions of use from multi residential apartments into upscale but affordable hotel accommodations. I have listed a few successful and long standing boutique hotel uses as a precedence:

- La Parc Suite Hotel located at 733 Know Drive West Hollywood
- Mosaic Hotel located at 125 S. Spalding Drive Beverly Hills
- Grafton Hotel located at 8462 West Sunset Boulevard West Hollywood
- Sunset Marquis located at 1200 Alta Loma Road West Hollywood

We found many more wonderful examples, but the goal and intent is to provide how the uses operations are compatible when located in urban areas close to supporting tourist activities, entertainment and retail uses.

The existing development was completed in 1992. Find attached a set of the original plans and renderings of the site. The project provides unique liens and details that represent classic, 1990's Los Angeles architecture and designs. The scale and location is perfect to support the requested use, the height works in conjunction with the abutting and adjacent uses, the operations and other features are compatible with the adjacent properties and community and will not degrade the public health, welfare and safety.

The retail at grade will remain to support the surrounding neighbors and office workers. In time I am confident the at grade retail will become an enhanced service such as a bistro along with upscale coffee and beverage shops to support the patrons of the boutique hotel.

**3. That the project the General Plan, the applicable community plan, and any applicable specific plan.**

The site is located in the West Los Angeles Community Plan Area. The Plan was updated on July 27, 1999.

The proposed project is in substantial conformance with the West Los Angeles Community Plans Goals and objectives. The requested Conditional Use Permit to allow a boutique hotel use on the site works in exact conformance of the Plan base on the C4 zone and Community Commercial Land Use Designation.

The General Plan is the fundamental policy document of the City of Los Angeles. It defines the framework by which the City's physical and economic resources are to be managed and utilized over time. The Plan guides the City in the use of its land, design and character of buildings and open spaces, conservation of existing and provision of new housing, provision of supporting infrastructure and public services, protection of environmental resources and protection of residents from natural and other known hazards.

The Community Plans are intended to promote an arrangement of land uses, streets and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. The Plans also guide development by informing the general public of the City's goals, policies and development standards with the objective of creating a healthy and pleasant environment.

The Community Plan allocates sufficient land in the community for housing, commercial, employment, educational, recreational, cultural and social uses. The Plan identifies and provides for the maintenance of any significant environmental resources within the community. It also seeks to enhance the distinctive community identity and recognizes its unique neighborhoods within the Plan Area.

The Community Plan sets forth goals and objectives to maintain the community's distinctive character by:

- Preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of compatible housing opportunities.
- Improving the function, design and economic vitality of commercial areas.
- Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance.
- To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.
- Promote mixed-use projects along transit corridors and in appropriate commercial areas.

- Require that the first floor street frontage of structures, including mixed use projects and parking structures located in **substantially conforms with the purpose, intent and provisions of** pedestrian oriented districts, incorporate commercial uses.