

MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

| | | |
|--------------|----------------|-------------------------------------|
| ENV No. | Existing Zone | District Map |
| APC | Community Plan | Council District |
| Census Tract | APN | Case Filed With [DSC Staff] Date |

CASE NO. _____

APPLICATION TYPE Zone Change; Zone Variance
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 5201 N. Van Nuys Blvd.; 14557 W. Magnolia Blvd. Zip Code 91401
 Legal Description: Lot FR 379 Block None Tract TR 1000
 Lot Dimensions 595'x287' Lot Area (sq. ft.) 169,015 SF Total Project Size (sq. ft.) 63,980 SF

2. PROJECT DESCRIPTION

Describe what is to be done: (See Attached Project Description)

Present Use: New Car Sales and Service; Parking Lot Proposed Use: New Car Sales and Service; Parking Lot

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

| | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Alterations | <input checked="" type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Residential | <input type="checkbox"/> Tier 1 LA Green Code |
| Additions to the building: | <input type="checkbox"/> Rear | <input checked="" type="checkbox"/> Front | <input type="checkbox"/> Height |
| | | | <input type="checkbox"/> Side Yard |

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

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: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

4. OWNER/APPLICANT INFORMATION

Applicant's name Mee Semcken Company Lee Consulting Group, LLC
 Address: 1820 Holmby Avenue #5 Telephone: (213) 706-7475 Fax: ()
Los Angeles, CA Zip: 90025 E-mail: meehae2@yahoo.com

Property owner's name (if different from applicant) Ferguson-Morrison Land Holdings, LLC (Manager: David Ferguson)
 Address: 5201 N. Van Nuys Blvd. Telephone: (818) 907-9995 Fax: ()
Sherman Oaks, CA Zip: 91401 E-mail: dferguson@centerdealers.com

Contact person for project information Mee Semcken Company Lee Consulting Group, LLC
 Address: 1820 Holmby Avenue #5 Telephone: (213) 706-7475 Fax: ()
Los Angeles, CA Zip: 90025 E-mail: meehae2@yahoo.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: [Handwritten Signature] Print: DAVID FERGUSON

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

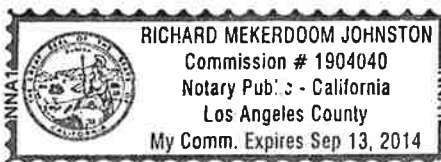
On April 3, 2013 before me, Richard Meekerdoom Johnston, Notary Public
(Insert Name of Notary Public and Title)

personally appeared David Ferguson, 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.

[Handwritten 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 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.

Planning Staff Use Only

| | | |
|-------------|---|------|
| Base Fee | Reviewed and Accepted by [Project Planner] | Date |
| Receipt No. | Deemed Complete by [Project Planner] | Date |

Center BMW

5201 N. Van Nuys Blvd. & 14557 W. Magnolia Blvd.

Project Description:

Zone Change of the western portion of 5201 N. Van Nuys Blvd. from P-1VL to be consistent with the rest of the same lot currently zoned C2-1VL. Zone Variance of small lot located at 14557 W. Magnolia Blvd., currently zoned RD1.5-1 to allow for a portion of the New Service Building/Parking Structure to traverse over lot line (same ownership of both lots) and allow for parking.

Four phases of development/expansion/renovation are proposed:

Phase 1: Proposed new construction of a one-story building for detail and car wash bays of 3,124 SF. Proposed new construction of a 3-story service building with roof top parking for service bays, parts storage and parking of 121,298 SF.

Phase 2: Expansion and remodeling of the existing showroom building and adding a total of 7,816 SF of floor area and 4,579 SF of service drive.

Phase 3: Expansion of the existing showroom building by adding a total of 3,545 SF of additional floor area.

Phase 4: Proposed new construction of a 4-level parking structure to connect to the new service building constructed in Phase 1 with a building bridge for a total of 93,241 SF.