

**HARDSHIP EXEMPTION APPLICATION**

CD13

ICO Area: <i>City Wide</i>	Council File No.: <i>05-0872-S215</i>
Interim Control Ordinance No.: <i>179027</i>	Additional Interim Control Ordinance No.: <i>—</i>
Effective Date: <i>09/14/07</i>	BY <i>MCD</i> CITY CLERK DEPUTY

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p/s

Applicant (Record Owner): <i>LA Collective Inc</i>	Telephone: <i>323)669-8395</i>
Applicant Mailing Address: <i>3401 N. Glendale Blvd. #B</i>	Zip Code: <i>LA, CA 90039</i>
Applicant's Representative: <i>Vartevan Baharian</i>	Telephone: <i>323)669-8395</i>
Representative's Mailing Address: <i>3401 N. Glendale Blvd. #B</i>	Zip Code: <i>Los Angeles, CA 90039</i>

Property Address: <i>3401 N. Glendale Blvd. unit B</i>	Lot Area (sq. ft.): <i>See Attached</i>
Legal Description: <i>Commercial Retail</i>	Structure/Building Construction Date: <i>See Attached</i>
Existing Zone (ZIMAS): <i>[G]C4-1XL</i>	Permit History (Include Permit Numbers): <i>See Attached</i>
Existing Land Use Designation (From City Planning Department): <i>See Attached</i>	

Describe Current Use (Include size in square feet, height, etc.): <i>Medical Marijuana (Cannabis) Dispensary, Pursuant to Prop 215, SB. 420 § LA ICO 179027</i>

Note: A Master Land Use Application is not required.

Describe Proposed Project and Use (Include size in square feet, height, etc.):

Our Collective proposes to operate as a legally registered Dispensary in full compliance with California Prop 215, SB 420 & LA ICO All other documents available upon request #179027

Why do you believe a hardship exists for which an exemption should be granted? (Attach a statement on a separate sheet if necessary. An economic analysis may also be submitted.)

Our collective is insured, permitted and licensed. Our Pledge is to do so thoroughly and perfectly according to the Statutes of State law in general and the City of LA ICO in particular. Our Management brings substantial professionalism in MM services.

Do you have any ownership interest in any other parcels within 300 feet of this property? ( ) Yes (X) No  
(If yes, submit a map showing the location and boundaries of the property for which an exemption is being requested, and the location of the other ownerships.)

#### ADDITIONAL INFORMATION FILING REQUIREMENTS

In addition to this form, all below items should be included with the application, unless otherwise instructed by City Staff.

- N/A
- Attach a map showing the location and boundaries of the property for which the exemption is being requested. (May be the same map as required in No. 7)
  - Attach a Plot Plan showing the building footprint, parking plan, landscaping, balconies, driveways, any amenities, etc.
  - Attach an Elevation Plan, which includes dimensions for all views.
  - Attach Building Plans. If plans have been accepted by the Department of Building and Safety, list Plan Check No. \_\_\_\_\_ and Submittal Date \_\_\_\_\_.
  - Submit a Project History summary that includes dates and descriptions of meetings, negotiations, expenditures, commitments, etc.
  - Submit Photographs of the subject property and all surrounding property – not over 8 ½ x 11 inches, but of adequate size to illustrate the condition and physical context of the property under discussion.
  - Attach any additional information as needed.

Note: A Master Land Use Application is not required.

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THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Vartan Babouian  
Applicant (Record Owner) \*

03.13.09  
Date

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Date

\* *Proof of ownership will be required at the time of application submittal. A recorded grant deed and/or City Clerk's ownership records printout are acceptable.*

***Note: A Master Land Use Application is not required.***



## City of Los Angeles Department of City Planning

03/10/2009

### PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

3615 W REVERE AVE  
3401 N GLENDALE BLVD

#### ZIP CODES

90039

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-22490  
CPC-1994-190-POD  
CPC-1989-177-IPRO  
CPC-1986-826-GPC  
ORD-173676  
ORD-173466-SA435  
ORD-172316  
ORD-165351-SA142

#### Address/Legal Information

PIN Number:	156B209 343
Lot Area (Calculated):	7,212.6 (sq ft)
Thomas Brothers Grid:	PAGE 594 - GRID E1
Assessor Parcel No. (APN):	5435006006
Tract:	TR 2004
Map Reference:	M B 22-170/171
Block:	B
Lot:	8
Arb (Lot Cut Reference):	None
Map Sheet:	156B209

#### Jurisdictional Information

Community Plan Area:	Northeast Los Angeles
Area Planning Commission:	East Los Angeles
Neighborhood Council:	Atwater Village
Council District:	CD 13 - Eric Garcetti
Census Tract #:	1883.00
LADBS District Office:	Los Angeles Metro

#### Planning and Zoning Information

Special Notes:	None
Zoning:	[Q]C4-1XL
Zoning Information (ZI):	ZI-2282 ZI-2282 Atwater Village Pedestrian Oriented District
General Plan Land Use:	See Plan Footnotes
Plan Footnote - Site Req.:	Northeast Los Angeles
Additional Plan Footnotes:	None
Specific Plan Area:	No
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	Atwater Village Pedestrian Oriented District
CDO - Community Design Overlay:	None
NSO - Neighborhood Stabilization Overlay:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	None
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

#### Assessor Information

Assessor Parcel No. (APN):	5435006006
APN Area (Co. Public Works)*:	0.165 (ac)
Use Code:	1700 - Office Building
Assessed Land Val.:	\$214,832
Assessed Improvement Val.:	\$47,738
Last Owner Change:	05/11/00
Last Sale Amount:	\$550,005
Tax Rate Area:	13
Deed Ref No. (City Clerk):	723984

	679
<b>Building 1:</b>	
1. Year Built:	1947
1. Building Class:	S1
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	2,400.0 (sq ft)
<b>Building 2:</b>	
2. Year Built:	1963
2. Building Class:	DXA
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	2,559.0 (sq ft)
<b>Building 3:</b>	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
<b>Building 4:</b>	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
<b>Building 5:</b>	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

#### **Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.00000 (km)
Landslide:	No
Liquefaction:	No

#### **Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

#### **Public Safety**

<b>Police Information:</b>	
Bureau:	Central
Division / Station:	Northeast
Report District:	1123
<b>Fire Information:</b>	

District / Fire Station:	50
Batallion:	2
Division:	1
Red Flag Restricted Parking:	No

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** CPC-1994-190-POD

**Required Action(s):** POD-PEDESTRIAN-ORIENTED DISTRICT

**Project Description(s):** ALSO KNOWN AS GLENDALE BL BETWEEN RIVERSIDE DR AND SAN FERNANDO RD, & LOS FELIZ BL BETWEEN RIVERSIDE DR & SAN FERNANDO RD. ZONE CHANGE FROM C1.5-1 TO C4-1

**Case Number:** CPC-1989-177-IPRO

**Required Action(s):** IPRO-INTERIM PLAN REVISION ORDINANCE

**Project Description(s):** INTERIM CONTROL ORDINANCE FOR THE ENTIRE NORTHEAST LOS ANGELES DISTRICT PLAN

CONTINUATION OF CPC-89-0177. SEE GENERAL COMMENTS FOR CONTINUATION.

**Case Number:** CPC-1986-826-GPC

**Required Action(s):** GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

**Project Description(s):** GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS

## DATA NOT AVAILABLE

CPC-22490

ORD-173676

ORD-173466-SA435

ORD-172316

ORD-165351-SA142