



BETTER TECHNOLOGY CORPORATION

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Los Angeles, CA 90012
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Fax (213) 617-9643

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Van Nuys, CA 91411
(818) 779-8866
Fax (818) 779-8870

MAILING AFFIDAVIT

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. CF-11-0375

Parcel Map No. _____

Zoning Administrator
Case No. _____

Private Street No. _____

Coastal Permit
Case No. _____

Area Planning Commission
Central, Harbor, SV, ELA, SLA, WLA, NV
Case No. _____

Design Review Board
Case No. _____

SITE ADDRESS: 662 NORTH SEPULVEDA BLVD

I, Kim GEHR certify that I am an employee of BTC, a contractor of the City of Los Angeles, Department of City Planning, State of California, and I did, on the 25th day of MARCH 2011, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- ☒ 500-foot radius
- ☐ Abutting the subject site
- ☒ Owners and Occupants
- ☐ Tenant Notice
- ☐ 100-foot coastal notice
- ☐ State Coastal Commission
- ☐ Adjacent City (ies)
- ☒ Applicant and Representative (where indicated)
- ☐ city Newspaper Notice
- ☒ LA Unified School District, LA County Regional Planning
- ☒ Caltrans
- ☐ Council's Own Initiative
- ☐ Metropolitan Transit Authority
- ☒ Certified Neighborhood Council (dept. of Neighborhood Empowerment)
- ☒ Council Office and Council District Office
- ☐ city Homeowners Associations
- ☒ Other DEPT OF BUILDING + SAFETY

There is a regular daily communication and service by mail between the City of Los Angeles and each of the Addresses to which notices were mailed.

BTC Hearing Notice Mailing Clerk

CITY OF LOS ANGELES
CALIFORNIA

JUNE LAGMAY
City Clerk

HOLLY L. WOLCOTT
Executive Officer



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK

Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
General Information - (213) 978-1133
Fax: (213) 978-1040
www.cityclerk.lacity.org

When making inquiries relative to
this matter, please refer to the
Council File No.
11-0375

DIR-2010-3217-CLQ
CD 5

March 25, 2011

NOTICE TO PROPERTY OWNERS/OCCUPANTS WITHIN A 500-FOOT RADIUS

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, April 5, 2011**, at approximately **2:30 p.m.** or soon thereafter in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider a Mitigated Negative Declaration and related California Environmental Quality Act Findings; and appeal filed by Susan D. Lord (Andie Adame, Craig Lawson & Co., LLC., Representative) from the determination of the Director of Planning disapproving the requested Clarification of "Q" Condition No. 1 of Ordinance 165,958, to allow a maximum building height of 37-feet in-lieu of the maximum 32-foot height limit for the proposed construction of a three-story structure with a total floor area of 13,428 square feet, comprised of the existing 3,878 square foot restaurant, the 2,050 square foot restaurant expansion and the 7,500 square feet of new office space located at 662 North Sepulveda Boulevard.

Applicant: Susan D. Lord
Representative: Andie Adame, Craig Lawson & Co., LLC

The full Los Angeles City Council will also consider this matter on **Wednesday, April 20, 2011**, at approximately **10:00 a.m.** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall.

If you are unable to appear at these meetings, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. **11-0375** by visiting: <http://cityclerk.lacity.org/lacityclerkconnect/>.

Please be advised that both the PLUM Committee and City Council reserve the right to continue this matter to a later date, subject to any time limit constraints.

Michael Espinosa, Legislative Assistant
Planning and Land Use Management Committee
(213) 978-1074

Note: If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

1. APN: 4368-011-035
BRIAN T GLENNON
1068 CASIANO RD
LOS ANGELES CA 90049-1610

2. APN: 4368-014-018
LAWRENCE E TWOMEY
11723 BELLAGIO RD
LOS ANGELES CA 90049-2173

3. APN: 4368-014-019
MORTENSEN PATRICIA F TRUST
530-643 BELOIT AVE
LOS ANGELES CA 90049-3444

4. APN: 4368-014-020
BEL AIR OIL INC
800 N SEPULVEDA BLVD
LOS ANGELES CA 90049-2119

5. APN: 4368-014-022
11720 BELLAGIO PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

6. APN: 4368-015-004
CROSBY E & BARBARA P FENTRESS
PO BOX 4373
WESTLAKE VILLAGE CA 91359-1373

7. APN: 4368-015-005
INTERGROUP CORPORATION
820 MORAGA DR
LOS ANGELES CA 90049-1632

8. APN: 4368-015-008
PETER J MCNULTY
827 MORAGA DR
LOS ANGELES CA 90049-1633

9. APN: 4368-015-014
828 MORAGA DRIVE
3655 LENAWEE AVE
LOS ANGELES CA 90016-4310

10. APN: 4368-015-015
JOEL S MORSE
775 RANCH LN
PACIFIC PALISADES CA 90272-3915

11. APN: 4368-015-016
INTERGROUP WHISPERWOOD INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

12. APN: 4368-015-017
INTERGROUP CORP
820 MORAGA DR
LOS ANGELES CA 90049-1632

13. APN: 4368-015-018
BENDAT FAMILY LIMITED PARTNERS
1231 CASIANO RD
LOS ANGELES CA 90049-1613

14. APN: 4368-015-019
MORAGA VERDE LLC
815 MORAGA DR
LOS ANGELES CA 90049-1633

15. APN: 4368-015-020
JACKSON MORAGA INVESTMENTS I
844 MORAGA DR
LOS ANGELES CA 90049-1632

16. APN: 4368-016-001
NORTH SEPULVEDA PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

17. APN: 4368-016-002
DANIEL A BERKOFF
612 N SEPULVEDA BLVD
LOS ANGELES CA 90049-2175

18. APN: 4368-016-007
THOMAS JONES
1050 MORAGA DR
LOS ANGELES CA 90049-1621

19. APN: 4368-016-008,009
662 SEPULVEDA LLC
662 N SEPULVEDA BLVD
LOS ANGELES CA 90049-2108

20. APN: 4368-016-010
KAREN A KOPROWSKI
23443 DOLOROSA ST
WOODLAND HILLS CA 91367-4125

21. APN: 4368-016-013
LYONS INVESTMENT CO PARTNERSHI
3015 STATE ST #D
SANTA BARBARA CA 93105-3330

22. APN: 4368-016-022
ALEX & ANNA BEHRING
828 9TH ST
SANTA MONICA CA 90403-1535

23. APN: 4368-016-023
DOLOROS RIEDEL
628 ACANTO ST
LOS ANGELES CA 90049-2129

24. APN: 4368-016-024
636 ACANTO PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

25. APN: 4368-016-025
11680 BELLAGIO PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

26. APN: 4368-016-026
11678 BELLAGIO PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

27. APN: 4368-016-027
11650 BELLAGIO PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

28. APN: 4368-016-028
HARRIET G WOLSTAN
11666 BELLAGIO RD
LOS ANGELES CA 90049-2113

29. APN: 4368-016-042
651 SEPULVEDA LLC
768 TEAKWOOD RD
LOS ANGELES CA 90049-1328

30. APN: 4368-016-043,044
BRENTWOOD EQUITIES INC
2444 WILSHIRE BLVD #200
SANTA MONICA CA 90403-5800

31. APN: 4368-016-047
KATHERINE G BARD
PO BOX 491056
LOS ANGELES CA 90049-9056

32. APN: 4368-016-048
614 ACANTO PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

33. APN: 4368-016-049
11361 OVADA PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

34. APN: 4368-016-053
11371 OVADA PROPERTIES INC
820 MORAGA DR
LOS ANGELES CA 90049-1632

35. APN: 4368-016-054
BRENT S MILLER
250 26TH ST #200
SANTA MONICA CA 90402-2547

36. APN: 4368-016-055
WOODS MAJESTIC
6544 SATTES DR
RANCHO PALOS VERDES CA 90275-5772

37. APN: 4368-017-005
JOHN T MINKLEY
11681 BELLAGIO RD
LOS ANGELES CA 90049-2112

38. APN: 4368-017-006
BELLAGIO ASSOCIATES LLC
7226 SEPULVEDA BLVD
VAN NUYS CA 91405-2003

39. APN: 4368-017-007
JAMES & MADELYNE K BAILEY
11647 BELLAGIO RD
LOS ANGELES CA 90049-2112

40. APN: 4368-017-008
HAMID R BAHER
11625 BELLAGIO RD
LOS ANGELES CA 90049-2112

41. APN: 4368-017-010
NANCY & PEGGY J MYERS
611 ESTRELLITA WAY
LOS ANGELES CA 90049-2118

42. APN: 4368-017-012
JOHNNIE & GEORGINA STAGE
633 ESTRELLITA WAY
LOS ANGELES CA 90049-2118

43. APN: 4368-017-017
BRIAN M WALL
610 ESTRELLITA WAY
LOS ANGELES CA 90049-2118

44. APN: 4368-017-024
JOHN S DUFFY
630 ESTRELLITA WAY
LOS ANGELES CA 90049-2118

45. APN: 4368-017-026,027,028
DORYANN CHASEN
632 ESTRELLITA WAY
LOS ANGELES CA 90049-2118

46. APN: 4368-017-030
DAKSH SAHNI
11687 BELLAGIO RD #1
LOS ANGELES CA 90049-2127

47. APN: 4368-017-031
MARIANNE D BRENNER
11687 BELLAGIO RD #2
LOS ANGELES CA 90049-2127

48. APN: 4368-017-032
ROBERT & GERTRUDE YANG
12691 PROMONTORY RD
LOS ANGELES CA 90049-1186

49. APN: 4368-017-033
DAVID M AZEMA
11687 BELLAGIO RD #4
LOS ANGELES CA 90049-2127

50. APN: 4368-017-034
SALTSMAN LOUIS & F TRUST
8055 W MANCHESTER AVE #305
PLAYA DEL REY CA 90293-7963

51. APN: 4368-017-035
DANIEL J & LYNNE GREENBLATT
2600 S OCEAN BLVD #16F
BOCA RATON FL 33432

52. APN: 4368-017-036
LINDA S FREEDMAN
11687 BELLAGIO RD #7
LOS ANGELES CA 90049

53. APN: 4368-017-037
POSEN A S LIVING 1999 TRUST
11687 BELLAGIO RD #8
LOS ANGELES CA 90049-2126

54. APN: 4368-017-038
EARL I FELDHORN
11687 BELLAGIO RD #9
LOS ANGELES CA 90049-2126

55. APN: 4368-017-039
NANCY KOSS
11687 BELLAGIO RD #10
LOS ANGELES CA 90049-2126

56. APN: 4368-017-040
YAZDI HAMID MOJIBI
11687 BELLAGIO RD #11
LOS ANGELES CA 90049-2126

57. APN: 4368-017-041
SIMON S ABDELMALAK
11687 BELLAGIO RD #12
LOS ANGELES CA 90049-2125

58. APN: 4368-017-042
LINDA C GARRO
11687 BELLAGIO RD #13
LOS ANGELES CA 90049-2125

59. APN: 4368-017-043
NANETTE M JAMES
11687 BELLAGIO RD #14
LOS ANGELES CA 90049-2125

60. APN: 4368-017-044
JANIE P THOMPSON
11687 BELLAGIO RD #NO15
LOS ANGELES CA 90049-2107

61. APN: 4368-017-045
SUZANNE E & LOIS BRENNER
PO BOX 492089
LOS ANGELES CA 90049-8089

62. APN: 4429-034-005
TRS OF THE J PAUL GETTY TRUST
1200 GETTY CENTER DR #401
LOS ANGELES CA 90049-1694

APN: 4429-037-022
SAME AS #62

63. FREEWAY RIGHT OF WAY
CAL TRANS
100 S MAIN ST
LOS ANGELES CA 90012

DIRECTOR OF PLANNING
CITY OF BEVERLY HILLS
336 FOOTHILL RD
BEVERLY HILLS CA 90210

LA UNIFIED SCHOOL DISTRICT
1425 S SAN PEDRO ST RM 404
PO BOX 2298-TERMINAL ANNEX
LOS ANGELES CA 90051

CALTRANS
STATE OF CALIFORNIA
PROPERTY DEVELOPMENT BRANCH #D
100 S MAIN ST
LOS ANGELES CA 90012

DEPARTMENT OF BUILDING & SAFETY
201 N FIGUEROA ST RM 1050
LOS ANGELES CA 90012

CITY OF LA DEPT OF TRANSPORTATION
100 S MAIN ST 10TH FL
LOS ANGELES CA 90012

LOS ANGELES UNIFIED SCHOOL DIST
333 S BEAUDRY AVE
LOS ANGELES CA 90017

NEIGHBORHOOD EMPOWERMENT
334-B EAST 2ND STREET
LOS ANGELES CA 90012

BEL AIR-BEVERLY CREST
NEIGHBORHOOD COUNCIL
1525 S SEPULVEDA BLVD SUITE 5
LOS ANGELES CA 90025

COUNCIL DISTRICT 5
ATTN: PAUL KORETZ
200 N SPRING ST RM 440
LOS ANGELES CA 90012

OWNER
662 SEPULVEDA LLC
662 N SEPULVEDA BLVD
LOS ANGELES CA 90049-2108

REPRESENTATIVE
CRAIG LAWSON
ATTN: ANDIE ADAME
8758 VENICE BLVD STE 200
LOS ANGELES CA 90034

GC MAPPING SERVICE INC
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803

PP

GC MAPPING SERVICE INC
ATTN: GILBERT CASTRO
5005 LA CALANDRIA WAY
LOS ANGELES CA 90032

PP

C.D. 5
WEST LOS ANGELES FIELD OFFICE
822 S ROBERTSON BL # 102
LOS ANGELES CA 90035

BEL AIR BEVERLY CREST NC
P O BOX 252007
LOS ANGELES 90025

C.D. 5
COUNCILPERSON PAUL KORETZ
200 N SPRING ST RM 440
LOS ANGELES CA 90012

C.D. 5
VALLEY FIELD OFFICE
15760 VENTURA BLVD # 1020
ENCINO CA 91436

2.
OCCUPANT
11723 BELLAGIO RD #1
LOS ANGELES CA 90049

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11720 BELLAGIO RD #216
LOS ANGELES CA 90049

6.
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858 MORAGA DR #1
LOS ANGELES CA 90049

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858 MORAGA DR #2
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850 MORAGA DR #9
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828 MORAGA DR
LOS ANGELES CA 90049

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824 MORAGA DR #100
LOS ANGELES CA 90049

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824 MORAGA DR #200
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855 MORAGA DR #1
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833 MORAGA DR #1
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833 MORAGA DR #19
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833 MORAGA DR #20
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OCCUPANT
833 MORAGA DR #21
LOS ANGELES CA 90049

16.
OCCUPANT
600 N SEPULVEDA BLVD
LOS ANGELES CA 90049

17.
OCCUPANT
612 N SEPULVEDA BLVD #1
LOS ANGELES CA 90049

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OCCUPANT
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LOS ANGELES CA 90049

17.
OCCUPANT
612 N SEPULVEDA BLVD #18
LOS ANGELES CA 90049

17.
OCCUPANT
612 N SEPULVEDA BLVD #16
LOS ANGELES CA 90049

17.
OCCUPANT
612 N SEPULVEDA BLVD #17
LOS ANGELES CA 90049

17.
OCCUPANT
612 N SEPULVEDA BLVD #15
LOS ANGELES CA 90049

17.
OCCUPANT
612 N SEPULVEDA BLVD #12
LOS ANGELES CA 90049

17.
OCCUPANT
612 N SEPULVEDA BLVD #11
LOS ANGELES CA 90049

17.
OCCUPANT
612 N SEPULVEDA BLVD #20
LOS ANGELES CA 90049

18.
OCCUPANT
650 N SEPULVEDA BLVD
LOS ANGELES CA 90049

19.
OCCUPANT
666 N SEPULVEDA BLVD
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #1
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #5
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #6
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #10
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #11
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #12
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #16
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #17
LOS ANGELES CA 90049

19.
OCCUPANT
654 N SEPULVEDA BLVD #18
LOS ANGELES CA 90049

20.
OCCUPANT
670 N SEPULVEDA BLVD
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #1
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #2
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #3
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #4
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #5
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #6
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #7
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #8
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #9
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #10
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #11
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #12
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #13
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #14
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #15
LOS ANGELES CA 90049

21.
OCCUPANT
11360 OVADA PL #16
LOS ANGELES CA 90049

22.
OCCUPANT
620 ACANTO ST #1
LOS ANGELES CA 90049

22.
OCCUPANT
620 ACANTO ST #2
LOS ANGELES CA 90049

22.
OCCUPANT
620 ACANTO ST #3
LOS ANGELES CA 90049

22.
OCCUPANT
620 ACANTO ST #4
LOS ANGELES CA 90049

23.
OCCUPANT
628 ACANTO ST #1
LOS ANGELES CA 90049

23.
OCCUPANT
628 ACANTO ST #2
LOS ANGELES CA 90049

23.
OCCUPANT
628 ACANTO ST #3
LOS ANGELES CA 90049

23.
OCCUPANT
628 ACANTO ST #4
LOS ANGELES CA 90049

23.
OCCUPANT
628 ACANTO ST #5
LOS ANGELES CA 90049

23.
OCCUPANT
628 ACANTO ST #6
LOS ANGELES CA 90049

24.
OCCUPANT
636 ACANTO ST #101
LOS ANGELES CA 90049

24.
OCCUPANT
636 ACANTO ST #102
LOS ANGELES CA 90049

24.
OCCUPANT
636 ACANTO ST #103
LOS ANGELES CA 90049

24.
OCCUPANT
636 ACANTO ST #104
LOS ANGELES CA 90049

24.
OCCUPANT
636 ACANTO ST #205
LOS ANGELES CA 90049

24.
OCCUPANT
636 ACANTO ST #206
LOS ANGELES CA 90049

24.
OCCUPANT
636 ACANTO ST #207
LOS ANGELES CA 90049

24.
OCCUPANT
636 ACANTO ST #208
LOS ANGELES CA 90049

25.
OCCUPANT
11680 BELLAGIO RD
LOS ANGELES CA 90049

25.
OCCUPANT
11684 BELLAGIO RD
LOS ANGELES CA 90049

25.
OCCUPANT
11686 BELLAGIO RD
LOS ANGELES CA 90049

25.
OCCUPANT
11688 BELLAGIO RD
LOS ANGELES CA 90049

26.
OCCUPANT
11678 BELLAGIO RD
LOS ANGELES CA 90049

27.
OCCUPANT
11650 BELLAGIO RD
LOS ANGELES CA 90049

29.
OCCUPANT
641 N SEPULVEDA BLVD #1
LOS ANGELES CA 90049

29.
OCCUPANT
641 N SEPULVEDA BLVD #2
LOS ANGELES CA 90049

29.
OCCUPANT
641 N SEPULVEDA BLVD #3
LOS ANGELES CA 90049

29.
OCCUPANT
641 N SEPULVEDA BLVD #4
LOS ANGELES CA 90049

29.
OCCUPANT
641 N SEPULVEDA BLVD #200
LOS ANGELES CA 90049

31.
OCCUPANT
606 ACANTO ST
LOS ANGELES CA 90049

31.
OCCUPANT
608 ACANTO ST
LOS ANGELES CA 90049

31.
OCCUPANT
610 ACANTO ST
LOS ANGELES CA 90049

31.
OCCUPANT
612 ACANTO ST
LOS ANGELES CA 90049

32.
OCCUPANT
614 ACANTO ST
LOS ANGELES CA 90049

32.
OCCUPANT
616 ACANTO ST
LOS ANGELES CA 90049

32.
OCCUPANT
618 ACANTO ST
LOS ANGELES CA 90049

33.
OCCUPANT
11361 OVADA PL
LOS ANGELES CA 90049

34.
OCCUPANT
11371 OVADA PL
LOS ANGELES CA 90049

34.
OCCUPANT
11373 OVADA PL
LOS ANGELES CA 90049

34.
OCCUPANT
600 ACANTO ST
LOS ANGELES CA 90049

34.
OCCUPANT
602 ACANTO ST
LOS ANGELES CA 90049

36.
OCCUPANT
11357 OVADA PL
LOS ANGELES CA 90049

38.
OCCUPANT
11667 BELLAGIO RD
LOS ANGELES CA 90049

48.
OCCUPANT
11687 BELLAGIO RD #3
LOS ANGELES CA 90049

50.
OCCUPANT
11687 BELLAGIO RD #5
LOS ANGELES CA 90049

51.
OCCUPANT
11687 BELLARIO RD #6
LOS ANGELES CA 90049

61.
OCCUPANT
11687 BELLARIO RD #16
LOS ANGELES CA 90049