

Address of
Building

1944-52 Riverside Drive



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued **10-1-68** Permit No. and Year **LA 69959/1968**

An 80' x 84' public assembly and office building converted from a vacant one and two-story, Type III-A, 80' x 84' building, assembly area first floor only. Maximum occupants 130
B-2 and G-1 Occupancy

File No. X6740

Owner

Mark H. Fuller

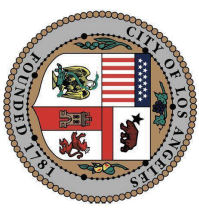
Owner's
Address

1948 Riverside Drive
Los Angeles, California 90039

<u>ROOM</u>	<u>USE</u>	<u>OCCUPANTS</u>
1st Floor Assembly	Studio Theatre Playhouse	130



ECHO PARK NEIGHBORHOOD COUNCIL



CHAIR
Sara Seidman

CERTIFIED COUNCIL
APRIL 16, 2002

VICE CHAIR

Letter of support for

1226 N ALVARADO ST
LOS ANGELES, CA
90026

**CHIEF INFORMATION
OFFICER**
Emily Blake

The Elysian Theater

(323) 487-9124

TREASURER
Coni Acosta

INFO@ECHOPARKNC.
COM
WWW.ECHOPARKNC.C
OM

SECRETARY
Windy O'Malley

January 28, 2025

To: Office of Zoning Administration

The Echo Park Neighborhood Council Planning and Land Use Committee reviewed the Conditional Use Permit request for The Elysian Theater, located at 1944 Riverside Drive, on January 13, 2026. The Elysian Theater is an important space for our community and we fully support their ability to sell beer and wine.

RESOLUTION

On January 27, the EPNC Board of Governors held a Brown Act noticed-meeting, at 7pm. With a quorum of 14 board members present and vote count of 14 yeas, 0 nays, and 0 abstentions, the Board resolved to write a letter of support for the application as set forth above.

Respectfully,
Echo Park Neighborhood Council
Windy O'Malley

Windy O'Malley
Windy O'Malley, Secretary, Echo Park Neighborhood Council

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

LEAD CITY AGENCY		CASE NUMBER
City of Los Angeles (Department of City Planning)		ENV-
PROJECT TITLE		COUNCIL DISTRICT
The Elysian Theater		13
PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)		☐ Map attached.
1944 Riverside Drive		
PROJECT DESCRIPTION:		
CUP for alcohol sales at a non-profit comedy club		
NAME OF APPLICANT / OWNER:		
Edelson LA ENT Trust		
CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER	EXT.
Matthew Mello	(213) 687-6963	
EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)		
STATE CEQA STATUTE & GUIDELINES		
☐ STATUTORY EXEMPTION(S) Public Resources Code Section(s) _____		
☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33) CEQA Guideline Section(s) / Class(es) <u>Sec. 15301, Class 1</u>		
☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b)) _____		
JUSTIFICATION FOR PROJECT EXEMPTION:		☐ Additional page(s) attached
☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. ☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.		
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT. If different from the applicant, the identity of the person undertaking the project.		
CITY STAFF USE ONLY:		
CITY STAFF NAME AND SIGNATURE		STAFF TITLE
ENTITLEMENTS APPROVED		

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021



Sensitive Land Use List

Latvia Community Center
1955 Riverside Drive

Latvia Lutheran Church
1927 Riverside Drive

Walnut Hill at Elysian Park
1906 Riverside Drive

Alcohol Establishments

Within 500-feet
Won Liquor
Latvian Community Center

2001 Riverside Drive
1955 Riverside Drive

**Full Line / Off-Site
Full Line / On-Site**

Within 501 feet to 600 feet

N/A

N/A

N/A

Within 601 feet to 1,000 feet

N/A

N/A

N/A

G:\My Drive\Ane\Projects\3625024 - 1944 Riverside Drive\Planning\Radius Map\Sensitive Use List.docx





FE DESIGN & CONSULTING

Conditional Use Permit Additional Information/Findings 1944 Riverside Drive

REQUEST

A Conditional Use Permit to allow beer & wine service in conjunction with an existing 4,692 SF non-profit comedy club featuring (150) seats from 12:00pm-2:00am daily.

BACKGROUND

The property at 1944 Riverside Drive (the building known as The Elysian Theater) was originally constructed in approximately 1927 as the Riverside Theatre, a silent-film house, and subsequently operated under the name 'Elysian' as a local cinema through the early 1950s. Following a period of various performance and meeting uses, it today functions as a nonprofit live-comedy and experimental performance theatre dedicated to fostering creative artists.

The historic use as a theatre provides continuity of entertainment/assembly use on the site; the structure's adaptive reuse maintains an important architectural and cultural resource in the Elysian Valley neighborhood. Its location on Riverside Drive affords high visibility and connectivity while its scale and current use are compatible with the surrounding mixed creative, light industrial, and residential context. The proposed entitlement therefore aligns with the City's goals for reutilizing historic structures, supporting creative economy uses, and reinvigorating corridors such as Riverside Drive.

CIRCULATION

Riverside Drive, adjoining the subject property to the east, is a designated Avenue I and designated Scenic Highway, dedicated to a right-of-way width of approximately 100 feet along the project's street frontage and improved with curb, gutter, and sidewalk.

RELATED PRIOR CASES

Subject Premises

None



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GENERAL CONDITIONAL USE FINDINGS (CUB)

i. 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.

Approval of the applicant's request for beer and wine service will enhance the built environment by reactivating a vacant building and adding a new amenity to a historic Los Angeles theater.

Approval of the subject request will allow neighborhood residents, guests, and visitors the opportunity to purchase an alcoholic beverage ancillary to a show. The Elysian Theater already provides an essential and beneficial service to the community. It attracts people of all ages to enjoy comedy in a historic theatre, with comfortable seating, and noble causes. The addition of beer and wine service, for those individuals who are 21 years or older, is another important amenity for this type of use.

Approval of the requested Conditional Use Permit would allow for the theater's financial viability while providing the desired service of a well-curated selection of beer and wine in a physical space that complements the character of the surrounding commercial and residential land uses. The sale of alcoholic beverages in connection with the theater will result in the implementation of a community-minded vision for one of the neighborhood's landmark destinations. Thus, approval of the request will enhance the built environment in the surrounding neighborhood and provide services that are essential or beneficial to the community, city, and region.

ii. 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 project's location along with its modest footprint will continue to be compatible with adjacent properties and the surrounding neighborhood. The theater itself is already operating, and no expansion of floor area is proposed. The theater will continue to operate in much the same fashion as it always has. The addition of beer and wine service will not have an adverse effect on public health or welfare as it will be ancillary to the theater use and conditioned by the Zoning Administrator. In addition, the theater is near major bus lines, which encourages theater patrons to visit and access the site using alternative transportation.

iii. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. Most of the policies derived from these Elements are in the form of Code Requirements of Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.



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The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The theatre has operated on the property in accordance with the plan's designation of Community Commercial and the underlying C1 Zone. The use is properly located per the implementation of the Community Plan. Through the imposition of responsible management conditions, the project is in substantial conformance with the provisions of the General Plan.

Further, the theater supports several of the objectives and goals of the recently updated Community Plan. For instance, the Community Plan seeks to promote pedestrian-friendly land uses such as this one by protecting neighborhood-serving retail and other viable uses such as restaurants and cafes in areas of high pedestrian activity such as this one.

ADDITIONAL FINDINGS

i. Explain how the proposed use will not adversely affect the welfare of the pertinent community.

Approval of the requested Conditional Use Permit will not adversely affect the welfare of the pertinent community. With its modest footprint, the service of beer and wine in conjunction with other concession service is not anticipated to have an adverse impact on the nearby residential or commercial land uses. Approval of the requested Conditional Use Permit for the theater would not result in a problematic alcohol-serving establishment; rather it would result in an attractive and inviting use that would be at an appropriate scale and in sync with the existing land uses in the vicinity.

ii. Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The project will not adversely affect community welfare because the theater is a desirable use in an area designated for such. In this case, the theater will continue to provide convenience to workers and residents in the immediate neighborhood and, if conditioned, will not negatively impact the area. The granting of an alcohol license will not result in an undue concentration of premises with such licenses. The granting of an application for the sale or dispensing of alcoholic beverages can be undue when the addition of a license will negatively impact a neighborhood. It is not undue when approval of a license does not negatively impact an area, but rather such license benefits the public welfare and serves as a convenience. As supported by the facts herein, the request involves the granting of an application to sell and dispense alcoholic beverages in conjunction with a historic theater. Beer and wine sales will be an accessory use that will be an asset to the community and will not adversely affect their welfare

iii. Explain how the approval of the application will not detrimentally affect nearby residential zones or uses.

Approving the requested Conditional Use Permit would not detrimentally affect nearby residential uses. With a limited number of customers and the hours proposed it is also not anticipated that the proposed use would have noise impacts on the neighboring residences.



107 E 2ND ST #202 LOS ANGELES CALIFORNIA 90012

PROJECT INFORMATION

LEGAL DESCRIPTION

SITE ADDRESS : 1944 W RIVERSIDE DR.
ZIP CODE : 90039
PIN NUMBER : 147A211 173
LOT/PARCEL AREA (CALCULATED) : 10,68 (SQ FT)
THOMAS BROTHERS GRID : PAGE 594 - GRID F4
ASSESSOR PARCEL NO. (APN) : 5443036003
TRACT : TR 458
MAP REFERENCE : M B 14-189
BLOCK : NONE
LOT : LT C
ARB (LOT CUT REFERENCE) : NONE
MAP SHEET : 147A211

JURISDICTIONAL

COMMUNITY PLAN AREA : SILVER LAKE - ECHO PARK - ELYSIAN VALLEY
AREA PLANNING COMMISSION : East Los Angeles
APC/NEIGHBORHOOD COUNCIL : Echo Park
DISTRICT/COUNCIL DISTRICT : CD 13 - HUGO SOTO-MARTINEZ
CENSUS TRACT # : 1974.10000000
LADBS DISTRICT OFFICE : LOS ANGELES METRO

PLANNING & ZONING

SPECIAL NOTES : NONE
ZONING : C1.5-1VL
ZONING INFORMATION (ZI) : ZI-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS - TIME LIMITS AND PARKING RELIEF - LAMC 16.02.1
ZONING INFORMATION (ZI) : ZI-2512 HOUSING ELEMENT SITES
ZONING INFORMATION (ZI) : ZI-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES
GENERAL PLAN LAND USE : GENERAL COMMERCIAL
GENERAL PLAN NOTE(S) : YES
MINIMUM DENSITY REQUIREMENT : NO
HILLSIDE AREA (ZONING CODE) : YES
SPECIFIC PLAN AREA : NONE
SUBAREA : NONE
SPECIAL LAND USE / ZONING : NONE
HISTORIC PRESERVATION REVIEW : NO
HISTORIC PLACES/LA : NO
CDO: COMMUNITY DESIGN OVERLAY : NONE
CPIO: COMMUNITY PLAN IMP. OVERLAY : NONE
SUBAREA : NONE
CPIO HISTORIC PRESERVATION REVIEW : NO
CUGU: CLEAN UP-GREEN UP : NONE
HCR: HILLSIDE CONSTRUCTION REGULATION : NO
NSO: NEIGHBORHOOD STABILIZATION OVERLAY : NO
POD: PEDESTRIAN ORIENTED DISTRICTS : NONE
RBP: RESTAURANT BEVERAGE PROGRAM : GENERAL (RBPA)
ELIGIBLE AREA : NONE
ASP: ALCOHOL SALES PROGRAM : NO
RFA: RESIDENTIAL FLOOR AREA DISTRICT : NONE
RIO: RIVER IMPLEMENTATION OVERLAY : NO
RPA: REDEVELOPMENT PROJECT AREA : NONE
CENTRAL CITY PARKING : NO
DOWNTOWN PARKING : NO
BUILDING LINE : NONE
500 FT SCHOOL ZONE : NONE
500 FT PARK ZONE : ACTIVE: ELYSIAN PARK
ZANJA SYSTEM 1 MILE BUFFER : NO

PROJECT DETAILS

TYPE OF USE : RESTAURANT
TYPE OF ALCOHOL : TYPES
HOURS OF OPERATION : 11 A.M. TO 9 P.M. DAILY
INTERIOR AREA : 5,490 S.F.
NUMBER OF SEATS : 133
ALCOHOL TASTING : NO
LIVE ENTERTAINMENT : NO
DANCING : NO

PROJECT INFORMATION

THE ELYSIAN THEATER

1944 W RIVERSIDE DR.
LOS ANGELES, CA 90039

SUBMITTALS

6/13/2025	DESIGN DEVELOPMENT
DATE	DESCRIPTION

SHEET NAME

COVER

SHEET NUMBER

A-0.0

ADJACENT PROPERTY
(NOT A PART)

SUBJECT ESTABLISHMENT
1944 W RIVERSIDE

ADJACENT PROPERTY
(NOT A PART)

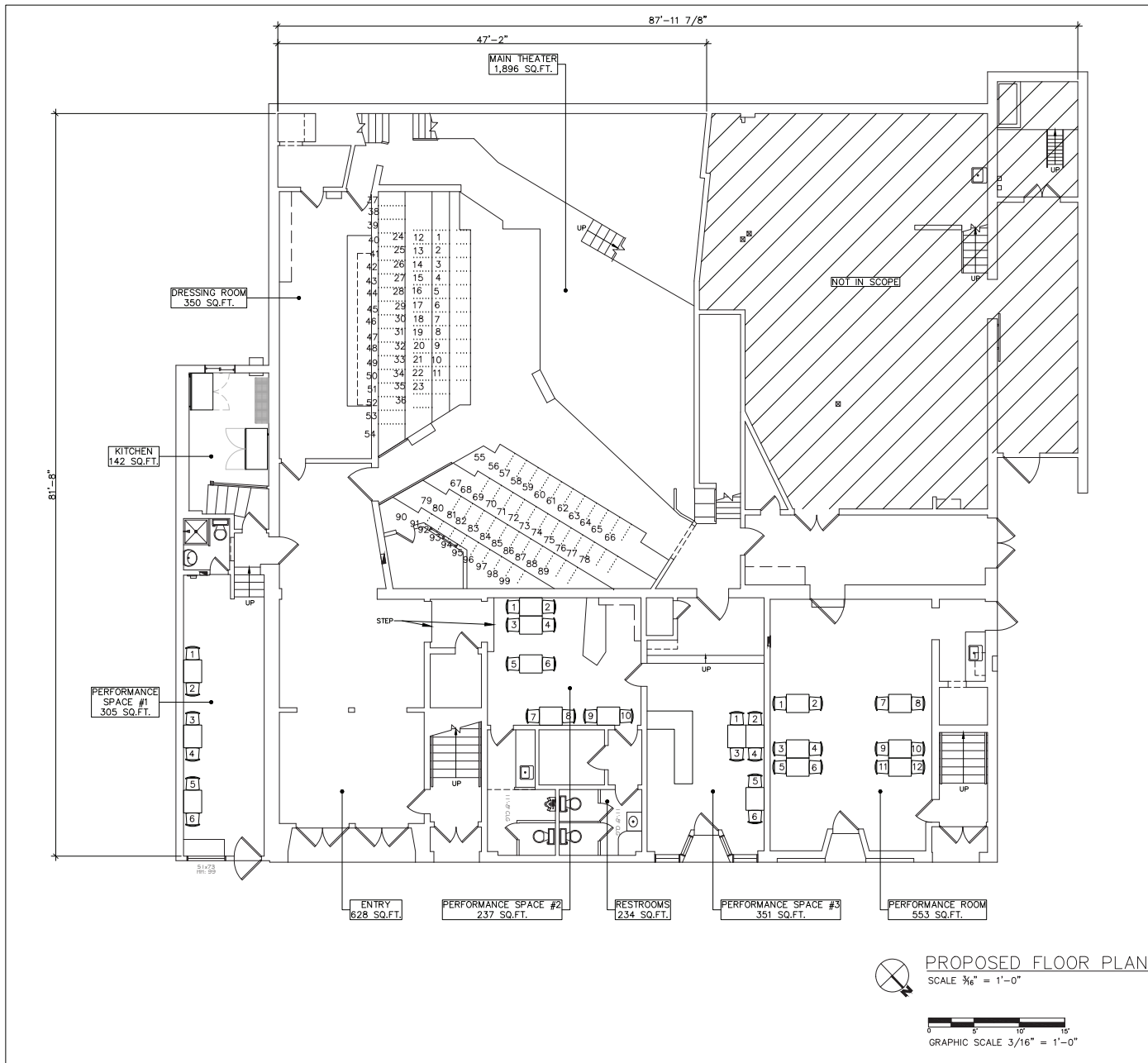
50'-0"

RIVERSIDE DR.

RIVERSIDE DR.



GRAPHIC SCALE 1/16" = 1'-0"



SQUARE FOOTAGE ANALYSIS

AREA	SQUARE FOOTAGE	NUMBER OF SEATS
MAIN THEATER	1896	99
DRESSING ROOM	350	0
KITCHEN	142	0
PERFORMANCE SPACE #1	305	6
ENTRY	628	0
RESTROOMS	234	0
PERFORMANCE SPACE #2	237	10
PERFORMANCE SPACE #3	351	6
PERFORMANCE ROOM	553	12
HALLWAYS	794	0
TOTAL	5490	133

LEGEND

- (E) EXTERIOR WALL
- (E) INTERIOR WALL

PROJECT INFORMATION

THE ELYSIAN THEATER

1944 W RIVERSIDE DR.
LOS ANGELES, CA 90039

SUBMITTALS

DATE	DESCRIPTION
6/13/2025	DESIGN DEVELOPMENT

SHEET NAME

PROPOSED FLOOR PLAN

SHEET NUMBER

A-1.0

VICINITY MAP



aneconsult

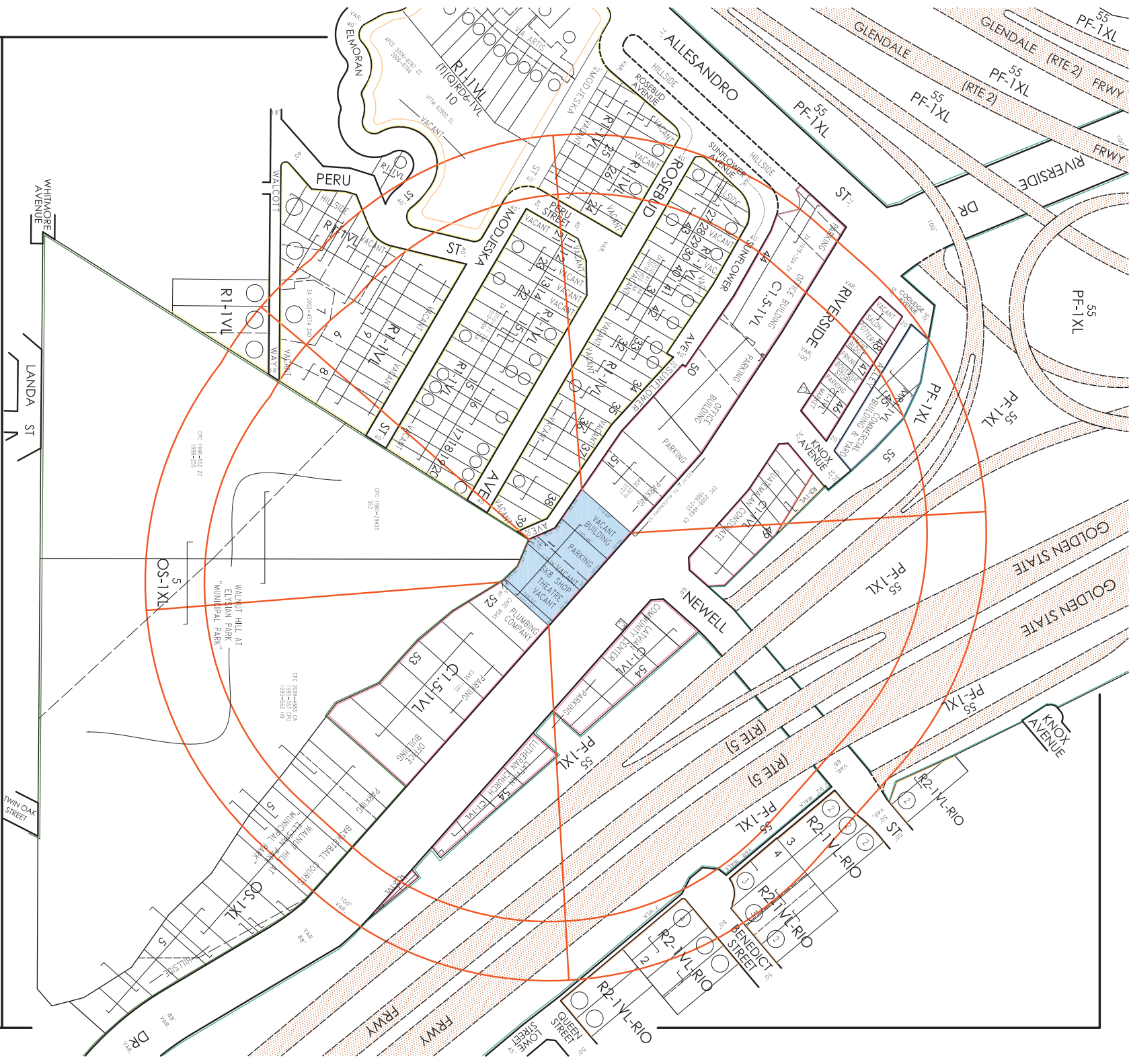
Ane Consult, Inc.
tel: 562.252.3316
e: hello@aneconsult.com
aneconsult.com



Project Address:

1942-1960 RIVERSIDE DRIVE
Los Angeles, California 90039





CONDITIONAL USE - ZA/C.U.B



planning
entitlements
expediting

Ana Consulting, Inc.
3646 Long Beach Blvd Space #103
Long Beach, California 90807-4023
tel: (562) 252-2316
hello@anaconsult.com
www.anaconsult.com

THOMAS BROTHERS
PAGE: 594 GRID: F4

CD: 13

CASE:

LEGAL DESCRIPTION:

LOT: 34-36 & C

CT: 1974.10

SCALE: 1" = 100'

DATE: 08.07.2025
Update: _____

PA: SILVER LAKE ECHO PARK, D.M: 147A211, 148.5A211
ELVISIAN VALLEY

JOB NO: 3625024

TRACT: 458
MB: 14.189

USES: FIELD

NET AC: .53±

CONTACT: F.E DESIGN & CONSULTING

PHONE: (213) 687-6963

EXPEDITED PERMIT FEE AGREEMENT

Section 19.01-R LAMC

City of Los Angeles - Department of City Planning

ENTITLEMENT

REQUEST(S): CUB
Project Address: 1944 West Riverside Drive

The Owner/Applicant shall acknowledge and agree to the following statements by initialing each.

KS I hereby promise to pay all expenses for additional cost and physical resources necessary to expedite the permit process for the above development project.

KS I understand that the expedited service charges are in addition to and separate from the fees charged elsewhere in the L.A. Municipal Code.

KS I understand that the initial fee of \$8,500 is a deposit, and I agree to pay any additional costs that exceed this deposit to the City of Los Angeles for Planning Department Staff as well as other City Departments for time used to expedite the subject case(s), including any costs accrued during any appeal(s) of the subject case(s).

KS I am well informed that the processing of the case may be placed on hold if an invoice billing for the excessive costs becomes past due.

KS In the event that the property is sold, I understand that I am still responsible for any costs accrued until such time as the new property owners accept responsibility of fees in writing by filing a new Expedited Permit Fee Form with the Planning Department.

KS Expedite fees must be paid within 30 days to avoid case transfer.

Initial Deposit: \$8,500

COMPANY/OWNER/APPLICANTS AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee, or authorized agent of the owner or lessee with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes, lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- The undersigned has read and accepted the above statement.

Owner/Applicant: Kimberly Stuckisch

Address: 1072 Lanard Street

Los Angeles, CA 90041

Telephone No.: 818-360-4465

Email: kstuckisch@gmail.com

Authorized Signature: [Signature]

Print Name: Kimberly Stuckisch

Date: 7-22-25

*The information listed above will be used for billing purposes.
Please do not use a P.O. Box as the address.

For Owner/Applicant Authorized Signature Only:
Subscribed and sworn before me this (date): 7/22/25

in the County of Los Angeles, State of California

Notary Public
Stamp:

[Signature]



Representative: FED

Contact: Matthew Mello

Address: 387 E 2nd St #222

Los Angeles, CA 90012

Telephone No.: 213-697-6563

Accepted By Expedited Processing Section

Staff Signature: [Signature]

Date: July 8, 2025

(Application must be filed within 180 days.)

See the reverse for additional requirements.

The following items shall be submitted at the time of filing:

Environmental Clearance:

- ☐ Statutory Exemption (Ministerial Action)
- ☒ Categorical Exemption (Class 1-31)

Environmental Assessment Form (EAF):

- ☐ Categorical Exemption (Class 32) (or Housing Element Checklist)
- ☐ Initial Study (Negative Declaration / Mitigated Negative Declaration)
- ☐ Sustainable Communities Environmental Assessment / Sustainable Communities Project Exemption
- ☐ Housing Element Checklist
- ☐ Addendum to Existing MND

Additional Forms / Documents Required (at Filing):

- ☐ Preliminary Zoning Assessment Referral Form (may be submitted after filing)
- ☐ Affordable Housing Referral Form / TOC Referral Form
- ☐ LAHD Housing Replacement Determination Letter or No Net Loss Declaration
- ☐ Redevelopment Project Area Administrative Review and Referral Form
- ☐ Geographic Project Planning Referral Form
- ☒ All public noticing materials (e.g., mailing labels, notification map, BTC invoice)
- ☒ Application materials shall also be provided in a digital format (thumb drives & file links are acceptable)

Additional Studies Required (May be Submitted After Filing):

- ☐ Written responses to CEQA Guidelines Section 15300.2 (Exceptions to Categorical Exemptions)
- ☐ A copy of a completed Air Quality Study
- ☐ A copy of a completed Noise Study
- ☐ A copy of a completed Transportation Study Assessment (LADOT Referral Form)
- ☐ A copy of a completed Traffic Study
- ☐ A copy of a completed Tree Report
- ☐ A copy of a completed Historic Resources Assessment
- ☐ A copy of a completed Geology and/or Soils Report
- ☐ A copy of a completed Phase I Environmental Site Assessment
- ☐ Written responses to California Government Code Section 65913.4 (SB 35)

Miscellaneous:

- ☐ Copy of Bureau of Engineering Planning Case Referral Form (PCRf)
- ☐ Copy of Bureau of Engineering R3 Investigative Report



ALCOHOL & ENTERTAINMENT ESTABLISHMENTS

Class 2 Conditional Use Permit

Related Code Sections

Los Angeles Municipal Code (LAMC) Section 12.24 W.1 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for alcohol establishments (CUB); and Section 12.24 W.18 (Class 2 Conditional Use Permit) of Chapter 1 authorizes applications for entertainment establishments (CUX). Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Public Hearing and Notice

Notification of a public hearing for the above process includes Property Owners and Occupants (i.e., tenants) within 300 feet from the boundaries of the subject site and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the notice. This is for informational purposes only and not required at the time of filing, unless otherwise requested. Refer to the Mailing Procedures Instructions (CP13-2074) and Posting Instructions ([CP-7762](#)) for applicable requirements.

Specialized Requirements

When filing for the above application, the following items are required in addition to those specified in the City Planning Application Filing Instructions (CP13-7810).

Radius Map Requirements

Requests for alcohol establishments pursuant to LAMC Section 12.24 W.1 of Chapter 1 are required to include the following. Note that these requirements are separate from the Public Noticing requirements detailed in the Mailing Notification Procedures (CP13-2074), which will be requested by the Project Planner 6-8 weeks prior to the public hearing.

- ☒ A 600-foot radius map showing land uses. See Radius Map Guidelines ([CP-7826](#)) for applicable additional requirements.
- ☒ A list of alcohol establishments between 600 and 1,000 feet of the site. Include the type of license and address.
- ☒ A list of the following types uses within 600 feet:
 - Residential uses and type (e.g., single-family, apartment, hotel)
 - Churches

- Schools, including nursery schools and child-care facilities
- Hospitals
- Parks, public playgrounds, and recreational areas
- Establishments dispensing, for consideration, alcoholic beverages for consumption on or off premises

Additional Requirements for Main CUBs or CUXs

☐ A separate sheet containing a table identifying all CUB or CUX requests on the subject site, indicating the:

- Type of alcohol permit sought
- Square footage of each particular restaurant, bar, or event space
- Address or suite/unit number corresponding to each CUB or CUX request
- Tenant-operator of each alcohol or adult entertainment establishment (if known)

Specialized Questions

The items below cover important information which will help acquaint the decision maker with your request. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials. In the space below, or on separate paper, if necessary, complete the following:

Physical Development of the Site

1. What is the total square footage of the building or center in which the establishment is located?
23,011.04 SF
2. What is the total square footage of the space the establishment will occupy? 4,692 SF
3. What is the total occupancy load of the space as determined by the Fire Department? 150
4. What is the total number of seats that will be provided: Indoors? 150 Outdoors? 0
5. If there is an outdoor area, will there be an option to consume alcohol outdoors?
☐ YES ☐ NO ☒ N/A
6. If there is an outdoor area, is it located on private property or the public right-of-way, or both?
N/A
7. If an outdoor area is within the public right-of-way, has a revocable permit been obtained?
☐ YES ☐ NO ☒ N/A

8. Is floor area being added? ☐ YES ☒ NO

If YES, how much is enclosed? N/A Outdoors? 0

9. Is the site located within 1,000 feet of any schools (public, private, or nursery), churches or parks? ☒ YES ☐ NO

10. For massage parlors and sexual encounter establishments, is the site within 1,000 feet of any other Adult Entertainment Businesses as defined by LAMC 12.70 B.17 of Chapter 1? ☐ YES ☒ NO

Parking

11. How many parking spaces are available on the site? 0

12. Are they shared or designated for the subject use? N/A

13. If adding floor area, what is the parking requirement as determined by the Department of Building and Safety (LADBS)?

N/A

14. Have any arrangements been made to provide off-site parking? ☐ YES ☒ NO

If YES, is the parking secured via a private lease or a covenant/affidavit approved by LADBS?
N/A

Note: Required parking must be secured via a covenant pursuant to LAMC Section 12.26 E.5 of Chapter 1. A private lease is only permitted by a Variance.

15. Provide a map showing the location of the off-site parking and the distance, in feet, for pedestrian travel between the parking area the use it is to serve.

16. Will valet service be available? ☐ YES ☒ NO

17. Will the service be for a charge? ☐ YES ☒ NO

Operation of the Establishment

18. Has the use been discontinued for more than a year? ☐ YES ☒ NO

If YES, it is **not eligible** for the Plan Approval process.

If NO, the applicant may be required to prove that the discontinuance of the use did not occur.

See LAMC Section 12.23 B.9 or 12.24 Q of Chapter 1.

19. What are the proposed hours of operation and which days of the week will the establishment be open?

	M	Tu	W	Th	F	Sa	Su
Proposed Hours of Operation							

20. Will there be entertainment such as a piano bar, dancing, live entertainment, movies, karaoke, video game machines, etc.? ☒ YES ☐ NO

If YES, describe: Live Entertainment

Note: An establishment that allows for dancing needs a Class 2 Conditional Use Permit pursuant to 12.24 W.18 of Chapter 1.

21. Will there be minimum age requirements for entry? ☐ YES ☒ NO

If YES, what is the minimum age requirement and how will it be enforced? N/A

22. Will there be any accessory retail uses onsite? ☒ YES ☐ NO

If YES, what will be sold? Merchandise

Security

23. How many employees will be on the site at any given time? 5

24. Will security guards be provided onsite? ☐ YES ☒ NO

If YES, how many and when? N/A

25. Has LAPD issued any citations or violations? ☐ YES ☒ NO

If YES, provide copies.

Alcohol

26. Will there be beer & wine only, or a full line of alcoholic beverages available? Beer & Wine

27. Will "fortified" wine (greater than 16% alcohol) be sold? ☒ YES ☐ NO

28. Will alcohol be consumed on any adjacent property under the control of the applicant?

☐ YES ☒ NO

29. Will there be signs visible from the exterior that advertise the availability of alcohol?

☐ YES ☒ NO

Food

30. Will there be a kitchen on the site?

☐ YES ☒ NO

31. Will alcohol be sold without a food order?

☒ YES ☐ NO

32. Will the sale of alcohol exceed the sale of food items on a quarterly basis? ☒ YES ☐ NO

33. Provide a copy of the menu if food is to be served.

On-Site

34. Will a bar or cocktail lounge be maintained incidental to a restaurant?

☒ YES ☐ NO

If YES, the floor plans must show the details of the cocktail lounge and the separation between the dining and lounge facilities.

35. Will off-site sales of alcohol be provided accessory to on-site sales ("Take Out")?

☐ YES ☒ NO

If YES, a request for off-site sales of alcohol is also required.

36. Will discounted alcoholic drinks ("Happy Hour") be offered at any time?

☐ YES ☒ NO

Off-Site

37. Will cups, glasses or other containers be sold which might be used for the consumption of alcohol on the premises? ☒ YES ☐ NO

38. Will beer or wine coolers be sold in single cans, or will wine be sold in containers less than 750 ml? ☐ YES ☒ NO

Note: Contact the California Department of Alcoholic Beverage Control (ABC) regarding its requirements at <http://www.abc.ca.gov/>.

Caldera Bill (CA Business and Professions Code Section 23958 and 23958.4)

39. Is this application a request for on-site or off-site sales of alcoholic beverages?

☒ YES ☐ NO

If YES, is the establishment a bona-fide eating place (restaurant) or hotel/motel?

No

If NO, contact ABC to determine whether the proposed site is located in an area where issuance of a license to serve alcohol on-site or off-site would tend to create a law enforcement problem, or if issuance would result in, or add to an undue concentration of licenses.

Notes: *If ABC has determined that an eligible use is in an area of high crime or undue concentration of licenses, the City Council will need to make the finding that the issuance of the license is required for **public convenience or necessity**. This is in addition to obtaining the Conditional Use Permit or Plan Approval. Contact the ABC regarding its requirements at <http://www.abc.ca.gov/>.*

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

1. 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.
2. 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.
3. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

In addition to the above findings for approval, the decision maker must also consider the following matters. The information is required but should not be considered as a limitation upon materials to be submitted. The applicant is encouraged to include any additional relevant materials.

1. The proposed use will not adversely affect the welfare of the pertinent community.
2. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

- 
3. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☐ ED1 Eligible ☐ AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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.

Refer to the City Planning Application Filing Instructions ([CP13-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 1944 West Riverside Drive (1942-1964 W Riverside Dr) Unit/Space Number: N/ALegal Description² (Lot, Block, Tract): Lot(s) 35-36, LT C; TR 458

Assessor Parcel Number: 5443-036-(002-003) Total Lot Area: 23,011.4 SF

2. PROJECT DESCRIPTION

Present Use: Theater

Proposed Use: Theater

Project Name (if applicable): The Elysian Theater

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).

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

A Conditional Use Permit to allow beer & wine service in conjunction with an existing 4,692 SF non-profit comedy club featuring (150) seats from 12:00pm-2:00am daily.

Additional Information Attached:

☐ YES ☐ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- ☐ Site is undeveloped or unimproved (i.e., vacant)
- ☒ Site has existing buildings (provide copies of building permits)
- ☐ Site is/was developed with uses 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)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees onsite/in public right-of-way
- ☐ Grading
- ☐ Haul Route
- ☐ New construction: 0 square feet
- ☐ Additions to existing buildings
- ☐ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 0 - Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units: Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

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

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☐ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 0 Required # of Parking Spaces: 0

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☐ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Planning Case Referral Form](#) to BOE? (if required)

☐ YES

☐ NO

Is the project required to dedicate land to the public right-of-way?

☐ YES

☐ NO

If so, what is/are the dedication requirement(s)? 0 feet

If dedications are required on multiple streets, identify as such: N/A

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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

☐ YES

☐ NO

Authorizing Code Section: 12.24-W1

Code Section from which relief is requested (if any): N/A

Action Requested: A CUB for on-site beer & wine consumption at a 4,692 SF comedy club with 150 interior seats from 12:00pm-2:00am daily.

Authorizing Code Section: _____

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

Action Requested: _____

Additional Requests Attached:

☐ YES ☐ NO

4. RELATED 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

- | | |
|--|---|
| ☐ Condition Compliance Review | ☐ Clarification of Q (Qualified) Condition |
| ☐ Modification of Conditions | ☐ Clarification of D (Development) Limitation |
| ☐ Revision of Approved Plans | ☐ Amendment to T (Tentative) Classification |
| ☐ Renewal of Entitlement | ☐ Plan Approval subsequent to Main 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. RELATED DOCUMENTS / REFERRALS

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

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☐ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Kimberly Stuckwisch

Company/Firm: The Elysian Theater

Address: 1944 Riverside Drive **Unit/Space Number:** N/A

City: Los Angeles **State:** CA **Zip Code:** 90039

Telephone: 917-238-1491 **E-mail:** latif@elysiantheater.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): Edelson LA Ent Trust

Address: 1216 East Ojai Avenue **Unit/Space Number:** N/A

City: Ojai **State:** CA **Zip Code:** 93023

Telephone: N/A **E-mail:** stevenedelson@aol.com

AGENT / REPRESENTATIVE NAME: Matthew Mello

Company/Firm: FE Design & Consulting

Address: 327 East Second Street **Unit/Space Number:** 222

City: Los Angeles **State:** CA **Zip Code:** 90012

Telephone: (213) 687-6963 **E-mail:** matthew@fedesignandconsulting.com

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 agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ 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.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

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 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 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).** An 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 the 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: _____ **Date:** _____

Print Name: _____

Signature: _____ **Date:** _____

Print Name: _____

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 _____

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, 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)

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.
- h. 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 is 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. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).

j. 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: _____ **Date:** _____

Print Name: _____

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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).

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 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 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).** An 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 the 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.
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 - 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: 

Date: 7-30-25

Print Name: Steven Edelson

Signature: _____

Date: _____

Print Name: _____

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 Ventura

On July 30, 2025 before me, Jennifer Catanzaro, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Steven Edelson, 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



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.
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- 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.
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- g. I understand that if this application is denied, there is no refund of fees paid.
- h. 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 is 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

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- j. 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:  Date: 7-10-25

Print Name: Kimberly Stuckert SCL

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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).

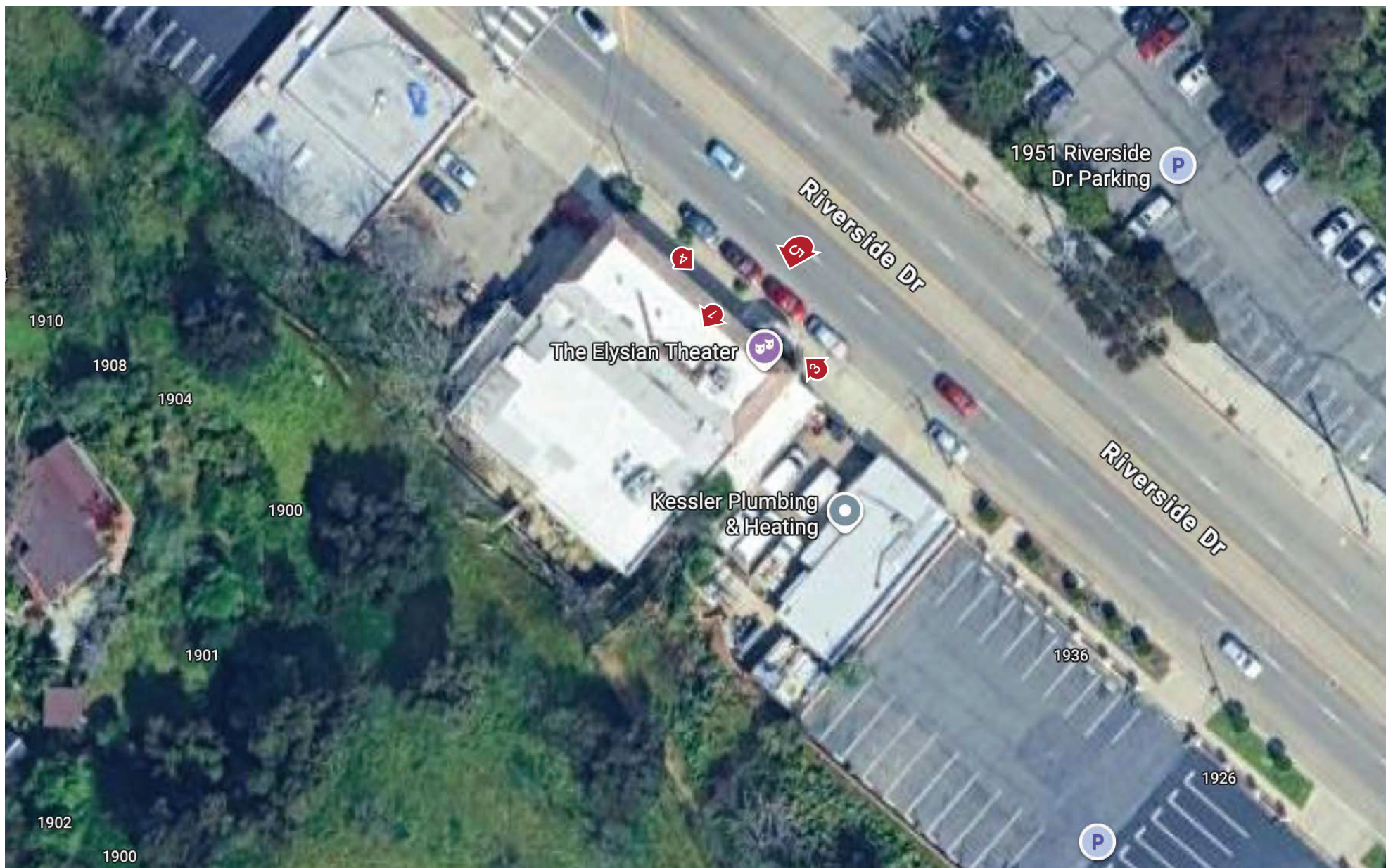


PHOTO KEY

The Elysian Theater
1944 Riverside Drive, Los Angeles CA
90039



FE DESIGN & CONSULTING



1



Riverside Drive, along street facing subject site. Direction: Southwest

2



Riverside Drive, along street facing subject site. Direction: Southwest

3



Riverside Drive, along street directly in front of site. Direction: Northwest

4



Riverside Drive, along street directly in front of site. Direction: Southeast



Riverside Drive, site view from street. Direction: Southwest