



**CITY OF HERMOSA BEACH**

Community Development Department  
 1315 Valley Drive, Hermosa Beach, CA 90254  
 Phone: (310) 318-0242 Fax: (310) 937-6235  
 Website: <http://www.hermosabch.org>

**PLANNING APPLICATION FORM**

*Please note that all information submitted becomes of public record.*

<b>SITE ADDRESS OR LOCATION:</b> 619 Pacific Coast Hwy, Hermosa Beach	
<b>ASSESSOR'S PARCEL NUMBER:</b> 4187033017	
<b>APPLICANT NAME:</b> Amy Errett	
Company Name: E3 Vehicles	
Mailing Address: 350 N. PCH, Ste	
City, State, Zip Code: Redondo Beach, CA 90278	
Phone: 310-386-3679	Mobile Phone: 310-386-4915
Fax:	Email: amy@e3vehicles.com
<b>PROPERTY OWNER NAME:</b>	
<i>(Not prospective owner in escrow)</i> Tu Anh Tran	
Mailing Address: 631 South Gertruda Ave	
City, State, Zip Code: Redondo Beach, CA, 90277	
Phone: 310-376-2161	Mobile Phone: 310-456-5088
Fax:	Email:
<b>ARCHITECT OR OTHER NAME:</b> Denise Torres	
Company Name: 3-1 Development	
Mailing Address: 22025 Ladeene Ave	
City, State, Zip Code: Torrance, CA 90503	
Phone: 310-503-2850	Mobile Phone: 310-503-2850
Fax:	Email: denise@3-1development.com
<b>PROJECT REQUEST:</b> <i>Consult with a planner to determine application type(s)</i>	
\$ _____ Amendment to Planning Entitlement (3805) \$ _____ Appeal to the Planning Commission (6820) \$ _____ Categorical Exemption (6809) \$ _____ Conditional Use Permit (C.U.P.)-Comm/Other (3812) \$ _____ C.U.P. - Fences & Walls (3864) \$ _____ Condominium of _____ Units - CUP/PDP (3899) \$ _____ CC&R's / Deed Restriction Review (6810) \$ _____ Determination of Similar Use (6806) \$ _____ Extension - CUP/PDP/Tentative Map etc. (3883) \$ _____ Final Map (3810) \$ _____ General Plan Amendment - Map (6803) \$ _____ General Plan Amendment - Text (6803) \$ _____ Height Limit Exception (3898) \$ _____ Lot Line Adjustment (3884) \$ _____ Mural Review (6801) \$ _____ Negative Declaration/Initial Study (3803) \$ _____ Parking Plan (3857) \$ _____ Planning Commission Interpretation (6807)	\$ _____ Precise Development Plan (PDP) (3867) \$ _____ Sign Variance (6802) \$ _____ Slope/Grade Height Determination (3888) \$ _____ Tentative Map--Subdivision/Lot Split (3809) \$ _____ Text Amendment, Private (3886) \$ _____ Variance (3808) \$ _____ Zone Change (3811) \$ _____ 300' Radius Noticing - 1st Noticing (3868) \$ _____ 300' Radius Noticing - 2nd Noticing (3890) \$ _____ 500' Radius Noticing - 1st Noticing (3824) \$ _____ 500' Radius Noticing - 2nd Noticing (3856) \$ _____ Public Notice Poster (3825) \$ _____ Legal Ad - Easy Reader (1121-4323) \$ _____ Records Technology System (6866) \$ _____ Other: \$ _____ Other: \$ _____ Other:
<b>TOTAL FEES \$</b> _____	
<b>CITY USE ONLY</b>	
<b>Received By:</b>	<b>Date Filed (Stamp at Top of Form):</b>
<b>File No.:</b>	

**NOTE: ATTACH ADDITIONAL SHEETS TO EXPAND ON ANSWERS OR EXPLAIN 'YES' RESPONSES**

**PROJECT DESCRIPTION:**

1. Describe the proposed project, particularly changes to the site, buildings, improvements and uses.  
 E3 Vehicles proposes no exterior changes to the building other than signage. This request will be under separate application and permit. The only proposed interior changes will include paint and cosmetic repairs, no structural changes. Please refer to E3 Vehicle Business summary for more information regarding the business concept.

2. Describe the reasons for the project and any conditions that justify or support the project:  
 The current state of the property will require cosmetic improvements to create an appropriate showroom environment. The previous business was very industrial in nature and did not require decor for their customer base. Due to the retail nature of the E3 Vehicles, we will need to make improvements to the decor to showcase our products. We intend on displaying 4-5 vehicles in our showroom at all times.

3. Is the site in the Coastal Zone?		<b>Yes:</b>	<b>No:</b> X
4. If in the Coastal Zone, is a Coastal Development Permit from the Coastal Commission required?	<b>Not sure:</b>	<b>Yes:</b>	<b>No:</b>
5. Will the project be developed or constructed in phases?		<b>Yes:</b>	<b>No:</b> X
6. Are you proposing any other development, uses, or alterations of the site that are not included in this application?		<b>Yes:</b>	<b>No:</b> X
7. Are any sustainable or 'green' elements pertaining to the site, buildings or other operations proposed? E3 Vehicles is the first and only Neighborhood Electric Vehicle dealership in the beach cities. The mission of E3 Vehicles is to provide the community with an affordable Zero Carbon transportation alternative for South Bay mobility.			
8. Has the project or site received previous or other approvals? (If so, an amendment may be required.)	<b>Not sure:</b>	<b>Yes:</b> X	<b>No:</b>
9. Is any part of the site subject to any lease, agreement, covenant, association, easement, or other encumbrance?		<b>Yes:</b>	<b>No:</b> X
10. Adjacent land uses and business names: To North: Learned Lumber Retail Store (SPA7 - Commercial) To South: Sherwin-Williams Paint Store (SPA7 - Commercial) To East: PCH (SPA7 - Commercial) To West: Learned Lumber Parking Lot (SPA7 - Commercial)			
11. Are you aware of anyone that may be concerned about the project?		<b>Yes:</b>	<b>No:</b> X
12. Application for General Plan amendment or rezoning only:	Existing designation: SPA-7	Proposed designation: Add Auto Retail Conditional Use	
13. Application for Lot Line Adjustment, Merger or Subdivision only:	Existing number of lots:	Proposed number of lots:	
14. Application for Condominiums only:	Existing number of units:	Proposed number of units:	

<b>IMPROVEMENTS AND USES:</b>					
15. Lot coverage and surfaces:					
Type	Existing (sq ft)	Proposed (sq ft)	Net Change (sq ft)		
Buildings	2,176	0	0		
Lot coverage*	3,160	0	0		
Paved area	1,548	0	0		
Landscaped area	0	0	0		
Unimproved area	0	0	0		
Pervious surfaces	3,100	0	0		
* <b>Lot coverage:</b> area of lot covered by foundations of all buildings and structures, cantilevers projecting from a building, decks and stairs >30" above grade. <b>Excluded:</b> Architectural projections, eaves, unenclosed balconies open on ≥ 2 sides including portions under another balcony projecting ≤5' from a building face; nonstructural stairs, patios, walkways and planters establishing finish grade; fences and walls. (Hermosa Beach Municipal Code, Chapter 17.04)					
16. Will any buildings or structures be demolished?			<b>Yes:</b>	<b>No:</b> X	
17. Are any temporary uses or structures proposed?			<b>Yes:</b>	<b>No:</b> X	
18. Will fences, walls /retaining walls, or similar elements be installed or altered?			<b>Yes:</b>	<b>No:</b> X	
19. Are any roof decks proposed?			<b>Yes:</b>	<b>No:</b> X	
20. Are electrical transformers, fire hydrants, antennae, rooftop elements, solar photovoltaic energy systems, tanks, or similar improvements proposed/required?			<b>Yes:</b>	<b>No:</b> X	
21. Will any structure, architectural projection, stairs, decks, utilities, or other elements encroach into a setback as a result of the project?			<b>Yes:</b>	<b>No:</b> X	
22. Will any signs be installed or altered in connection with the use or building?			<b>Yes:</b> X	<b>No:</b>	
23. Will trash/recycling facilities be installed or altered?			<b>Yes:</b>	<b>No:</b> X	
24. Will any part of the project, or its use, encroach on the public right-of-way (during or after construction or operation)?			<b>Yes:</b>	<b>No:</b> X	
25. Will exterior lighting on any building or site be installed or altered?			<b>Yes:</b>	<b>No:</b> X	
26. Parking spaces					
Type	Existing	Proposed	Net Change	Required	Covered spaces
Regular space	8	8	0	5	0
Compact	0	0	0	0	0
Disabled	0	0	0	0	0
Loading/other	0	0	0	0	0
Guest (residential)	0	0	0	0	0
Commercial project: Vehicle movements per day	Vacant	4	4	N/A	N/A
27. Are any parking spaces located offsite or shared with other uses or businesses on the site?			<b>Yes:</b>	<b>No:</b> X	
28. Will any driveways or access ways be constructed or altered?			<b>Yes:</b>	<b>No:</b> X	
29. Will drainage be altered or increased? No					
30. Is a Standard Urban Storm Water Mitigation Plan required? (Hermosa Beach Municipal Code, Chapter 8.44)			<b>Not sure:</b>	<b>Yes:</b>	<b>No:</b> X

31. Are any trees, unique environmental conditions, or cultural elements located on the site or an adjacent site? No					
32. Will any trees be removed, or will construction, trenching, construction materials, or vehicles encroach within the drip line of existing trees?				Yes:	No: X
33. Will any vegetation or planters be removed, altered or installed?				Yes:	No: X
34. Is site grading or contouring proposed?				Yes:	No: X
Cut (cubic yards):			Fill (cubic yards):		
Maximum height fill slope (feet):			Maximum height cut slope (feet):		
<b>RESIDENTIAL PROJECTS</b> (Skip to Question 38 if not a residential project)					
35. Type of units					
<i>Type</i>	<i>Number of units</i>	<i>Bedrooms per unit</i>	<i>Unit size (sq ft)– except garages</i>	<i>Garage– per unit (sq ft)</i>	<i>Total size– all units (sq ft)</i>
Single-family					
Duplex					
Multi-family					
Condominiums					
Accessory or other					
36. Will affordable or special need housing be provided?				Yes:	No:
37. Will any amenities be provided?				Yes:	No:
<b>COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OTHER</b> (Skip to Acknowledgements if inapplicable)					
38. Describe operations or change in operations: E3 Vehicles intends to conduct sales, rentals and maintenance of compact-sized Neighborhood Electric Vehicles (Street-legal Golf Carts). All vehicles are 100% electric and fully street-legal per CA DMV. Please refer to E3 Vehicles business summary for more information					
<i>Criteria</i>	<i>Existing</i>		<i>Proposed</i>		
Days and hours of operation:	Vacant		Mon - Sun 9am -5pm		
Shifts per day:			1 Shift		
Employees on largest shift:			3 Employees		
Number of seats (for restaurants, schools, theaters, etc.):			N/A		
Maximum number of people on site at peak time:			6		
Maximum number of people in building at peak time:			6		
Maximum number of businesses or tenant spaces:			1		
Specify any outdoor activities (dining, storage, etc.):			Parking		
39. Will machinery other than typical office equipment be used?				Yes:	No: X
40. Will any flues, filtration systems, ventilation or similar equipment be installed or altered (e.g., affecting air, water, grease or oil trap)?				Yes:	No: X



[e3vehicles.com](http://e3vehicles.com)

100% Electric | 100% Street Legal

It's not just about the fun and enjoyment of fresh air and open doors - it's about: **Evolving** the way we think about local mobility, **Efficient** modes of transportation and going **Electric** to support our community's clean air initiatives.

E3 Vehicles has established itself as the first and only neighborhood electric vehicle (NEV) dealer in South Bay. Our business has evolved to meet the needs of this community by providing Sales and Rental services for prospective new owners and event planners. Additionally, we are very excited to have added a full service and repair component to address the unmet needs of existing NEV owners of NEVs in the South Bay.

After a successful initial two years of establishing a strong business and customer base, E3 Vehicles is now focused on business growth and increasing market awareness by moving "corporate headquarters" to the greenest city in the South Bay, Hermosa Beach.

Although a fairly young company, E3 Vehicles is very proud of our involvement to date in local and regional government initiatives around Clean Air and mobility solutions. This year, and into the foreseeable future, E3 Vehicles will continue our mission to increase consumer awareness, as well as continue to be a major participant in the Clean Air Initiatives programs through our South Bay City Council of Governments. E3 Vehicles has become a recognizable brand name and with our new business location in Hermosa Beach, we will be perfectly aligned with the city's Green Initiatives.

We have identified a perfect new location for E3 Vehicles at 619 Pacific Coast Highway. This building, in its current form, is the ideal combination of showroom and garage/industrial space for our fun and practical NEVs. Nestled in between Learned Lumber and Sherwin-Williams, the surrounding businesses are all zoned SBA-7 and there is a considerable distance to any residential dwellings.

The simplistic nature of our NEVs allows for very simple and straightforward repairs. The vast majority of the service conducted will include battery exchanges, brake jobs and cosmetic upgrades that do not require heavy machinery to perform. All NEV batteries are fully recyclable. We work with battery distributors who deliver new and

upcycled batteries to our location and pick up the old battery cores to be used in future battery manufacturing. At no time do we have an on-hand inventory of batteries or do we locally dispose of these items. This is a very similar process for brake and motor replacement. Brake parts/pads are returned to the manufacturer to be reused for future products. Additionally, older motors are returned and rewired by electric motor specialists. Cosmetic upgrades to NEVs can include lights, seats, radios, roof racks, brush guards, fenders and grills. These types of installations are simple electrical and manual installs that do not emit smoke, dust or odors. Because we work with electrical drive systems, there are no fumes, smoke or liquids emitted in the process. These vehicles are not only zero emission, but they are also near zero waste.

The PCH frontage will allow us maximum exposure for future growth while complimenting the offering of the neighboring business. Additionally, we will be located along the same corridor of PCH that includes multiple Auto Repair and Auto Collision businesses that will fit in well with existing city layout. Our proposed showroom includes ample on-site customer parking (3+ spots) in the rear of our showroom, and additional street parking is available on PCH. Any signage requests will be submitted via separate permit application process.

We love driving. We also love our planet. And we don't think the two are mutually exclusive. All we need is a little GREEN – tuning.. It is our brand of electric vehicle alchemy which turns ordinary low speed vehicles into four-wheeled wonders of efficiency. We take what is currently the mindset and make it better, both for the earth, and the wallet. Improving not only the mileage, but also the *smileage*.



**Showroom Concept – Current Space Pictured**

Key Points and Achievements:

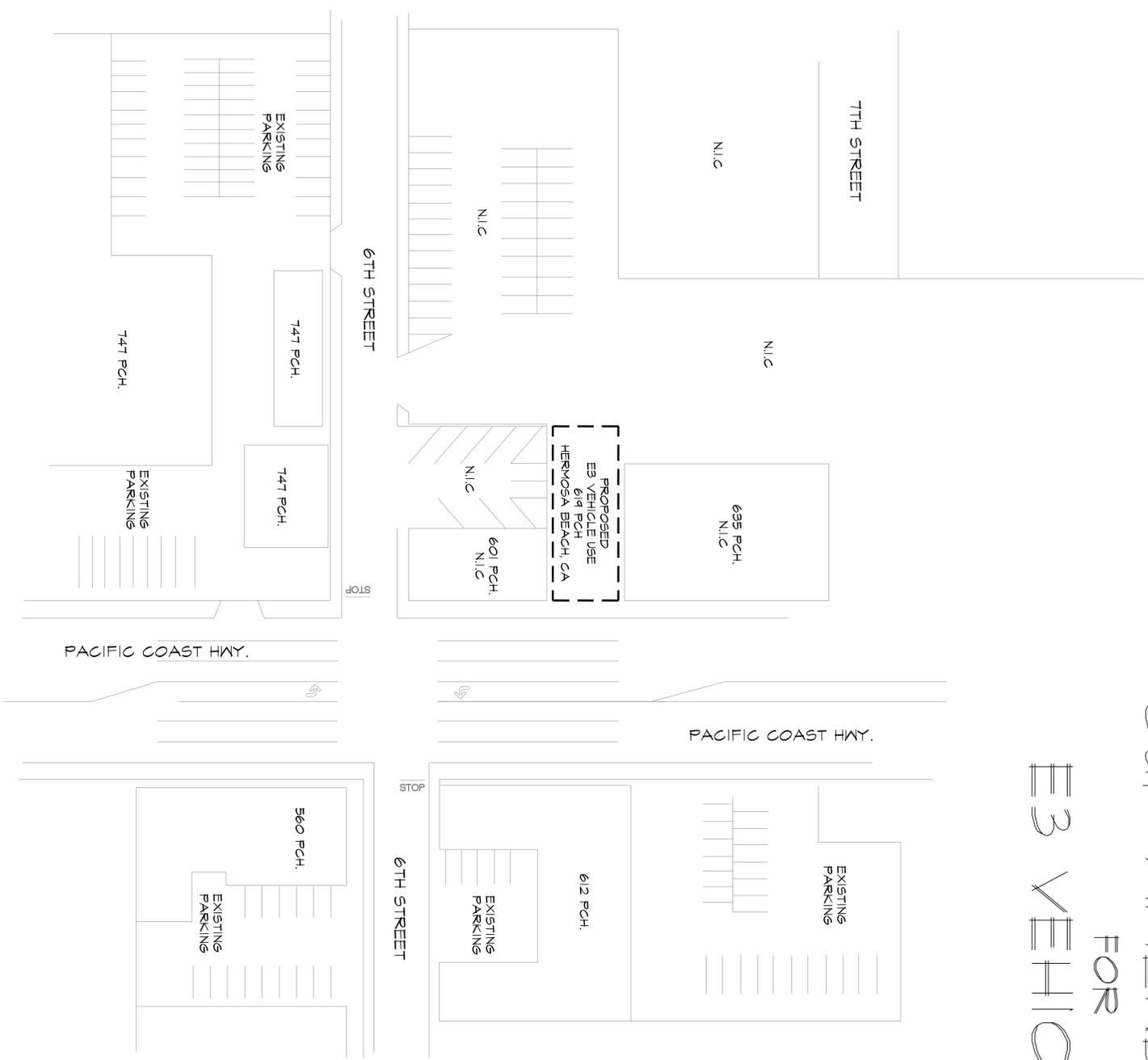
1. E3 vehicles has validated the need of this business concept over the past 2 years as witnessed by our growth and voice of the customer expressing an unmet need prior to our entry in the market.
2. E3 Vehicles is a business that is completely aligned with the Slow Speed Network Strategic Plan for the South Bay conducted in 2017.

Link:<http://southbaycities.org/sites/default/files/Metro%20Slow%20Speed%20Network%20Study.pdf>

3. South Bay Cities Council of Governments strongly supports low speed electric vehicle use as evidenced by the following study conducted in 2013.

Link:<http://www.southbaycities.org/sites/default/files/LUV%20Report%20%20%20%207.10.2013.pdf>

# CUP AMENDMENT FOR E3 VEHICLES



SITE PLAN  
NOT TO SCALE



## SCOPE OF WORK

APPENDMENT OF EXISTING CONDITIONAL USE PERMIT FOR NEW CONDITIONALLY PERMITTED USE OF A NEW E3 VEHICLE BUSINESS. NO INTERIOR OR EXTERIOR CHANGES ARE PROPOSED UNDER THIS PERMIT.

## SHEET INDEX

- 1.0 TITLE SHEET & EXISTING SITE PLAN
- 2.0 EXISTING FLOOR PLAN
- 3.0 EXISTING PICTURES

## PROJECT DIRECTORY

**DESIGNER**  
3-1 DEVELOPMENT  
23862 HAWTHORNE BLVD. SUITE #201  
TORRANCE, CA 90505  
CONTACT: DENISE TORRES - 310.503.2850

**RESPONSIBLE IN CHARGE:**  
3-1 DEVELOPMENT  
23862 HAWTHORNE BLVD. SUITE #201  
TORRANCE, CA 90505  
CONTACT: JON DEQUIR - 310.245.2044

**CLIENT:**  
E3 VEHICLES  
619 PACIFIC COAST HWY. #C  
HERMOSA BEACH, CA 90754  
CONTACT: AMY ERRETT - 310.386.3679

## PARKING SUMMARY

SITE AREA: 3,163 SF. WITH A REQUIRED PARKING RATIO OF 1 PARKING SPACE FOR EVERY 1,000 SF. OF SITE AREA REQUIRING 3 PARKING SPACES. 8 PARKING SPACES ARE PROVIDED ON-SITE (4 OF WHICH ARE THE EXISTING SPACES) LOCATED IN YARDWAY WILL BE UTILIZED BY OTHERS AND OTHERS.

## PROPERTY INFORMATION

**LOT AREA:** 3,163 SF.  
**LEGAL JURISDICTION:** CITY OF HERMOSA BEACH, CALIFORNIA  
**COUNTY OF LOS ANGELES**

**PROJECT ADDRESS:**  
619 PACIFIC COAST HWY.  
HERMOSA BEACH, CA 90754

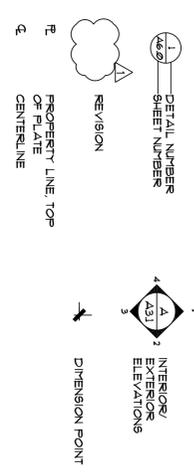
**LEGAL DESCRIPTION:**  
Lot: 1, Tract No. 8925, Approved description, Lot 1, Tract 8925 Tract, EX OF SF LOT 3

**APN:** 4181-033-011  
**EXISTING ZONE:** SPECIFIC PLAN AREA 1 - COMMERCIAL  
**PROPERTY TYPE:** COMMERCIAL

## VICINITY MAP



## SYMBOLS



**PROJECT NUMBER**  
18105

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**SUBMITTAL DATE**  
HERMOSA BEACH PLANNING 05.23.2018

**REVISION**  
NUMBER DATE DESCRIPTION  
7.6.18 Planning Corrections

CUP AMENDMENT FOR:  
**E3 VEHICLES**

619 Pacific Coast Hwy.  
Hermosa Beach, CA. 90254

3-1 DEVELOPMENT, INC.  
23862 HAWTHORNE BLVD.  
TORRANCE, CA 90505  
VOICE 310-294-1066

**SHEET TITLE**  
SHEET & EXISTING  
SITE PLAN

**DRAWN BY:**  
D.A.T  
PLAN DATE  
05.18.18

**SHEET NUMBER**  
**1.0**

CONFIDENTIAL  
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SUBMITTAL  
HERMOSA BEACH PLANNING  
DATE  
05.23.2018

REVISION NUMBER	DATE	DESCRIPTION
1	7.8.18	Planning Corrections

CUP AMENDMENT FOR:  
**E3 VEHICLES**

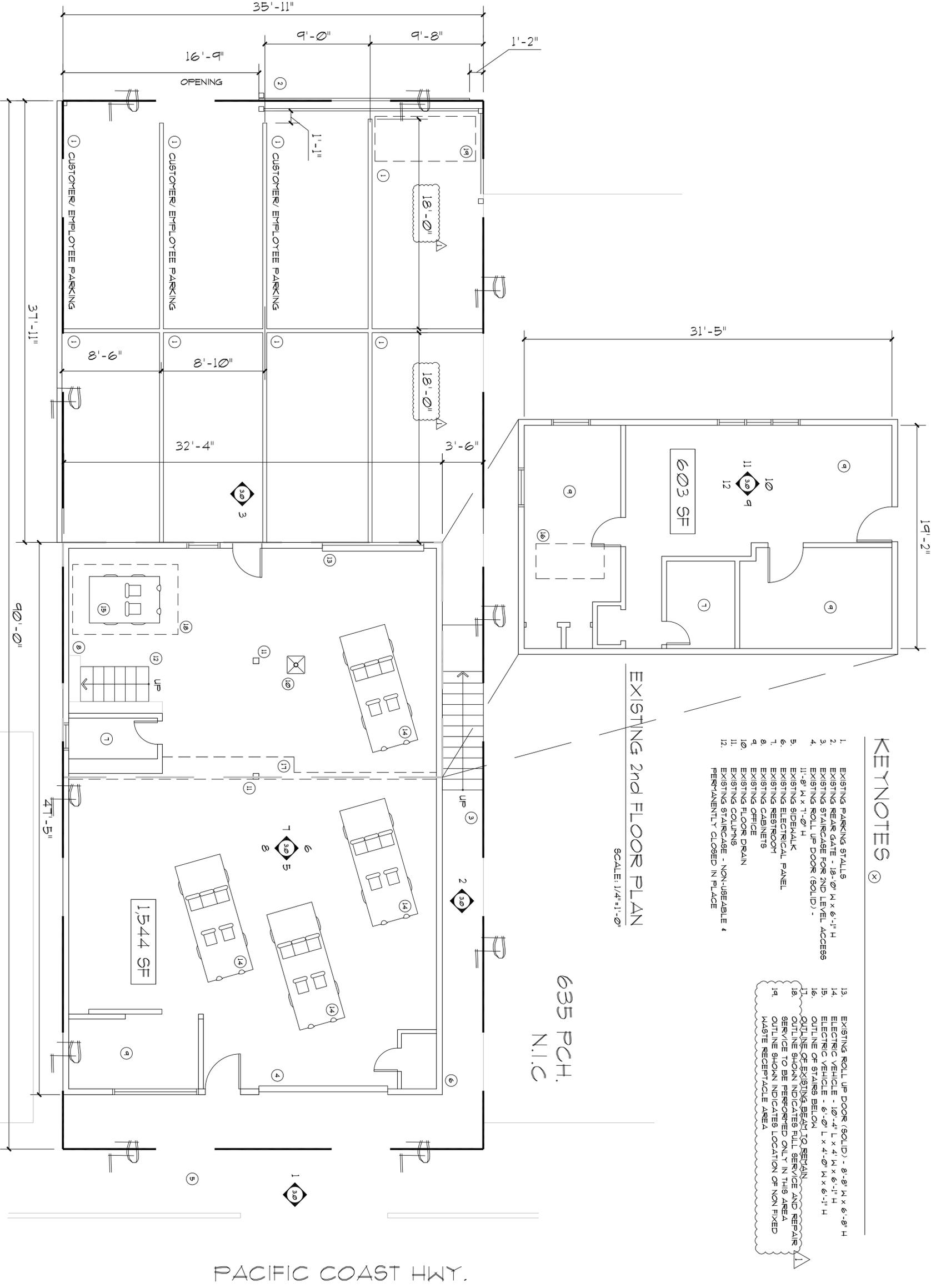
619 Pacific Coast Hwy.  
Hermosa Beach, CA. 90254

3-1 DEVELOPMENT, INC.  
23862 HAWTHORNE BLVD.  
TORRANCE, CA 90505  
VOICE 310-294-1086

SHEET TITLE  
**EXISTING FLOOR PLAN**

DRAWN BY:  
D.A.T  
PLAN DATE  
05.18.18  
SHEET NUMBER  
**2.0**

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**KEYNOTES**

- EXISTING PARKING STALLS
- EXISTING REAR GATE - 18'-0" W X 6'-1" H
- EXISTING STAIRCASE FOR 2ND LEVEL ACCESS
- EXISTING ROLL UP DOOR (SOLID) - 11'-8" W X 7'-0" H
- EXISTING SIDEWALK
- EXISTING ELECTRICAL PANEL
- EXISTING RESTROOM
- EXISTING CABINETS
- EXISTING OFFICE
- EXISTING FLOOR DRAIN
- EXISTING STAIRCASE - NON-USABLE & PERMANENTLY CLOSED IN PLACE
- EXISTING ROLL UP DOOR (SOLID) - 8'-8" W X 6'-8" H
- ELECTRIC VEHICLE - 10'-4" L X 4' W X 6'-1" H
- ELECTRIC VEHICLE - 6'-0" L X 4'-0" W X 6'-1" H
- OUTLINE OF STAIRS BELOW
- OUTLINE OF EXISTING BEAM TO BE REPAIRED
- OUTLINE SHOWN INDICATES FULL SERVICE AND REPAIR SERVICE TO BE PERFORMED OUT IN THIS AREA
- OUTLINE SHOWN INDICATES LOCATION OF NON FIXED WASTE RECEPTACLE AREA

EXISTING 2nd FLOOR PLAN  
SCALE: 1/4"=1'-0"

1st FLOOR PLAN  
SCALE: 1/4"=1'-0"

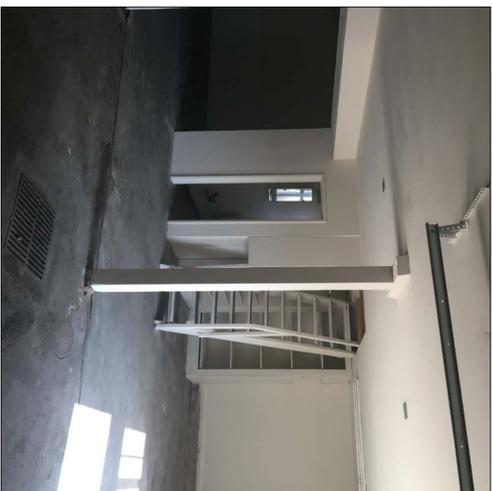
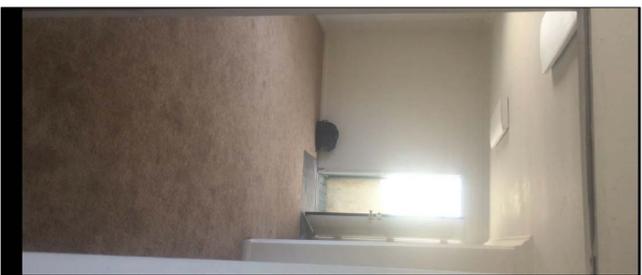


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SUBMITTAL DATE  
HERMOSA BEACH PLANNING 05.23.2018

REVISION NUMBER	DATE	DESCRIPTION
△ 1	7.6.18	Planning Corrections
△ 2		
△ 3		
△ 4		

CUP AMENDMENT FOR:  
**E3 VEHICLES**



12

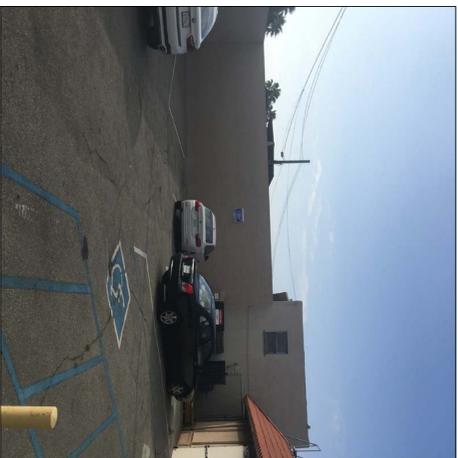
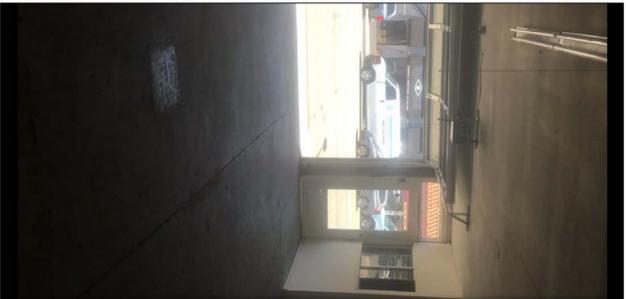
11

10

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8

7



6

5

4

3

2

1

3-1 DEVELOPMENT, INC.  
23862 HAWTHORNE BLVD.  
TORRANCE, CA 90505  
VOICE 310-294-1066

SHEET TITLE

EXISTING SITE  
PICTURES

DRAWN BY:  
D.A.T  
PLAN DATE  
05.18.18  
SHEET NUMBER  
**3.0**

619 Pacific Coast Hwy.  
Hermosa Beach, CA. 90254

**ACKNOWLEDGEMENTS**

1. I certify that to, the best of my knowledge, the information in this application and all plans and submittals are true, accurate and correct; this application is made with my consent; and misrepresentation of factual information may invalidate development entitlements granted by the City.
2. I understand that work pertaining to the project shall not begin prior to final City approval. 'Final City approval' means approval by the final decision-making authority on the application, following any appeal period set forth in the Hermosa Beach Municipal Code. Please contact the Community Development Department or City Clerk's office at 310-318-0239 with any questions on the approval process.
3. I understand that property development is complex and responsibility for understanding and abiding by all legal requirements pertaining to this project lies with myself, the property owner and project developers. I understand that unknown conditions and requirements may arise during the development process, which may result in unanticipated time, cost, requirements, or project denial. I understand that my project may be subject to requirements of other City departments, such as the Public Works or Fire Departments and have inquired about them, or other local, state or federal, or utility company requirements,
4. I hereby authorize employees of the City of Hermosa Beach to enter upon the subject property, as necessary to enable the City to process this application and upon providing reasonable notice, to inspect the premises and post public hearing notices.
5. I understand that any decision of the Planning Commission may be reviewed by the City Council and some applications are subject to appeal. Appeals must be filed in writing with the City Clerk within ten calendar days from the date of the subsequent City Council meeting.
6. To the extent permitted by law, I agree to defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorneys fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
7. I understand that all information of any type pertaining to this application is public information and may be uploaded to the Internet in a portable document format (PDF) as part of an agenda packet for Planning Commission or City Council meetings. Any information that I believe is proprietary or should not be viewed by the public is clearly designated; however and notwithstanding, I understand such information may be subject to disclosure under the California Public Records Act (Government Code section 6250 *et seq.*).
8. I understand that I may request in writing to receive notice of any proposal to adopt or amend the general plan, a specific plan, zoning or other ordinance affecting building permits or grading permits reasonably related to my proposal. (Government Code Section 65945).
9. I understand that the City reserves the right to require an additional deposit of funds in order to make an environmental assessment pursuant to the California Environmental Quality Act.

10. The following persons also have a legal interest in the project site (i.e., tenants, property associations, easement holders, etc.):

Name of others with a record interest	Relationship	Mailing Address

**SIGNATURES: I hereby certify that I have read, understand, and agree with all of the Acknowledgements above. (Notarized signature required from current Property Owner, not owner in escrow).**

<b>Applicant:</b>	Signature 	Print Amy E Errett	Date: 5/24/18	05/21/18
<b>Owner:</b>	Signature 	Print TU ANH TRAN	Date: 5/23/18	
<b>Other:</b>	Signature	Print	Date:	
<b>Other:</b>	Signature	Print	Date:	

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

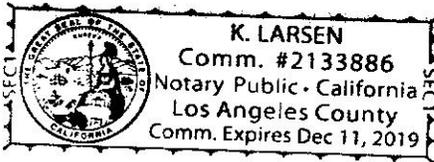
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On May 23, 2018 before me, K. Larsen, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Tu Anh Tran  
Name(s) of Signer(s)

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 of 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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Planning Application Document Date: 5/23/18  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: Tu Anh Tran Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  Partner --  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_