

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No.	Existing Zone RD1.5-1-O	District Map 105A145
APC West Los Angeles	Community Plan Venice	Council District 11
Census Tract 2739	APN 4226-021-026	Staff Approval*
		Date

\* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. \_\_\_\_\_

APPLICATION TYPE Specific Plan Exception, Coastal Development Permit, Slight Modification, Specific Plan Project permit Compliance\*  
*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 18 and 20 E. 28th Avenue Zip Code 90291  
 Legal Description: Lot 24 & 25 Block 22 Tract Shortline Beach Subdivision No. 2  
 Lot Dimensions 60' x 88' Lot Area (sq. ft.) 5,280 sq. ft. Total Project Size (sq. ft.) 745 sq. ft.

**2. PROJECT DESCRIPTION**

Describe what is to be done: Legalize unpermitted fourth (4th) unit in existing triplex building

Present Use: triplex Proposed Use: 4-unit apartment

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> LEED Silver

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing 3 To be demolished 0 Adding 1 Total 4

**3. ACTION(S) REQUESTED**

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

---See attached---

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case numbers relating to this site:

APCW 2008-1401

**\* This application is a revision to Case No. APCW-2008-1401-SPE-SPP, originally filed April 2, 2008**

**4. OWNER/APPLICANT INFORMATION**

Applicant's name Stephen & Lorraine Snipper Company \_\_\_\_\_  
 Address: 20 28th Avenue Telephone: ( 310 ) 821-6624 Fax: ( ) \_\_\_\_\_  
Venice, CA Zip: 90291 E-mail: \_\_\_\_\_

Property owner's name (if different from applicant) \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
 \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contact person for project information Howard Robinson Company Howard Robinson & Associates, LLC  
 Address: 8758 Venice Boulevard, Suite 101 Telephone: ( 310 ) 838-0180 Fax: ( 310 ) 838-0190  
Los Angeles, CA Zip: 90034 E-mail: howard@howardrobinson.net

**5. APPLICANT'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

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

Signature: [Handwritten Signature] Print: STEPHEN SNIPPER & LORRAINE SNIPPER

**ALL-PURPOSE ACKNOWLEDGMENT**

State of ~~California~~ Montana  
 County of Gallatin

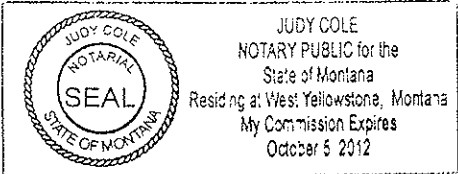
On May 27, 2009 before me, Judy Cole  
 (Insert Name of Notary Public and Title)

personally appeared Stephen Snipper, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature] (Seal)  
 Signature



**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

*Planning Staff Use Only*

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

## 20-22 28<sup>th</sup> Avenue, Venice

### Requested Actions

(Revision to pending case no. APCW-2008-1401-SPE-SPP)

1. Pursuant to Section 11.5.7 F of the Municipal Code, **Exceptions** from the following sections of the **Venice Coastal Zone Specific Plan** (Ordinance 175,693):
  - a. Section 10.F.2.a to permit density to be calculated at the ratio of one unit for each 1,470 square feet of lot area (including ½ alley) in lieu of the required 1,500 square feet per unit as specified by the Specific Plan (for four dwelling units in lieu of three dwelling units); and
  - b. Section 13.D to allow waiver of the requirement for one guest parking space, thus permitting a total of eight parking spaces in lieu of nine parking spaces as otherwise required.
2. Pursuant to Section 12.20.2.1 of the Municipal Code, a **Coastal Development Permit**, *to allow an additional dwelling unit.*
3. Pursuant to Section 12.28.B of the Municipal Code, a **Slight Modification** to allow a side yard setback of five feet, in lieu of six feet as otherwise required for a three story building.
4. Pursuant to Section 11.5.7 of the Municipal Code, a **Project Permit Compliance** determination with the Venice Coastal Zone Specific Plan