

VENICE NEIGHBORHOOD COUNCIL

Land Use and Planning Committee

A. PROJECT INFORMATION FORM -----To Be Used for Projects Equal to or Greater than 7,500 square feet

INSTRUCTIONS TO APPLICANT:

1. Please E-mail this form with an electronic copy of your plans, preferably in PDF format, TEN days prior to your meeting date to lupc@grvnc.org. This form will assist the LUPC in evaluating you project.

If LUPC does not receive these documents on or prior to 10 days before your meeting date, your project/issue will be postponed until the next available LUPC meeting.
2. Bring to the meeting TEN copies of your plans and renderings for The Committee. You may wish to bring additional copies for the audience.
3. The applicant is expected to outreach to residents and commercial enterprises within 500 feet of the project announcing the date of the LUPC hearing of the project and inviting public comment.

1. PROJECT INFORMATION

| | | | |
|---|------------------------------|---------------|-----------------------------|
| Today's Date | <u>10/29/07</u> | Meeting Date | <u>11/07/07</u> |
| Project Location | <u>2201 Lincoln Blvd</u> | Cross Streets | <u>Victoria Ave.</u> |
| Applicant Name | <u>Nestor Saporiti</u> | | |
| Presenter Name | <u>Patrick E. Panzarello</u> | | |
| Presenters' relationship to applicant: | <u>Agent</u> | | |
| Is this your initial appearance before the Committee? | Yes | No | If No, on what other day(s) |
| have you appeared? | <u>X</u> | <u> </u> | <u> </u> |

2. PROJECT DESCRIPTION (General Description)

Conditional Use to allow alcohol sales in conjunction with two restaurant

Change of use from residence to a coffee café.

3. PROJECT BACKGROUND

Is the Project located in the Venice Coastal Zone? Yes _____ No _____ X

If Yes, in which Venice Specific Plan Sub-area _____

In which of the following Venice Coastal Zone areas is your Project located? (please check)

Venice Coastal Zone Specific Plan Area _____ X Dual Jurisdiction Zone _____

Status of Project (Select A or B)

_____ A. Project is at a Preliminary/ Exploratory development state
X _____ B. Project Submitted to the City: Application Date 11/01/06

Application Number ZA 2006-9368

Have you posted your Application Notice? Yes _____ No _____ X If Yes, when & where?
10/29/07 At 2201 Lincoln Blvd.

If you have a City Planning Hearing Date – please enter the date and location: 11/08/07
Date: _____
West LA

Location: _____

Is your Project in full compliance with Los Angeles City Zoning and Planning Codes and/or the Venice Specific Plan? Yes _____ X _____ No _____ If No, what Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Actions are you requesting?

Please explain your justification for a Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Action: _____
Conditional Use to allow alcohol sales in conjunction with two restaurant
Change of use from residence to a coffee café.

Was your Project presented to the immediate neighborhood? Yes _____ X _____ No _____
10/29/07 Shelly Macpherson
If Yes, when _____ (date) and to whom _____

If not presented, please explain: _____

4. ZONING

What is the Current zoning? C2-1 Proposed zoning? C2-1

Is the Project compliant with the Community Plan Map? Yes _____ X _____ No _____

Is the location on a Venice Specific Plan Walk Street? Yes _____ No X

5. TYPE OF BUILDING

 X Business _____ Single Family _____ Mixed Use (Business/Residential)
 _____ Apartments: _____ Units Permitted _____ Units Proposed
 _____ Condos: _____ Units Permitted _____ Units Proposed
 X Other – please explain: _____
 _____ Restaurant / cafe

Will the property be Owner Occupied? Yes _____ No X

6. SIZE

Lot dimensions 190'x94' Square footage of the lot 17,860 sq. ft.
 _____ 17,860
 Improvements: Square footage permitted? 6,500 sq. ft. Square footage proposed? 6,500 sq. ft.
 _____ 6,500 sq. ft.
 Floor Area Ratio (FAR/Commercial): FAR permitted _____ sq. ft. FAR proposed _____ ft.

7. HEIGHT

Maximum Height Permitted 25' Height Proposed 17'
 _____ _____
 Actual Physical Number of Stories, including basements, garages, and/or underground parking 1

8. SETBACKS

| | Required | Proposed |
|-------|---------------|---------------|
| Front | <u> 0' </u> | <u> 0' </u> |
| Side | <u> 0' </u> | <u> 0' </u> |
| Rear | <u> 0' </u> | <u> 0' </u> |

Is there an easement(s)? Yes _____ No X If Yes, list the easement(s) _____

9. PARKING

Number of parking spaces Required 35 Proposed 44

Is the parking? On Site X Off Site _____ On & Off Site _____

Is Valet parking provided? Yes _____ No _____

Number of Spaces: Standard 23 Compact 17

Configuration: Side by Side X Single _____ Tandem _____

Is Beach Impact Zone Parking required? Yes _____ No X

If Yes, what are the number of parking spaces required _____

Will your Project result in a loss of on-street parking? Yes _____ No X

10. TRAFFIC

Have you prepared a traffic study? Yes _____ No X If Yes, please attach a copy.

Has the traffic study been reviewed by the Dept. of Transportation? Yes _____ No X

If yes, please attach their findings.

What mitigation measure are you required to provide? _____

Are you providing any mitigations above and beyond what is required? Yes _____ No X

If Yes, please explain: We are providing additional parking with valet and parking attendants as well as security.

11. AFFORDABLE / LOW COST HOUSING COMPONENT

Are you providing Affordable Housing / Low Cost Housing? Yes _____ No X

Is it required by the Venice Specific Plan and/or Mello Act? Yes _____ No X

Described how the units are being provided: No. of Units: _____ For Sale _____ or Rental?

Are the units provided: On Site: _____ Off Site: _____ On/Off Site _____

If units are Off Site, what is the distance from the Coastal Zone?

12. ENVIRONMENTAL

Is an Environmental Impact Report (EIR) required? Yes _____ No _____ ^X If Yes, please attach a copy.

How are you complying with the City requirement for landscaping in your project?

Yes.

What measures have you considered for energy conservation (solar panels, passive solar, etc.)?

Solar panels are being considered

Have you considered using "green" building materials? Yes X No _____

Please explain any "Other" area(s) of energy conservation that you are incorporating in your project:

Will your project requiring grading? Yes _____ No ^X If Yes, and you are hauling 1,000 or more cubic yards of dirt off site, what is your haul route?

13. BUSINESS INFORMATION

Name of business: Lincoln Uno Center

Type of business: Restaurant / café

Hours of operation: 2205 Lincoln Blvd 10 am to 12 am Sunday – Thursday; and 10 am to 2 am Friday – Saturday. 2201 Lincoln Blvd 10 am to 12 am Sunday – Thursday; and 10 am to 2 am Friday – Saturday. Café coffee shop am to 10 pm Sunday – Thursday 7 am to 11 pm Friday – Saturday.

Hours of delivery? None

Will liquor be sold? Yes No ^X

If Yes, does the business have an active liquor license? Yes No ^X

How is liquor sold? On site consumption ^X Off site consumption

Type of liquor sold: Wine/beer only Full liquor ^X

| |
|-------------------------|
| 14. CONTACT INFORMATION |
|-------------------------|

Company Name Patrick E. Panzarello Consulting

Contact Name Patrick E. Panzarello

Mailing Address 9111 Morning Glow Way
Sun Valley, CA 91352

City, State, Zip (818) 351-0059

Phone (818) 351-0060

Fax PATPANZ@CA.RR.COM

E-Mail

Web Site

I certify that the information contained in this Project Information Form is complete and true.

Name (please print) Patrick E. Panzarello

Signature

-- For Committee Use Only --

Committee Action: