

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. ENV 2008-2339 EAF	Existing Zone C2-1-0	District Map 108B145
APC WEST LOS ANGELES	Community Plan VENICE	Council District 11
Census Tract 2735.00	APN 4238009023	Staff Approval* Date 6/10/08

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

CASE NO. **APCW 2008-2338 SPE - SPP - CDP**

APPLICATION TYPE SPE/Project Permit Compliance Review/Coastal Development Permit

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 248 Westminister Ave. Zip Code 90291

Legal Description: Lot A Block -- Tract 475

Lot Dimensions IRR (approx 92x93) Lot Area (sq. ft.) 5285 Total Project Size (sq. ft.) 8834

2. PROJECT DESCRIPTION

Describe what is to be done: Continued mixed-use of existing 8,834-square-foot building with commercial offices and one residential dwelling unit

Present Use: Commercial/Residential Proposed Use: Commercial/Residential

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

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

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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3. ACTION(S) REQUESTED

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

Code Section from which relief is requested: Sec 13, D&E (Venice) Code Section which authorizes relief: 11.5.7-F

#1 Specific Plan Exception to permit 10 parking spaces in lieu of 40 otherwise required for existing building

Code Section from which relief is requested: Sec 10.F.3.a (Venice) Code Section which authorizes relief: 11.5.7-F

#2 Specific Plan Exception to permit existing building 33' in height

Code Section from which relief is requested: Sec. 8.B (Venice) Code Section which authorizes relief: 11.5

3 Project Permit Compliance Review with Venice Specific Plan

(Request #s 4 & 5 on 2nd page)

List related or pending case numbers relating to this site:

ZA-1998-0880-CUZ/YV

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

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ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval*
		Date

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

CASE No. _____

APPLICATION TYPE SPE/Project Permit Compliance Review/Coastal Development Permit
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 248 Westminster Ave. Zip Code 90291
 Legal Description: Lot A Block -- Tract 475
 Lot Dimensions IRR (approx 92x93) Lot Area (sq. ft.) 5285 Total Project Size (sq. ft.) 8834

2. PROJECT DESCRIPTION

Describe what is to be done: Continued mixed-use of existing 8,834-square-foot building with commercial offices and one residential dwelling unit

Present Use: Commercial/Residential Proposed Use: Commercial/Residential

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential

Additions to the building: Rear Front Height Side Yard

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:
 Code Section from which relief is requested: 12.20.2 Code Section which authorizes relief: 12.20.2

#4 Coastal Development Permit for existing office building/residence in Venice Community
 Code Section from which relief is requested: Sec. 11.B.3 (Venice) Code Section which authorizes relief: 11.5.7.F

#5 SPE to permit floor-area ratio of 1.67:1 in lieu of 1.5:1 otherwise permitted for a commercial/residential use.
 Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

(Request #s 1-3 on 1st page)

List related or pending case numbers relating to this site:

ZA-1998-0880-CUZ/YV

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name Jonathan Betuel Company Abbott Kinney Group
 Address: 248 Westminster Ave. Telephone: (310) 888-8738 Fax: (310) 888-8739
Venice Zip: 90291 E-mail: Sage@luma-pictures.com

Property Owner's Name (If different than applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact Person for project information John Parker, Pacific Crest Companies
 Address: 1276 Bayside Circle Telephone: (805) 984-5684 Fax: (805) 984-4918
Oxnard Zip: 93035 E-mail: JParker@PCCLA.com

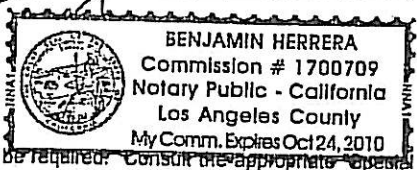
5. APPLICANT'S AFFIDAVIT

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: *Jonathan T. Betuel*
 Print: JONATHAN BETUEL
 Date: 5-13-08

Subscribed and sworn before me this (date): May 13, 2008
 In the County of Los Angeles State of California
 Notary Public *Benjamin Herrera*
 Stamp: _____



7. 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 hand-out 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 <u>10,104</u>	Reviewed and Accepted by <u><i>[Signature]</i></u>	Date <u>6/10/08</u>
Receipt No. <u>271967</u>	Deemed Complete by _____	Date _____

COMMUNITY PLANNING BUREAU AUTHORIZATION FORM

(Revised 10/30/07)

This form, completed and signed by appropriate Community Planning Bureau staff must accompany any Master Land Use Application submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, HPOZs, DRBs, CDOs, or POD areas.

1. Name of Specific Plan, HPOZ, DRB, CDO, OR POD, and Ordinance Number. Include applicable subarea identification.		
Venice SP, (Ord. 175,693) N. Venice Area		
2. Location of proposed project - Attach ZIMAS Map and Report		
<i>Project Permit</i>		
3. For HPOZs: is project located in a Federal District/ Nation Register Historic District or a California Register Historic District?	<input type="checkbox"/> Yes (See No. 8, below)	<input type="checkbox"/> No
4. For HPOZs: does project involve the demolition of a Contributing building or structure?	<input type="checkbox"/> Yes (See No. 8, below)	<input type="checkbox"/> No
5. Description of proposed project:		
See attached "Description of Proposed Project"		

Existing Use: <i>Office / RESIDENTIAL</i>		
Proposed use: <i>SAME</i>		
New construction <input checked="" type="checkbox"/> sq. ft.	Addition <input checked="" type="checkbox"/> sq. ft.	Renovation <input checked="" type="checkbox"/> sq. ft.
6. Name, Address and phone number of Property Owner:		
<i>ABBOTT KINNEY GROUP c/o JON BETUEL</i>		
<i>248 Westminster Ave. VENICE CA 90291 (310) 888-8738</i>		
7. Name, Address and phone number of Applicant:		
<i>= SAME =</i>		
8. Name, Address and phone number of Applicant Representative:		
<i>JOHN PARKER, PACIFIC EAST CONSULTANTS (805) 984-5684</i>		
<i>1276 BAYSIDE Circle, OXNARD CA 93035</i>		

9. Environmental Clearance (check what applies)	
Note: <ul style="list-style-type: none"> • COAs on properties located in Federal Districts/ Nation Register Historic Districts or in California Register Historic Districts; and/or • Projects involving the <u>demolition</u> of Contributing buildings or Structures <u>do not qualify for Categorical Exemptions</u>. Check "Environmental Assessment Form," below and advise applicant to apply for an EAF. 	
<input type="checkbox"/>	Categorical Exemption (<u>Not</u> for Specific Plan Exception cases, unless the project is a sign)
<input checked="" type="checkbox"/>	Environmental Assessment Form (EAF)
<input type="checkbox"/>	Existing ENV Case No.

10. Approved Filing (circle all that applies)						
Specific Plan: <u>Venice Coastal Specific Plan</u>						
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Project Permit	Exception	Modification	Exemption	Amendment	Interpretation	Other
DRB: <u>N/A</u>						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Regular	Signs	Modification	Preliminary			
HPOZ (circle and attach Filing instructions): <u>N/A</u>						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
COA	CCMP	DEM				
11. Other waivers or grants needed from the LAMC?						
Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary Planning Approvals.						
<input type="checkbox"/> Yes						
<input type="checkbox"/> No						
<input checked="" type="checkbox"/> Not determined by Community Planning						

Community Planning Staff Signature: <u>Angela Trinh</u>	Date: <u>6-3-08</u>
Print Name: <u>Angela Trinh</u>	

248 Westminster Ave.

Description Of Proposed Project

Specific plan exceptions (pursuant to LAMC Sec. 11.5.7-F(c)), to permit:

- 1) 10 parking spaces in lieu of 40 parking spaces otherwise required by Sections 13.D & 13.E.1 of the Venice Specific Plan.
- 2) A floor area ratio (FAR) of 1.67:1 for a mixed-use commercial/residential building, in lieu of 1.5:1 otherwise permitted by Section 11.B.3 of the Venice Specific Plan.
- 3) Project permit compliance review (pursuant to Section 8.B of the Venice Specific Plan and LAMC Sec. 11.5.7-C), to permit the continued use and maintenance of an existing office/residential building.
- 4) A coastal development permit (pursuant to LAMC Sec. 12.20.2), to permit the continued use and maintenance of an existing office/residential building.

Submitted ~~for~~^{with} Project Permit Auth. Form
Cryla Jink 6-3-08