

VENICE NEIGHBORHOOD COUNCIL

Land Use and Planning Committee

B. PROJECT INFORMATION FORM --To Be Used for Projects less 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.com. 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 June 4, 2008 Meeting Date June 4, 2008
Project Location 303 – 305 Venice Way Cross Streets West of Riviera
East of Main
Applicant Name Maury Ruano
Presenter Name Matt Ediger

2. PROJECT DESCRIPTION (General Description)

See previously emailed Project Description

3. PROJECT BACKGROUND

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

If Yes, in which Venice Specific Plan Sub-area North Venice 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 October 4, 2006

If you have a City Planning Hearing Date – please enter the date and location:

Date: January 23, 2008

Location: N/A

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

The development requires an adjustment from the 1,500 sq. ft. lot size per unit for two of the lots. Only an adjustment is required because the smaller lots are less than 3,000 sq. ft. by less than 10%. The request is for an adjustment and not a variance or exception. This is an over the counter administrative procedure and not discretionary process like the variance or the exception. The overall density of the development is 1,500 sq. ft. but one lot is over 1,500 sq. ft. and the other two are under 3,000 sq. ft.

4. ZONING

What is the Current zoning? RD1.5 Proposed zoning? RD1.5

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

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

5. TYPE OF BUILDING

Business Single Family Mixed Use (Business/Residential)

Apartments: Units Permitted Units Proposed

Condos: Units Permitted Units Proposed

Other – please explain: _____

Will the property be Owner Occupied? Yes No

Two of the units will be owner occupied and the third will be sold

6. SIZE

Lot dimensions 50' x 82' Square footage of the lot 4,088 sq. ft.

Improvements: Square footage permitted? 11,562 Square footage proposed? 6,514

Floor Area Ratio (FAR/Commercial): FAR permitted N/A FAR proposed N/A

7. HEIGHTMaximum Height Permitted 35' Height Proposed 30' -35'Number of Stories 3 Basements or underground parking? Yes X No

Unit "A" = 3, Unit "B" = 3, and Unit "C" = 3 + basement

8. SETBACKS

	Outside the subdivision		Within the Subdivision	
	Required	Proposed	Required	Proposed
Front	<u>5'-0</u>	<u>12' to 12'-7"</u>	<u>zero</u>	<u>12' to 12'-7"</u>
Side	<u>3'-0"</u>	<u>3'-0"</u>	<u>zero</u>	<u>0'-4"</u>
Rear	<u>6'-8'</u>	<u>6'-8"</u>	<u>Zero</u>	<u>0'-4" to 6'-8"</u>

9. PARKINGNumber of parking spaces Required 6 Proposed 8Is the parking? On Site 8 Off Site 0 On & Off Site Is Valet parking provided? Yes No XNumber of Spaces: Standard 5 Compact 3Configuration: Side by Side 2 Single 2 Tandem 4Is Beach Impact Zone Parking required? Yes No XIf Yes, what are the number of parking spaces required Will your Project result in a loss of on-street parking? Yes X No

This will be a gain of off-street parking since right now there is only one parking space per unit and the proposal has two parking spaces per unit plus two guest parking spaces.

10. TRAFFICHave 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
If yes, please attach their findings.

N/A

11. AFFORDABLE / LOW COST HOUSING COMPONENT

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

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

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

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

12. ENVIRONMENTAL

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

13. BUSINESS INFORMATION

Name of business: N/A

Type of business: N/A

Hours of operation: N/A

Hours of delivery? N/A

Will liquor be sold? Yes No

14. CONTACT INFORMATION

Company Name _____

Contact Name Matt Ediger

Mailing Address _____

City, State, Zip _____

Phone/FAX 310-428-8556

E-Mail/Web Site creogroup@mac.com

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

Name (please print) **Matt Ediger**

Signature _____