

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 _____

Meeting Date Feb. 27,2008

Project Location 542-568 S. Venice Boulevard

Cross Streets Washington Way,
Abbot Kinney

Applicant Name RAD Ventures

Presenter Name Robert D'Elia

Presenters' relationship to applicant: Owner

Is this your initial appearance before the Committee? Yes No If No, on what other day(s)

have you appeared? _____

2. PROJECT DESCRIPTION (General Description)

Tear down existing apartment containing 28 units spanning 9 lots and replace with 18 detached Single Family homes.

3. PROJECT BACKGROUND

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

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

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

Venice Coastal Zone Specific Plan Area Dual Jurisdiction Zone

Status of Project (Select A or B)

A. Project is at a Preliminary/ Exploratory development state

B. Project Submitted to the City: Application Date _____

Application Number _____

Have you posted your Application Notice? Yes No If Yes, when & where? _____

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

Location: _____

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 Exception, or Other Discretionary Actions are you requesting?

Requesting variance in height from 30' to 35' only in center portions of the structures which are setback an additional 10' from the existing 15' setback.

Please explain your justification for a Conditional Use, Variance, Venice Specific Plan Exception,

or Other Discretionary Action: 1) Stairway access to roof decks are allowed under the VSP through the use of Doghouses, which can increase the height of the buildings by 8' to 38'. If the variance is allowed, we will forgo the use of the Doghouses and, instead use external stairs, This will keep the overall height under that which would occur by using the Doghouses.

2) The portions of the buildings which will exceed 30' will be setback an additional 10' from the required 15' setback. In this way, the visual effect to the street level will be minimized.

3) This project is within 200 feet of the corner of Venice Blvd. and Abbot Kinney. On this corner are 2 projects which have been approved with height limits in excess of 42 feet.

Was your Project presented to the immediate neighborhood? Yes No

If Yes, when _____ (date) and to whom _____

If not presented, please explain: _____

The LUPC meeting is a preliminary meeting about the project.

4. ZONING

What is the Current zoning? R3-I-O Proposed zoning? _____

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

_____ Business x 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 x

6. SIZE

Lot dimensions 18 lots aprox40x60 Square footage of the lot 2,400ea 43,200 aprox tot

Improvements: Square footage permitted? 64,800 Square footage proposed? 43,000

Floor Area Ratio (FAR/Commercial): FAR permitted 1.5:1 FAR proposed 1:1

7. HEIGHT

Maximum Height Permitted 25'flat roof Height Proposed 35' with
30'varied varied
roofline roofline

Actual Physical Number of Stories, including basements, garages, and/or underground parking 3

8. SETBACKS

Required Proposed
Front 15 15

Side 4 0-5
(10%width) _____
Rear 15 15

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

9. PARKING

Number of parking spaces Required 2ea Proposed 2ea
Is the parking? On Site x Off Site _____ On & Off Site _____
Is Valet parking provided? Yes _____ No x
Number of Spaces: Standard 2 Compact _____
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 _____
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 _____
If Yes, please explain: _____

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 10 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? 200 Feet

12. ENVIRONMENTAL

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

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

We plan on complying with the landscaping plan on file with the City for Venice Boulevard.

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

We are exploring a LEED Certification for the homes.

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

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

Will your project requiring grading? Yes No 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: Section N/A
Type of business: _____
Hours of operation: _____
Hours of delivery? _____
Will liquor be sold? Yes _____ No _____
If Yes, does the business have an active liquor license? Yes _____ No _____
How is liquor sold? On site consumption _____ Off site consumption _____
Type of liquor sold: Wine/beer only _____ Full liquor _____

14. CONTACT INFORMATION

Company Name RAD Ventures, LLC
Contact Name Yuval Chiprut
Mailing Address 3110 Main Street, #400
City, State, Zip Santa Monica, California 90405
Phone (310) 862-8600
Fax (310) 496-0272
E-Mail 542venice@radventures.com
Web Site _____

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

Name (please print) Robert D'Elia

Signature _____

-- For Committee Use Only --

Committee Action: