

# 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.org](mailto:lupc@grvnc.org). This form will assist the LUPC in evaluating your 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>7/13/07</u>	Meeting Date <u>7/25/07</u>
Project Location <u>543 S. Grand Blvd.</u>	Cross Streets <u>Navarre Court &amp; Andalusia Ave.</u>
Applicant Name <u>Sean Gorman</u>	
Presenter Name <u>John Parker</u>	

#### 2. PROJECT DESCRIPTION (General Description)

To permit an existing apartment bldg., built in 1957 as a duplex, to which 2 units were added c. 1959 (upstairs & in the garage). Applicant bought the property in Feb. 2002 and functionally recombined the upstairs into a single unit & has since occupied it. The owner seeks approval for the remaining garage unit. Two existing parking spaces will continue to be provided. No physical changes are proposed to any portion of the property.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

#### 3. PROJECT BACKGROUND

Is Project located in the Venice Coastal Zone?      Yes        No

\_\_\_\_\_

North Venice      \_\_\_\_\_

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            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 5/24/07

Application Number APCW 2007-2489 (SPE)(SPP)

If you have a City Planning Hearing Date – please enter the date and location: Not scheduled  
Date: \_\_\_\_\_

Location: \_\_\_\_\_

Is your Project in full compliance with Los Angeles City Zoning and Planning Codes and/or the Venice Specific Plan? No  If No, what Conditional Use, Variance, Venice Specific Plan  
 Yes \_\_\_\_\_

Exceptions or Other Discretionary Actions are you requesting?

Exceptions to permit 3 dwelling units in lieu of 2 dwelling units, and to permit zero parking in lieu of 5 required by the Specific Plan & 3 required by the Zoning Code (Two existing parking spaces will continue to be provided, but are technically noncompliant).

**4. ZONING**

What is the Current zoning? RD 1.5-1-O Proposed zoning? Same

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) \_\_\_\_\_ 3

\_\_\_\_\_ Apartments: \_\_\_\_\_ Units Permitted \_\_\_\_\_ Units Proposed \_\_\_\_\_

\_\_\_\_\_ Condos: \_\_\_\_\_ Units Permitted \_\_\_\_\_ Units Proposed

\_\_\_\_\_ Other – please explain: \_\_\_\_\_

Will the property be Owner Occupied? Yes  One unit No

**6. SIZE**

Lot dimensions 30 X 90 2700

Improvements: Square footage permitted? 4860 Square footage proposed? \_\_\_\_\_ 2305 existing

Floor Area Ratio (FAR/Commercial): FAR permitted 3:1 FAR proposed 1.4:1

**7. HEIGHT**

Maximum Height Permitted 35 ft. Height Proposed 21 ft. 8 in.  
Number of Stories 2 Basements or underground parking? Yes      No X

**8. SETBACKS**

	Required	Proposed	
Front	<u>15 ft.</u>	<u>15 ft. 3 in.</u>	
Side	<u>3 ft.</u>	<u>4 ft.</u>	
Rear	<u>15 ft.*</u>	<u>16*</u>	*Including 1/2 alley

**9. PARKING**

Number of parking spaces Required 5 Proposed 2 Non-conforming       
Is the parking? On Site X Off Site      On & Off Site       
Is Valet parking provided? Yes      No X  
Number of Spaces: Standard 1 Compact 1  
Configuration: Side by Side      Single X Tandem       
Is Beach Impact Zone Parking required? Yes      No X  
If Yes, what are the number of parking spaces required 1  
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.

**11. AFFORDABLE / LOW COST HOUSING COMPONENT**

Are you providing Affordable Housing / Low Cost Housing? Yes        No        <sup>X</sup>  
Is it required by the Venice Specific Plan and/or Mello Act? Yes        No        <sup>X</sup>

Described how the units are being provided: No. of Units:        <sup>1</sup> For Sale        Rental?        <sup>X</sup>  
Are the units provided: On Site:        <sup>X</sup> Off Site:        On/Off Site       

**12. ENVIRONMENTAL**

Is an Environmental Impact Report (EIR) required? Yes        No        <sup>X</sup> If Yes, please attach a copy.

**13. BUSINESS INFORMATION**

Name of business:        N/A  
Type of business:         
Hours of operation:         
Hours of delivery?         
Will liquor be sold? Yes        No       

**14. CONTACT INFORMATION**

Company Name        Pacific Crest Consultants  
Contact Name        John Parker  
Mailing Address        1605 Astor Avenue  
City, State, Zip        Cambria, CA 93428  
Phone/FAX        805-927-7550 / FAX 805-927-7564  
E-Mail/Web Site        ParkerGroup@charter.net

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

Name (please print)        John J. Parker, Jr.       

Signature