

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: **2010-913** CPD Case No.: _____
Council District No.: 11 Community Plan Area: Venice Coastal
PROJECT ADDRESS: 1607 Pacific Ave, Venice, CA 90291

Major Cross Streets: Windward Ave & Pacific Ave
Name of Applicant: Arron Turnbull
Address: 1119 Rexford Drive #1, Los Angeles, CA 90035
Telephone No.: 310.770.2494 Fax No.: 818.9547862 E-mail: arron@drytour.com

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner)
Name: <u>Jose M. Bunge</u>	Name: <u>Arron Turnbull</u> (Contact Person)
Address: <u>2118 Wilshire Blvd #874, Santa Monica, CA 90403</u>	Address: <u>1119 Rexford Drive #1, Los Angeles, CA 90035</u>
Telephone No: <u>310.581.1698</u>	Telephone No: <u>310.770.2494</u>
Signature: _____	Signature: _____ (Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED BY: _____	DATE: _____
ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
RECEIPT NO.: _____	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Conditional Use Permit for existing restaurant (1378 sq ft).
 Change of Use from office to restaurant for 535 sq ft of annexed space.
 Currently in the permitting process with no future plans of expansion

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

No

II. Existing Conditions:

A. Project Site Area 1913 sq. ft.
 Net and 1913 sq. ft. Gross Acres 3195.8 sq. ft.

B. Existing Zoning C2 - 1-O-CA

C. Existing Use of Land Office and restaurant
 Existing General Plan Designation Community Commercial

D. Requested General Plan Designation Venice Coastal Plan

E. Number 0 type 0 and age \pm 0 of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: 0 and average rent: _____

Is there any similar housing at this price range available in the area? If yes, where?

F. Number N/A Trunk Diameter _____ and type _____ of existing trees.

G. Number N/A Trunk Diameter _____ and type _____ of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
100 Less than 10% slope 0 10-15% slope 0 over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.

J. Grading: (specify the total amount of dirt being moved)
N/A 0-500 cubic yards.
N/A if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported N/A.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family N/A Apartment _____ or Condominium _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories _____, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? _____
- H. Describe night lighting of the project _____
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building _____
Paving _____
Landscaping _____
- J. Total Number of square feet of floor area _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use C2 - - CA Commercial
- B. Total number of square feet of floor area 1913 sq ft
- C. Number of units if hotel/motel N/A
- D. Number of stories 2 height 30 feet.
- E. Total number of parking spaces provided: 0
- F. Hours of operation Noon to 2am Days of operation Seven Days a Week
- G. If fixed seats or beds involved, number 47 total seats (26 fixed)
- H. Describe night lighting of the project No exterior lighting planned.
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift 6-10
- J. Number of students/patients/patrons Max 68
- K. Describe security provisions for project Low security due to restaurant. Defer to Police Recommendations
- L. Percent of total project proposed for:
Building N/A
Paving N/A
Landscaping N/A

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places _____
- California Register of Historic Resources _____
- City of Los Angeles Cultural Historic Monument _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. No

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Pacific Ave, adjoining to the east of the proposed site is a designated Secondary Highway with a dedicated width of 92.5 feet and improved with curb, gutter, sidewalk
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. _____

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Jose M. Bunge
Owner (Owner in escrow)*
(Please Print)

I, Arron Turnbull
Consultant*
(Please Print)

Signed: [Signature]
Owner

Signed: [Signature]
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 4/8/2010 before me, Sean Skaggs, Notary Public personally appeared
(Insert Name of Notary Public and Title)

Jose M Bunge and Arron Turnbull, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)

