

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 11 Community Plan Venice
Area:
PROJECT ADDRESS: 1020 Venice Boulevard, Los Angeles, CA 90291

Major Cross Streets: Lincoln Boulevard and Venice Boulevard
Name of Valley Heart Group, LLC
Applicant:
Address: 9631 Olympic Boulevard, Beverly Hills, CA 90212
Telephone No.: (310) 788-0001 Fax No.: (310) 788-9050 E-mail: kitchengallery@sbcglobal.net

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner)
Name: Valley Heart Group, LLC	Name: Michael Gonzales, Esq. (Contact Person)
Address: 9631 Olympic Blvd., Beverly Hills, CA 90212	Address: 515 S. Figueroa St., Los Angeles, CA 90071
Telephone No: (310) 788-0001	Telephone No: (213) 955-5578
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:** a UNDATED check in the amount of \$50 made out to the County of Los Angeles 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>).
- H. **Additional Reports:** Additional reports may be required as determined by staff.

APPLICATION ACCEPTED
BY: _____
RECEIPT NO. _____ DATE: _____

CPC 2008 3227

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:

Mixed residential and commercial containing 40 dwelling units, 5,000 square feet of commercial, and 2 levels of subterranean parking. Zone change, Density Bonus, Density Bonus Incentive, Coastal Development Permit, Mello Act Compliance, Specific Plan Project Permit Compliance.

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:

TBD

II. Existing Conditions

- A. Project Site Area 14,693 gross square feet & 13,839 net square feet
Net and Gross Acres 0.337
B. Existing Zoning C2-1 (Venice Coastal Specific Plan)
C. Existing Use of Land Vacant
Existing General Plan Designation Neighborhood Commercial
D. Requested General Plan Designation Same
E. Number 0 type and age of structures to be removed as a result of the project.
F. Number 0 Trunk Diameter and type of existing trees.
G. Number 0 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 10-15% slope over 15% slope
I. Check the applicable boxes and indicate the condition on the Plot Plan.
J. Grading: (specify the total amount of dirt being moved)
K. Import/Export: Indicate the amount of dirt being imported or exported

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 _____ Apartment 40 or Condominium _____
- B. Number of Dwelling Units with:
One bedroom 38 (inclusive of studios) Two bedrooms 2
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided 68 for residential and commercial
- D. List recreational facilities of project various
- E. Approximate price range of units \$TBD to \$ _____
- F. Number of stores 5, height approximately 65 feet plus 80 foot tall decorative sign feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) gas and electric
Gas heated swimming pool? No
- H. Describe night lighting of the project. All lighting will be faced toward Project to minimize light spillover beyond the property line (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 34,060

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 5,000 square feet of ground level commercial
- B. Total number of square feet of floor area 5,000
- C. Number of units if hotel/motel N/A
- D. Number of stories ground level height _____ feet.
- E. Total number of parking spaces provided: 68 for residential and commercial
No. of spaces at grade garage Semi-Subterranean level _____ Subterranean level 2
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project All lighting will be faced toward Project to minimize light spillover beyond the property line (include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift TBD
- J. Number of students/patients/patrons N/A
- K. Describe security provisions for project TBD
- L. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____

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. Small amounts possible during construction. To be analyzed in CEQA compliance document.

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

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):

Lincoln Boulevard (adjacent), Venice Boulevard (adjacent)

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. To be studied in applicable CEQA compliance document.

- Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.
- According the LAMC and revised under Ordinance 177404, the definition of a "tree expert" qualified to prepare a tree report is either one of the following individuals:
 - 1) Certified Arborist with the Society of Arboriculture holding a valid California license as an agricultural pest control advisor and having at least four years of experience in the business of transplanting, moving, caring for and maintaining trees.
 - 2) Registered consulting arborist with the American Society of Consulting Arborists
 - 3) Landscape Architect

Questions regarding this matter can be directed to the Urban Forestry Division, 1149 S. Broadway Street, 4th Floor, Los Angeles, CA 90015, telephone (213) 847-3077, Monday thru Friday 6:30 a.m. to 4:00 p.m., <http://www.lacity.org/boss/urbanforestrydivision/>

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, FARID MIR
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: [Signature]
Owner

Signed: _____
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 July 18th, 2008 before me, Fahimeh Zomorodian, Notary Public personally appeared Farid Youssef Mir (Insert Name of Notary Public and Title) 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)

