

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. 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 <u>April 5, 2007</u>	Meeting Date <u>April 25, 2007</u>
Project Location <u>542 and 546 Broadway</u>	Cross Streets <u>Between 5th and 6th</u>
Applicant Name <u>Stephen Vitalich, Managing Member</u>	
Presenter Name <u>Stephen Vitalich</u>	

2. PROJECT DESCRIPTION (General Description)

Project would demolish one existing single-family dwelling constructed over two lots and construct two new two-story duplexes, one on each lot, with attached garages. Each duplex (total of 2) would contain two units (4 units total), which would have 3 bedrooms each. A total of ten parking spaces would be provided for both duplexes, five spaces per duplex. The structures would both be 2 stories tall, at a maximum of 28 feet high. The duplexes would be 4,938 square feet each, including garages. The lots are 5,200 square feet each.

3. PROJECT BACKGROUND

Is Project located in the Venice Coastal Zone? Yes No

Yes No

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

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 _____

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? No _____ If No, what Conditional Use, Variance, Venice Specific Plan Yes _____ X

Exceptions or Other Discretionary Actions are you requesting?

Requesting zoning modification to allow a 4 inch separation between the buildings on the two lots, rather than the 10 feet required.

Project requires Coastal Development Permit and Building Permit. Applicant sought CDP directly from the Coastal Commission because it would be a faster process than waiting for Planning – the Coastal Commission granted a waiver for the CDP.

4. ZONING

What is the Current zoning? RD 1.5-1 Proposed zoning? RD1.5-1

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 _____ Single Family _____ Mixed Use (Business/Residential)

X Apartments: 4 (2 Units Permitted 4 (2 Units Proposed
per per
lot) lot)

_____ Condos: _____ Units Permitted _____ Units Proposed

_____ Other – please explain: _____

Will the property be Owner Occupied? Yes _____ No X

6. SIZE

Lot dimensions 40 x 130 Square footage of the lot Each lot is 5,200 sf

Improvements: Square footage permitted? _____ Square footage proposed? 4,938 sf
each lot

Floor Area Ratio (FAR/Commercial): FAR permitted _____ FAR proposed _____

7. HEIGHT

Maximum Height Permitted 35 feet Height Proposed 28 feet

Number of Stories 2 Basements or underground parking? No**8. SETBACKS**

	Required	Proposed
Front	<u>15 feet</u>	<u>15 ft</u>
Side	<u>4 feet</u>	<u>2 inches</u>
Rear	<u>15 feet</u>	<u>25 ft</u>

9. PARKING

Number of parking spaces Required 5 per lot Proposed 5 per lot

Is the parking? On Site X Off Site _____ On & Off Site _____

Is Valet parking provided? Yes _____ No X

Number of Spaces: Standard 2 Compact 3

Configuration: Side by Side _____ Single 1 Tandem 2

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.

11. AFFORDABLE / LOW COST HOUSING COMPONENT

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

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

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 X If Yes, please attach a copy.

13. BUSINESS INFORMATION

Name of business: _____

Type of business: _____

Hours of operation: _____

Hours of delivery? _____

Will liquor be sold? Yes _____ No _____

14. CONTACT INFORMATION

Company Name SVA

Contact Name Stephen Vitalich

Mailing Address 2300 Westwood Blvd. Suite 103

City, State, Zip Los Angeles, CA 90064

Phone/FAX 310.474.1616 and 310.472.6276 fax

E-Mail/Web Site _____

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

Name (please print) _____

Signature _____