

# 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 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.

<b>1. PROJECT INFORMATION</b>
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Today's Date <u>June 6, 2007</u> Project Location <u>580 E. Venice and 1702 Abbot Kinney</u>	Meeting Date <u>June 6, 2007</u> Cross Streets <u>Venice and Abbot Kinney</u>
Applicant Name <u>HMA Development, Inc.</u>	
Presenter Name <u>Hadar Aizenman</u>	

<b>2. PROJECT DESCRIPTION (General Description)</b>
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Tie both lots together, change of use of (2) buildings from Residential Occupancy (R3) to Retail occupancy (M). Improvements include but are not limited to new disabled accessible bathrooms and new disable accessible ramps.

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<b>3. PROJECT BACKGROUND</b>
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Is Project located in the Venice Coastal Zone?	Yes	No	
	<u>  x  </u>	<u>      </u>	
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	<u>  X  </u>	Dual Jurisdiction Zone	<u>      </u>
Status of Project (Select A or B)			
<u>      </u> A. Project is at a Preliminary/ Exploratory development state			
<u>  x  </u> B. Project Submitted to the City:	Application Date	<u>10/23/06</u>	
	Application Number	<u>06016-30000-21304</u>	
		<u>06016-30000-21305</u>	

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

Date:  tbd

Location:  tbd

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. ZONING**

What is the Current zoning?  C2-1-0  Proposed zoning?  SAME

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**

X  Business \_\_\_\_\_ 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  X  No \_\_\_\_\_

**6. SIZE**

Lot dimensions  TOGETHER: (83' TO 55') x 100'  Square footage of the lot  6906 SF

Improvements: Square footage permitted? \_\_\_\_\_ Square footage proposed? \_\_\_\_\_ Demolishing 300 SF

Floor Area Ratio (FAR/Commercial): FAR permitted  1.0  FAR proposed  .37

**7. HEIGHT**

Maximum Height Permitted 30'                      Height Proposed Existing One Story to Remain  
Number of Stories 1                      Basements or underground parking? Yes      No X

**8. SETBACKS**

	Required	Proposed
Front	<u>0</u>	<u>EXISTING</u>
Side	<u>0</u>	<u>EXISTING</u>
Rear	<u>0</u>	<u>EXISTING</u>

**9. PARKING**

Number of parking spaces              Required 6    Proposed 6

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

Is Valet parking provided?              Yes                   No X

Number of Spaces:                      Standard 6    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 X  
    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

See attached Mello Act Clearance Letter from LAHD

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 \_\_\_ If Yes, please attach a copy.

## 13. BUSINESS INFORMATION

Name of business: TBD

Type of business: \_\_\_\_\_

Hours of operation: \_\_\_\_\_

Hours of delivery? \_\_\_\_\_

Will liquor be sold? Yes \_\_\_\_\_ No \_\_\_\_\_

## 14. CONTACT INFORMATION

Company Name HMA DEVELOPMENT INC.

Contact Name HADAR AIZENMAN

Mailing Address 1704 ABBOT KINNEY BLVD.

City, State, Zip VENICE, CA 90291

Phone/FAX 310-435-4419

E-Mail/Web Site HADAR.AIZENMAN@GMAIL.COM

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

Name (please print) \_\_\_\_\_

Signature \_\_\_\_\_