

Office:

Downtown

Van Nuys

Date 7-10-09

LA Department of Building and Safety
VN 08 38 077858 07/10/09 09:26AM

PLAN & LAND USE	\$4,770.00
ONE STOP CITY PL	\$95.00
DEVELOPMT SURCHG	\$286.00
OPERATING SURCHG	\$334.00

Total Due:	\$5,485.00
Check:	\$5,485.00

Nº 278598

NOTICE: The staff of the Planning Department, ... and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant <u>MARK BAEZ</u>			
Representative <u>ALICIA BARTLEY</u>			
Project Address <u>709 SOUTH 5th AVENUE</u>			
Telephone Number <u>(818) 933-0200</u>			
Case Number and Description	Task	SubTask	Ordinance Fee
<u>APCN-2009-2142-</u>	<u>SPE</u>		<u>\$ 3,847 -</u>
<u>ENV-2009-2143-</u>	<u>EAF</u>		<u>\$ 923 -</u>
			\$
			\$
Sub Total Fees Paid			\$ 4,770 -
OSS Surcharge - 2%	<u>77 + 18</u>		<u>\$ 95 -</u>
Development Surcharge - 6%	<u>231 + 55</u>		<u>\$ 286 -</u>
Operating Surcharge - 7%	<u>269 + 65</u>		<u>\$ 334 -</u>
Expediting Fee			\$
Bad Check Fee			\$
Miscellaneous/Photocopy			\$
			\$
TOTAL FEES PAID			\$ 5,485 -

- () Cash
- () Check # _____
- () Money Order # _____

Council District 11
Plan Area VENICE

Processed by RODRIGUEZ
Print & sign

LA Department of Building and Safety
VN 08 38 077858 07/10/09 09:26AM

PLAN & LAND USE	\$4,770.00
ONE STOP CITY PL	\$95.00
DEVELOPMT SURCHG	\$286.00
OPERATING SURCHG	\$334.00

Total Due:	\$5,485.00
Check:	\$5,485.00



MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval*
		Date

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. _____

APPLICATION TYPE Specific Plan Exception
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 709 5th Avenue Zip Code 90291
 Legal Description: Lot 10 Block 2 Tract Sea Girt
 Lot Dimensions 42'x135' Lot Area (sq. ft.) 5,670 Total Project Size (sq. ft.) 1441 lot cvr/2,883 fl

2. PROJECT DESCRIPTION

Describe what is to be done: Reduce height of existing over-in height 2-story, 3-unit apartment building from 33'-4" to a maximum of 32'

Present Use: Multi-family residential Proposed Use: same

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential LEED Silver

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 3 To be demolished 0 Adding 0 Total 3

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions **OR** grants a variance:

Code Section from which relief is requested: 12.21.1 Code Section which authorizes relief: 11.5.7 F

An exception from § 10.G.3.a the Specific Plan to allow a varied roofline structure with a max height of 32' with no set back from front yard in lieu of 30' with set back

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
 Please see attached.

4. OWNER/APPLICANT INFORMATION

Applicant's name Mark A. Baez Company _____
 Address: 709 S. 5th Avenue Telephone: (310) 452-3894 Fax: (310) 452-0465
Venice Zip: 90291 E-mail: mbaez@gte.net

Property owner's name (if different from applicant) _____
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact person for project information Alicia Bartley Company Gaines & Stacey LLP
 Address: 16633 Ventura Blvd., Ste. 1220 Telephone: (818) 933-0200 Fax: (818) 933-0222
Encino Zip: CA E-mail: abartley@gainesslaw.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: [Handwritten Signature]

Print: MARK BAEZ

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

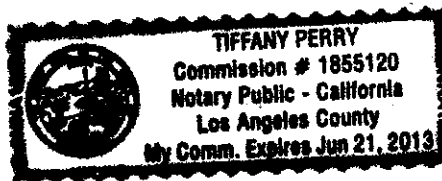
On July 2, 2009 before me, Tiffany Perry, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Mark Baez 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.

[Handwritten Signature] (Seal)
 Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

Special Instructions for:

**EXCEPTION FROM GEOGRAPHICALLY SPECIFIC PLAN
AS PRESCRIBED BY THE CITY PLANNING COMMISSION**

ZONE CODE SECTION: 11.5.7 D

The **MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS** should also be followed, with the following exceptions.

1. **PROPERTY OWNERS' AND OCCUPANTS' LABELS and LIST**, corresponding to the radius map. List of adjacent owners are not required.
2. **PLANS REQUIRED:** Each Exception to a Geographically Specific Plan application must be accompanied by two prints of an accurate **PLOT PLAN** and one 8½" by 11" transparency drawn to scale of at least 1 inch = 16 feet. The plan shall show a north arrow, the location, size, shape, height and use of all existing buildings (if any) and all proposed buildings, and width and depth of existing or proposed yards and courts on the property involved. Where possible the plan should show the location and height of buildings and width of yards on adjoining properties having a bearing on the requested exception. If a building is involved, a sketch, plan, or accurate description of same must accompany this application. When the application is for exception from floor area or parking requirements of the geographically specific plan, floor plans and parking area plans for all existing and proposed development shall be submitted. If **floor plans** and **elevation plans** have been completed, one print should also be submitted. When the application is for exception from the height regulations of the geographically specific plan, drawings must be to scale of at least 1 inch = 8 feet. Where hillside or sloping conditions are involved in the requested exception, a cross section of the sloping area should accompany the plot plan.
3. **ADDITIONAL INFORMATION:**
 - a. Date property was acquired November 7, 1996 (Month/Day/Year)
 - b. Applicant requests an exception from provisions of the Venice Coastal Specific Plan
Specific Plan (State name of geographically specific plan)
 - c. 10.G.3.a - Height
(State the provision of the geographically specific plan from which the exception is being requested)
4. **FINDINGS:** Explain in detail how your case conforms to the following requirements.
 - a. That the strict application of the policies, standards and regulations of the geographically specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of such specific plan.
 - b. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.
 - c. That the exception from the geographically specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity, but which because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.
 - d. That the granting of the exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the same vicinity of the subject property.
 - e. That the granting of the exception will be consistent with the principles, intent and goals of the geographically specific plan and any applicable element of the General Plan.
5. **SIGNATURES** of property owners within 500 feet of the boundaries of the area who concur with this application is suggested.

SPECIFIC PLAN EXCEPTION

FINDINGS

709 S. 5th Avenue
Venice, CA 90291

- a. **That the strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.**

The Applicant seeks approval for an apartment building on 5th Avenue in Venice that exceeds the height limit contained in Section 10.G.3.a of the Venice Coastal Zone Specific Plan by two feet, less than 10% over what is allowed by right for a structure with a Varied Roofline. The project was previously approved for a two-story, three unit apartment building with a varied roofline at a maximum height of 30 feet (DIR 2001-3535-SPP-MEL). A previous Specific Plan Adjustment (DIR 2002-5433-SPPA) authorized the structure to be 29 feet ascending to 30 feet at 17 horizontal feet from the front property line.

Despite the applicant's intentions to construct the structure within the parameters of the previous approvals, the building, as constructed, exceeds the allowed height by nearly two feet. One source of error is that an error was made on the plans for the building and the height was measured from finished floor elevation, which is the same as the lowest elevation of the property prior to grading. The building was not measured from the centerline of 5th Avenue, as required by Section 9.B.3 of the Venice Coastal Specific Plan. Another source of error is that the building itself exceeds 30 feet in height by a few inches, but it is not clear if the excess height was the result of errors in the manufacturing of the building's components or in their assembly. Had these errors been caught prior to construction, they could have been easily remedied by minimal additional grading or design modifications. However, now that the structure is complete, the applicant is extremely limited in what can be done to reduce the height of the structure without compromising its structural integrity.

The structure is comprised of three prefabricated modular buildings, All of the building components were pre-engineered and fabricated offsite, and assembled onsite as a single building. The building is primarily composed of steel and glass, designed with diagonal bracing to prevent lateral movement, and is not susceptible to modification to reduce the height without significantly impairing the integrity of the entire structure. To reduce the height of the structure as much as possible, the applicant proposes removing the existing rigid insulation, roofing membrane and solar panels. The rigid insulation and roofing membrane will be reconfigured to achieve a varied roof line, as shown on the plans. The applicant does not currently propose replacing the solar panels. This will reduce the overall height of the structure to a maximum of 32 feet, and to 31.5 feet ascending to 32 feet at 17 horizontal feet from the front property line. The applicant is unable to comply with the height "one for one" set back from the required front yard because, in connection with Preliminary Parcel Map AA-2002-5557-PMLA, a 1.8 foot dedication was required by the Bureau of Engineering in the

rear of the property along the alley to complete the 10-foot half-width. As such, the structure was built approximately two feet closer to the front property line than it would have otherwise been.

The strict application of the height limitations in the Specific Plan in this case will cause practical difficulties that are inconsistent with the general purpose and intent of the Specific Plan because, as discussed above, now that the structure is complete, the applicant is extremely limited in what can be done to reduce the height of the structure without compromising its structural integrity. Moreover, since the structure was built, other projects in vicinity of the subject property have been granted height exceptions from the Specific Plan: 629-631 Rose Avenue (APCW 2006-10438-SPE-CDP-SPP). The project, with a reduced height of a maximum of 32 feet, is compatible with the eclectic Venice community, and meets the spirit and intent of the Specific Plan.

- b. That there are exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property that do not apply generally to other property in the specific plan area.**

The subject property is a 5,670 square foot lot, having a width of 42 feet and a depth of 135 feet. The subject property and the surrounding area are zoned RD1.5-1. The project is located in the Oakwood-Milwood-Southeast Venice Subarea within the Single Jurisdiction area of the Venice Coastal Zone. For this property, the Specific Plan allows projects with a varied roofline to reach a maximum height of 30 feet, provided that any portion of the roof that exceeds 25 feet is set back from the required front yard at least one foot in depth for every foot in height above 25 feet. The project was previously approved for a two-story, three unit apartment building with a varied roofline at a maximum height of 30 feet (DIR 2001-3535-SPP-MEL). A previous Specific Plan Adjustment (DIR 2002-5433-SPPA) authorized the structure to be 29 feet ascending to 30 feet at 17 horizontal feet from the front property line.

Despite the applicant's intentions to construct the structure within the parameters of the previous approvals, the building, as constructed, exceeds the allowed height by nearly two feet. One source of error is that an error was made on the plans for the building and the height was measured from finished floor elevation, which is the same as the lowest elevation of the property prior to grading. The building was not measured from the centerline of 5th Avenue, as required by Section 9.B.3 of the Venice Coastal Specific Plan. Another source of error is that the building itself exceeds 30 feet in height by a few inches, but it is not clear if the excess height was the result of errors in the manufacturing of the building's components or in their assembly. Had these errors been caught prior to construction, they could have been easily remedied by minimal additional grading or design modifications. However, now that the structure is complete, the applicant is extremely limited in what can be done to reduce the height of the structure without compromising its structural integrity.

The structure is comprised of three prefabricated modular buildings, All of the building components were pre-engineered and fabricated offsite, and assembled onsite as a single building. The building is primarily composed of steel and glass, designed with diagonal bracing to prevent lateral movement, and is not susceptible to modification to reduce the height without significantly impairing

the integrity of the entire structure. To reduce the height of the structure as much as possible, the applicant proposes removing the existing rigid insulation, roofing membrane and solar panels. The rigid insulation and roofing membrane will be reconfigured to achieve a varied roof line, as shown on the plans. The applicant does not currently propose replacing the solar panels. This will reduce the overall height of the structure to a maximum of 32 feet, and to 31.5 feet ascending to 32 feet at 17 horizontal feet from the front property line. The applicant is unable to comply with the height "one for one" set back from the required front yard because, in connection with Preliminary Parcel Map AA-2002-5557-PMLA, a 1.8 foot dedication was required by the Bureau of Engineering in the rear of the property along the alley to complete the 10-foot half-width. As such, the structure was built approximately two feet closer to the front property line than it would have otherwise been. These are exceptional circumstances and conditions that are applicable to the subject property that do not apply generally to other properties in the specific plan area.

- c. **That an exception from the specific plan is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the specific plan area in the same zone or vicinity but which, because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The subject property is zoned for multi-family use, has a Low Medium II Land Use Designation under the General Plan, and the previous approvals for the project allow a three-unit apartment building on the site. Despite the applicant's intentions to construct the structure within the parameters of what is allowed by right and the previous approvals, the building, as constructed, exceeds the allowed height by nearly two feet. As such, to utilize the previous approvals, a substantial property right generally possessed by other property within the Specific Plan area, an exception from the Specific Plan is necessary.

Unlike many other requests for exceptions from the Specific Plan, where design modifications may be made to eliminate the need for an exception, the subject project has already been inadvertently constructed over in height. One source of error is that an error was made on the plans for the building and the height was measured from finished floor elevation, which is the same as the lowest elevation of the property prior to grading. The building was not measured from the centerline of 5th Avenue, as required by Section 9.B.3 of the Venice Coastal Specific Plan. Another source of error is that the building itself exceeds 30 feet in height by a few inches, but it is not clear if the excess height was the result of errors in the manufacturing of the building's components or in their assembly. Had these errors been caught prior to construction, they could have been easily remedied by minimal additional grading or design modifications.

Due to the practical difficulties in reducing the height of the structure primarily composed of steel and glass, designed with diagonal bracing to prevent lateral movement, to bring the project as close to compliance as possible without impairing the integrity of the entire structure, the applicant proposes removing the existing rigid insulation, roofing membrane and solar panels. The rigid insulation and roofing membrane will be reconfigured to achieve a varied roof line, as shown on the

plans. The applicant does not currently propose replacing the solar panels. This will reduce the overall height of the structure to a maximum of 32 feet, and to 31.5 feet ascending to 32 feet at 17 horizontal feet from the front property line. As such, an exception from the Specific Plan is necessary for the preservation and enjoyment of the already constructed project, which was inadvertently constructed over in height.

- d. That the granting of an exception will not be detrimental to the public welfare or injurious to the property or improvements adjacent to or in the vicinity of the subject property.**

Granting of an exception to the Specific Plan's height requirements will not create any adverse impacts for adjacent property owners. No views will be blocked, nor does the minor additional height operate to derive adjacent properties of light or air. The surrounding properties are developed with one-, two- and three-story single and multiple family dwellings. There is also a school and industrial facilities to the northwest of the subject property. The project, with a reduced height of a maximum of 32 feet, is complements the eclectic Venice community, and meets the spirit and intent of the Specific Plan.

- e. That the granting of an exception will be consistent with the principles, intent and goals of the specific plan and any applicable element of the general plan.**

The subject property is located within the Venice Community Plan area. The Plan Map designates the subject property for Low Medium II Residential land use with corresponding zones of RD1.5, RD2, RW2 and RZ2.5. The subject site is zoned RD1.5-1. Multifamily residential uses are permitted under RD1.5-1 and are consistent with the Plan Map land use designation of Low Medium II Residential.

A purpose of the Venice Coastal Specific Plan is to regulate all development, including use, height, density, setback, buffer zone and other factors in order that it be compatible in character with the existing community and to provide for the consideration of aesthetics and scenic preservation and enhancement, and to protect environmentally sensitive areas. Residential buildings on the subject block and the adjacent blocks range from 12 to 33 feet. At the reduced height of 32 feet, the subject property falls right into line with the height of the surrounding properties.

Moreover, the subject building has a unique modern design with steel and glass construction. It makes a significant contribution to the architectural diversity in the Venice area. Additionally, since the structure was built, other projects in vicinity of the subject property have been granted height exceptions from the Specific Plan: 629-631 Rose Avenue (APCW 2006-10438-SPE-CDP-SPP). The project, with a reduced height of a maximum of 32 feet, is compatible with the eclectic Venice community, and meets the spirit and intent of the Specific Plan.

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 Area: Venice
PROJECT ADDRESS: 709 S. 5th Avenue

Major Cross Streets: Vernon Avenue and 5th Avenue
Name of Applicant: Mark A. Baez
Address: 709 S. 5th Avenue
Telephone No.: (310) 452-3894 Fax No.: (310) 452-0465 E-mail: mbaez@gte.net

OWNER

Name: Mark A. Baez

Address: 709 S. 5th Avenue

Telephone No: (310) 452-3894

Signature: 

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Alicia Bartley
(Contact Person)

Address: 16633 Ventura Boulevard, Suite 1220

Telephone No: (818) 933-0200

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:

Specific plan exception to reduce height of existing over-in-height two-story, 3 unit apartment building from 33'-4" to a maximum of 32'.

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 5,670 sq.ft.
Net and _____ Gross Acres 0.130
- B. Existing Zoning RD 1.5-1
- C. Existing Use of Land multi-family residential
Existing General Plan Designation Low Medium II Residential
- D. Requested General Plan Designation same
- E. Number 0 type _____ and age \pm _____ 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: _____ and average rent: _____
Is there any similar housing at this price range available in the area? If yes, where?

- 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 _____
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)
0 0-500 cubic yards.
0 if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 0.

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 _____ or Condominium ³ _____
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms ³ _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided ⁷ _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ 600,000.00 to \$ _____
- F. Number of stories 2, height 32 feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? No
- 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 2,883

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 _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- 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. 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):

- 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, Mark BAEZ
Owner (Owner in escrow)*
(Please Print)

I, Alicia Barthe
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 July 2, 2009 before me, Tiffany Perry, Notary Public personally appeared
(Insert Name of Notary Public and Title)

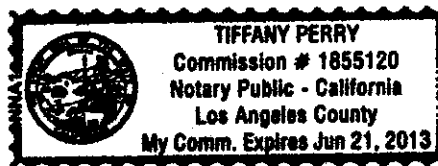
Mark Baez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument 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)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On July 9, 2009 before me, Tiffany Perry, Notary Public

personally appeared Alicia Bartley

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 of 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: Tiffany Perry

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

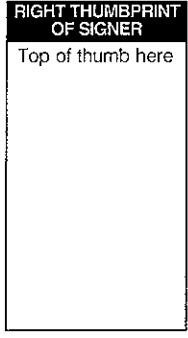
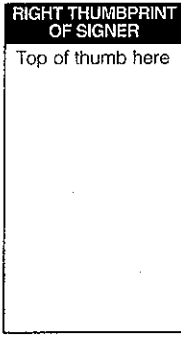
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
- Individual Individual
- Partner — Limited General Partner — Limited General
- Attorney in Fact Attorney in Fact
- Trustee Trustee
- Guardian or Conservator Guardian or Conservator
- Other: _____ Other: _____



Signer Is Representing: _____

Signer Is Representing: _____