

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>2007-753-CE</u>	Existing Zone <u>R-1-1</u>	District Map <u>MB 95-82/84</u>
APC <u>W08 LP</u>	Community Plan <u>Venice</u>	Council District <u>11</u>
Census Tract <u>TR 5878</u>	APN <u>4229011021 & 4229011022</u>	Staff Approval * _____
		Date _____

ZA 2007

752-CDP-2007-200-ME1
* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE No. _____
 APPLICATION TYPE Coastal Development permit, ZA Adjustment, Mello Finding
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 649, 651, 653 OXFORD AVE Zip Code 90291
 Legal Description: Lot S 48, 49, 50 Block NONE Tract TR 5878
 Lot Dimensions EACH LOT: 25 ft x 100 ft Lot Area (sq. ft.) EACH LOT is 2500.1 sf Total Project Size (sq. ft.) EACH SFD 2,500 sf

2. PROJECT DESCRIPTION

Describe what is to be done: Demolition of Two existing one-story Single family dwellings, One SFD currently built on lot 48 and the northwest 12.5 Ft of lot 49, and one SFD built on lot 50 and the easterly 12.5 ft of lot 49 and to construct three new 2,500 SF two story and roof deck Single Family Dwellings, one New SFD on each Lot 48, Lot 49 and Lot 50

Present Use: Residential Proposed Use: Residential
 Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	

Additions to the building:

<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:
 Code Section from which relief is requested: 12.20.2 (coastal development) Code Section which authorizes relief: 12.20.2 (coastal development)

Request for A coastal development Permit, to permit the demolition of Two existing one-story Single family dwellings to construct three new 2,500 SF two story and roof deck Single Family Dwellings, one New SFD on each Lot 48, Lot 49 and Lot 50, in the single jurisdiction of the California coastal zone.

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

Code Section from which relief is requested: 12.10.B(2) Code Section which authorizes relief: 12.28
 pursuant to code sections 12.08-C(3), Request to permit a 5-Foot rear yard in Lieu of the required 15 Ft in the Three new Single Family Dwellings on Lots 48,49,50

Code Section from which relief is requested: 12.21.C.1(g) Code Section which authorizes relief: 12.28
 Request construct, use and maintenance of a 5 foot high hedge/ fence with a pedestrian gate within the front yard setback of each new single family dwelling on lot 48,49 50.

List related or pending case numbers relating to this site:

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name Martin Leon, Juan Garcia Company _____
 Address: 734 Washington Blvd Telephone: (310) 866-6464 Fax: (310) 734-1724
Marina del Rey, CA Zip: 90292 E-mail: juang@netarq.com

Property Owner's Name (if different than applicant) _____
 Address: _____ Telephone: (310) _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

Contact Person for project Information Juan Garcia, netarq design,llc
 Address: 3149 S. BARRINGTON AVE # F Telephone: (310) 866-6464 Fax: (310) 734-1724
LOS ANGELES CA Zip: 90066 E-mail: juang@netarq.com

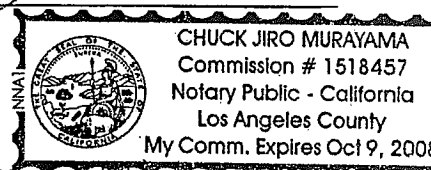
5. APPLICANT'S AFFIDAVIT

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: Martin Leon Juan Garcia
 Date: 2-13-07

Subscribed and sworn before me this (date): Feb. 13, 2007
 In the County of Los Angeles State of California
 Notary Public [Handwritten Signature]
 Stamp:



7. 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 hand-out 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 on an application.

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Base Fee <u>7614</u>	Reviewed and Accepted by <u>[Handwritten Signature]</u>	Date <u>2-14-07</u>
Receipt No <u>254344</u>	Deemed Complete by <u>[Handwritten Signature]</u>	Date <u>3/1/07</u>