

# VENICE NEIGHBORHOOD COUNCIL

## Land Use and Planning Committee

### A. PROJECT INFORMATION FORM -----To Be Used for Projects Equal to or Greater 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.

#### 1. PROJECT INFORMATION

Today's Date 10/12/07

Meeting Date 10/24/07

Project Location 585 E. North Venice Blvd.

Cross Streets Abbot Kinney

Applicant Name Frederick Sutherland

Presenter Name John Hamilton/Frederick Sutherland

Presenters' relationship to applicant: Architect

Is this your initial appearance before the Committee?                      Yes    X    No                      If No, on what other day(s)

have you appeared? \_\_\_\_\_

#### 2. PROJECT DESCRIPTION (General Description)

Convert original existing warehouse/retail building (8100 s.f.) to restaurant, retail, and parking.

Demolish portion of existing warehouse addition building to create on-site on-grade parking. (2,400 s.f.)

**3. PROJECT BACKGROUND**

Is the Project located in the Venice Coastal Zone? Yes  No

If Yes, in which Venice Specific Plan Sub-area North Venice

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 \_\_\_\_\_

Application Number \_\_\_\_\_

Have you posted your Application Notice? Yes  No  If Yes, when & where?

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? Yes  No  If No, what Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Actions are you requesting?

Please explain your justification for a Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Action: \_\_\_\_\_

Was your Project presented to the immediate neighborhood? Yes  No

If Yes, when \_\_\_\_\_ (date) and to whom \_\_\_\_\_

If not presented, please explain: Initial project exploration – community outreach ongoing.

**4. ZONING**

What is the Current zoning? M1-1-O Proposed zoning? M1-1-O

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        No       

**6. SIZE**

Lot dimensions 139'-0" x 182'-10" irr. Square footage of the lot 22,480 s.f.  
11,240  
 Improvements: Square footage permitted?        Square footage proposed? 7,980s.f.  
 Floor Area Ratio (FAR/Commercial): FAR permitted .5 to 1 FAR proposed .34

**7. HEIGHT**

Maximum Height Permitted 30' Height Proposed (e) 23' est.  
 Actual Physical Number of Stories, including basements, garages, and/or underground parking 1

**8. SETBACKS**

	Required	Proposed
Front	<u>0' 0"</u>	<u>16' 10"</u>
Side	<u>0' 0"</u>	<u>13' 6"</u>
Rear	<u>0' 0"</u>	<u>27' 0"</u>

Is there an easement(s)? Yes ? No        If Yes, list the easement(s)       

Adjacent to property are a RR easement (to the West) and existing to remain public parking (South)



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 \_\_\_\_\_ or Rental?  
Are the units provided: On Site: \_\_\_\_\_ Off Site: \_\_\_\_\_ On/Off Site \_\_\_\_\_  
If units are Off Site, what is the distance from the Coastal Zone?

**12. ENVIRONMENTAL**

Is an Environmental Impact Report (EIR) required? Yes \_\_\_\_\_ No X If Yes, please attach a copy.

How are you complying with the City requirement for landscaping in your project?  
Additional landscaping will be provided in the parking areas \_\_\_\_\_  
\_\_\_\_\_

What measures have you considered for energy conservation (solar panels, passive solar, etc.)?  
\_\_\_\_\_  
\_\_\_\_\_

Have you considered using "green" building materials? Yes \_\_\_\_\_ No X

Please explain any "Other" area(s) of energy conservation that you are incorporating in your project:  
\_\_\_\_\_  
\_\_\_\_\_

Will your project requiring grading? Yes \_\_\_\_\_ No X If Yes, and you are hauling 1,000 or more cubic yards of dirt off site, what is your haul route?

**13. BUSINESS INFORMATION**

Name of business: Fred Venice and TBD retail  
Type of business: Restaurant and Retail  
Hours of operation: Restaurant 6:00 am to 4:00 am Retail 8:00 am to 10:00pm  
Hours of delivery? 8:00 am to 5:00 pm

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

If Yes, does the business have an active liquor license? Yes \_\_\_\_\_ No X

How is liquor sold? On site consumption \_\_\_\_\_ Off site consumption \_\_\_\_\_

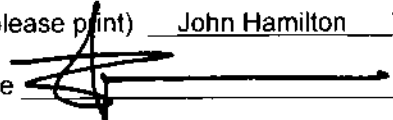
Type of liquor sold: Wine/beer only \_\_\_\_\_ Full liquor \_\_\_\_\_

**14. CONTACT INFORMATION**

Company Name Hamilton Architects  
Contact Name John Hamilton, AIA  
Mailing Address 12240 Venice Blvd. #25  
City, State, Zip Los Angeles, CA 90066  
Phone (310) 398 - 1500  
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E-Mail jph@hamiltonarchitects.net  
Web Site www.HamiltonArchitects.net

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

Name (please print) John Hamilton

Signature 

-- For Committee Use Only --

Committee Action: