

GRASS ROOTS VENICE NEIGHBORHOOD COUNCIL
Planning and Zoning Committee

PROJECT INFORMATION FORM

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.com. This form will assist the LUPC in evaluating you project.
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.

1. PROJECT INFORMATION

Today's Date June 4, 2007

Meeting Date June 6, 2007

Project Location 901 Abbot Kinney Blvd.

Cross Streets Abbot Kinney & Brooks

Applicant Name Deirdre Wallace

Presenter Name Kristen Montet Lonner

Presenters' relationship to applicant: Applicant's representative

Is this your initial appearance before the Committee? Yes _____ No X If No, on what other day(s) have you appeared? December 7, 2005, March 15, 2006, July 26, 2006 Board: September 19, 2006

2. PROJECT DESCRIPTION (General Description)

Mixed use spa hotel with ground floor commercial retail oriented to the public way.

3. PROJECT BACKGROUND

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

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 X

Dual Jurisdiction Zone _____

Status of Project (Select A or B)

_____ A. Project is at a Preliminary/ Exploratory development state

X B. Project Submitted to the City: Application Date November 9, 2006
Application Number APCW 2006-9483-SPE-
CDP-CU-SPP-SPR-MEL

Have you posted your Application Notice? Yes X No _____ If Yes, when & where?
City required 500 foot radius

If you have a City Planning Hearing Date – please enter the date and location: Date: June 11, 2007

Location: 1645 Corinth Avenue, 2nd Floor hearing room

Is your Project in full compliance with Los Angeles City Zoning and Planning Codes and/or the Venice Specific Plan? No X If No, what Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Actions are you requesting?

1. Specific Plan Exceptions: roof railings, height, square feet of roof access structures, density, Increased setback
 2. Conditional Use Permits – alcohol, hotel within 500 feet of residential
 3. Coastal Development Permit 4. Site Plan Review 5. Project Permit Compliance 6. Mello Act

Please explain your justification for a Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Action: ***PLEASE SEE PROVIDED DOCUMENTATION***

Was your Project presented to the immediate neighborhood? Yes X No _____
If Yes, when July 19, 2006 (date) and to whom An event was hosted at Equator Books. All Abbot Kinney retailers were notified via phone/fax and many in person. In addition to this event, all surrounding tenants and owners were approached individually.

If not presented, please explain: _____

4. ZONING

What is the Current zoning? C2-1-CA Proposed zoning? Same

Is the Project compliant with the Community Plan Map? Yes No

Is the location on a Venice Specific Plan Walk Street? Yes No

5. TYPE OF BUILDING

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 Irregularly Shaped Lot Square footage of the lot 23,307 SF

Improvements: Square footage permitted? 34,961 Square footage proposed? 48,065

Floor Area Ratio (FAR/Commercial): FAR permitted 1.5:1 FAR proposed 2.06:1

7. HEIGHT

Maximum Height Permitted 35 feet Height Proposed Varying from 40 feet 5 inches to a maximum of 55 feet

Actual Physical Number of Stories, including basements, garages, and/or underground parking 5 story (57 room hotel + ground floor commercial), 2 stories subterranean parking

8. SETBACKS

| | Required | Proposed | |
|-------|--------------|--------------|--|
| Front | <u>0 ft</u> | <u>0 ft</u> | Beginning at the 2 nd floor there is a 5 foot front yard setback. |
| Side | <u>6 ft</u> | <u>8 ft</u> | |
| Rear | <u>15 ft</u> | <u>17 ft</u> | |

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

There is an alley easement from Abbot Kinney to midway through the property. The original easement crossed the entire property but a portion was previously vacated (per Ord. 829). The current existing easement is being vacated under application VAC-E1400997, separate from the included requests.

9. PARKING *PLEASE SEE PROVIDED DOCUMENTATION*****

Number of parking spaces Required _____ Proposed 88

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

Is Valet parking provided? Yes X No _____

Number of Spaces: Standard 54 Compact 34

Configuration: Side by Side _____ Single 75 Tandem 13

Is Beach Impact Zone Parking required? Yes X No _____

 If Yes, what are the number of parking spaces required 2

Will your Project result in a loss of on-street parking? Yes _____ No X

10. TRAFFIC *PLEASE SEE PROVIDED DOCUMENTATION*****

Have you prepared a traffic study? Yes X No _____ If Yes, please attach a copy.

Has the traffic study been reviewed by the Dept. of Transportation? Yes X No _____

 If yes, please attach their findings.

What mitigation measures are you required to provide? DOT has reviewed our traffic study and found no significant traffic impacts.

Are you providing any mitigations above and beyond what is required? Yes _____ No X

 If Yes, please explain: _____

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 _____ 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 *PLEASE SEE PROVIDED DOCUMENTATION*****

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?

This project is designed as a Silver/Gold LEED standard project and with that will provide extensive greening. In addition, green roofs are proposed for the roof areas of the ground floor.

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

This project is designed as a Silver/Gold LEED standard project and will utilize renewable resources including water and gas. Green roofs are proposed for the unused open rooftops and solar panels are also integrated to generate energy for on site use.

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

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

This project is designed as a Silver/Gold LEED standard project and will utilize renewable resources including water and gas. Green roofs are proposed for the roof areas of the ground floor.

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

23,350 cu.yd. A haul route permit will be required.

13. BUSINESS INFORMATION

Name of business: Ray Hotel

Type of business: Mixed use spa hotel with ground-floor commercial retail oriented to public way

Hours of operation: Not yet determined.

Hours of delivery? Not yet determined.

Will liquor be sold? Yes X No _____

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

How is liquor sold? On site consumption X Off site consumption _____

Type of liquor sold: Wine/beer only _____ Full liquor X

14. CONTACT INFORMATION

Company Name Cerrell Associates, Inc.
Contact Name Kristen Montet Lonner
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E-Mail Kristen@cerrell.com
Web Site www.cerrell.com

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

Name (please print) Kristen Montet Lonner

Signature _____

-- For Committee Use Only --

Committee Action: