

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. 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 July 23, 2007

Meeting Date August 1, 2007

Project Location 1020 Venice Blvd.

Cross Streets Lincoln Blvd. & Venice Blvd.

Applicant Name Valley Heart Group LLC

Presenter Name Eric Owen Moss / Michael Gonzales

Presenters' relationship to applicant: Architect/ Land Use Counsel

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

 X

have you appeared? _____

2. PROJECT DESCRIPTION (General Description)

Mixed commercial (approximately 5,200 square feet) and residential project containing approximately 40 multi-family rental dwelling units, a portion of which will be restricted as affordable units. The Project has incorporated numerous sustainable (green) features and techniques.

3. PROJECT BACKGROUND

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

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

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?

Project will request a zone change and will incorporate on-site affordable dwelling units. Accordingly, the project will request. and is entitled to, various incentives under the State Density Bonus Law (FAR, height, parking and density).

Please explain your justification for a Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Action: The zone change and requested density bonus incentives are necessary to make the project economically viable. Without these requests, the project would not be able to incorporate the proposed affordable dwelling units.

Was your Project presented to the immediate neighborhood? Yes No

If Yes, when _____ (date) and to whom _____

If not presented, please explain: This is the project's first outreach effort. Applicant will continue engaging the immediate neighborhood and this Neighborhood Council regarding the project.

4. ZONING

What is the Current zoning? C2-1 Proposed zoning? RAS 4-1

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

_____ Business _____ Single Family X 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 X

6. SIZE

Lot dimensions	<u>Approx. 120' x 125'</u>	Square footage of the lot	<u>Approx. 14,600</u>
Improvements: Square footage permitted?	<u>Approx. 21,900</u>	Square footage proposed?	<u>Approx. 46,660</u>
Floor Area Ratio (FAR/Commercial): FAR permitted	<u>1.5:1</u>	FAR proposed	<u>Approx. 3.2:1</u>

7. HEIGHT

Maximum Height Permitted 30 Height Proposed 65

Actual Physical Number of Stories, including basements, garages, and/or underground parking

2 levels below grade, 6 levels above grade.

8. SETBACKS

	Required	Proposed
Front	<u>5</u>	<u>5</u>
Side	<u>0 ground 5 residential levels</u>	<u>5 at residential levels</u>
Rear	<u>5</u>	<u>5</u>

Are you providing Affordable Housing / Low Cost Housing? Yes No

Is it required by the Venice Specific Plan and/or Mello Act? Yes No

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 _____ If Yes, please attach a copy. We are in the process of scoping the project's environmental impacts.

How are you complying with the City requirement for landscaping in your project?

Various amounts of landscaping as shown on the plans will be provided and is to be determined.

The project continues in its conceptual phases and final landscape plans are to be determined.

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

The building is configured maximizes natural daylighting into each unit. Natural ventilation is optimized by providing "through units" with windows to the exterior on one side, windows to interior courtyard on the other side. Photovoltaic panels are located on the roof and south elevation.

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

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

As noted above, the project has been thoughtfully designed to increase self-reliance and sustainability.

Physical design and photovoltaic panels are intended to decrease the project's use of electricity.

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

TBD

13. BUSINESS INFORMATION

Name of business: TBD

Type of business: _____

Hours of operation: _____

Hours of delivery? _____

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 TBD Off site consumption TBD

Type of liquor sold: Wine/beer only TBD Full liquor TBD

14. CONTACT INFORMATION

Company Name Allen Matkins Leck Gamble Mallory & Natsis LLP

Contact Name Michael Gonzales, Esq.

Mailing Address 515 South Figueroa Street, 7th Floor

City, State, Zip Los Angeles, California 90071-3398

Phone (213) 622-5555

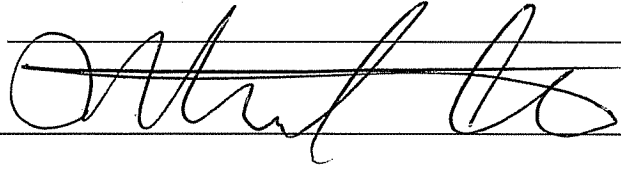
Fax (213) 620-8816

E-Mail mgonzales@allenmatkins.com

Web Site www.allenmatkins.com

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

Name (please print) Michael Gonzales

Signature 

-- For Committee Use Only --

Committee Action: