

**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. **CPC 2008 3327**  
 APPLICATION TYPE Zone change, density bonus and density bonus incentive (specific plan exceptions), yard adjustments, coastal development permit, project permit compliance, mello compliance  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 1020 Venice Zip Code 90291  
 Legal Description: Lot FR Lot 1 Block none Tract Coeur D' Alene Place  
 Lot Dimensions Irregular Lot Area (sq. ft.) appx 14,693 Total Project Size (sq. ft.) appx 34,060 for FAR purposes  
gross and 13,839 net (post-dedication)

**2. PROJECT DESCRIPTION**

Describe what is to be done: A 40 unit multi-family residential development with approximately 5,000 square feet of ground floor neighborhood serving commercial uses, a half level of at grade parking plus two levels of subterranean parking.

Present Use: Vacant Proposed Use: Mixed Commercial and 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 type="checkbox"/> Demolition        |
| <input checked="" 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 checked="" type="checkbox"/> Height |
|  |  |   | <input type="checkbox"/> Side Yard         |

**3. ACTION(S) REQUESTED**

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

Code Section from which relief is requested: 12.14 Code Section which authorizes relief: Pursuant to LAMC Section 12.32, a zone change from C2-1 to RAS4-1.

Code Section from which relief is requested: 11.5.7 and others Code Section which authorizes relief: Pursuant to LAMC Section 12.22.A.25 (Ordinance No. 179681, effective April 15, 2008), the applicant requests a density bonus, one off-menu incentive for increased height, and Affordable Housing parking standards (option 1).

Code Section from which relief is requested: 12.11.5.C1 & 3 Code Section which authorizes relief: 12.28  
Yard adjustments to permit a zero-foot front yards along Venice and Lincoln Boulevard, and zero-foot rear yard on the Property's only non-street boundary. See Attachment A for additional requests.

List related or pending case numbers relating to this site:  
TT-63154; APCW-2005-9354-SPE-CDP-SPP-ZAA

**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 Fred Mir Company Valley Heart Group, LLC  
 Address: 9631 Olympic Boulevard Telephone: (310) 788-0001 Fax: (310) 788-9050  
Beverly Hills Zip: 90212 E-mail: kitchengallery@sbcglobal.net

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

Contact Person for project information Michael Gonzales/Allen Matkins Leck Gamble Mallory & Natsis LLP  
 Address: 515 S. Figueroa Street, 9<sup>th</sup> Floor Telephone: (213) 955-5578 Fax: (213) 620-8816  
Los Angeles Zip: 90071 E-mail: mgonzales@allenmatkins.com

**5. APPLICANT'S AFFIDAVIT**

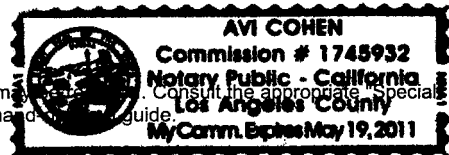
Under penalty of perjury the following declarations are made:

- 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]* Subscribed and sworn before me this (date): 8/6/08.  
 Print: FARID MIR. In the County of Los Angeles State of California  
 Date: 8/6/08 Stamp: *[Handwritten Signature]*

**6. ADDITIONAL INFORMATION/FINDINGS**

In order for the City to render a determination on your application, additional information may be required. Please refer to the "Additional Information and 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

**ATTACHMENT A**  
**ZONE CHANGE TO RAS4-1, DENSITY BONUS, DENSITY BONUS INCENTIVE,**  
**DENSITY BONUS PARKING STANDARDS, YARD ADJUSTMENTS, COASTAL**  
**DEVELOPMENT PERMIT, COASTAL SPECIFIC PLAN PROJECT PERMIT**  
**COMPLIANCE, LINCOLN BOULEVARD COMMUNITY DEVELOPMENT OVERLAY**  
**COMPLIANCE AND MELLO ACT COMPLIANCE**

**1020 VENICE BOULEVARD**

**APPLICANT AND PROPERTY**

Valley Heart Group, LLC (the "**Applicant**") is the owner of a parcel of real property (the "**Property**") located at 1020 Venice Boulevard, in the Venice community of the City of Los Angeles (the "**City**"). The Property is currently an unimproved vacant parcel situated at the intersection of two major highways; Lincoln Boulevard and Venice Boulevard. The Property is currently zoned [Q]C2-1 and is located within the Venice Local Coastal Program (the "**Coastal Program**") and Venice Coastal Zone Specific Plan (the "**Coastal Specific Plan**"). The Coastal Specific Plan implements the Coastal Program. The Property is also located within the Coastal Transportation Corridor Specific Plan (the "**CTCSP**"), which requires the payment of traffic mitigation fees for projects in certain commercial and industrial zones. The Property is designed as General Commercial by the Venice Community Plan (the "**Community Plan**"), which implements the land use element of the City's General Plan. The Coastal Program also designates the Property General Commercial. The [Q] in the Property's zoning designation refers to Ordinance No. 179906. The Lincoln Boulevard Community Design Overlay ("**CDO**"), effective July 1, 2008. The Applicant is proposing to develop an environmentally conscious, sustainable mixed residential and commercial project (the "**Project**") on the Property. The Property has three street frontages and should be considered to have two front lot lines, one side and one rear.

The Property is currently a vacant lot located in a transition area adjacent to both commercial uses along Venice and Lincoln Boulevards and the residential neighborhoods west of Lincoln Boulevard and south of Venice Boulevard. The Property contains approximately 14,689 gross square feet of lot area, and is oddly shaped, resembling a triangle and not a traditional square lot. The Property abuts Lincoln Boulevard on the northeast, Venice Boulevard on the northwest, and Harding Avenue on the southeast. The Property was previously developed with a gas station – a use that did not efficiently utilize the Property's strategic location. The Project (as described in more detail below), on the other hand, will make efficient and productive use of the Property's strategic location, by placing a mixture of smart density residential and commercial uses along two major transit corridors.

While the property is currently zoned C2, the Applicant is requesting a zone change to RAS4. The RAS4 zone is a residential zone that permits accessory commercial uses like those proposed by the Project. The Coastal Specific Plan regulates density within certain residential zones (e.g., R2, RD1.6, RD2, R3) and commercial zones. Furthermore, the Coastal Specific Plan FAR restrictions only apply to commercial zones. According to the Coastal Specific Plan Section 4.B, "[w]henver this [coastal] Specific Plan is silent, the regulations of the Los Angeles

Commercial Code ("LAMC") shall apply. The Coastal Specific Plan's FAR and residential density restrictions applicable to certain specific residential zones and all commercial zones do not govern the Property because the RAS4 zone is not specifically addressed. Therefore, pursuant to the Coastal Specific Plan, the LAMC's RAS4 density and FAR provisions apply to the Property. Pursuant to the Coastal Specific Plan, the Property's FAR restriction is governed by the underlying RAS4 zoning regulation, which permits an FAR of 3:1. Similarly, pursuant to the Coastal Specific Plan, the Property's residential density restriction is governed by the underlying RAS4 zoning regulation, which permits a residential density of one dwelling unit for every 400 square feet of lot area. The Coastal Program, however, also contains a policy restricting FAR for mixed-use developments in commercial designations to 1.5:1, and residential density to one unit for every 800 square feet of lot area for R3 zoned property. The Coastal program also states that the Coastal Specific Plan implements the Coastal Program, and that, as an ordinance, the Coastal Specific Plan carries the "full weight of zoning law." Therefore, the Coastal Specific Plan controls, and the Property is subject to RAS4 density and FAR restrictions.

As discussed in more detail below, the Applicant requests a zone change for the Property from [Q]C2-1 to RAS4-1, which is consistent with its Community Plan General Commercial land use designation. While the Coastal Specific Plan restricts residential density to R3 or 1 dwelling unit for every 800 square feet of lot area, that restriction only applies to R3 or commercially zoned property. The Coastal Specific Plan does not contain regulations affecting the RAS4 zone, which is nevertheless consistent with the Property's Community Plan General Commercial land use designation. Accordingly, applying RAS4 residential density standards of 1 dwelling unit for every 400 square feet of lot area, the Property would support a residential base density ("**Residential Base Density**") of approximately 36 dwelling units based on gross lot area.<sup>1</sup> The Applicant will restrict a portion of the Property's Residential Base Density as affordable units, and thus, is entitled to a density bonus and development incentives pursuant to California Government Code Section 65915, as described below.

### **REQUESTED ACTIONS**

**Zone Change:** Pursuant the LAMC Section 12.32, the Applicant requests approval of a zone change from the Property's existing [Q]C2-1 zoning designation to RAS4-1. The General Commercial Community Plan land use designation lists the RAS4 zone as a corresponding zone. Therefore, the Applicant's requested zone change is consistent with the City's General Plan, and a General Plan amendment is not required.

**Density Bonus:** The Applicant will also restrict 11 percent (or 4 units) of the Property's Residential Base Density as affordable to person and families of very low income (the "**Affordable Units**"). Pursuant to California Government Code Section 65915 (the "**Density Bonus Law**"), and City Ordinance No. 17981, effective April 15, 2008, implementing ordinance (the "**Implementing Ordinance**"), the Project is entitled to a density bonus of up to 35 percent over the Property's Residential Base Density. Therefore, pursuant to the Density Bonus Law and the Implementing Ordinance, the Property can be developed with approximately 49 residential dwelling units (36 Residential Base Density units plus 13 density bonus units.). The Applicant,

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<sup>1</sup> Pursuant to LAMC Section 12.37G, dedication area can be used to determine residential density for apartment projects. The Project is not requesting a tentative Tract Map and is thus not subject to LAMC Section 17.05G.

however, is only requesting a density bonus equal to 11 percent or 4 additional residential dwelling units. The Applicant is also requesting an off-menu incentives (the "**Incentive**") under the Density Bonus Law and the Implementing Ordinance. The Incentive will ensure the Project's economic feasibility while providing the Affordable Units. The Affordable Units also satisfy the Project's Mello Act requirements.

In addition to the Affordable Units, the Project will also provide 8 units to working class persons and families (the "**Working Class Units**"). The Working Class Units target area median income is anticipated to be between 120% to 150% of Area Median Income ("**AMI**"). The Applicant requests a maximum residential density of 40 dwelling units (inclusive of the Affordable Units and the Working Class Units). Accordingly, the project will contain 28 market rate units.

The Applicant is requesting an off-menu incentive to permit an exception to the Coastal Specific Plan's height restriction. The Applicant is requesting an incentive to permit the Project's proposed structure height of 65 feet in lieu of the Coastal Specific Plan's permitted 30 feet.<sup>2</sup> Portions of the Project will exceed 65 feet up to approximately 70 feet because the Project's roof contains photo-voltaic cells. Additionally, an artistic sign and staircase at the intersection of Venice Boulevard and Lincoln Boulevard would reach approximately 80 feet.

The Applicant is also requesting that the City apply Density Bonus Law and Implementing Ordinance mandated parking requirements to the Project, because by incorporating the Affordable Units, the Project is an "affordable project." Upon request, the City must grant the Density Bonus Law's parking requirements, which are as follows: (i) 0 to 1 bedroom, 1 parking space; (ii) 2 to 3 bedrooms, 2 parking spaces; (iii) 4 or more bedrooms, 2.5 parking spaces.

**Adjustments:** Pursuant to LAMC Section 12.28, yard adjustments to permit: (i) a zero foot front yard along Lincoln Boulevard; and (ii) zero-foot rear yard in lieu of the required (a) 5 foot front yard; and (b) 5 foot rear yard. The Applicant also requests that the underlying lot area be included within the definition of buildable area.

**Coastal Development Permit:** Pursuant to LAMC Section 12.20.2.1, the Applicant is also requesting approval of a Coastal Development Permit.

**Coastal Specific Plan Project Permit Compliance:** Pursuant to LAMC Section 11.5.7, the Applicant is also requesting affordable project permit compliance review.

**Mello Act Compliance:** Pursuant to California Government Code Section 65590(d), all new housing projects within the coastal zone must provide affordable housing units, where feasible. City policy requires the provision of either 10 percent very low income units or 20 percent very low income units. At 22 percent of Residential Base Density, the Affordable Units satisfy Mello Act requirements.

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<sup>2</sup> The Project's structure.

## **PROJECT DESCRIPTION**

The Project is proposed to contain a mixture of 40 multi-family residential rental dwelling units over approximately 5,000 square feet of ground floor neighborhood serving commercial uses, with ancillary ground level and subterranean parking facilities to accommodate the Project's uses. The Project will contain approximately 40 residential dwelling units (inclusive of the Affordable Units and the Working Class Units) in studio, one and two-bedroom configurations, distributed within 29,060 square feet of residential floor area. The Project's current unit mixture is proposed as follows: 11 studios; 27 one-bedrooms; and 2 two-bedrooms. The Project will also contain approximately 5,000 square feet of neighborhood serving commercial uses for the convenience of both Project and neighborhood residents. The Project will therefore contain approximately 34,060 square feet of floor area for FAR purposes. With approximately 13,839 square feet of buildable area, the Project's FAR will not exceed approximately 2.46:1, well below the 3:1 FAR permitted by the RAS4-1 zone. Moreover, the Project's FAR is consistent with many nearby uses and thus is not out of scale with existing development. The Project will revitalize the currently vacant Property by intelligently creating housing stock on a vacant parcel where housing does not currently exist. Therefore, the Project results in a net addition to the City's housing stock, not the redevelopment of an existing residential structure with newer residential units.

The Property's Residential Base Density is not sufficient to support the proposed Project's 40 units, which are needed to ensure the Project's economic viability in light of its significant affordable housing components. Pursuant to the Density Bonus Law, by restricting the Affordable Units, the Project, however, qualifies for a by right density bonus of up to 35 percent. The Project will only use an 11 percent density bonus to achieve the units necessary to ensure the Project's economic feasibility. The Affordable Units comprise approximately 11 percent of the Property's Residential Base Density. Additionally, the Project will provide the Working Class Units for a total of 12 affordable units. Approximately 33 percent of the Project's Residential Base Density would be restricted as either affordable or working class.

A 35 percent density bonus would permit development of the Property with up to 49 residential dwelling units, but the Project's economic feasibility would be ensured by 40 dwelling units. Therefore, the Project will only use 11 percent of the applicable 35 percent density bonus. The proposed mixture of affordability more than adequately justifies the Applicant's use of a Density Bonus Law incentive to develop the Project with 40 residential dwelling units. Moreover, because the Applicant will incorporate the Affordable Units within the Project, the Applicant both satisfies applicable Mello Act requirements, and is entitled to two development incentives under both the Density Bonus Law and the Implementing Ordinance. Nevertheless, the Applicant only proposes to use one development incentives.

The Project's structure will reach a maximum height of 65 feet to the top of the roof with photo voltaic cells adding between 4 and 5 feet in some locations for a height of approximately 70 feet to the top of the photo voltaic cells. The Project's additional height is necessary to maximize the Property's utility along two major transit corridors and to construct the 28 market rate units necessary to ensure the Project's economic feasibility. The project will also contain a decorative architectural feature and artistic sign doubling as a functional stair case at the intersection of Venice and Lincoln Boulevards. The sign will not exceed approximately 80 feet

in height. A small project at this location would not make efficient use of the Property's characteristics. Moreover, the Project's height and complimentary design act as a landmark to this significant area.

The Project will be located at the intersection of two major corridors, Lincoln Boulevard and Venice Boulevard. Lincoln Boulevard is under consideration for transit system improvements and, thus, the Property is appropriately located for the Property's proposed concentration of density. Both Lincoln Boulevard and Venice Boulevard offer ample opportunity for use of the many bus lines which frequent both major transit corridors.

The Project's front lot line as defined by the LAMC is located along Lincoln Boulevard. The Property's rear lot line is opposite and must be distinct from the Lincoln Boulevard lot line. The Property's side lot lines are located along Venice Boulevard on the north and Harding Avenue on the south.

The Project will provide a total of 69 parking spaces, within two subterranean levels and one half ground level behind the Project's retail frontage. Pursuant to the Density Bonus Law and the Implementing Ordinance, upon request, the City must grant the State mandated residential parking requirements set forth above. Based on the Project's proposed unit mixture (11 studios, 27 one-bedrooms, and 2 two-bedrooms), the Project must reserve 42 parking spaces for the residential component. Pursuant to the Coastal Specific Plan, depending on the character of the Project's commercial retail uses, the Project will be required to provide between 20 and 22 parking spaces for the commercial component. The Project is, thus, required to provide between 62 and 64 parking spaces. With 69 parking spaces proposed, the Project provides sufficient parking for the proposed use mixture.

The Project has been thoughtfully and creatively designed. The Project's structure was designed under the guidance of world renowned architect Eric Owen Moss. The Project incorporates many sustainable design elements and thus is truly a "green" building. The structure's shape has been purposefully created to maximize exposure to the sun's rays in an effort to reduce the Project's reliance on electricity. Additionally, the Project's roof top is covered with photovoltaic cells which will capture the sun's solar energy and return that captured energy into the Los Angeles Department of Water and Power's power grid.

### **Zone Change Findings**

LAMC Section 12.32 requires all of the following mandated findings to support the granting a zone change.

#### **1. Adoption will be in conformity with public necessity and convenience**

The Property is ripe for a zone change to RAS4 because the purpose of the RAS4 zone is to provide a mechanism to increase housing opportunities, enhance neighborhoods and revitalize older commercial corridors while accommodating population growth in mixed use and residential projects that are compatible with existing neighborhoods. The proposed Project meets public necessity because the development of a mixed-use commercial and residential structure at the Property provides needed housing stock, including affordable housing, and transit-oriented development in an area of increasing population. The proposed Project also

fulfills the significant need for affordable housing in a manner that serves the public convenience because lower-income tenants are likely to utilize the extensive network of bus lines that stop at the corner of Venice and Lincoln Boulevards. Indeed, the Project is located at the cross-section of two main traffic corridors – Venice Boulevard is designated a Secondary Highway and Lincoln Boulevard is designated a Class II Highway. Moreover, with the revitalization of Venice and increasing density in adjacent neighborhoods, including Playa Vista and Marina del Rey, the area's population is expected to continue to increase exponentially. Such a population increase will exacerbate an already problematic housing stock shortage. The Project fulfills the community need for both additional affordable and market-rate housing stock as well as neighborhood-serving commercial, but does so smartly by locating density along major transit corridors that run both north-south and east-west, thereby enhancing the public convenience.

The Project will also redevelop a vacant parcel (previously used as a gas station) into a mixed-use commercial and residential development that exemplifies sustainable development, including by incorporating design elements that enable the Project to realistically reach the Applicant's goal of developing a Project that will be a zero-electricity consumer. The Project will not only promote a healthier environment and serve as an example of sustainable development, but also bring the benefits of much-needed housing stock without adverse environmental consequences. Further, the Project is not redevelopment of existing housing stock – the Project results in a net gain of affordable and market-rate units by replacing a vacant parcel with new residential construction.

The Project is further in conformity with the public convenience because it addresses the need for additional affordable housing and new, neighborhood-serving commercial development. While new development along Abbot Kinney Boulevard to the northwest of the Property has made certain parts of Venice more pedestrian-friendly, the area at and around the intersection of Venice and Lincoln Boulevards is not a pedestrian-friendly, walkable area with services targeted at neighborhood residents. The Project, by contrast, will feature commercial tenants offering services targeted at both Project tenants and neighborhood residents. As noted above, the Project's location at the corner of Venice and Lincoln Boulevards makes the Project a smart use of land because it concentrates density on major thoroughfares running both north-south and east-west. Project tenants will have immediate access to a Class II Highway and Secondary Highway, thereby providing needed residential housing stock without burdening Local streets with significantly increased traffic.

The Project is a net benefit for the neighborhood. By developing an otherwise significantly under-utilized Property for an environmentally-sustainable mixed-use development that includes significant affordable housing, the Project is an example of smart growth, intelligent urban infill and creative planning.

## **2. Adoption will be in conformity with the general welfare.**

Adoption of the zone change will result in no detriment to the general welfare of the City or to existing and future residents of the Venice community. The Project's scope and design is appropriate to the site and surrounding land uses. By concentrating residential density along main thoroughfares giving resident access to transit, the Project exemplifies smart growth and intelligent urban infill. Additionally, residents will also be able to utilize Venice and Lincoln



Boulevards to reach nearby freeways as well as the extensive Lincoln Boulevard commercial corridor.

The Project will be in conformity with the general welfare because it provides a mix of new residential development as well as neighborhood-serving commercial uses to meet the demands of the area's growing population. The residential component will support the general welfare by including a significant affordable housing component (four very low income units and eight workforce units), thereby filling an urgent need for low- and moderate-income housing in an area of ever-escalating rental rates and shortages of affordable dwelling spaces. The commercial component will also conform to the general welfare by providing neighborhood-serving retail that will be utilized by residents in the immediate vicinity, thereby increasing the neighborhood's walkability. The development will also serve the general welfare as a positive example of sustainable development that goes above and beyond required environmental and sustainability standards, including, potentially, as a zero electricity consumer.

### **3. Adoption will be in conformity with good zoning practice.**

Adoption of the zone change is in conformity with good zoning practice. The requested zone change reflects the nature of the neighborhood and location of the Property – adjacent to commercial and residential uses in a transition area from the commercial zone along Lincoln Boulevard to more residential uses along Venice Boulevard west of Lincoln. Significant amounts of R4 zoned multi-family properties are located east of Lincoln Boulevard along both sides of Venice Boulevard. These properties are located within the same Community Plan as the Property. Moreover, the requested RAS4 zone is consistent with the Property's Community Plan General Commercial land use designation. The RAS4 Zone is intended to provide flexibility in developing areas in need of revitalization and housing opportunities, especially along major transit corridors and major highways. Both Lincoln Boulevard and Venice Boulevard are designated as Major Highways by the City's General Plan. Accordingly, the zone change reflects the needs of the neighborhood, specifically, and West Los Angeles area, generally. Prohibiting the zone change would hinder smart growth and intelligent urban infill development by severely limiting redevelopment of the Property with residential uses because the size, shape and location of the combine to make low-density residential not an economically-viable redevelopment option. Redevelopment into additional low-intensity commercial development similar to that along Lincoln Boulevard and would not significantly enhance the neighborhood, much less provide significant affordable housing. Thus, efficient use of the Property in a manner that benefits the neighborhood and the surrounding area requires a zone change. The Project also meets the requirements of the CDO.

### **Density Bonus and Density Bonus Off-Menu Incentives**

Pursuant to the Density Bonus Law and the Implementing Ordinance, providing the Affordable Units entitles the Project to the following:

1. An 11 percent density bonus over the Residential Base Density for a total of 40 units;
2. Parking Option 1 set forth in the Implementing Ordinance as mandated by State law; and
3. One Off-Menu Incentive relative to increased building roof height of up to 65 feet with a maximum height of 70 feet to the top of the proposed photo-voltaic cells located on portions of the structures roof, and a maximum height of up to 80 feet to allow the erection of an architectural feature/community sign that also functions as a staircase located at the intersection of Venice Boulevard and Lincoln Boulevard.

### **Density Bonus Incentive for Height**

The Coastal Specific Plan's 30 foot height restriction would render the Project economically unfeasible because the density needed to support the Affordable Units and the Working Class Units cannot be developed within that height envelope. The Property is located at the intersection of two transit corridors, ideally situated to support more height and density than other properties not situated along such corridors. Additionally, the Property is pie shaped and contains only 14,639 square feet of gross lot area reduced to 13,839 post-dedication. If the Property were larger the density needed to support the Project's economic feasibility in light of the Project's affordable component may be achievable within the 30 foot maximum. The severely size constrained Property, however, must build up to accommodate the density needed to facilitate the provision of the Affordable Units and the Working Class Units.

The Project's proposed 40 residential units and 5,000 square feet of commercial square footage cannot be accommodated within a structure height of less than 65 feet to the top of the roof, unless the size of the residential units were greatly reduced, thereby rendering them unlivable and unmarketable. Alternatively, the Project could be developed without the commercial space and related parking, which would reduce overall structural height between 12 and 15 feet. But, eliminating the commercial space and developing the Project as entirely residential would squander a wonderful smart growth opportunity. Further, lack of a commercial component along Lincoln and Venice Boulevards would eliminate the Project's potential to increase walkability along these major boulevards. Therefore, reducing height to less than currently proposed would sacrifice either smart growth or some portion of the Project's affordable component.

The Applicant also requests a maximum height of up to 69 feet to the top of the proposed photo-voltaic cells. The photo-voltaic cells will help reduce the Project's energy consumption by capturing solar energy and re-introducing that energy into the power grid. The photo-voltaic cells are largely transparent and will thus not add to the physical appearance of height.

The Applicant also requests a maximum height of up to 80 feet at the intersection of Venice Boulevard and Lincoln Boulevard for the erection of an architectural feature/community sign.

### **Yard Adjustments**

The Applicant also requests yard adjustments to permit (i) a zero-foot front along Lincoln Boulevard; and (ii) a zero-foot rear yard in lieu of the required 5 foot front and rear yards. The Applicant offers the following findings in support of the requested adjustments:

**1. That the granting of an adjustment will result in development compatible and consistent with surrounding uses.**

Granting the adjustment will result in development compatible and consistent with surrounding uses because the Project is located along two major transit corridors with many commercial uses observing zero or limited yard setbacks. The Property is surrounded by streets, Venice Boulevard on the north, Lincoln Boulevard on the east and Harding Avenue on the south, and resembles a triangle. The front lot lines of many lots are along all three streets. Nevertheless, pursuant to the LAMC, the Property's front lot line is along Lincoln Boulevard. The Property may not be required to comply with any front yards because no buildings adjacent to the Property are those across Lincoln observe zero or significantly reduced setbacks. Nearby property is also zoned commercial and front yard setbacks are not required. Moreover, the recently approved CDO also encourages little or no setbacks from the front property lines to encourage pedestrian activity and walkability in the area. Accordingly, granting the adjustment will result in compatible development.

Similarly, granting an adjustment to permit a zero foot rear yard along that portion of the Property that does not front on a public street will result compatible and consistent development because a portion of this Property boundary adjoins a strip commercial center that fronts on Venice with no rear yard, and a multi-family residential building that fronts on Naples and is immediately adjacent to the commercial center. Reducing the Property's rear yard to zero, when the yard can arguably be characterized as a side yard (due to the commercial center's orientation toward Venice Boulevard), will not impact the adjacent residential use.

**2. That the granting of an adjustment will be in conformance with the intent and purpose of the General Plan of the City.**

Granting the adjustment will be in conformance with the intent and purpose of the General Plan of the City because the Project will result in a net addition to the City's housing stock, including affordable and working class housing. Without the requested adjustments, the Project could not be developed with the proposed housing units and within the proposed 65 foot building envelope because the Property is shaped like a triangle, not a traditional square lot. Additionally, while the LAMC prescribed Lincoln Boulevard as the front lot line, the lot is surrounded on three sides by public streets. Many Properties along Lincoln are zoned commercial and would not require setbacks under various development scenarios. Moreover, the CPO encourages building structures up to the front property line to encourage pedestrian activity. Therefore, granting the adjustment is in conformance with the General Plan.

**3. That granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.**

Granting the adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City because the Property is located in an area largely surrounded by commercial uses. Those commercial developments observe little to no yard setbacks. Additionally, the recently approved CDO encourages the building of structures located along the front property line to stimulate pedestrian activity at these locations. Therefore, proposing to develop the Project's structure with a zero-foot front yard along Lincoln Boulevard is consistent with the CDO and is in conformity with the spirit and intent of the City's Planning and Zoning Code.

Granting the requested zero foot rear yard is also in conformance with the spirit and intent of the City's Planning and Zoning Code because if the property were developed under the existing commercial zone, a rear yard would not be required. The Project does not contain any residential uses located at the ground level. All residential uses are located at the second level and above. The Project's residential portion is stepped back 5 feet on all sides and observes the required 5 foot front and rear yards. Additionally, all immediately adjacent property is zoned commercial and could be developed without any yards. Therefore, granting the requested adjustment is in conformance with the spirit and intent of the City's Planning and Zoning Code.

**4. That there are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.**

There are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated because all residential portions of the Project's structure will be stepped back 5 feet from all Property lines. Typically yards are required in an effort to provide open space. Three of the Property's sides are located along streets, two of which are major transit corridors. The fourth Property boundary is located directly adjacent to a strip type commercial structure and multi-family structure. The commercial structures does not observe any setbacks from the Property's rear boundary. The multi-family structure does observe a rear yard setback from the Property's rear boundary and would not be adversely impacted by the requested yard reduction. Additionally, the Project will contain a large interior second level courtyard deck that will provide sufficient open space opportunities for Project residents. Therefore, there are no adverse impacts from the proposed adjustment.

**5. That the site and/or existing improvements make strict adherence to zoning regulations impractical or infeasible.**

The site makes strict adherence to the zoning regulations impractical and infeasible. The Property is oddly shaped, resembling a triangle, not a traditional square lot. The Property is also bounded on three sides by public streets. The Property's odd shape and adjacent streets make it extremely difficult appropriately site the Project's structure. The Project, however, has been designed to compliment the Property's odd shape and resembles a triangle, with its smallest point at the Lincoln Boulevard frontage. The Triangles longest sides run along Venice Boulevard and Harding Street. The triangles base runs along the Property's boundary adjacent to commercially zoned properties. Such an odd shape and location combine to make it extremely difficult to

appropriately identify front, side and rear yards, and make it infeasible to comply with those yards.

### **Coastal Development Permit**

Pursuant to LAMC Section 12.20.2.1 the Applicant offers the following findings in support of a Coastal Development Permit:

**6. That the proposed Coastal Development is in conformity with the certified Local Coastal Program.**

The Project is in conformity with the Certified Local Coastal Program because it complies with the applicable policies and goals of the Local Coastal Program. The Project does not destroy any Affordable Housing Units. In fact, the Property has been used as a gas station. The Project will provide the Affordable Housing Units and the Working Class Units for a total affordability component of 12 units. One major policy of the Coastal Program is to create affordable housing in the coastal zone. Additionally, the Coastal Program encourages mixed use projects within commercially designated land. The Property will remain designated general commercial. The Project will contain approximately 5,000 square feet of ground level neighborhood serving commercial. Therefore, the Project conforms to the Coastal Program.

**7. That the Coastal Development is in conformity with all applicable provisions of any adopted community plan and specific plan for the area.**

The Project is in conformity with all applicable provisions of the Community Plan and the Coastal Specific Plan, because the Project is using the Incentive to obtain what amounts to an exception to the Coastal Specific Plan's height limitation. Pursuant to the Density Bonus Law and the Implementing Ordinance, any development restriction that impedes the production of affordable housing must be waived if requested by an applicant. The Project will incorporate the Affordable Units (11 percent of the Property's Residential Base Density) and is thus entitled to two development incentives. The Project, however, will only use one incentive to allow the height needed to provide the Affordable Units and to render the Project economically feasible.

Upon approval of the requested RAS4 zone change, the LAMC not the Coastal Specific Plan will regulate the Property's density and FAR because the Coastal Specific Plan does not address regulations in the RAS4 zone. In such instances the Coastal Specific Plan states that LAMC regulations shall govern. Therefore, the Project is consistent with the Coastal Specific Plan.

The RAS4 zone was created to increase housing opportunities along major highways and transit corridors, which preserving ground floor commercial uses. The Property abuts Venice Boulevard and Lincoln Boulevard, both major class II highways and transit corridors. The Project will create 40 net new housing units on site where housing never existed. The Project will also provide ground floor neighborhood serving commercial uses. Density similar to the Project can be found within the R4 zone located along both sides of Venice Boulevard and east of Lincoln Boulevard. Therefore, the Project's proposed density is consistent with the Community Plan and furthers various important Community Plan goals.

8. **Where applicable, that any Coastal Development located between the First Public Road Paralleling the Sea and the sea or shoreline of any body of water located within the Coastal Zone is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.**

The Property is not located between the First Public Road Paralleling the Sea and the sea or shoreline of any body of water located within the Coastal Zone. In fact, the Property is located at the eastern most edge of the Coastal Zone (centerline of Lincoln Boulevard). Therefore, this finding does not apply to the issuance of the Project's Coastal Development Permit.

### **Specific Plan Project Permit Compliance Review**

Pursuant to Specific Plan Section 8.C, the Applicant offers the following findings in support of the requested Project Permit Compliance Review:

1. **That the Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.**

The Project is compatible in scale and character with the existing neighborhood and would not materially detriment adjoining lots or the immediate neighborhood. The Project is located at the intersection of Venice Boulevard and Lincoln Boulevard, both major class II highways and transit corridors. These heavily traveled streets are improved with various commercial and multi-family uses. Additionally, various commercial structures of similar scale can be found along Lincoln Boulevard. The Property sits at the eastern most edge of the Coastal Specific Plan's boundary. Properties located on the east side of Lincoln Boulevard are not similarly restricted and will likely be developed with structures similar to the Project's. Moreover, the Property's location at the intersection of Lincoln Boulevard and Venice Boulevard (both major class II highways) makes it ideal to support the scale and massing proposed by the Project. Such scale and massing may not be appropriate within the Coastal Specific Plan's core (e.g., Abbott Kinney or Ocean), but is compatible with the neighborhood surrounding the Lincoln and Venice Boulevard intersection. Therefore, the Project is compatible in scale and character with the existing neighborhood.

Consequently, the Project will not be materially detrimental to either adjoining lots or the immediate neighborhood because the Project is a net 40 unit addition to the area with ground level commercial uses on a site previously improved with a gas station. The lots adjoining the Property are improved with a strip mall type commercial structure and a multi-family residential structure, the Project's proposed uses are consistent with these adjoining lots. The immediate neighborhood is also improved with various types of commercial and residential uses, again consistent with the Project's proposed uses. Additionally, similar levels of density can be found along both sides of Venice Boulevard east of Lincoln Boulevard. The addition of 40 residential units in a dense urban area will not be materially adverse to the adjoining lots or the immediate neighborhood.

2. **That the Venice Coastal Development Project is in conformity with the certified Venice Local Coastal Program.**

See finding No. 1 to Coastal Development Permit, which requests the same information.

3. **That the applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed Venice Coastal Development Project and to register the Replacement Affordable Units with the Los Angeles Department of Housing.**

The Property is currently vacant and was previously developed with a gas station that has been demolished. No housing units existed on the Property prior to the requested Project Permit Compliance. Therefore, Replacement Affordable Units are not required.

The Applicant will provide the Affordable Units (very low income) and the Working Class Units (with target Area Median Income between 120 percent and 150 percent. The Projects significant affordable component (12 total units) is a net addition to the area's affordable housing supply.

4. **That the Venice Coastal Development is consistent with the special requirements for low and moderate income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).**

The Project will not result in the demolition of existing affordable units because the Property was previously used as a gas station. Thus, no replacement affordable units are required. The Project will restrict the Affordable Units (4 total units) as affordable to persons and families of low income. The Project will also provide the Working Class Units (8 units) affordable to persons and families with AMIs between 120 percent and 150 Percent. The Affordable Units and the Working Class Units will be provided on the Property. The Project therefore, is consistent with and exceeds applicable Mello Act requirements.

### **CDO Compliance**

Pursuant to Ordinance No. 179906, effective July 1, 2008, the Applicant offers the following findings in support of granting compliance with the conditions imposed upon parcels within the Lincoln Boulevard Community Design Overlay District (13.08.E Design Overlay Plan Approval):

#### **Goals and Objectives.**

The Project will meet the CDO's goals and objectives for a pedestrian oriented vibrant commercial and residential boulevard. The Project will feature commercial tenants offering neighborhood-serving retail for utilization by Project tenants and neighborhood residents. Moreover, the Project's yard setback adjustment will result in further compatibility with the recently approved CDO, which encourages little or no setbacks from the front property lines, thus encouraging pedestrian activity and walkability in the area.

The Property is located at the intersection of two major transit corridors, Lincoln Boulevard and Venice Boulevard; and the Project meets the CDO's goals and objectives for a multi-modal main street. Lincoln Boulevard is under consideration for transit system improvements, and both Lincoln Boulevard and Venice Boulevard offer ample opportunity for use of the many bus lines which frequent both major transit corridors.

The Project's mix of retail and residential uses meets the CDO's goals and objectives for pedestrian activity to support transit and an active street environment. The Project will make efficient and productive use of the Property's strategic location, by placing a mixture of smart density residential as well as neighborhood-serving commercial uses along two major transit corridors.

As mentioned above, granting the yard setback adjustments will result in meeting the CDO's goals and objectives for a traditional streetwall achieved through minimal setbacks. Proposing to develop the Project's structure with a zero-foot front yard along Lincoln Boulevard is consistent with the CDO. The yard setback adjustments will result in a development compatible and consistent with surrounding uses, because many nearby commercial uses observe zero or limited yard setbacks, while assuring that storefronts and building frontages cater to pedestrians and maintain visual continuity.

### **Design Principles Met**

#### *Compatibility*

The Project's thoughtful and creative design meets the design principle for compatibility as set forth in the CDO. The requested yard setback adjustments will result in a development compatible and consistent with surrounding uses because many nearby commercial uses observe zero or limited yard setbacks. A large interior second level courtyard deck provides sufficient open space opportunities for Project residents. The Project's design takes advantage of the Property's odd shape, which resembles a triangle, with its smallest point at the Lincoln Boulevard frontage. The project contains a decorative architectural feature and artistic sign doubling as a functional stair case at the intersection of Venice and Lincoln Boulevards. Though a smaller project at this location would not make efficient use of the Property's characteristics, the Project's height and complimentary design act as a landmark to this significant area.

#### *Context*

Continuing Lincoln Boulevard's history of progressive architecture with environment-friendly features, the Project's design meets the CDO design principal by incorporating many sustainable design elements. The Project will redevelop a vacant parcel (previously used as a gas station) into a mixed-use commercial and residential development, exemplifying sustainable development. The project is truly a "green" building; and the Project structure, designed under the guidance of world renowned architect Eric Owen Moss, is shaped purposefully to maximize exposure to the sun's rays in an effort to reduce the Project's reliance on electricity. The Project's roof top is covered with photovoltaic cells to capture the sun's solar energy and return that captured energy into the Los Angeles Department of Water and Power's power grid. The photo-voltaic cells are largely transparent and thus do not add to the physical



appearance of height. Environment-friendly design elements enable the Project to realistically reach the Applicant's goal for a Project that will be a zero-electricity consumer. The Project will promote a healthier environment, serve as an example of sustainable development, and bring the benefits of much-needed housing stock without adverse environmental consequences. The Project goes above and beyond required environmental and sustainability standards, including, potentially, a resultant project that will be a zero-electricity consumer.

### *Activity*

By developing a parcel at a major corner intersection with pedestrian oriented retail and housing, the Project meets the CDO's design principle for activity. The Project will feature commercial tenants offering services targeted at both Project tenants and neighborhood residents. The Project's location at the corner of Venice and Lincoln Boulevards makes the Project a smart use of land because it concentrates density and promotes a pedestrian-friendly area with commercial services. By locating density along major transit corridors that run both north-south and east-west, the Project's site design will activate public convenience, neighborhood walkability and a thriving commercial area.

### *Interest*

The CDO design principle for interest is met through the Project's architectural and landscape detailing. The Project, with an increased height necessary to maximize the Property's utility along two major transit corridors, can be appreciated at both pedestrian and vehicular speeds. The Project's height and complimentary design act as a landmark to this significant area. At the intersection of Venice and Lincoln Boulevards, the Project contains a decorative architectural feature and artistic sign approximately 80 feet in height, which doubles as a functional staircase. Additionally, the Project contains a large interior second level courtyard deck that will provide views and open space opportunities for Project residents, and the Project will provide architectural and landscape detailing that can be appreciated at both pedestrian and vehicular speeds

## **Design Guidelines and Standards**

The Project is compatible with CDO's design guidelines and standards as follows:

The Project provides setbacks to front buildings, and Project retail uses are no further than two feet from the property line. To improve streetwall continuity and encourage a safe and inviting pedestrian environment, there is no vehicular access to the Project from Lincoln Boulevard. Project parking is primarily underground, with ancillary ground level and subterranean parking facilities to accommodate the Project's uses. There is no surface parking for the Project along Lincoln Boulevard, with vehicular access to Project parking from side streets.

Ground floor façade articulation and variation is accomplished through glazing on at least 60 percent of Lincoln and Venice ground level storefront facades, with glazing at 3 feet or lower. Further, storefront columns, material changes, and landscaping occurs, at a minimum, every 25 ft. Massing and upper stories articulation for the Project is achieved through three-dimensional variation in form. The building structure is shaped relative to the sun's path, and a large opening

in the structure provides ocean views. Additionally, included among Project features are recessed and projected balconies. Whimsical architecture and art are addressed through the Project's exuberant architectural design that embraces the local tradition of progressive architecture. Additionally, the architectural feature and artistic sign, which doubles as a functional stair case at the intersection of Venice and Lincoln Boulevards, are in the tradition of other corner-marking elements in Venice. Inviting entrances and pedestrian access are provided at the Project through landscaping at the primary entrance on Lincoln Boulevard, at storefronts along Lincoln Boulevard and additional entrances on Venice Boulevard.

The Project's parking structure design is well-integrated and protects nearby residents from parking noise and visual impacts. The ground level parking is screened from view, more than 15 feet from Lincoln Boulevard. Textured concrete is used, and no there are automobile exhaust vents in the area close to residential units. To allow for a variety of building types that include residential uses while protecting the commercial corridor, no residential use is provided on the Project's ground floor. The project does not include awnings and canopies, and every effort will be made to minimize visual obtrusiveness of security grilles, if any, at the Project. Mechanical equipment, other than photovoltaic panels, is screened. Other than screened rooftop equipment, mechanical equipment is located below ground or screened near the rear of the site, and trash areas are also screened. No fences are currently planned on this project.

The Project's landscaping provides street trees compatible with the local street tree program, keeping existing trees where possible; and trees are planned per the Urban Forestry Division. Project landscaping is integrated with retail entry, providing a buffer to traffic. The Project provides landscaping in open areas at grade, and low water plants and automatic irrigation are used. Trees planned per Urban Forestry Division. There is no landscaping of within the parking garage areas. Project signage clutter will be minimized and will complement building design, with walls signs and types of signs to be determined. As stated earlier, the Project does not contain awnings or canopies; and thus no awning or canopy signs will be included at the Project. The appropriate placement, size, and quantity of signs will be carefully studied. Regarding multi-tenant building signage, the number of tenants is not yet known for Project. Monument signs are not currently planned in Project.

The Project takes advantage of natural systems and features. PV panels produce power, the building shape is designed to maximize natural light and through-ventilation for every unit, and the building opens to ocean breezes and views. It is anticipated that the Project building will meet LEED Certification requirements. Windows facing southwest are shaded by PV panels and window placement maximizes light and natural through-ventilation. Natural and recyclable materials will be used whenever possible.

There are no existing buildings located on the Project site, and therefore no historic resources will be removed or modified.

Valley Heart Group LLC  
9631 Olympic Blvd.  
Beverly Hills, Ca 90212

**Via Hand Delivery**

July 31, 2008

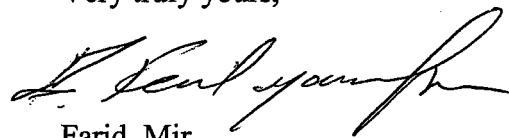
City of Los Angeles  
Department of City Planning  
200 N. Spring Street  
Los Angeles, Ca 90012

**Re: Valley Heart Group, LLC Disclosure Letter**

To Whom It May Concern:

Valley Heart Group, LLC, a California limited liability company ("Valley Heart") is the owner of that certain real property located at 1020 Venice Boulevard in the City of Los Angeles. Valley Heart is a single member limited liability company. I certify under the penalty of perjury that the undersigned is the sole individual member of Valley Heart Group. Additionally, as Valley Heart's sole individual member, the undersigned is authorized to execute applications for discretionary approvals from the City of Los Angeles.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Farid Mir', written in a cursive style.

Farid Mir

MG

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

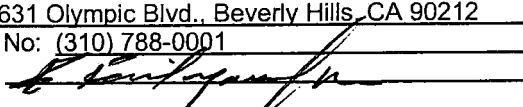
**ENVIRONMENTAL ASSESSMENT FORM**

EAF Case No.: \_\_\_\_\_ ZA Case No.: \_\_\_\_\_ CPC Case No.: \_\_\_\_\_  
Council District No.: 11 Community Plan Venice  
Area: \_\_\_\_\_

PROJECT ADDRESS: 1020 Venice Boulevard, Los Angeles, CA 90291

Major Cross Streets: Lincoln Boulevard and Venice Boulevard  
Name of Valley Heart Group, LLC

Applicant: \_\_\_\_\_  
Address: 9631 Olympic Boulevard, Beverly Hills, CA 90212  
Telephone No.: (310) 788-0001 Fax No.: (310) 788-9050 E-mail: kitchengallery@sbcglobal.net

<p><b>OWNER</b></p> <p>Name: Valley Heart Group, LLC</p> <p>Address: 9631 Olympic Blvd., Beverly Hills, CA 90212</p> <p>Telephone No: (310) 788-0001</p> <p>Signature: </p>	<p><b>APPLICANT'S REPRESENTATIVE</b> (Other than Owner)</p> <p>Name: Michael Gonzales, Esq. (Contact Person)</p> <p>Address: 515 S. Figueroa St., Los Angeles, CA 90071</p> <p>Telephone No: (213) 955-5578</p> <p>Signature: _____ (Applicant's Representative)</p>
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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:** a UNDATED check in the amount of \$50 made out to the County of Los Angeles 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>).
- H. **Additional Reports:** Additional reports may be required as determined by staff.

**APPLICATION ACCEPTED**

BY: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_ DATE: \_\_\_\_\_

**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:

Mixed residential and commercial containing 40 dwelling units, 5,000 square feet of commercial, and 2 levels of subterranean parking. Zone change, Density Bonus and Density Bonus Incentive, yard adjustments, Coastal Development Permit, Mello Act Compliance, Specific Plan Project Permit Compliance.

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:

TBD

**II. Existing Conditions**

- A. Project Site Area 14,693 gross square feet & 13,839 net square feet  
Net and \_\_\_\_\_ Gross Acres 0.337
- B. Existing Zoning C2-1 (Venice Coastal Specific Plan)
- C. Existing Use of Land Vacant  
Existing General Plan Designation Neighborhood Commercial
- D. Requested General Plan Designation Same
- E. Number 0 type \_\_\_\_\_ and age ± \_\_\_\_\_ 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?  
N/A
- 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)  
\_\_\_\_\_ 0-500 cubic yards.  
\_\_\_\_\_ if over 500 cubic yards, indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported \_\_\_\_\_

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 40 or Condominium \_\_\_\_\_
- B. Number of Dwelling Units with:  
One bedroom 38 (inclusive of studios) Two bedrooms 2  
Three bedrooms \_\_\_\_\_ Four or more bedrooms \_\_\_\_\_
- C. Total number of parking spaces provided 68 for residential and commercial
- D. List recreational facilities of project various
- E. Approximate price range of units \$TBD \_\_\_\_\_ to \$ \_\_\_\_\_
- F. Number of stores 5, height approximately 65 feet plus 80 foot tall decorative sign feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) gas and electric  
Gas heated swimming pool? No
- H. Describe night lighting of the project. All lighting will be faced toward Project to minimize light spillover beyond the property line (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 34,060

**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 5,000 square feet of ground level commercial
- B. Total number of square feet of floor area 5,000
- C. Number of units if hotel/motel N/A
- D. Number of stories ground level height \_\_\_\_\_ feet.
- E. Total number of parking spaces provided: 68 for residential and commercial  
No. of spaces at grade garage at grade Semi-Subterranean level \_\_\_\_\_ Subterranean level 2
- F. Hours of operation \_\_\_\_\_ Days of operation \_\_\_\_\_
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project All lighting will be faced toward Project to minimize light spillover beyond the property line (Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift TBD
- J. Number of students/patients/patrons N/A
- K. Describe security provisions for project TBD
- 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. Small amounts possible during construction. To be analyzed in CEQA compliance document.

- A. Regulatory Identification Number (if known) TBD
- B. License Agency TBD
- C. Quantity of daily discharge TBD

**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):

Lincoln Boulevard (adjacent), Venice Boulevard (adjacent)

- 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. To be studied in applicable CEQA compliance document.

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- Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.
- According the LAMC and revised under Ordinance 177404, the definition of a "tree expert" qualified to prepare a tree report is either one of the following individuals:
  - 1) Certified Arborist with the Society of Arboriculture holding a valid California license as an agricultural pest control advisor and having at least four years of experience in the business of transplanting, moving, caring for and maintaining trees.
  - 2) Registered consulting arborist with the American Society of Consulting Arborists
  - 3) Landscape Architect

Questions regarding this matter can be directed to the Urban Forestry Division, 1149 S. Broadway Street, 4th Floor, Los Angeles, CA 90015, telephone (213) 847-3077, Monday thru Friday 6:30 a.m. to 4:00 p.m., <http://www.lacity.org/boss/urbanforestrydivision/>

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, FALID MIR  
Owner (Owner in escrow)\*  
(Please Print)

I, \_\_\_\_\_  
Consultant\*  
(Please Print)

Signed: [Signature]  
Owner

Signed: \_\_\_\_\_  
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

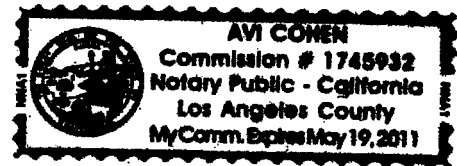
On 8/6/08 before me, Avi Cohen, Notary Public personally appeared  
(Insert Name of Notary Public and Title)

Falid Mir, 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)





## DENSITY BONUS APPLICATION WORKSHEET

	Total # of Units	% of Project
<b>I. Type of Development:</b>		
<input checked="" type="checkbox"/> Apartment	36 base	100%
OR		
<input type="checkbox"/> Subdivision or Condominium		100%

**II. Target Group for Restricted Affordable Units**  
*For all that apply, indicate # of units and % of project before density bonus units are added*

<input type="checkbox"/> Seniors (100% of building)		
<input type="checkbox"/> Low Income Seniors		
<input type="checkbox"/> Very Low Income Seniors		
<input type="checkbox"/> Moderate Income		
<input type="checkbox"/> Low Income		
<input type="checkbox"/> Low Income Disabled		
<input checked="" type="checkbox"/> Very Low Income	4	11%
<input type="checkbox"/> Very Low Income Disabled		

**III. Density Bonus Calculations**

A. Units Permitted By Right ("Base Density") or Total Units in project, whichever is less	36 (A)	
B. Percentage of Restricted Affordable or Senior Units (per II, above)		11% (B)
C. Number of Restricted Affordable or Senior Units (AxB)*	4 (C)	
D. Eligible Density Bonus Percentage, per Table**		35% (D)
E. Additional units allowed ("Density Bonus Units") (AxD)	13 (E)	
F. Additional units requested for project	4 (F)	
G. Total Number of Units in project (A+E or A+F)***	40 ***	

*\*All fractions are to be rounded up to the next whole number*  
*\*\*From Density Bonus Table below, identify "percentage density bonus" that corresponds to target group and percentage of project indicated in Section II, above.*  
*\*\*\*Must match total units identified in Section I, above.*

### Density Bonus Table

<b>Target Group: Very Low Income Households</b>	
<b>Percentage Very Low Income Units</b>	<b>Percentage Density Bonus</b>
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

<b>Target Group: Low Income Households</b>	
<b>Percentage Low Income Units</b>	<b>Percentage Density Bonus</b>
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35

<b>Target Group: Moderate Income Households (For-Sale Only) <i>upon adoption of Ordinance</i></b>	
<b>Percentage Moderate Income Units</b>	<b>Percentage Density Bonus</b>
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

<b>Target Group: Senior Households <i>upon adoption of Ordinance</i></b>	
<b>Percentage Senior Units</b>	<b>Percentage Density Bonus</b>
100	20
<i>100 and 5% Very Low Income</i>	35
<i>100 and 10% Low Income</i>	35

#### IV. Parking Requirements

Choose Option 1 or Option 2 below, and calculate the number of required parking spaces for the project.

##### Option 1 Parking Requirements

Total Units in Project					<b>40 units</b>
	# units in project		# spaces/unit	# parking spaces in project	
1-bedroom units	38	X	1	38	
2-bedroom units	2	X	2	4	
3-bedroom units		X	2		
4+-bedroom units		X	2 ½		
Additional parking spaces (optional)		X			
<b>TOTAL PARKING SPACES (for residential)</b>					<b>42 spaces</b>

- OR -

##### Option 2 Parking Requirements

Total Units in Project					<b>units</b>
	# units in project		# spaces/unit	# parking spaces in project	
Market rate units		X	Per code		
Restricted Affordable Units		X	1		
Low Income Senior Units		X	½		
Very Low Income Senior Units		X	½		
Low Income Disabled Units		X	½		
Very Low Income Disabled Units		X	½		
Restricted Affordable Units in a Residential Hotel		X	¼		
<b>TOTAL PARKING SPACES</b>					<b>spaces</b>

**V. Request for Incentives: Menu of Incentives**

*[Insert discussion of type of density bonus case eligible for incentives from the menu, timeline and step for processing such a case, etc.]*

To be eligible for one, two or three incentives, the proposed project must include the corresponding percentage of income-restricted affordable units, per the table here:

Number of Incentives	Percentage of Units* Restricted for Very Low Income Households	Percentage of Units* Restricted for Low Income Households	Percentage of Units* Restricted for Moderate Income Households
One Incentive	5%	10%	10%
Two Incentives	10%	15%	15%
Three Incentives	15%	20%	20%

*\*Based on total units in the proposed project before the addition of density bonus units.*

From the menu below, identify the requested incentive(s):

*Check all that apply and provide a brief description of the specific request on the line provided for each.*

**Yard/Setback.** Up to 20% deviation from a yard/setback requirement except along any property line that abuts an R1 or more restrictively zoned property.

Specific Request: \_\_\_\_\_  
\_\_\_\_\_

**Lot Coverage.** Up to 20% deviation from lot coverage requirements.

Specific Request: \_\_\_\_\_  
\_\_\_\_\_

**Lot Width.** Up to 20% deviation from lot width requirements.

Specific Request: \_\_\_\_\_  
\_\_\_\_\_

**Floor Area.** A deviation in floor area requirements equal to the percentage of density bonus for which the project is eligible, with the following exception:

A 3:1 floor area may be permitted for a parcel in a commercial zone in Height District 1 provided it meets the following criteria:

- (i) The development includes the number of Affordable Restricted Units sufficient to qualify for a 35% density bonus.
- (ii) The commercial or office use is limited to the ground floor only.
- (iii) More than 50% of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center as defined herein.

Specific Request: \_\_\_\_\_  
\_\_\_\_\_

**Height.** A deviation from the height requirement as follows:

- (i) *The deviation is equal to the percentage of density bonus for which the project is eligible with the following exception:  
For projects on a residentially zoned parcel, which abut, or are across the street or alley from, R1 or more restrictively zoned properties, the additional height may not exceed 10 feet. On each side abutting, but not across the street or alley from, R1 or more restrictively zoned properties, the building must be step back 1 foot for each additional foot of height beyond the height permitted by the zone.*
- (ii) Height for a mixed use project with commercial uses confined to the ground floor is limited to the number of feet, but not the number of stories.

Specific Request: \_\_\_\_\_  
\_\_\_\_\_

**Open Space.** Up to 20% deviation from open space requirements.

Specific Request: \_\_\_\_\_  
\_\_\_\_\_

**Density Calculation.** Area of required street and/or alley dedication included as lot area for purposes of calculating density.

Specific Request: \_\_\_\_\_  
\_\_\_\_\_

On an attached sheet, provide a justification for the(se) incentive(s), addressing the need for the incentive(s) in order to support the requisite affordable units in the proposed project.

**VI. Request for Incentives: Proposed Incentives Not on Menu**

*[Insert discussion of the type of density bonus case which would request an off-menu incentive, process and timeline for review and approval, etc.] See Attachment A to Master Land Use Permit Application.*

On attached sheet(s):

1. Provide a detailed description for each non-menu incentive that is requested.
2. Provide a justification for each incentive, addressing the need for this incentive in order to support the requisite affordable units in the proposed project

**VII. Historic Resources Information**

On attached sheet(s):

1. Describe the historic resources, if any, which are a part of the proposed project.
2. Affirm that the proposed project has no adverse impact on any historic resource identified in item 1, above.

**FILING INSTRUCTIONS**  
**COMMUNITY DESIGN OVERLAY DISTRICT (CDO) - DESIGN OVERLAY PLAN APPROVAL**  
**LOS ANGELES DEPARTMENT OF CITY PLANNING**

PROJECT ADDRESS: 1020 Venice Boulevard, Los Angeles, CA 90291

**INSTRUCTIONS**

1. Please read the following instructions carefully. Missing or incomplete materials may cause a delay in case processing.
2. Contact the responsible staff person by phone or e-mail to schedule an appointment to review this handout, the Master Land Use Application form, and your application materials.
3. Fees are set by Section 19.01 of the Los Angeles Municipal Code (LAMC). Checks should be made payable to the City of Los Angeles.
4. Applicants must provide originals and copies of the following documents as listed below. Plans prepared by licensed architects, landscape architects, or engineers must be so identified on each sheet.
5. Any oversized plans must be folded.

*PLEASE NOTE: All questions regarding the project's consistency with the LAMC are referred to the Department of Building and Safety. Prior to filing the subject application, the applicant is responsible for insuring that the proposed project is consistent with both the Community Design Overlay District and applicable provisions of the LAMC.*

ALL SUBMITTED ITEMS MUST BE NOTED WITH A CHECK (•) IN THE ADJACENT BOX.  
MATERIALS MUST BE COLLATED BEFORE SUBMISSION.

Please provide the following: (Several useful applications and handouts, can be downloaded off the Planning Department's website at [www.lacity.org/pln](http://www.lacity.org/pln) by selecting "Forms/Procedures" on the left side of the page)

- This checklist, completed.
- ✓ **Master Land Use Permit Application**, original copy signed and notarized by the property owner(s). "Application Type" is DESIGN OVERLAY PLAN APPROVAL. Under "Actions Requested", write "13.08.E DESIGN OVERLAY PLAN APPROVAL" "Legal Description" can be obtained from ZIMAS (see below).
- **Environmental Clearance**. Projects entitled to categorical exemptions are issued an environmental clearance at the Planning Public Counter (201 N. Figueroa St., 4<sup>th</sup> Fl) at the time of filing.
- ✓ **Written narrative** describing the nature of the project, addressing the CDO design criteria, and explaining how the project is consistent with the design guidelines of the Overlay District. Please see Attachment A to the Master Land Use Permit Application.
- ✓ **Vicinity Map** with scale and directional arrow, indicating the location of the project site in relation to nearby streets. Commonly used base maps include figures within the CDO, or a "Thomas Guide" sheet.
- ✓ **District/ZIMAS Map** indicating the project's location, zoning, and related cases. Refer to <http://zimas.lacity.org>
- ✓ **Color photographs with corresponding index map** showing existing conditions of the project site, and surrounding buildings/areas. Map should indicate from where photos are taken. For sign projects within the CDO, show all existing signs located on building (not just tenant space).

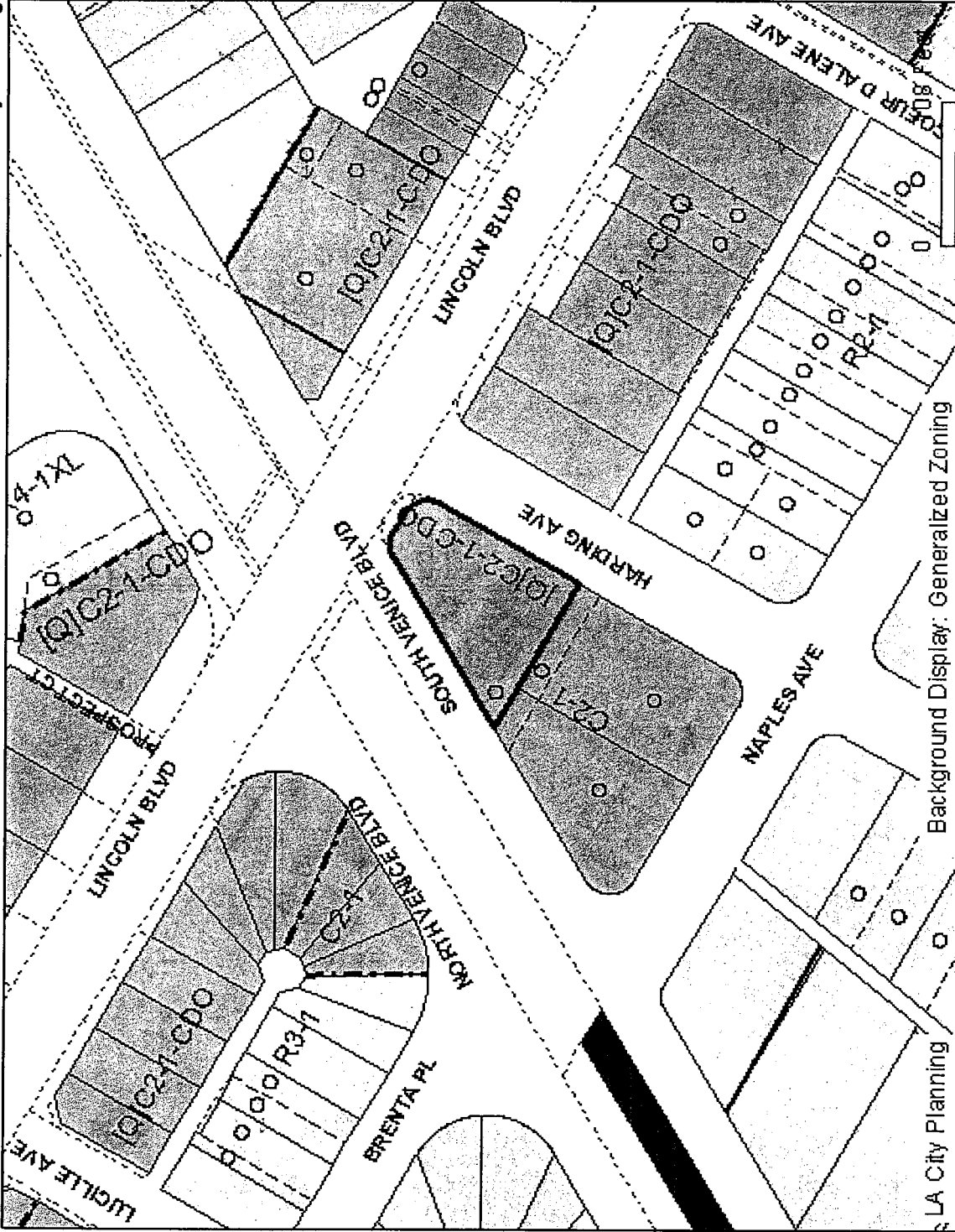
Please submit two (2) folded sets (including the plans listed below) of complete and dated plans that are drawn to scale, fully dimensioned and labeled, quality blue or black line drawings with uniform and **light background** color. The plans shall be a maximum of 36" x 48" size with a minimum **1/8 lettering size**. Sticky back details must produce prints without contrasting shades of background color. All drawings shall show existing and proposed conditions.

- ✓ **Color renderings/drawings** of proposed project, including finished details of materials and colors, stating the

reference name/number/manufacturer.

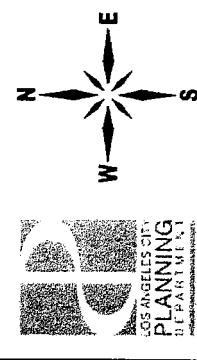
- ✓ **Site Plan** showing:
  - Existing and proposed dimensions of the project, in relation to surrounding properties;
  - Location of all buildings and improvements (parking areas, sidewalks, patios, landscaped areas, etc.);
  - Indicate location of adjacent buildings;
  - Lot lines;
  - Measurement scale;
  - North arrow;
  - Datum point from which height is measured.
  - If applicable, the location of all proposed and existing signs.
  
- ✓ **Floor Plans** for new multi-story projects, showing dimensions for all stories and levels. Indicate parking space counts, habitable room counts, and include roof plans.
  
- ✓ **Elevation Drawings** with building heights and dimensions for existing or proposed buildings. Show project in context to adjacent buildings. For new structures, show elevations of all sides of building. For sign projects within the CDO, show placement and height of all proposed signs upon building.
  
- ✓ **Section Drawings** with building heights, dimensions, and lot contour and elevation lines.
  
- • **Sign Details**, if applicable: show the locations and dimensions for all proposed and existing signs, including square foot measurements, width, length, depth, projection from building facade, etc.
  
- ✓ **Landscape Plans**, if applicable, including:
  - Planting locations and quantity of each species;
  - Names of plant materials, common and scientific;
  - Approximate size of plan materials at the time of planting and estimated planting schedule;
  - Approximate size of plan materials at the time of maturity and time of plant materials to reach maturity;
  - Proposed irrigation plan;
  - Open space calculations: showing how and where the project meets open space and landscaping/yard requirements. Indicate square-foot calculations for allotted open space and landscape areas in the front yard, rear yard, side yards, and if applicable, the roof-top and balconies.
  
- • **Environmental Clearance** synopsis (for large projects only, e.g. those with EIRs)
  
- ✓ **Any information** on related discretionary cases (e.g. zone variances and conditional use permits).

**IMPORTANT NOTICE:** Please keep in mind that each project is unique and that additional information may be required in order to process your application. Even if the application is considered complete for filing purposes, the application will not be deemed complete until the item(s) that is/are identified as missing (during the formal review process) are submitted to this office to be added to the subject case file.



**Generalized Zoning**

OS	RE, RS, R1, RU, RZ, RW1
A, RA	R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5
ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC	CM, MR, CCS, M1, M2, LAX, M3, SL
P, PB	PF
HILLSIDE	



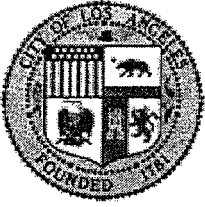
Address: 1020 W VENICE BLVD  
 APN: 4237017001  
 PIN #: 108B149 549

Tract: COEUR D'ALENE PLACE  
 Block: None  
 Lot: FR 1  
 Arb: None

Zoning: [Q]C2-1-CDO  
 General Plan: General Commercial

Background Display: Generalized Zoning





**City of Los Angeles  
Department of City Planning**

08/06/2008  
**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

1020 W VENICE BLVD

**ZIP CODES**

90291

**RECENT ACTIVITY**

TT-63154

**CASE NUMBERS**

APCW-2005-9354-SPE-CDP-SP  
PP-ZAA  
CPC-2006-3786-CDO-ZC  
CPC-2005-8252-CA  
CPC-2000-4046-CA  
CPC-1998-119-LCP  
CPC-1987-648-ICO  
ORD-179906  
ORD-175694  
ORD-175693  
ORD-172897  
ORD-172019  
VTT-63154  
ENV-2007-1541-ND  
ENV-2005-9095-MND  
ENV-2005-8253-MND  
ENV-2002-6836-SP  
ENV-2001-846-ND  
CFG-1500  
PRIOR-06/01/1946

**Address/Legal Information**

PIN Number: 108B149 549  
Area (Calculated): 12,040.0 (sq ft)  
Thomas Brothers Grid: PAGE 672 - GRID A5  
Assessor Parcel Number: 4237017001  
Tract: COEUR D'ALENE PLACE  
Map Reference: M B 7-139  
Block: None  
Lot: FR 1  
Arb (Lot Cut Reference): None  
Map Sheet: 108B149

**Jurisdictional Information**

Community Plan Area: Venice  
Area Planning Commission: West Los Angeles  
Neighborhood Council: Grass Roots Venice  
Council District: CD 11 - Bill Rosendahl  
Census Tract #: 2738.00  
LADBS District Office: West Los Angeles

**Planning and Zoning Information**

Special Notes: None  
Zoning: [Q]C2-1-CDO  
Zoning Information (ZI): ZI-2390 Lincoln Boulevard (CDO)  
General Plan Land Use: General Commercial  
Plan Footnote - Site Req.: See Plan Footnotes  
Additional Plan Footnotes: Venice  
Specific Plan Area: Los Angeles Coastal Transportation Corridor Venice Coastal Zone  
Design Review Board: No  
Historic Preservation Review: No  
Historic Preservation Overlay Zone: None  
Other Historic Designations: None  
Other Historic Survey Information: None  
Mills Act Contract: None  
POD - Pedestrian Oriented Districts: None  
CDO - Community Design Overlay: Lincoln Boulevard (CDO)  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: Active: Cornerstone Prep Charter School  
500 Ft Park Zone: No

**Assessor Information**

Assessor Parcel Number: 4237017001  
Parcel Area (Approximate): 14,374.8 (sq ft)  
Use Code: 100V - Commercial (Vacant Land)  
Assessed Land Val.: \$2,805,000  
Assessed Improvement Val.: \$0  
Last Owner Change: 12/27/06  
Last Sale Amount: \$2,750,027  
Tax Rate Area: 67  
Deed Reference No.: 2869102  
Building 1:

1. Year Built:	Not Available
1. Building Class:	Not Available
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	0.0 (sq ft)
<b>Building 2:</b>	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
<b>Building 3:</b>	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
<b>Building 4:</b>	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
<b>Building 5:</b>	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

**Additional Information**

Airport Hazard:	None
Coastal Zone:	Calvo Exclusion Area Coastal Zone Commission Authority Area not Mapped
Farmland:	No
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	6.46635 (km)
Landslide:	No
Liquefaction:	Yes

**Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

**Public Safety**

Police Information:	
Bureau:	West
Division / Station:	Pacific
Report District:	1443
Fire Information:	

District / Fire Station:	63
Batallion:	4
Division:	2
Red Flag Restricted Parking:	No

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

- Case Number:** APCW-2005-9354-SPE-CDP-SPP-ZAA  
**Required Action(s):** ZAA-AREA,HEIGHT,YARD,AND BUILDING LINE ADJMNTS < 20% (SLIGHT MODIFICATIONS)  
SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE  
CDP-COASTAL DEVELOPMENT PERMIT  
SPE-SPECIFIC PLAN EXCEPTION  
**Project Description(s):** SPECIFIC PLAN EXCEPTION FOR HEIGHT; COASTAL DEVELOPMENT PERMIT;  
VENICE SPECIFIC PLAN PROJECT PERMIT; ZONING ADMINISTRATOR ADJUSTMENT FOR ZERO FT. SIDE YARDS, AND 6 FT. REAR YARD.
- Case Number:** CPC-2006-3786-CDO-ZC  
**Required Action(s):** ZC-ZONE CHANGE  
CDO-COMMUNITY DESIGN OVERLAY DISTRICT  
**Project Description(s):** COMMUNITY DESIGN OVERLAY DISTRICT
- Case Number:** CPC-2005-8252-CA  
**Required Action(s):** CA-CODE AMENDMENT  
**Project Description(s):** AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
- Case Number:** CPC-2000-4046-CA  
**Required Action(s):** CA-CODE AMENDMENT  
**Project Description(s):** Data Not Available
- Case Number:** CPC-1998-119-LCP  
**Required Action(s):** LCP-LOCAL COASTAL PROGRAM  
**Project Description(s):** Data Not Available
- Case Number:** CPC-1987-648-ICO  
**Required Action(s):** ICO-INTERIM CONTROL ORDINANCE  
**Project Description(s):** INTERIM CONTROL ORDINANCE FOR THE ENTIRE VENICE COASTAL ZONE WHICH WILL TEMPORARILY PERMIT ONLY BUILDING DEVELOPMENT WHICH IS IN CONFORMANCE WITH REGULATIONS SUBSTANTIALLY BASED ON THE CALIFORNIA COASTAL COMMISSIONS INTERPRETIVE GUIDELINES FOR THE AREA  
  
CONTINUATION OF CPC-87-648. SEE GENERAL COMMENTS FOR CONTINUATION.  
  
CONTINUATION OF CPC-87-648-B. SEE GENERAL COMMENTS FOR CONTINUATION.  
  
CONTINUATION OF CPC 87-648-C. SEE GENERAL COMMENTS FOR CONTINUATION  
  
CONTINUATION OF CPC-87-648-D. SEE GENERAL COMMENTS FOR CONTINUATION.  
  
CONTINUATION OF CPC-87-648-A. SEE GENERAL COMMENTS FOR CONTINUATION.
- Case Number:** VTT-63154  
**Required Action(s):** Data Not Available  
**Project Description(s):** A VESTING TENTATIVE TRACT MAP, CDP, AND EAF
- Case Number:** ENV-2007-1541-ND  
**Required Action(s):** ND-NEGATIVE DECLARATION  
**Project Description(s):** TO PROVIDE DESIGN GUIDANCE AND DIRECTIONS TO ENHANCE THE VISUAL IDENTITY, AND TO IMPROVE THE WALKABILITY AND THE APPEARANCE OF THE LINCOLN CORRIDOR.
- Case Number:** ENV-2005-9095-MND  
**Required Action(s):** MND-MITIGATED NEGATIVE DECLARATION  
**Project Description(s):** A VESTING TENTATIVE TRACT MAP, CDP, AND EAF

**Case Number:** ENV-2005-8253-MND  
**Required Action(s):** MND-MITIGATED NEGATIVE DECLARATION  
**Project Description(s):** AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

**Case Number:** ENV-2002-6836-SP  
**Required Action(s):** SP-SPECIFIC PLAN (+ AMENDMENTS)  
**Project Description(s):** VENICE COASTAL SPECIFIC PLAN AMENDMENT prepared and adopted by the City Planning Dept. in accordance with the Coastal Act provisions and guidelines.

**Case Number:** ENV-2001-846-ND  
**Required Action(s):** ND-NEGATIVE DECLARATION  
**Project Description(s):** Data Not Available

## **DATA NOT AVAILABLE**

TT-63154  
ORD-179906  
ORD-175694  
ORD-175693  
ORD-172897  
ORD-172019  
CFG-1500  
PRIOR-06/01/1946

This page is part of your document - DO NOT DISCARD

06 2869102

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
12/27/06 AT 08:00am

TITLE(S) :

DEED



LEAD SHEET

FEE

FEE \$13 0  
3

D.T.T.

TRANSFER TAX  
NOT A PUBLIC RECORD

NOTIFICATION SENT \$4

CODE  
20

CODE  
19

CODE  
9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

4281 - 017 - 001

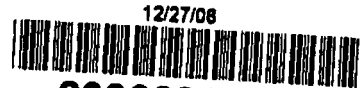
001

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY:  
**CHICAGO TITLE COMPANY**

AND WHEN RECORDED MAIL TO:

Mr. Fred Mir  
Kitchen Gallery  
9631 Olympic Blvd  
Beverly Hills, CA 90212



**20062869102**

2

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.:	<b>GRANT DEED</b>	Escrow No.: 06-60266-KB
<p>THE UNDERSIGNED GRANTOR(S) DECLARE(S)  <b>DOCUMENTARY TRANSFER TAX is \$ NOT OF PUBLIC RECORD.</b>  <input checked="" type="checkbox"/> computed on full value of property conveyed, or  <input type="checkbox"/> computed on full value less value of liens or encumbrances remaining at time of sale.  <input type="checkbox"/> Unincorporated area <input checked="" type="checkbox"/> City of VENICE AND</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,</p> <p>Venice Lincoln Partners, LLC, a California Limited Liability Company</p> <p>hereby GRANT(s) to:</p> <p>ValleyHeart Group, LLC, a California Limited Liability Company</p> <p>the following described real property in the City of VENICE, County of Los Angeles, State of California, described as:  LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF  Also Known as: 1020 VENICE BOULEVARD, VENICE, CA 90291</p> <p>APN#:</p> <p>DATE: November 21, 2006</p> <p>PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.</p>		

100-110-6224

**TRANSFER TAX  
NOT A PUBLIC RECORD**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

69024022x49

GRANT DEED - PAGE TWO

3

GRANTOR'S SIGNATURE:

Venice Lincoln Partners, LLC  
a California limited liability company

By: Festival Development Partners, LLC  
a California limited liability company  
its Manager

By: Somar Partners  
a California general partnership  
its Manager

By: [Signature]  
General Partner

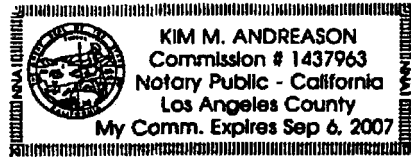
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS

On November 28, 2006 Before me, KIM M. ANDREASON, A  
Notary Public in and for said State, personally appeared, MARK SCHULOW

personally known to me (or 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.

WITNESS my hand and official seal.

Kim M. Andreason



05 2859102



**SEE EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 1 AND THE NORTHEASTERLY 17 FEET OF LOTS 2 AND 3 OF THE COEUR D'ALENE PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

END OF LEGAL DESCRIPTION

06 2869102

ORDINANCE NO. 179906

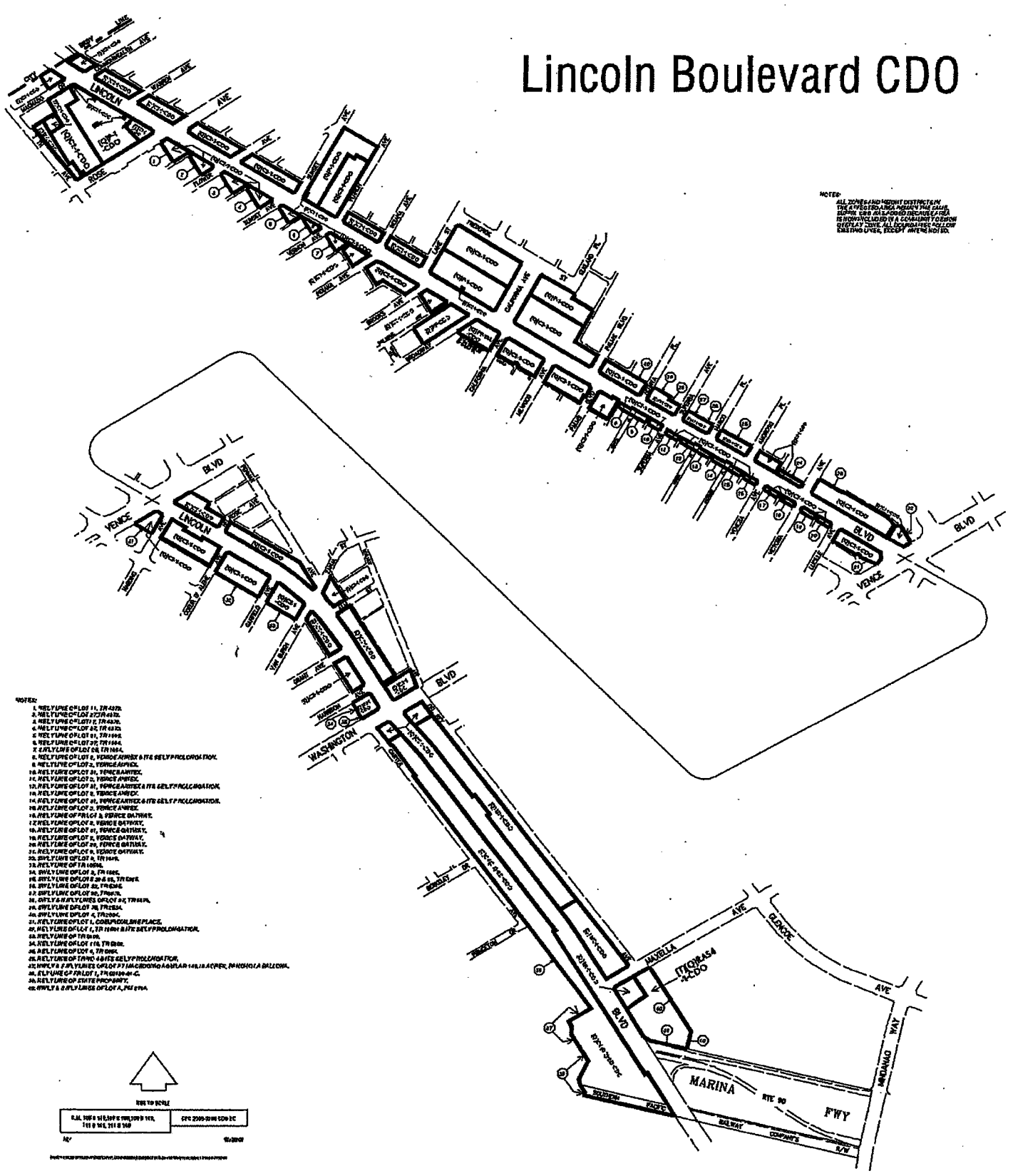
An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

# Lincoln Boulevard CDO

NOTES:  
ALL ZONE AND HEIGHT RESTRICTIONS IN THE ABOVE ZONING MAP SHALL BE SUBJECT TO THE ZONING BOARD'S DISCRETION TO GRANT VARIANCES. ANY VARIANCE IS NOT TO BE CONSIDERED AS A GUARANTEE OF FUTURE ZONING. ALL DEVELOPERS SHALL OBTAIN A ZONING VARIANCE BEFORE COMMENCING CONSTRUCTION.



- NOTES:
- 1. RELY LINE OF LOT 11, TRACT 1.
  - 2. RELY LINE OF LOT 12, TRACT 1.
  - 3. RELY LINE OF LOT 13, TRACT 1.
  - 4. RELY LINE OF LOT 14, TRACT 1.
  - 5. RELY LINE OF LOT 15, TRACT 1.
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  - 89. RELY LINE OF LOT 99, TRACT 1.
  - 90. RELY LINE OF LOT 100, TRACT 1.



SCALE: 1" = 100' (AS SHOWN ON THE PLAN)

DATE: 11/15/2011

## QUALIFYING [Q] CONDITIONS

The following conditions shall be imposed upon parcels within the Lincoln Boulevard Community Design Overlay District, and shall be implemented by ordinance:

**SECTION 1.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classification on properties shown upon a portion of the zoning maps titled "Zone Change Ordinance Map Lincoln Boulevard Design Overlay District" and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code.

**Table for Section 1**

Existing Zone	New Zone
C2-1	[Q] C2-1-CDO
[Q]C2-1	[Q] C2-1-CDO
C4-OX-2D	[Q]C4-OX-2D-CDO
M1-1	[Q] M1-1-CDO
[Q]M1-1	[Q] M1-1-CDO
M2-1	[Q]M2-1-CDO
P-1	[Q] P-CDO
(Q)P-1	[Q]P-1-CDO
[Q]PF-1XL	[Q]PF-1XL-CDO
PF	[Q]PF-CDO
[T][Q]RAS4-1	[T][Q]RAS4-1-CDO.

**SECTION 2.** Pursuant to section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "Q" Qualified Classification.

Existing "T" and "Q" conditions, if any, shall be retained. Where the zone symbols of the new zoning designation, as shown in the table for Section 1, are preceded by the symbol "Q" in Brackets, the conditions and limitations imposed by the new or additional "Q" Qualified Classification are set forth as follows:

### [Q] Conditions:

#### 1. General

If a portion of a project is within the CDO boundary, the CDO guidelines and standards and requirements contained herein shall apply to the entire project.

#### 2. Uses

a. Buildings with ground floor residential use, on lots with 50 linear feet or more of street frontage on Lincoln, shall dedicate least 20% of the building frontage width, to a depth of 15 feet, to commercial use.

b. Drive through facilities such as those associated with restaurants, kiosks banks, and drugstores, shall be prohibited. Exempted from this are uses with services that require direct access by vehicle, such as car washes and gas stations.

**3. Setbacks**

New buildings shall front Lincoln Boulevard and building setbacks shall measure not more than 20 feet from the lot line abutting Lincoln Boulevard.

**4. Parking Lots and Structures**

a. Surface parking lots shall not be constructed between the front property line and the primary building/storefront fronting Lincoln Boulevard.

b. The ground floor of new parking structures abutting Lincoln shall consist of commercial space along the building façade, to a minimum depth of 15 feet.

c. Parking structures with a ground level containing only parking uses shall be located on the rear half of lots.

d. A landscaped buffer shall screen parking structures from all abutting residentially-zoned properties.

e. Parking structures shall be designed to substantially screen automobiles contained therein from the public view.

**5. Storefront Transparency**

A minimum of 60 percent of the building façade at ground level and abutting a public right-of-way shall consist of doors and transparent windows

**6. Entrances**

All buildings shall have a ground floor with a primary entrance oriented towards Lincoln Boulevard.

**7. Appurtenances**

a. External security grilles are prohibited along any building façade abutting Lincoln Boulevard or other public street, excluding rear alleys.

b. All new utility lines that directly service lots in the CDO boundary area shall be installed underground. If underground service is not available, then provisions shall be made for future underground service.

c. Utilities, storage areas, trash containers, air conditioning units, fire alarms, and similar equipment shall be placed to the rear of the site or underground when feasible. If not feasible, structures housing such elements shall be screened with landscaping or designed in a way as to be as inconspicuous as possible.

**8. Fencing and walls**

Chain-link fences visible from Lincoln Boulevard are prohibited.

**9. Landscaping**

- a. Trees shall be planted along rear lot lines adjacent to residential parcels at a ratio of one tree for every 25 feet of lot width.
- b. All areas of a site not occupied by buildings, parking, driveways, or used for outdoor dining or other pedestrian uses should be landscaped; a minimum of 80% of landscaped areas shall consist of plant materials.

**10. Signage**


- a. **Prohibited Signs:** Off-site Signs (Including Billboards); Pole Signs; freestanding signs on walls and fences; Illuminated Architectural Canopy Signs; Roof Signs; Inflatable Signs, including inflatable devices used for display or to attract attention; blinking, flashing, electronic, moving signs and/or signs with any rotating or moving parts that give the impression of movement;
- b. **Prohibited improvements:** For existing sign types as listed above, the enlargement of signs, the augmentation of signs with lighting or digital displays, and the addition of sign facing (such as a second face on the back of an off-site sign) shall be prohibited.
- c. Each premise or business with a direct public entrance on the exterior of a building shall be permitted one wall sign. If the premise abuts another street, alley, or public parking area, an additional sign is permitted on the building at that location.
- d. Wall sign size shall not exceed one-and-one-half square feet per one foot of building façade length.

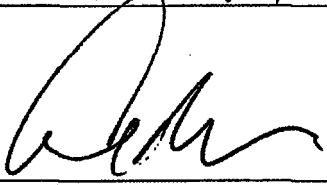
Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles MAY 07 2008 and passed at the meeting of MAY 14 2008.

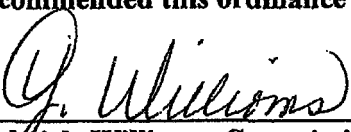
KAREN E. KALFAYAN, City Clerk

Approved MAY 21 2008

By   
Deputy

  
Mayor

Pursuant to Section 558 of the City Charter,  
the City Planning Commission on January 24, 2008,  
recommended this ordinance be adopted by the City Council.

  
Gabriele Williams, Commission Executive Assistant II  
City Planning Commission

File No. 08-0736

**DECLARATION OF POSTING ORDINANCE**

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 179906 - Establishing the Lincoln Boulevard Community Design Overlay District and zone change for certain parcels lying along Lincoln Boulevard - CPC 2006-3786-CDO-ZC - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 14, 2008, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on May 22, 2008 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on May 22, 2008 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 22nd day of May 2008 at Los Angeles, California.

  
\_\_\_\_\_  
Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: July 1, 2008  
Rev. (2/21/06)

Council File No. 08-0736



Per discussion with City Planner  
Jim Tokunaga 8/2/08 okay to accept  
case as is. Comm Plng will address  
actions requested entitlements, contents,  
fees and PCTS as needed.

Andrew Montealegre

**CPC 2008 3327**