

FEB 02 2008

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. 2008-318-EAF Existing Zone C2-1-CA District Map 106-5A143
APC West LA Community Plan Venice Council District 11
Census Tract 2735.00 APN 4226009020 Staff Approval * Date

APCW 2008 317 SPE-CUB-CDP-SPP

CASE NO. APPLICATION TYPE SP Exception, Coastal Development Permit, CUB, SPP
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 1697 Pacific Avenue, Venice, CA Zip Code 90291
Legal Description: Lot FR5 - FR14 Block 2 Tract Venice of America
Lot Dimensions 71' x 315' Lot Area (sq. ft.) 28,052 Total Project Size (sq. ft.) 1700 new cafe

2. PROJECT DESCRIPTION

Describe what is to be done: Upgrading of alcohol license from beer and wine to a full line of alcoholic beverages and expansion of alcohol service area from ground floor cafe to roof top deck cafe. NO NEW CONSTRUCTION OR EXPANSION WILL OCCUR ON PREMISES.

Present Use: 122 unit hotel & cafe Proposed Use: 122 unit hotel & cafe

Plan Check No. (if available) Date Filed:

- Check all that apply: New Construction, Change of Use, Alterations, Demolition, Commercial, Industrial, Residential, Rear, Front, Height, 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: 12.21 A 10 Code Section which authorizes relief: 12.24.W.1
See attached sheet.

Code Section from which relief is requested: Section 13.D H.C of Ordinance #172,897 #175,963 Code Section which authorizes relief: Section 11.5.7.F
See attached sheet.

Code Section from which relief is requested: Code Section which authorizes relief: Section 11.5.7.C

Code Section from which relief is requested: Code Section which authorizes relief: 12.20.2
SEE ATTACHED SHEET.

List related or pending case numbers relating to this site:

APCW 2001-5955-SPE-ZV-CU-SPP-CDP
ZA 1996-100-CUZ

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 Erwin H. Sokol Company Marina Pacific Hotel & Suites, LLC
 Address: 1697 Pacific Avenue Telephone: (310) 452-1111 Fax: (310) 452-5479
Venice, CA Zip: 90291 E-mail: info@mphotel.com

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

Contact Person for project Information Clare Bronowski, Esq.
 Address: 10250 Constellation Blvd., 18th Flr. Telephone: (310) 282-6254 Fax: (310) 556-2920
Los Angeles, CA Zip: 90067 E-mail: cbronowski@chrisqlase.com

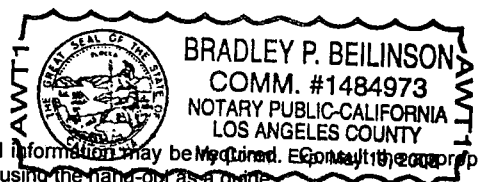
5. APPLICANT'S AFFIDAVIT

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: *Erwin H. Sokol*
 Print: Erwin H. Sokol
 Date: 12/18/07

Subscribed and sworn before me this (date): 12/18/07
 In the County of Los Angeles State of California
 Notary Public Bradley P. Beilinson
 Stamp:



7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate "Special Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

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Base Fee \$ <u>9023</u>	Reviewed and Accepted by <u>Daniel Hadjian</u>	Date <u>1/29/2008</u>
Receipt No. <u>273061</u>	Deemed Complete by _____	Date _____

APCW 2008 317

**APPLICATION FOR CONDITIONAL USE/ALCOHOL (CUB), SPECIFIC PLAN
EXCEPTION (PARKING) AND PROJECT PERMIT COMPLIANCE REVIEW**

Best Western Marina Pacific Hotel, LLC
1697 Pacific Avenue, Venice, CA

3. ACTION(S) REQUESTED

1) Conditional Use Permit to allow upgrading of existing beer and wine license to a full line of alcoholic beverages for an existing (122) room hotel in the C2-1 Zone in the Venice Specific Plan Area, and to allow expansion of alcohol service area from the existing ground floor café to the new roof deck open café that accommodates a total of (92) patrons and will operate from 9:00am to 1:30am, seven (7) days a week.

2) Exception from Section 11.C, Ordinance #172,897(Venice Specific Plan) to allow a 1700 square foot expansion of the ground floor café to the roof deck of the hotel and provide zero (0) additional parking spaces in lieu of the required (17) parking spaces.

3) Project Permit Compliance Review for the proposed expansion of the existing café on the ground floor to the roof deck and expansion of alcohol service from the existing café on the ground floor to the roof deck.

NO NEW CONSTRUCTION

4) COASTAL DEVELOPMENT PERMIT FOR THE PROPOSED EXPANSION OF THE EXISTING CAFE ON THE GROUND FLOOR TO THE ROOF DECK AND EXPANSION OF ALCOHOL SERVICE FROM THE EXISTING CAFE ON THE GROUND FLOOR TO THE ROOF DECK.