

Grass Roots Venice Neighborhood Council

Land Use and Planning Committee

neighborhood council

PROJECT INFORMATION FORM



INSTRUCTIONS TO APPLICANT:

1. Please E-mail this form with an electronic copy of your plans, preferably in PDF format, TEN days prior to your meeting date to upc@grvnc.org. This form will assist the LUPC in evaluating your project.
2. Bring to the meeting TEN copies of your plans and renderings for The Committee. You may wish to bring additional copies for the audience.

1. PROJECT INFORMATION

Today's Date Dec 22, 2005 Meeting Date Jan 4, 2005
Project Location 100 E. Sunset Cross Streets Main/Pacific
Applicant Name RAD Jefferson, LLC
Presenter Name Hank Koning
Presenters' relationship to applicant: Architect

Is this your initial appearance before the Committee? Yes No If No, on what other day(s) have you appeared? October 19, 2005

2. PROJECT DESCRIPTION (General Description)

The original project as modified consists of 201 residential condominiums and 13,000 sq. ft. of neighborhood serving commercial uses over two levels of subterranean parking. The project will provide 17 units affordable to very low income households in compliance with the Mello Act and an additional 17 workforce housing units. An environmental impact report was prepared for the original project which studied the potential environmental effects of a 225 unit project.

3. PROJECT BACKGROUND

Is the Project located in the Venice Coastal Zone? Yes No
If Yes, in which Venice Specific Plan Sub-area North Venice

In which of the following Venice Coastal Zone areas is your Project located? (please check)

Venice Coastal Zone Specific Plan Area X Dual Jurisdiction Zone

Grass Roots Venice Neighborhood Council

Status of Project (Select A or B)

A. Project is at a Preliminary/ Exploratory development state

B. Project Submitted to the City:

Application Date

Feb 18, 2005

Application Number

CPC 20051002

Have you posted your Application Notice?

Yes

No

If Yes, when & where?

The City Planning Commission will mail a notice for the next anticipated hearing Jan. 26

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

Date: Jan 26, 2005

Location: 6260 Van Nuys Blvd.

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

Zone Change, Specific Plan Exception, Yard Area Adjustment, Coastal Development Permit, Project Permit Compliance.

Please explain your justification for a Conditional Use, Variance, Venice Specific Plan Exception,

or Other Discretionary Action:

This project will replace an obsolete bus maintenance facility with a new mixed use development that will be more capatable with the surrounding community.

Was your Project presented to the immediate neighborhood?

Yes

No

If Yes, when New plan being presented via web beginning Dec. 05 (date) and to whom

Community meetings set for Weds. Dec. 28, 2005, January 4th to introduce new plan incorporating suggestions from the community received in various formats during a period of October through Dec. 05. See public notice attached.

If not presented, please explain:

4. ZONING

What is the Current zoning? M-1

Proposed zoning? CM-1

Is the Project compliant with the Community Plan Map?

Yes

No

Is the location on a Venice Specific Plan Walk Street?

Yes

No

Grass Roots Venice Neighborhood Council

5. TYPE OF BUILDING

Business Single Family Mixed Use (Business/Residential)

Apartments: _____ Units Permitted _____ Units Proposed

Condos: 214 Units Permitted 201 Units Proposed

Other – please explain: (197 plus 17 affordable and 17 workforce.)

Will the property be Owner Occupied? Yes No

6. SIZE

Lot dimensions 447' x 306' Square footage of the lot 136,618

Improvements: Square footage permitted? 204,927 Square footage proposed? 253,400

Floor Area Ratio (FAR/Commercial): FAR permitted 1.5 FAR proposed 1.85

7. HEIGHT

Maximum Height Permitted 35' Height Proposed 45'

Actual Physical Number of Stories, including basements, garages, and/or underground parking 6

8. SETBACKS

	Required	Proposed
Front	<u>5'</u>	<u>7'-34'</u>
Side	<u>5'</u>	<u>5'</u>
Rear	<u>n/a</u>	<u>n/a</u>

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

Grass Roots Venice Neighborhood Council

9. PARKING

Number of parking spaces Required 580 Proposed 614

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

Is Valet parking provided? Yes _____ No

Number of Spaces: Standard 416 Compact 198

Configuration: Side by Side Single _____ Tandem _____

Is Beach Impact Zone Parking required? Yes No

 If Yes, what are the number of parking spaces required 75

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

10. TRAFFIC

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

Has the traffic study been reviewed by the Dept. of Transportation? Yes No
 If yes, please attach their findings.

What mitigation measure are you required to provide? See attached

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

 If Yes, please explain: An additional pedestrian crossing is proposed for Pacific at approximately Thornton but the location is subject to DOT approval.

11. AFFORDABLE / LOW COST HOUSING COMPONENT

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

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

Grass Roots Venice Neighborhood Council

Described how the units are being provided: No. of Units: 17 For Sale or Rental?

Are the units provided: On Site: X Off Site: On/Off Site

If units are Off Site, what is the distance from the Coastal Zone?

n/a

12. ENVIRONMENTAL

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

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

All common open space areas on site will be landscaped in accordance with the requirements of the VCZSP in a similar fashion to the landscape plans attached.

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

Passive shading devices will be provided on all buildings. All units are single loaded for flow through ventilation. Roofing materials will consist of light colors to reflect heat.

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

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

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

A haul route will be established subject to the approval of the City department of Building and Safety.

13. BUSINESS INFORMATION

Name of business: TBD

Type of business: Commercial/retail

Hours of operation: TBD

Hours of delivery? TBD

Will liquor be sold? Yes No

Grass Roots Venice Neighborhood Council

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

How is liquor sold? On site consumption Off site consumption

Type of liquor sold: Wine/beer only Full liquor

14. CONTACT INFORMATION

Company Name RAD Jefferson, LLC

Contact Name Robert A. D'Elia

Mailing Address 1453 Third Street Promenade, Suite 300

City, State, Zip Santa Monica, CA 90401

Phone 310 393-5959

Fax 310 496-0272

E-Mail bob@radventures.com

Web Site _____

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

Name (please print) _____

Signature _____

-- For Committee Use Only --

Committee Action: