

Venice Neighborhood Council Land Use and Planning Committee



PROJECT INFORMATION FORM

INSTRUCTIONS TO APPLICANT:

- Please E-mail this form with an electronic copy of your plans, preferably in PDF format, TEN days prior to your meeting date to lupc@grvnc.org. This form will assist the LUPC in evaluating you project.
- 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 9/12/06	Meeting Date
Project Location 118 OXFORD AVENUE	Cross Streets
Applicant Name JOHN GENOVESE	
Presenter Name GREG FUEWIN	
Presenters' relationship to applicant: DESIGNER	
Is this your initial appearance before the Committee?	No If No, on what other day(s)
have you appeared?	
2. PROJECT DESCRIPTION (General Description) ENLARGE EXISTING ROOF DECK ACC CREATE A THIRD FLOOR, 300 SQ AN EXISTING 2 STORY RESIDE	PFT, ROOM TO
3. PROJECT BACKGROUND	•
	X NO
In which of the following Venice Coastal Zone areas is your Pr	V
Venice Coastal Zone Specific Plan Area	Dual Jurisdiction Zone

Status of Project (Select A or B)
A. Project is at a Preliminary/ Exploratory development state
B. Project Submitted to the City: Application Date
Application Number CPC 2006-213-SPE-Z
Have you posted your Application Notice? Yes X No If Yes, when & where?
If you have a City Planning Hearing Date – please enter the date and location: Date: 1/21/06
Location: FRONT YORD ON SIGN
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?
USPE: TO ALLOW A 30 FT HIGH BUILDING INLIEU OF 25 -0" LIMIT
ZAA: TO MOINTAIN THE EXISTING 5'-0" SIDEYARDS IN
LIEU. OF 6'-O" SIDEYARDS REQUIRED FOR A 30' NIGH BLONG.
Please explain your justification for a Conditional Use, Variance, Venice Specific Plan Exception, or Other Discretionary Action: SPE: THE UT BORDERS ON A HIGH RISE BUILDING, AREN (MORING DE REY). THE DODITION IS FOR A SMALL ROOM THAT DOES NOT "AFFECT THE MIDSSING OF STRUCTURE & NAS LARGE SETBACKS PROPOSED THIRD FLOOR DODITION Was your Project presented to the immediate neighborhood? Yes X No If Yes, when 6/05-9/06 (date) and to whom NET 6HBORS ALONG OXFORD (SIGNED WITH Interpretation).
4. ZONING
What is the Current zoning? RI-1 Proposed zoning? SAWE
Is the Project compliant with the Community Plan Map? Yes Y No
Is the location on a Venice Specific Plan Walk Street? Yes No

Maximum Height Permitted 25' Height Proposed 36' Actual Physical Number of Stories, including basements, garages, and/or underground parking 3 8. SETBACKS Required Proposed 20'0" Side 6'0" 15'-4/22-7" Rear 15'-3" 19'-0"	Business X Single Family Mixed Use (Business/Residential) Apartments: Units Permitted Units Proposed Condos: Units Permitted Units Proposed Other – please explain: Will the property be Owner Occupied? Yes X No SIZE Out dimensions Bolydo' Square footage of the lot 3,000 mprovements: Square footage permitted? 2,176 Square footage proposed? 251 Floor Area Ratio (FAR/Commercial): FAR permitted FAR proposed THEIGHT Maximum Height Permitted Height Proposed SETBACKS Required Proposed Fropt Condos: Units Permitted Proposed Foot					
Apartments:	Apartments:Units PermittedUnits Proposed	5. TYPE OF E	BUILDING			
Condos: Units Permitted Units Proposed Other – please explain:	Condos:Units PermittedUnits Proposed Other – please explain:	Busine	ess	X Single Family		Mixed Use (Business/Residential)
Other – please explain: Will the property be Owner Occupied? YesX No 6. SIZE Lot dimensionsBO_XLoo' Square footage of the lot 3,000 Improvements: Square footage permitted? 2,776 Square footage proposed? 251 Floor Area Ratio (FAR/Commercial): FAR permitted FAR proposed 7. HEIGHT Maximum Height Permitted Yes Height Proposed 301 Actual Physical Number of Stories, including basements, garages, and/or underground parking 3 8. SETBACKS Required Proposed Front S01	Other – please explain: Will the property be Owner Occupied? YesX No Size Square footage of the lot 3,000 Improvements: Square footage permitted? Square footage proposed? Square footage proposed? FAR proposed FAR proposed Second Physical Number of Stories, including basements, garages, and/or underground parking 3 SETBACKS Required Proposed Solution P	Apartm	nents:	Units Permitted		Units Proposed
Will the property be Owner Occupied? Yes No	Mill the property be Owner Occupied? YesX No Size Square footage of the lot 3,000 Improvements: Square footage permitted? Square footage proposed? Square footage proposed? Square footage proposed? 2,776 Square footage proposed? FAR proposed FAR proposed SHEIGHT Maximum Height Permitted Height Proposed Section Area Ratio (FAR/Commercial): FAR permitted FAR proposed Section Area Ratio (FAR/Commercial): FAR permitted FAR proposed SETBACKS Required	Condo	ś:	Units Permitted		Units Proposed
Square footage of the lot 3,506 Improvements: Square footage permitted? Square footage proposed? 2,776 Square footage proposed? 251 Floor Area Ratio (FAR/Commercial): FAR permitted FAR proposed 7. HEIGHT Maximum Height Permitted 25 Height Proposed 30 Actual Physical Number of Stories, including basements, garages, and/or underground parking 3 8. SETBACKS Required Proposed Front 5-01 20-01 Side 6-31 15-4/22-74 Rear 15-31 19-34	Square footage of the lot 3,506 mprovements: Square footage permitted? Square footage proposed? 2,776 Square footage proposed? 251 Sloor Area Ratio (FAR/Commercial): FAR permitted FAR proposed HEIGHT Maximum Height Permitted 25' Height Proposed 30' Actual Physical Number of Stories, including basements, garages, and/or underground parking 3 SETBACKS Required Proposed Front 5-5" 20-0" Side 6-3" 15-4/22-7" Rear 15'-3" 191-3"	Other -	- please expla	in:		
Square footage of the lot 3,000	Square footage of the lot 3,000 mprovements: Square footage permitted? Square footage proposed? Square footage proposed? Square footage proposed? FAR proposed FAR proposed Height Maximum Height Permitted Second Proposed SETBACKS Required Proposed Second Scropt Square footage proposed? Square footage proposed? FAR proposed FAR proposed Sold Settle State	Will the prope	rty be Owner	Occupied?	Yes	No
Improvements: Square footage permitted? 2,776 Square footage proposed? 251 Floor Area Ratio (FAR/Commercial): FAR permitted FAR proposed 7. HEIGHT Maximum Height Permitted 25'	Inprovements: Square footage permitted? 2,776 Square footage proposed? 251 Sloor Area Ratio (FAR/Commercial): FAR permitted FAR proposed C. HEIGHT Maximum Height Permitted 25' Height Proposed 30' Actual Physical Number of Stories, including basements, garages, and/or underground parking 3 S. SETBACKS Required Proposed 20'0' 30' 15'-5'' 15'-4/22-7'' Rear 15'-5'' 19'-5'' Proposed 15'-5'' 19'-5''	6. SIZE				
Floor Area Ratio (FAR/Commercial): FAR permitted FAR proposed	Floor Area Ratio (FAR/Commercial): FAR permitted FAR proposed	Lot dimension	s _50'	XLOO'	Square for	otage of the lot 3,000
Actual Physical Number of Stories, including basements, garages, and/or underground parking 8. SETBACKS Required Proposed 20'0" Side 6'3" 15'-4/22-74 Rear 15'-3" 19'-3"	HEIGHT Maximum Height Permitted 25' Height Proposed 36' Actual Physical Number of Stories, including basements, garages, and/or underground parking 3 E. SETBACKS Required Proposed 20'0" Side 6'3" 15'-4/22-7" Rear 15'-3" 19'-3"	Improvements	Square foot	age permitted?	2,776	Square footage proposed? 251
Maximum Height Permitted 25' Height Proposed 36' Actual Physical Number of Stories, including basements, garages, and/or underground parking 3 8. SETBACKS Required Proposed 20'0" Side 6'0" 15'-4/22-7" Rear 15'-3" 19'-0"	Maximum Height Permitted $25'$ Height Proposed $36'$ Actual Physical Number of Stories, including basements, garages, and/or underground parking 3 S. SETBACKS Required Proposed $20'-0''$ Front $5'-0''$ $20'-0''$ Side $6'-0''$ $15'-4/22-7''$ Rear $15'-3''$ $19/-0''$	Floor Area Ra	tio (FAR/Com	mercial): FAR permitte	ed	FAR proposed
Actual Physical Number of Stories, including basements, garages, and/or underground parking 8. SETBACKS Required Proposed 5-5" 20-0" Side 6-3" 15-4/22-7" Rear 15'-3" 19-3"	Actual Physical Number of Stories, including basements, garages, and/or underground parking S. SETBACKS Required Proposed Front 5-0" 20-0" Side 6-0" 15-4/22-7" Rear 15'-5" 19-0"	7. HEIGHT				
8. SETBACKS Required Proposed Front $5 - 5^{11}$ $20 - 5^{11}$ Side $6 - 5^{11}$ $15 - 4/22 - 7^{11}$ Rear $15' - 5''$ $19 - 5^{11}$	Required Proposed Front $5 - 5^{11}$ $20 - 5^{11}$ Side $6 - 5^{11}$ $15 - 4/22 - 7^{14}$ Rear $15' - 5''$ $19 - 5^{14}$	Maximum Hei	ght Permitted	25' Heig	ght Proposed	301
Required Proposed Front $5 - \delta^{1}$ $20 - \delta^{2}$ Side $6 - \delta^{1'}$ $15 - 4/22 - 74$ Rear $15' - \delta''$ $19/-\delta''$	Required Proposed Front $5 - 34$ $20 - 34$ Side $6 - 31$ $15 - 4/22 - 74$ Rear $15' - 3''$ $19 - 3h$	Actual Physica	al Number of S	Stories, including basen	nents, garag	es, and/or underground parking 3
Front $5 - 5^{11}$ $20 - 5^{11}$ Side $6 - 5^{11}$ $15 - 4/22 - 7^{11}$ Rear $15' - 5''$ $19 - 5^{11}$	Front $5-311$ $20-041$ Side $6-311$ $15-4/22-74$ Rear $15-311$ $19-311$	8. SETBACKS	3			
Side $\frac{(5^{1}-4/22-7)^{1}}{(5^{2}-5)^{2}}$ $\frac{15^{2}-4/22-7}{(9/-5)^{4}}$	Side $\frac{(-3)^{1}}{(5-4/22-7)^{4}}$ Rear $\frac{(-3)^{1}}{(-3)^{4}}$	F	Required	Proposed		
Rear 15'-3" 191-3h	Rear 15'-3" 191-0"	Front				
10 Process (10 Pro	20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Side	10 LO11	15-4/22-	7 4	
s there an easement(s)? Yes No X If Yes, list the easement(s)	s there an easement(s)? Yes No If Yes, list the easement(s)	Rear	15'-0"	191-04		
	1 100, not the education (1)	Is there an ear	sement(s)?	Yes No √	If Yes I	ist the easement(s)

9. PARKING							
Number of parking spaces	Required _	2	Proposed	SAME			
Is the parking?	On Site _	X	Off Site		On & Off Si	ite	
ls Valet parking provided?	Yes _		No	_X_			
Number of Spaces:	Standard _	2	Compact	0			
Configuration:	Side by Side	X	Single		Tande	m _	
Is Beach Impact Zone Parki	ing required?	Yes	No	X			
If Yes, what are the nur	mber of parking sp	paces re	equired		_		
Will your Project result in a	loss of on-street p	oarking?	Yes	_	No X	_	
10. TRAFFIC							
					please attac	h a co	ору.
Have you prepared a traffic	study? Yes	·	No X	If Yes,			
Have you prepared a traffic Has the traffic study been re If yes, please attach thei	study? Yes eviewed by the De r findings.	ept. of T	No <u>X</u>	If Yes,		_ No	_
Have you prepared a traffic Has the traffic study been re If yes, please attach thei	study? Yes eviewed by the De r findings.	ept. of T	No <u>X</u>	If Yes,	es	_ No	_
What mitigation measure ar	study? Yes eviewed by the De ir findings. re you required to	ept. of T	No X ransportation?	If Yes,	es	_ No	
Have you prepared a traffic Has the traffic study been re If yes, please attach thei What mitigation measure ar	study? Yes eviewed by the De ir findings. re you required to ations above and	ept. of T	No X ransportation?	If Yes,	es	_ No	
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Have you prepared a traffic Has the traffic study been re If yes, please attach thei What mitigation measure ar	study? Yes eviewed by the De ir findings. re you required to ations above and	ept. of T	No X ransportation ? NA	If Yes, on? You	Yes	_ No	
Have you prepared a traffic Has the traffic study been re If yes, please attach thei What mitigation measure ar	study? Yes eviewed by the De r findings. re you required to ations above and	ept. of T	No X ransportation? NA	If Yes, on? You	Yes	_ No	
Have you prepared a traffic Has the traffic study been re If yes, please attach thei What mitigation measure ar Are you providing any mitigation.	study? Yes eviewed by the De r findings. re you required to ations above and	provide	No X ransportation? NA what is req	If Yes, on? You	Yes	_ No	

How is liquor sold?	
2011 (1.10 to 1.10 to	On site consumption Off site consumption
Type of liquor sold:	Wine/beer only Full liquor
14. CONTACT INFORM	MATION
Company Name	NA.
Contact Name	JOHN GENOVESE
Mailing Address	718 OXFORD AVENUE
City, State, Zip	MARINA DEL REY, CA 90292
Phone	310-245-1760
Fax	310-395-2791
E-Mail	jungenovese@yahoo.com
Web Site	7 7
	ion contained in this Project Information Form is complete and true. GREG FLEWIN Leg FLEWIN
Committee Action:	For Committee Use Only