

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. <u>ENV-2007-1991-CE</u>	Existing Zone <u>R2-1</u>	District Map <u>108 B 145</u>
APC <u>West L.A.</u>	Community Plan <u>Venice</u>	Council District <u>11</u>
Census Tract <u>273600</u>	APN <u>4241025014</u>	Staff Approval *
		Date

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. **ZA 2007 1990-ZAD**

APPLICATION TYPE VARIANCE - FENCE UP TO 8' IN FRONT YARD

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 816 E. MARLO PLACE Zip Code 90291
 Legal Description: Lot 13 ~ 14 Block 10 Tract VENICE Annex
 Lot Dimensions 37' x 90' Lot Area (sq. ft.) 3330 Total Project Size (sq. ft.) 37'

2. PROJECT DESCRIPTION

Describe what is to be done: (E) NONCONFORMING FENCED TO BE MAINTAINED AS IS. NEW OWNER ACQUIRED PROPERTY WITHIN LAST 12 MONTHS WITH EXISTING FINISHED 42" FENCE WITH 42" W x 90" H TRELLIS/ARBOR GATE AT THE ENTRY. VARIANCE IS TO MAINTAIN GATEWAY, SIMILAR TO OTHERS ON STREET/NEIGHBORHOOD.

Present Use: FENCE/GATE Proposed Use: FENCE/GATE
 Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Existing
<input 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
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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.C1.G Code Section which authorizes relief: 12.24.17
ZAD TO ALLOW OVERHEIGHT FENCE 90" H. IN LIEU OF ALLOWABLE 42" H.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

DIR-2006-9726-SPP

ENV-2006-9727-CE

DIR-2007-475-SPP

5/21/07
800

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 SETH BRISKMAN Company _____
 Address: 13568 RYE ST. #4 Telephone: (310) 948-1914 Fax: (818) 501-8050
SHERMAN OAKS, CA Zip: 91423 E-mail: seth@firmb.com

Property Owner's Name (if different than applicant) MAX BROOKS
 Address: 816 MAPLE PEACE Telephone: (310) 577-0290 Fax: () _____
VENICE, CA Zip: 90291 E-mail: arkroyal@aol.com

Contact Person for project Information Same as Applicant
 Address: _____ Telephone: () _____ Fax: () _____
 _____ Zip: _____ E-mail: _____

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): April 17, 2007

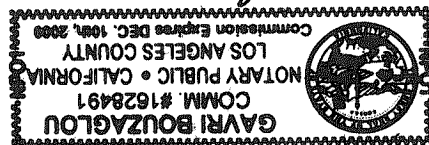
Print: SETH BRISKMAN

In the County of LOS ANGELES State of California

Date: 4.17.07

Notary Public [Handwritten Signature]

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>\$576-</u>	Reviewed and Accepted by <u>Daisy Mo</u>	Date <u>4/26/07</u>
Receipt No. <u>266382</u>	Deemed Complete by <u>[Handwritten Signature]</u>	Date <u>5/1/07</u>

Special Instructions for:

FENCES AND WALLS TO 8 FEET (ZAD)

ZONING CODE SECTIONS: 12.24X7 for Fences and Walls.

The MASTER LAND USE APPLICATION INSTRUCTION SHEET-ABUTTING OWNERS should also be followed.

ADDITIONAL INFORMATION/FINDINGS: The questions below will serve to guide a Zoning Administrator in rendering a determination. Accordingly, your application should address as best as possible these issues in order to fully acquaint the decision maker with your request. The items below should not be considered as a limitation on the information to be submitted and you are encouraged to submit any additional material you feel is relevant.

- 1. The proposed fence, wall or hedge is in conformity with the public necessity, convenience, general welfare and good zoning practice.

THE ARBOR-TRELLIS GATEWAY ENTRY IS CONSISTENT WITH THE GENERAL CONDITIONS OF THE IMMEDIATE NEIGHBORHOOD

- 2. The proposed fence, wall or hedge is in substantial conformance with the various elements and objectives of the General Plan.

THE GENERAL PLAN IS IN FAVOR OF ARCHITECTURAL & LANDSCAPE ELEMENTS THAT CONTRIBUTE TO THE CHARACTER OF VENICE AND THE IMMEDIATE WALK STREETS.

- 3. Environmental effects and appropriateness of materials, design and location of any proposed fence or wall.

THE TRELLIS & GATE ARE DETAILED & FINISHED WITH APPROPRIATE COLORS & LANDSCAPE MATERIALS CONSISTENT WITH THE GENERAL & SPECIFIC PLAN.

- 4. Detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.

THE ARBOR GATEWAY HAS EXISTED IN ITS CURRENT LOCATION FOR AT 18 MONTHS PER THE PREVIOUS OWNER AND THE IMMEDIATE NEIGHBOR ACROSS THE WALK STREET WHO HAS DIRECT VIEW. THERE ARE NO DOCUMENTED COMPLAINTS TO ITS SIZE, LOCATION, OR APPEARANCE.

5. The security to the subject property which the fence or wall would provide.

THE GATEWAY ARBOR & GATES PROVIDES ADDED SECURITY TO THE OWNERS AND
THEIR 2 YR. OLD CHILD.