

**MASTER LAND USE PERMIT APPLICATION**  
**LOS ANGELES CITY PLANNING DEPARTMENT**

*Planning Staff Use Only*

ENV No. <u>2007-2430-CE</u>	Existing Zone <u>R3-1-O</u>	District Map <u>106-5A-143 &amp; 145</u>
APC West Los Angeles	Community Plan <u>Venice</u>	Council District <u>11</u>
Census Tract <u>2735.00</u>	APN <u>4226012028</u>	Staff Approval *
		Date

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

**APCW 2007 2429-SPE-SPP**

CASE No. \_\_\_\_\_  
 APPLICATION TYPE Specific Plan Exception and Project permit Compliance Review  
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 10 East 19th Ave Zip Code 90291  
 Legal Description: Lot 31 Block 3 Tract Short Line Beach Subdivision No. 1  
 Lot Dimensions 50'x73' Lot Area (sq. ft.) 5270 Total Project Size (sq. ft.) 570

**2. PROJECT DESCRIPTION**

Describe what is to be done: Adding an 11th unit to an existing 10 unit apartment building and adding one additional parking space.

Present Use: 10 unit apartment building Proposed Use: 11 unit apartment building

Plan Check No. (if available) \_\_\_\_\_ Date Filed: \_\_\_\_\_

Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<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 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: Ord 175963 Sec. 10F2 Code Section which authorizes relief: 11.5.7F

To legalize the 11th unit of an existing 10 unit apartment building with 16 parking spaces. To allow a lot area of 479 sqft per unit in lieu of the required 1500 sqft per unit as specified in the Specific Plan

Code Section from which relief is requested: Ord 175963 Sec 8B1 Code Section which authorizes relief: 11.5.7

A Request for Project Permit Compliance Review.

Code Section from which relief is requested: Ord 175963 Sec 13 D Code Section which authorizes relief: 11.5.7F

To allow the 11th unit to have only 1 parking space in lieu of the required 2 parking spaces per unit as specified in the Specific Plan

Code Section from which relief is requested: 11.5.7 F 1 (c) Code Section which authorizes relief: 11.5.7F

The Specific Plan and Zoning Code contain similar regulations therefore this is to seek relief from those regulations that need only one application which is from the Specific Plan

List related or pending case numbers relating to this site:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Glenn Hickerson Company \_\_\_\_\_  
 Address: 2460 Vallejo Street Telephone: (415) 568-4822 Fax: (415) 568-4839  
San Francisco Zip: 90291 E-mail: ghickerson@jetworks.aero

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

Contact Person for project information Steve Kaali, Windrich Group  
 Address: 22148 Sherman Way Telephone: (818) 795-7697 Fax: (818) 888-7133  
Canoga Park Zip: 91303 E-mail: steve@windrichgroup.com

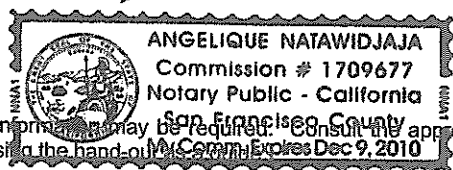
5. APPLICANT'S AFFIDAVIT

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]  
 Print: Glenn L. Hickerson  
 Date: 4/17/07

Subscribed and sworn before me this (date): 04/17/07.  
 In the County of SAN FRANCISCO State of California  
 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.

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