



City of Los Angeles Department of City Planning

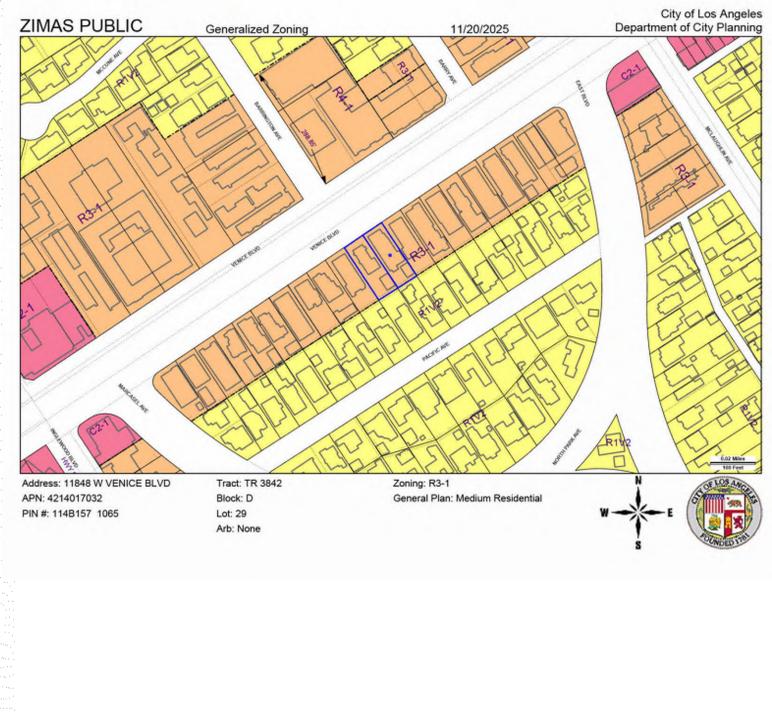
11/20/2025 PARCEL PROFILE REPORT

Table with 2 columns: Category (PROPERTY ADDRESSES, ZIP CODES, RECENT ACTIVITY, CASE NUMBERS) and Value (11848 W VENICE BLVD, 90066, etc.)

Table with 2 columns: Category (Address/Legal Information, Jurisdictional Information, Permitted and Zoning Compliance Information) and Value (PIN Number, Palms - Mar Vista - Del Rey, etc.)

Table with 2 columns: Category (RBP, ASP, RFA, RIO, etc.) and Value (None, No, Yes, etc.)

Table with 2 columns: Category (Building 5, Additional Information, Environmental, Seismic Hazards) and Value (No data for building 5, etc.)



Address: 11848 W VENICE BLVD APN: 4214017032 Tract: TR 3842 Block: D Lot: 29 Arb: None Zoning: R3-1 General Plan: Medium Residential

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City of Los Angeles Department of City Planning

11/20/2025 PARCEL PROFILE REPORT

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Table with 2 columns: Category (Address/Legal Information, Jurisdictional Information, Permitted and Zoning Compliance Information) and Value (PIN Number, Palms - Mar Vista - Del Rey, etc.)

Table with 2 columns: Category (RBP, ASP, RFA, RIO, etc.) and Value (None, No, Yes, etc.)

Table with 2 columns: Category (Building 2, Additional Information, Environmental, Seismic Hazards) and Value (No data for building 2, etc.)

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www.STOCKTONARCHITECTS.com

Owner

11856 Venice LLC

Project

Venice 81

11848-11856 Venice Blvd Los Angeles, CA 90066

Consultants

Architect Stockton architects, Inc. 16461 Sherman Way #100 Van Nuys, CA 91406 (818)-888-9443

Table with 2 columns: Consultant Name and Address/Phone

Table with 3 columns: Date, Description, Issued to

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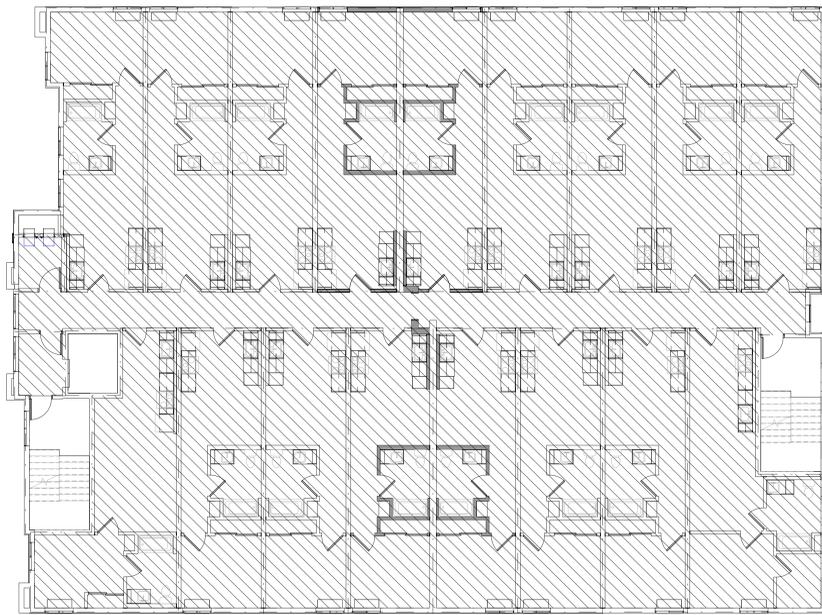
Project Status

ZIMAS Report

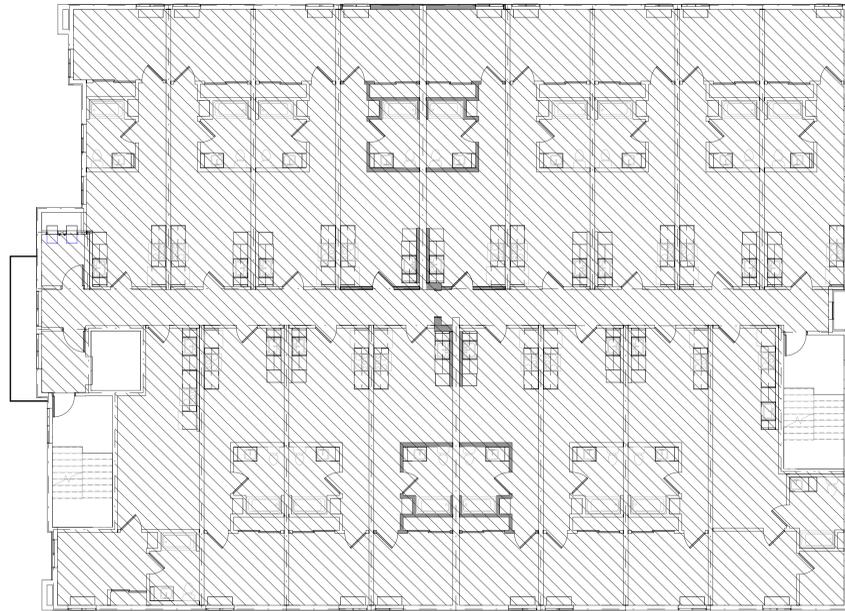
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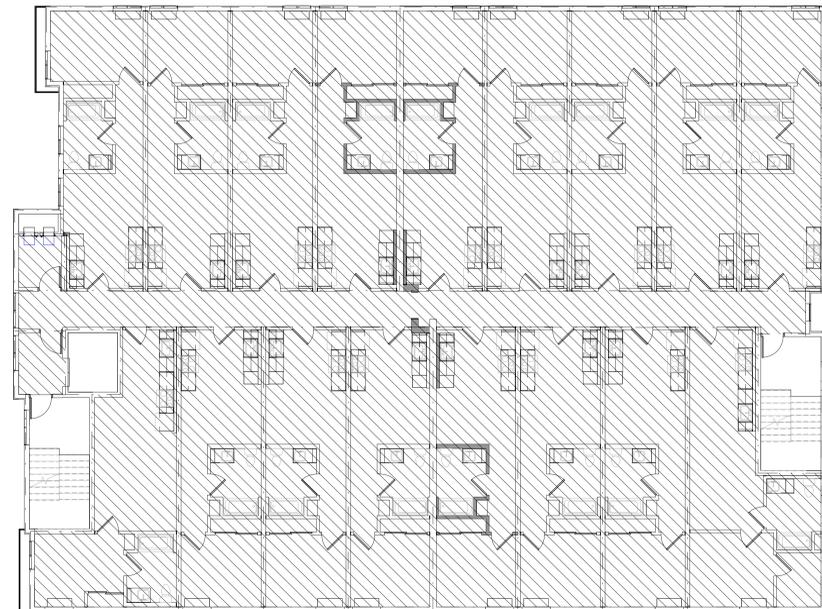
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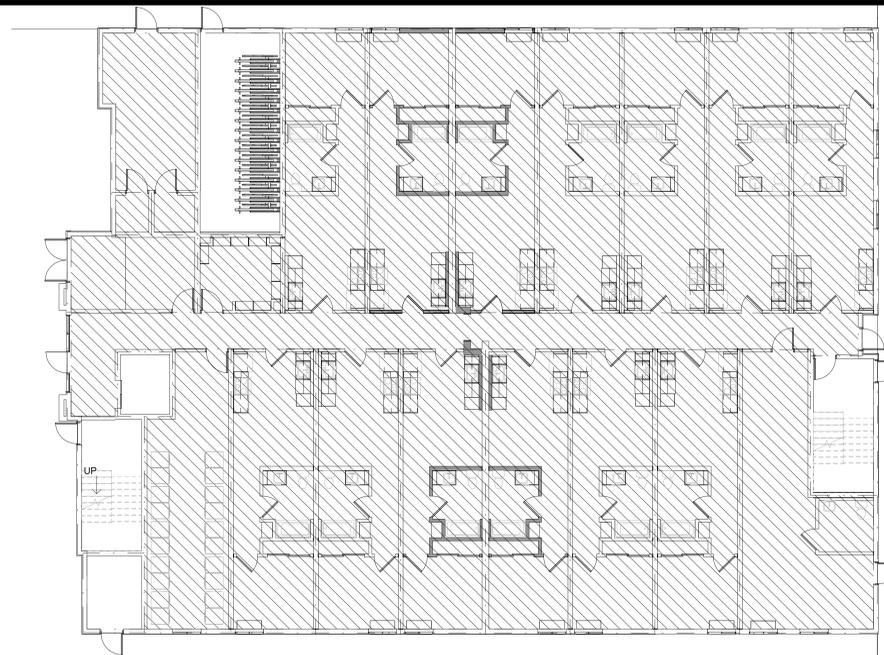
③ 3rd Story - FAR
1" = 10'-0"



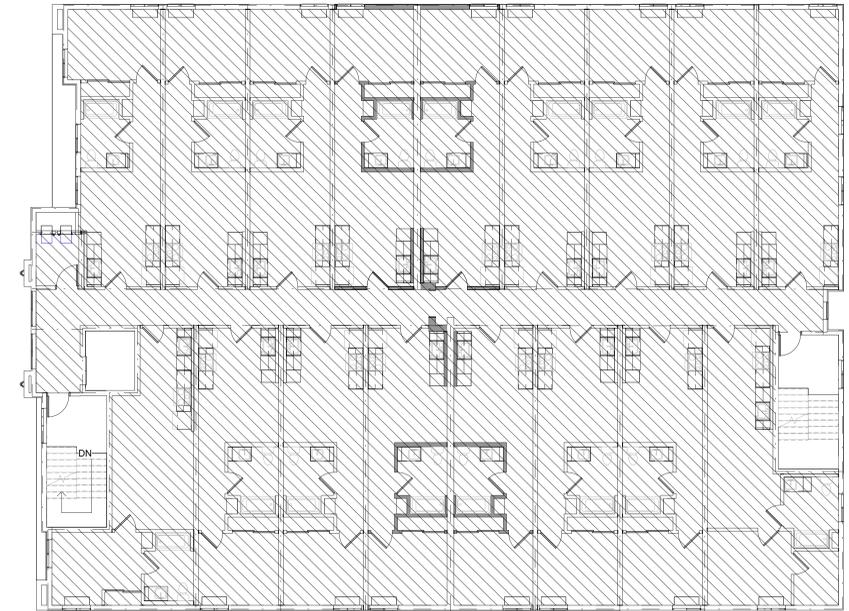
④ 4th Story - FAR
1" = 10'-0"



⑤ 5th Story - FAR
1" = 10'-0"



① 1st Story - FAR
1" = 10'-0"



② 2nd Story - FAR
1" = 10'-0"

| Area Tabulation LAMC | |
|----------------------|----------|
| Level | Area |
| 1st Story | 8577 SF |
| 2nd Story | 8993 SF |
| 3rd Story | 8993 SF |
| 4th Story | 8993 SF |
| 5th Story | 8993 SF |
| R-2 | 44551 SF |
| Grand total | 44551 SF |

Owner

11856 Venice LLC

Project

Venice 81

11848-11856 Venice Blvd
Los Angeles, CA 90066

Consultants

Architect
Stockton architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443

Consultant

Name
Address
Address
Phone

| Date | Description | Issued to |
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LICENSED REPRESENTATIVE

Project Status

FAR Exhibit

| | |
|------------|------------|
| Date | Issue Date |
| Drawn By | Author |
| Checked By | Checker |

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Scale 1" = 10'-0"

Owner

11856 Venice LLC

Project

Venice 81

11848-11856 Venice Blvd
Los Angeles, CA 90066

Consultants

Architect
Stockton architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443

Consultant

Name
Address
Address
Phone

| Date | Description | Issued to |
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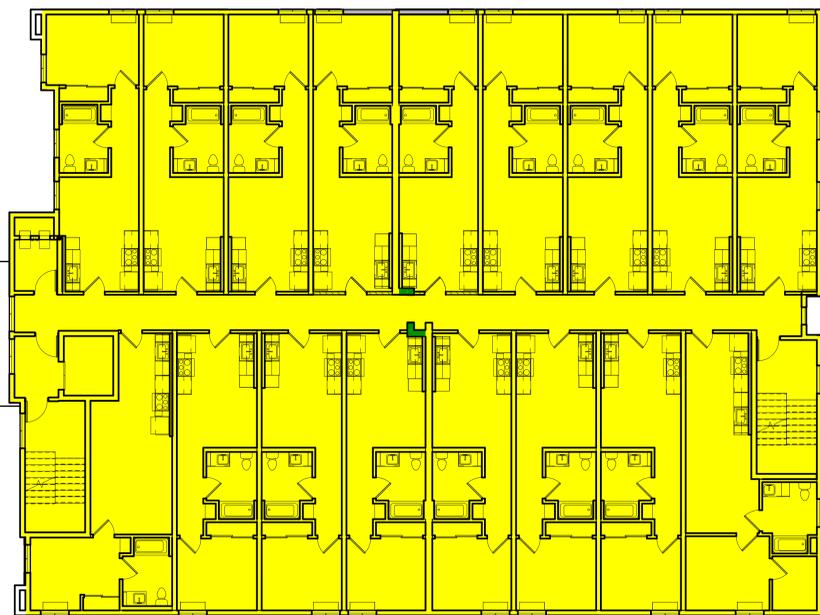
Project Status

HCA Area Tabulation

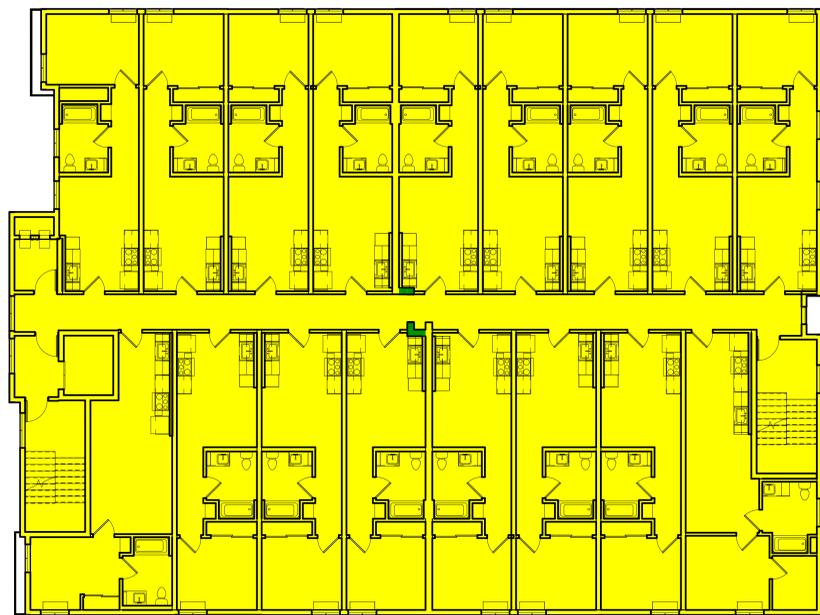
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| Checked By | Checker |

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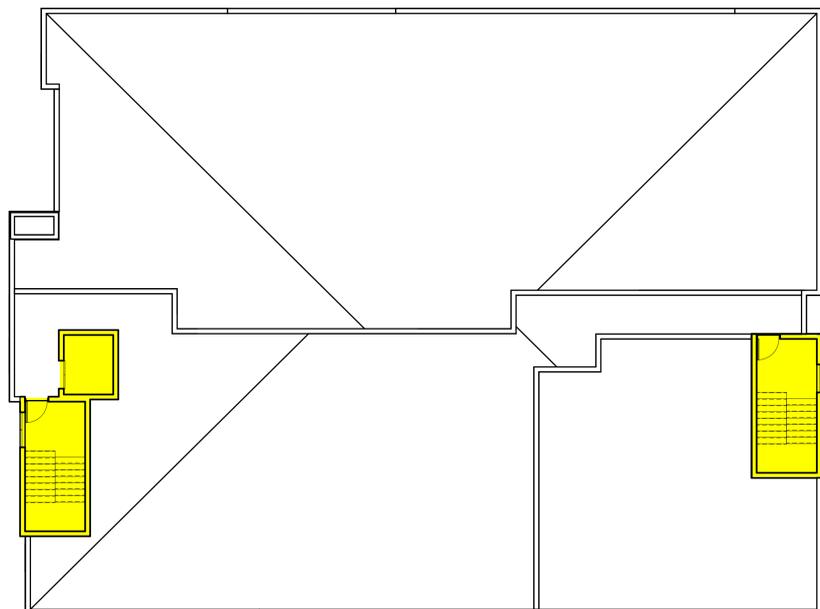
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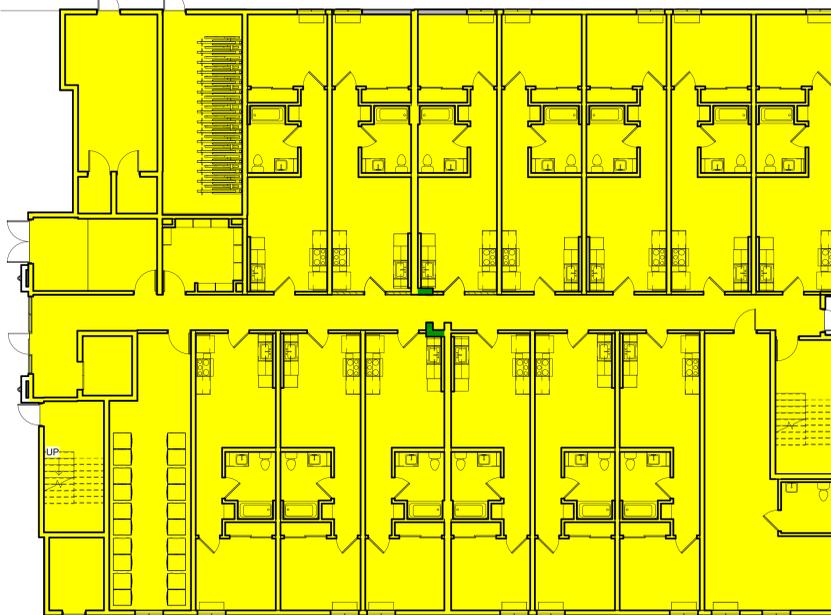
④ 4th Story - Gross Area
1" = 10'-0"



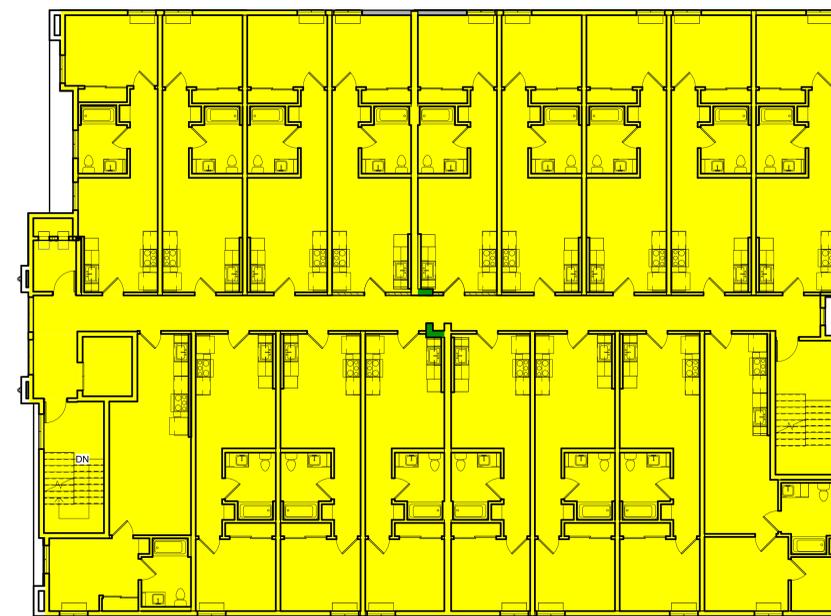
⑤ 5th Story - Gross Area
1" = 10'-0"



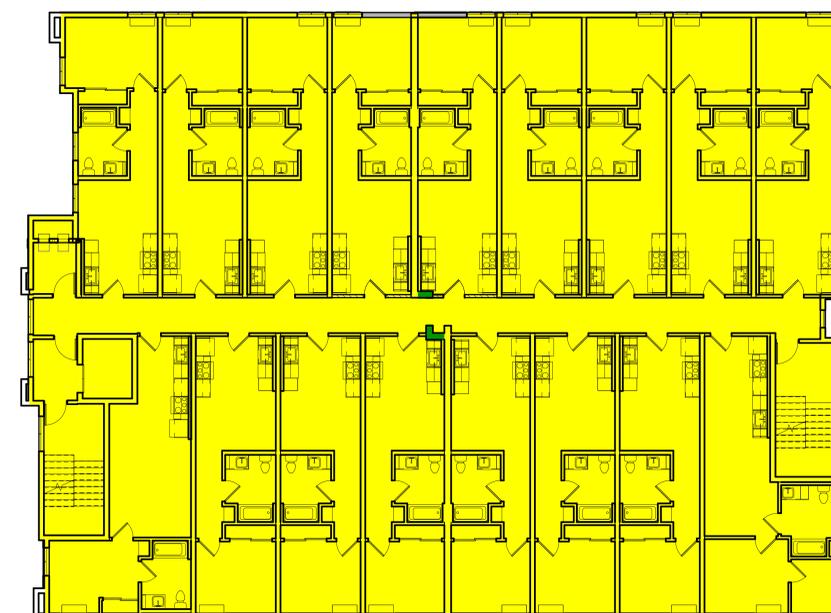
⑥ Roof - Gross Area
1" = 10'-0"



① 1st Story - Gross Area
1" = 10'-0"



② 2nd Story - Gross Area
1" = 10'-0"



③ 3rd Story - Gross Area
1" = 10'-0"

Area Tabulation (Totals)

| Level | Occupancy Group | Area |
|-------------|-----------------|----------|
| 1st Story | R-2 | 9660 SF |
| 2nd Story | R-2 | 9660 SF |
| 3rd Story | R-2 | 9660 SF |
| 4th Story | R-2 | 9660 SF |
| 5th Story | R-2 | 9660 SF |
| Roof Deck | R-2 | 462 SF |
| R-2 | | 48764 SF |
| Grand total | | 48764 SF |

11848 Venice I
LA, Ca. 9006



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Los Angeles, CA 90066

Consultants

Architect
Stockton architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443

Consultant

Name
Address
Address
Phone

| Date | Description | Issued to |
|------|-------------|-----------|
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Project Status

Rendering

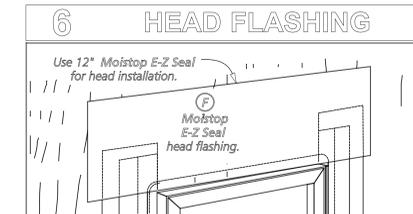
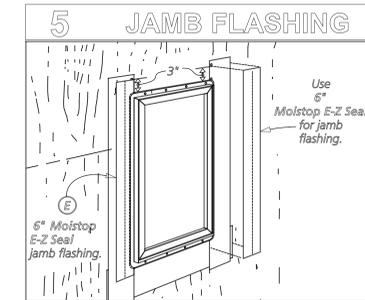
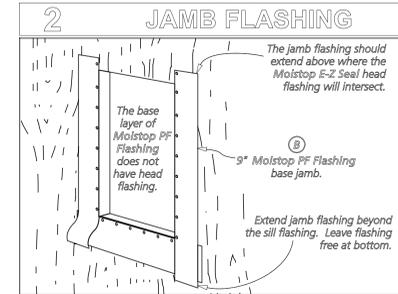
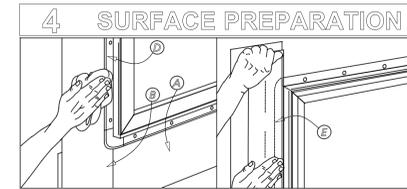
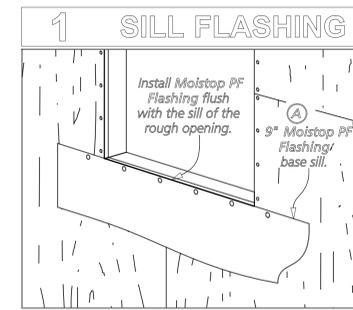
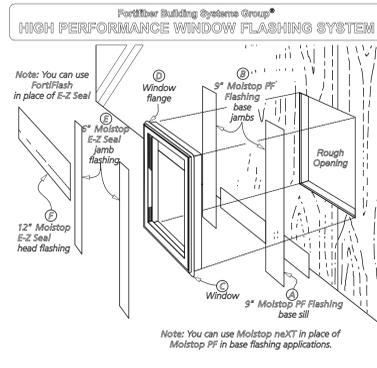
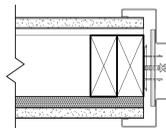
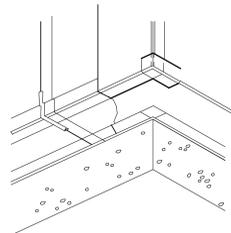
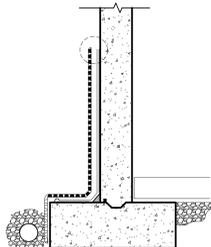
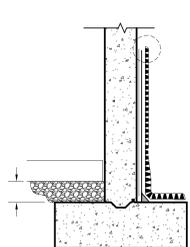
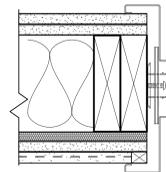
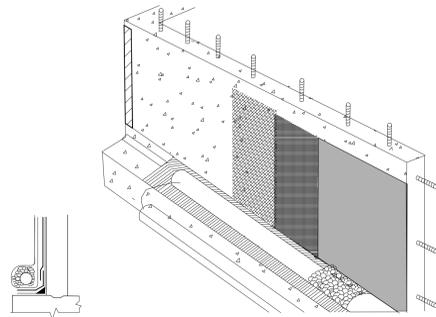
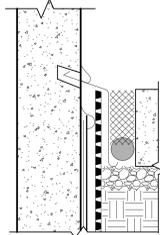
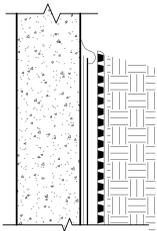
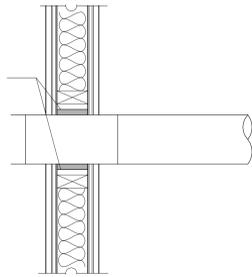
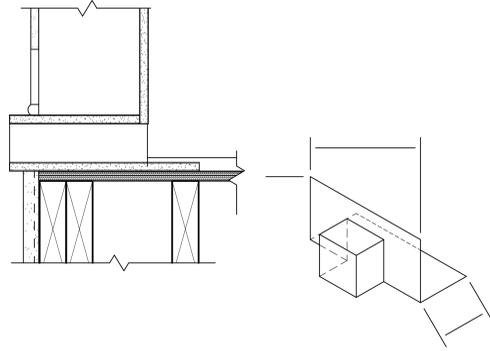
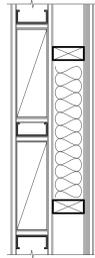
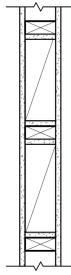
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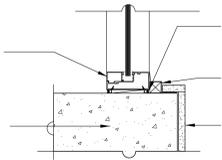
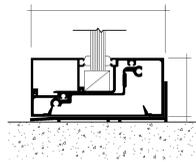
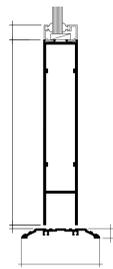
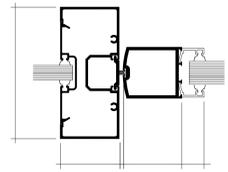
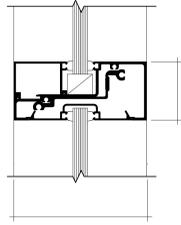
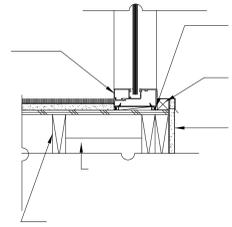
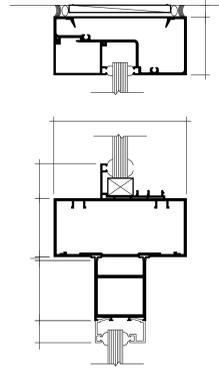
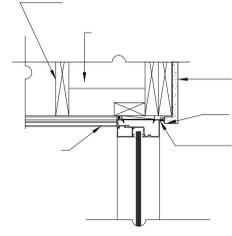
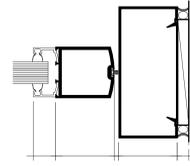
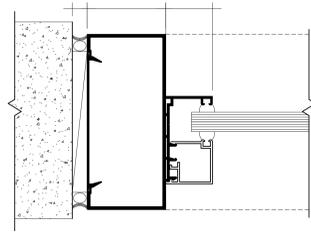
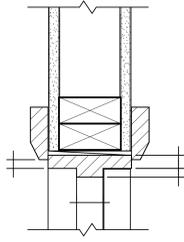
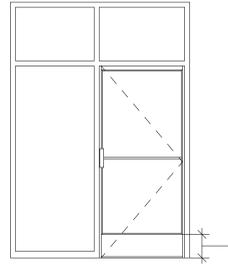
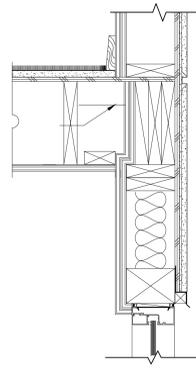
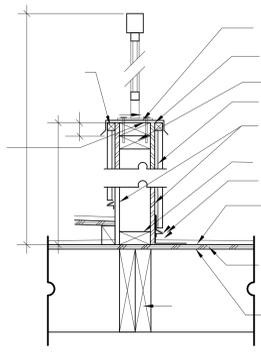
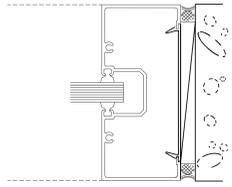
Drawn By Author

Checked By Checker

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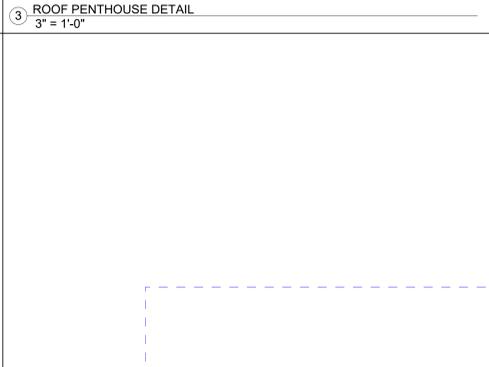
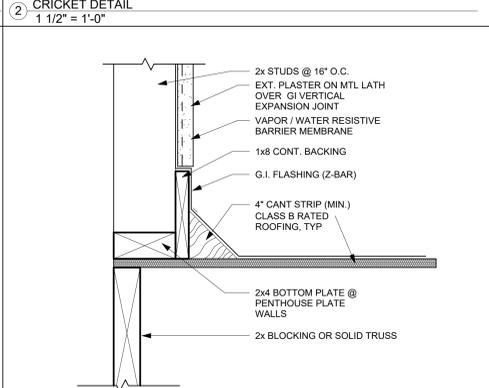
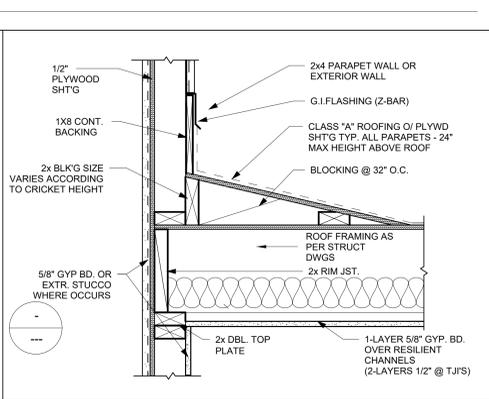
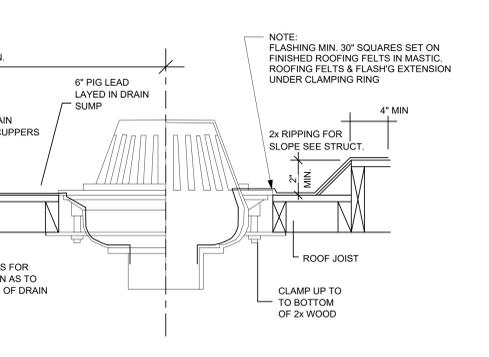
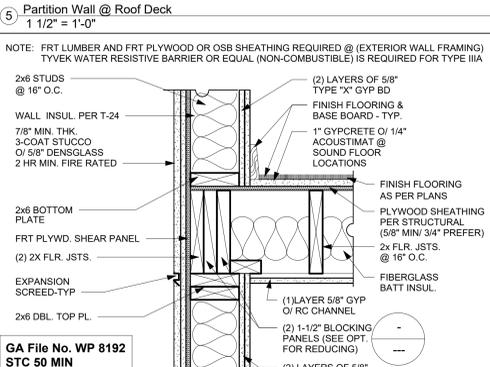
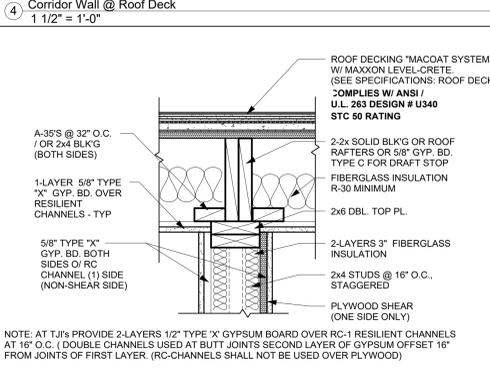
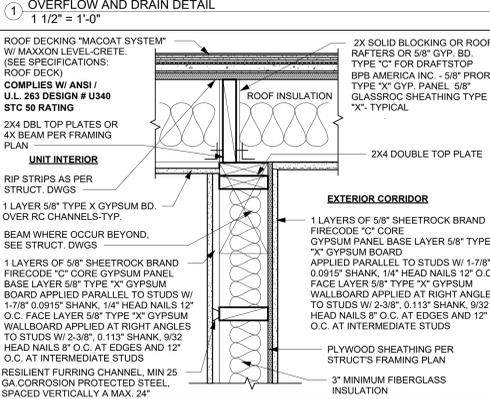
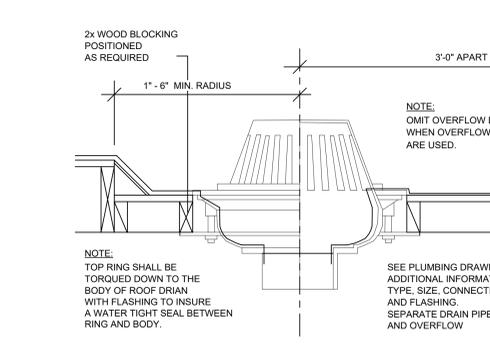
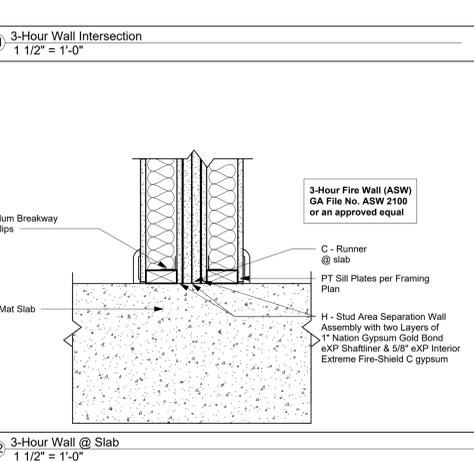
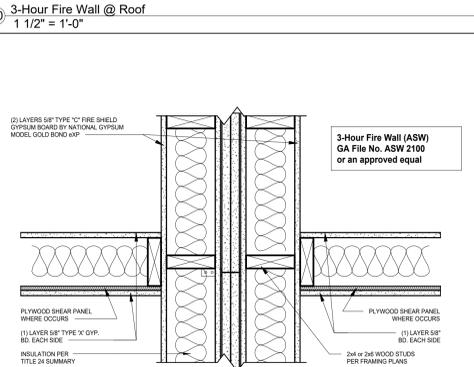
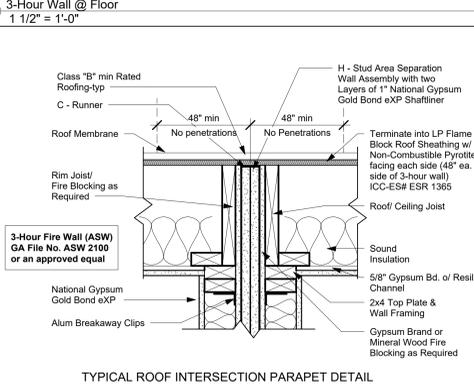
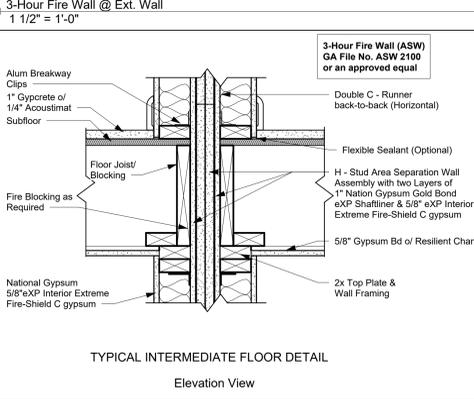
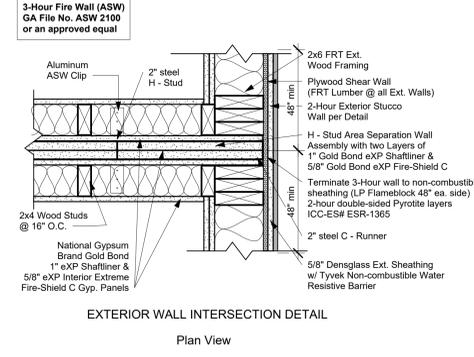
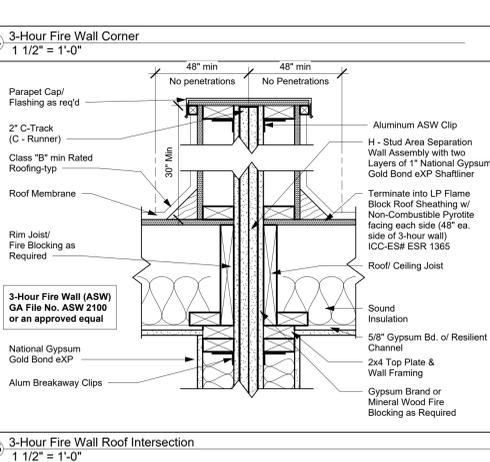
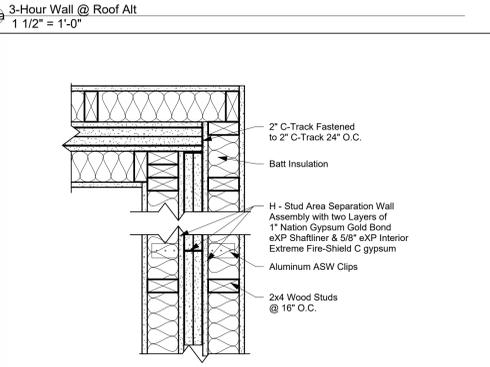
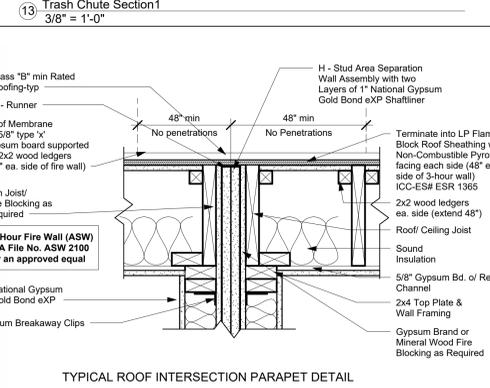
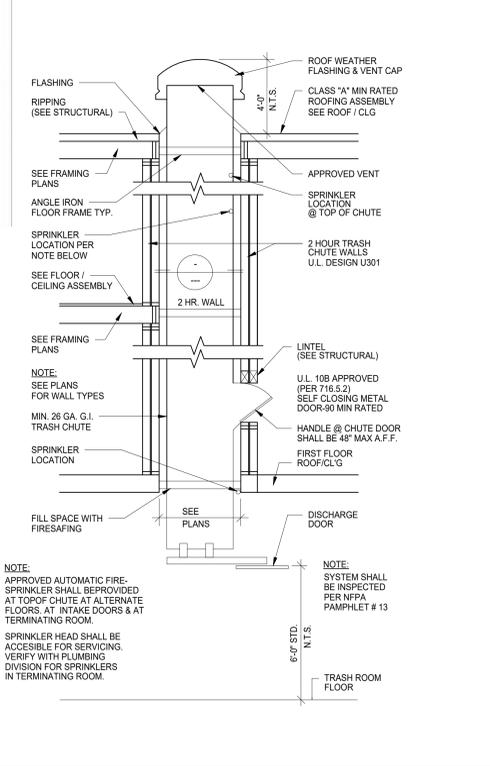
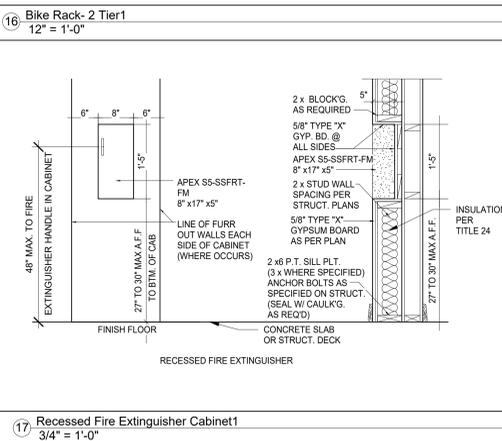
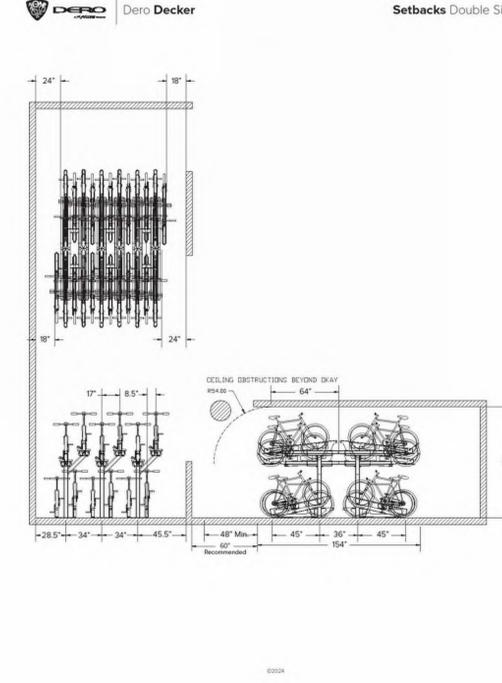
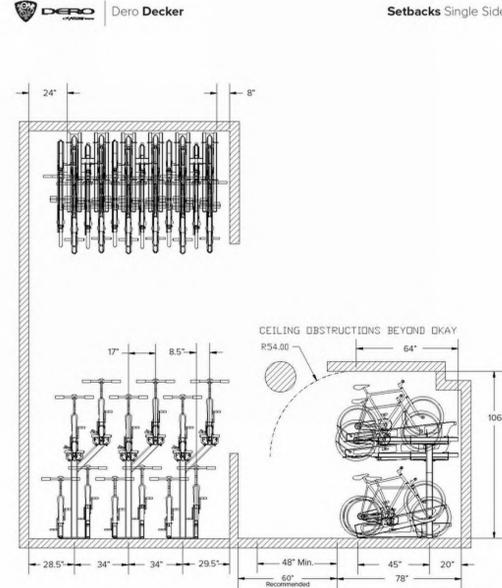






Dero Decker

The Dero Decker takes bike parking to the next level. Unlike other two-tier systems our mechanical lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray while saving valuable floor space. The Dero Decker has a front wheel safety locking lever and dampers to provide safe lowering of upper trays. Add the e-bike charging option to let users power up their ride while parked.



Stockton Architects Inc.
www.STOCKTONARCHITECTS.com

Owner
11856 Venice LLC

Project
Venice 81

11848-11856 Venice Blvd
Los Angeles, CA 90066

Consultants
Architect
Stockton architects, Inc.
16461 Sherman Way #100
Van Nuys, CA 91406
(818)-888-9443
Consultant Name Address Phone
Consultant Name Address Phone
Consultant Name Address Phone
Consultant Name Address Phone
Consultant Name Address Phone

| Date | Description | Issued to |
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THIS DRAWING IS THE PROPERTY OF STOCKTON ARCHITECTS INC., AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

LICENSED REPRESENTATIVE

Project Status

Details

| Date | Issue Date |
|------------|--------------|
| Drawn By | R. Stockton |
| Checked By | K. Stockton |
| Scale | As indicated |

CONCEPTUAL LANDSCAPE PLAN

PLANTING AND TREE LEGEND:

| BOTANICAL NAME | COMMON NAME | SIZE | QTY. | MATURITY HEIGHT | YRS. TO MATURITY | WUCOLS/ PF | SPEC. |
|------------------------------------|---|---------|------|---------------------------|------------------|--------------|--------------|
| 1 CUPRESSUS SEMPERVIRENS 'MONSHEL' | TINY TOWER ITALIAN CYPRESS | 24" BOX | 11 | 25'-30" HEIGHT x 3" CROWN | 3+ YEARS | LOW/0.3 | REQ. TREE |
| 2 SALVIA APIANA | WHITE SAGE | 5 GAL | 31 | 3' IN HEIGHT | 1-2 YEARS | VERY LOW/0.2 | NATIVE SHRUB |
| 3 SALVIA LEUCOPHYLLA | PURPLE SAGE | 5 GAL | 10 | 4' IN HEIGHT | 1-2 YEARS | VERY LOW/0.2 | NATIVE SHRUB |
| 4 COTINUS COGGYGRIA | SMOKE TREE (MUST BE 6" TALL AT INSTALL) | 24" BOX | 10 | 12'-15" HEIGHT x 8" CROWN | 3+ YEARS | LOW/0.3 | REQ. TREE |
| 5 TRICHOSTEMA LANATUM | WOOLLY BLUE CURLS | 5 GAL | 25 | 2'-4" IN HEIGHT | 1-2 YEARS | VERY LOW/0.2 | NATIVE SHRUB |
| 6 ERIOPHYLLUM CONFERTIFLORUM | GOLDEN YARROW | 1 GAL | 108 | 2' IN HEIGHT | 1-2 YEARS | VERY LOW/0.2 | NATIVE SHRUB |
| 7 JUNCUS PATENS | CALIFORNIA GRAY RUSH | 1 GAL | 83 | 2' IN HEIGHT | 1-2 YEARS | VERY LOW/0.2 | NATIVE SHRUB |

NOTE: MULCH/ WOOD CHIPS (ALL BEDS) MULCH SHALL BE 3" THICK (NO SOIL SHALL BE VISIBLE IN ANY PLANTER AREA)

100% OF ALL SHRUBS/ TREES ARE DROUGHT TOLERANT

TOTAL PROJECT LANDSCAPED AREA: 1,085 SQ. FT.

81 UNITS TOTAL: (1) TREE PER (4) UNITS ARE REQUIRED : (21) 24" BOX TREES ARE REQUIRED

100% OF PROPOSED SHRUBS AND TREES ARE DROUGHT TOLERANT

TOTAL LANDSCAPE CALCULATIONS:
 TOTAL OUTDOOR OPEN/ COMMON SPACE: 3,568 SQ. FT.
 -ROOF DECK: 2,323 SQ. FT.
 -REAR YARD: 1,245
 TOTAL REQUIRED OPEN SPACE LANDSCAPE: 25% OF 3,568= 892 SQ. FT.
 TOTAL OPEN SPACE LANDSCAPED AREA PER PLAN: 937 SQ. FT.

CITY NOTE: A MINIMUM OF 25 PERCENT OF THE COMMON OPEN SPACE AREA SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY. FOR A SURFACE AREA NOT LOCATED DIRECTLY ON FINISHED GRADE THAT IS USED FOR COMMON OPEN SPACE, AND LOCATED AT GROUND LEVEL OR THE FIRST HABITABLE ROOM LEVEL, SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED. PER LAMC 12.21 G2.A.3. APPLY FOR ALL PLANTER ON THE ROOF

COMMON OPEN SPACE SHALL HAVE A MINIMUM DIMENSION OF 15 FEET AND A MINIMUM AREA OF 400 SF PROVIDED PER LAMC 12.21 G2.A.1.III. WITH THE INTENT OF USABILITY FOR PASSIVE / ACTIVE RECREATION IN MIND (12.21.G.2.). WE LOOK FOR THE "NO HORIZONTAL DIMENSION LESS THAN 15 FEET" (15FT X 15FT CLEAR AREA) SOMEWHERE WITHIN THE OPEN SPACE BOUNDARY REQUIRED PER LAMC 12.21. G.2.A.1.III. IT DOES NOT NEED TO MEET THE 15FT CLEAR IN THE ENTIRETY THROUGHOUT. AS WE UNDERSTAND PLANTING, TREES, AND CIRCULATION ARE REQUIRED.

ANOVA

F1038

8' Rectangular Expanded Steel ADA Table, Portable Frame

Material
 The tabletop and 2 flat bench seats are made of 3/4" #9 expanded steel with a diamond shape cut-out pattern and features a traditional edge. Tabletop extends 27 1/2" from the frame on one side, allowing for wheelchair access and is ADA-compliant.
 Tabletop is designed to support up to 300 lbs. per square foot; seats will support up to 200 lbs. per linear foot.
 The frame is made of 2.38" O.D. steel tubing.

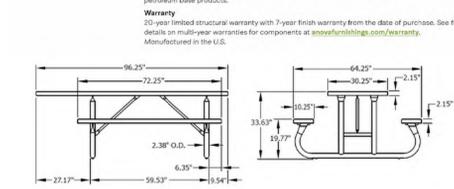
Features
 Federal ADA-compliant. The tabletop and seats are protected by the patented Fusion Advantage™ process.
 The frames are portable in design allowing for flexibility in placement. **Optional hold down kits are sold separately.**

Finish
 Tabletop and seats are protected by the patented Fusion Advantage which is a heat based powder coating with an average .005" thickness that creates an impervious rustproof barrier and resists UV deterioration, mildew, staining and fading. Plastisol is then encapsulated with a richly tinted, high-performance powder coating that won't rust, fade, peel, chip, crack, mold or mildew. The Finish has been tested to the requirements of ASTM E1334 and is in compliance with California Uniform Fire Code 1023.2.3.2.2.

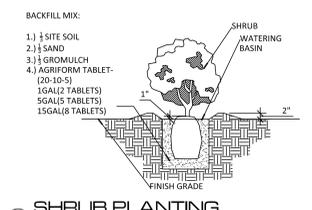
Assembly
 This product requires some assembly. Stainless steel assembly hardware is included.
 Color: See website or sales representative for color choices.

Maintenance
 The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

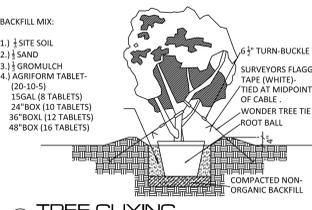
Warranty
 30-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at anova-furniture.com/warranty. Manufactured in the U.S.



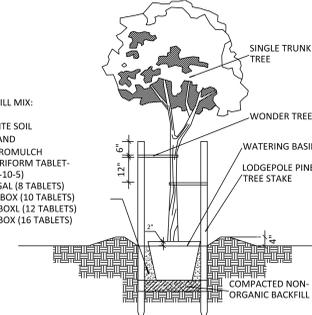
ADA TABLE SCALE: NTS



SHRUB PLANTING SCALE: NTS



TREE GUYING SCALE: NTS

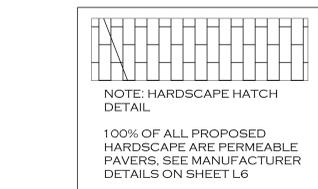


TREE STAKING SCALE: NTS

| LANDSCAPE POINT SYSTEM: | |
|--|------------------|
| TOTAL LOT SQUARE FOOTAGE: | 14,132.8 SQ. FT. |
| POINTS REQUIRED: | 15 POINTS |
| POINTS PROVIDED | |
| USE OF CLASS 1 OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO IN A MAJORITY OF LANDSCAPED AREAS) | 5 POINTS |
| PERVIOUS PAVING IN SIDEWALKS AND/OR PARKING LOTS (PER 100 SQ. FT.) | 3 POINTS |
| PLANTS 100% LOS ANGELES AREA NATIVES THAT WILL REMAIN IN GOOD HEALTH ON NATURAL RAINFALL AFTER THREE YEARS ESTABLISHMENT (75% OF REQ. LANDSCAPE POINTS) | 11.25 POINTS |
| TOTAL POINTS PROVIDED: | 19.25 POINTS |
| WATER MANAGEMENT POINT SYSTEM: | |
| TOTAL LOT SQUARE FOOTAGE: | 14,132.8 SQ. FT. |
| POINTS REQUIRED: | 200 POINTS |
| ALL PLANTS ON SITE THOSE THAT WILL IN THE DESIGNED LOCATION AND PROPERLY ESTABLISHED FOR 3 YEARS, REMAIN IN GOOD HEALTH ON NATURAL RAINFALL (EXISTING PLANTS THAT COMPLY MAY BE COUNTED) | |
| 100% OF REQUIRED WATER MANAGEMENT POINTS | 200 POINTS |
| TOTAL POINTS PROVIDED: | 200 POINTS |

NOTES:
 -THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:
 A. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT PHASE.
 B. SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION: (12-40 G.LAMC.)
 C. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPE AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
 D. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

LANDSCAPE PROFESSIONAL:
 ANGELA M. GOMEZ
 A. GOMEZ LANDSCAPING DESIGNS
 PO BOX 1187
 SIMI VALLEY, CA 91363
 ANGIE@AGOMEZDESIGNS.COM
 805-523-9008
 CA-27-1011989



NOTE: HARDSCAPE HATCH DETAIL

100% OF ALL PROPOSED HARDSCAPE ARE PERMEABLE PAVERS, SEE MANUFACTURER DETAILS ON SHEET L6

SOIL PREPARATION

1. ALL TURF AREAS TO RECEIVE ROTOTILLING AND SOIL PREPARATION TO A DEPTH OF 6"
2. SHRUB AREAS TO RECEIVE SOIL PREPARATION AT LOCATION OF SHRUB ONLY.
3. GROUND COVER AND COLOR AREAS TO RECEIVE SOIL PREPARATION THROUGHOUT PLANTING AREA TO A DEPTH OF 2".

PLANTING

1. ALL TREES 5 GAL OR LARGER SHALL BE SINGLE STAKED.
2. ALL TREES 24" BOX OR LARGER SHALL BE DOUBLE STAKED FOR SINGLE TRUNK TREES. GUYED FOR MULTI-TRUNK TREES.
3. GROUND COVER PLANT MATERIAL SHALL BE TRIANGULARLY SPACED.

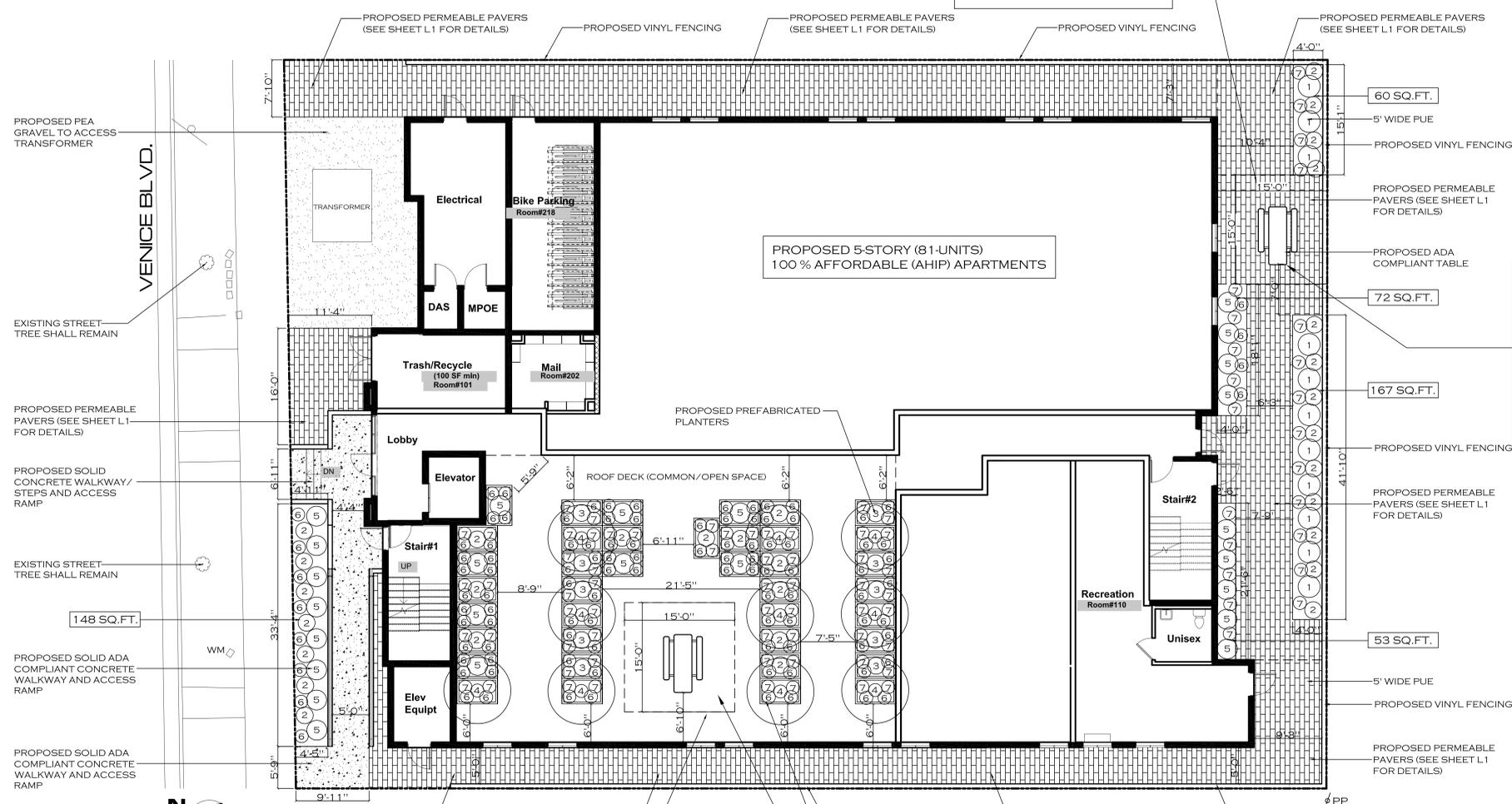
TREE/DRAINAGE INSTALLATION NOTE:

LANDSCAPE CONTRACTOR SHALL COORDINATE THE TREE ROOTBALL LOCATION WITH THE MECHANICAL DRAINAGE LINE LOCATIONS TO ASSURE NO CONFLICTS WITH THE PLACEMENT OF EACH. WHEN A DRAIN LINE LOCATION IS LOCATED ADJACENT TO THE TREE'S ROOTBALL, A ROOT BARRIER DEVICE SHALL BE IMPLEMENTED.

ADDITIONAL NOTE:

ALL TREES WITHIN 9' OF HARDSURFACE SHALL HAVE A ROOT BARRIER INSTALLED.

REAR YARD OPEN/ COMMON SPACE: 1,245 SQ. FT. OF OPEN SPACE PROVIDED: 25% (311.25 SQ. FT.) REQUIRED LANDSCAPED AREA: 352 SQ. FT. OF LANDSCAPED AREA PROVIDED



SITE PLAN SCALE: 1/8"=1'-0"

148 SQ. FT.

PROPOSED PERMEABLE PAVERS (SEE SHEET L1 FOR DETAILS)

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CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ Date Filed: _____

Application includes letter requesting:

Waived Hearing Concurrent hearing Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions (CP13-7810) for more information.

1. PROJECT LOCATION

Street Address¹: 11848-11860 Venice Blvd Unit/Space Number: _____

Legal Description² (Lot, Block, Tract): Lot 29 and 30, Block D, TR 3842

Assessor Parcel Number: 4214-017-032, -033 Total Lot Area: 14, 043

2. PROJECT DESCRIPTION

Present Use: Two (2) multifamily buildings totaling seven (7) units.

Proposed Use: 5 story, 81-unit apartment building; all units reserved for affordable households

Project Name (if applicable): _____

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>).

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).

Describe in detail the characteristics, scope and/or operation of the proposed project:

Proposed construction, use, and maintenance of a 5-story, 81-unit apartment building with all units reserved for affordable households. Height of 55'-10" and FAR 4.46:1.

Additional Information Attached:

YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite/in public right-of-way
- Grading
- Haul Route
- New construction: 44,604 square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 7 - Demolish(ed)³ 7 + Adding 81 = Total 81

Number of Affordable Units⁴: Existing 0 - Demolish(ed) 0 + Adding 80 = Total 80

Number of Market Rate Units: Existing 7 - Demolish(ed) 7 + Adding 1 = Total 1

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

YES NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 0 Required # of Parking Spaces: 0

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Preliminary Land Use Report](#) to BOE? (if required)

YES NO

Is the project required to dedicate land to the public right-of-way?

YES NO

If so, what is/are the dedication requirement(s)? _____ feet

If dedications are required on multiple streets, identify as such: N/A

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

YES NO

Authorizing Code Section: LAMC 12.22.A.39; Chapter 13B.3.2

Code Section from which relief is requested (if any): _____

Action Requested: AHIP Approval for a 100% affordable project

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: YES NO

4. RELATED CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s): _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Thomas Beadel

Company/Firm: 11848 W Venice LLC

Address: 300 Spectrum Drive Unit/Space Number: 1100

City: Irvine State: CA Zip Code: 92618

Telephone: (949) 315- 9416 E-mail: _____

Are you in escrow to purchase the subject property?: YES NO

PROPERTY OWNER OF RECORD Same as applicant Different from applicant

Name (if different from applicant): _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: Dana A Sayles

Company/Firm: Three6ixty

Address: 3280 Motor Ave Unit/Space Number: 226

City: Los Angeles State: CA Zip Code: 90034

Telephone: (424) 999-2858 E-mail: dana@three6ixty.net

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

Owner Applicant Agent/Representative Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature: _____

Date: February 7, 2026

Print Name: 11848 W Venice LLC - Thomas Beadel, Auth. Signer

Signature: _____

Date: _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE '1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On February 2, 2026 before me, Gina M. Fiscus
(Insert Name of Notary Public and Title)

personally appeared Thomas Beadel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Gina M. Fiscus

Signature



APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature:  _____
Print Name: 11848 W Venice LLC - Thomas Beadel, Auth. Signer

Date: February 7, 2026

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

| NAME (Print) | SIGNATURE | ADDRESS | KEY # ON MAP |
|--------------|-----------|---------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

Vicinity Map

11848-60 Venice Blvd

