

KAREN BASS  
MAYOR

July 1, 2024

**Re: Mayor Bass Executive Directive No. 1 (3rd Revised)**

Dear Colleagues,

Executive Directive 1 (ED1) has led with historic urgency to bring Angelenos inside and provide new housing in Los Angeles, having expedited more than 18,000 affordable units in the City thus far. Today I issued a revision to Executive Directive 1 to continue this progress and provide regulatory guidance to new 100% affordable housing proposals so that as we build, we build better.

The revision will create additional protections for existing residential tenants, ensure the protection of historic resources, create safeguards for projects in very high fire risk areas and industrial sites, and improve the design, landscaping, and open spaces of new affordable housing. As the permanent Executive Directive 1 program is considered by Council, we can't forget about those who are building these projects and I am prepared to support labor standards and protections for qualifying 100% affordable ED1 projects receiving streamlined approvals. It is also important that we include regulations to promote geographic equity and the distribution of affordable housing citywide. I remain committed to making this program to boost affordable housing production a permanent part of our city codes and I thank the City Council for their continued work to make this a reality.

Sincerely,

A handwritten signature in black ink that reads 'Karen Bass'. The signature is fluid and cursive, written in a professional style.

KAREN BASS  
Mayor



KAREN BASS  
MAYOR

## EXECUTIVE DIRECTIVE NO. 1

Issue Date: December 16, 2022

Revised: June 12, 2023

Revised: July 7, 2023

Revised: July 1, 2024

**Subject: Expedition of Permits and Clearances for Temporary Shelters and Affordable Housing Types**

### INTRODUCTION

To aid in swiftly sheltering people who are unhoused in the City of Los Angeles, and by virtue of the authority vested in me as Mayor of the City of Los Angeles under Section 231(i) of the Los Angeles City Charter and the provisions of Section 8.33 of the Los Angeles Administrative Code, I hereby declare the following order to be necessary for the protection of life and property and I hereby order, effective immediately, that:

1. Applications for 100% affordable housing projects, or for Shelter as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC) (hereinafter referred to as Shelter), shall be, and hereby are deemed exempt from discretionary review processes otherwise required by either the zoning provisions of Chapter 1 and 1A of the LAMC or other Project Review, including Site Plan Review as described in LAMC Section 16.05 and LAMC Section 13B.2.4, and Haul Routes per LAMC Section 91.7006.7.5, and related Public Works reviews, including LAMC Section 62.161 through 62.178 and Section 46.00 through 46.06, as long as such plans do not require any zoning change, variance, or General Plan amendment, and in no instance shall the project be located in a single family or more restrictive zone. Furthermore, all eligible projects shall be consistent with the following standards:
  - A. The project site does not include any parcels located in a manufacturing zone that does not allow multifamily residential uses.

- B. The project is not located on a hazardous waste site that is listed pursuant to California Government Code Section 65962.5 or a hazardous waste site designated by the State Department of Toxic Substance Control pursuant to Section 25356 of the Health and Safety Code, unless the applicable regulatory authority has made a determination that the site is suitable for residential or residential mixed uses.
- C. Project sites that are or were previously used as a gas or oil well as identified by the California Geologic Energy Management Division shall not be approved until a Phase I environmental assessment, as defined in Section 25319.1 of the Health and Safety Code, is completed, and a Phase II environmental assessment, as defined in subdivision (o) of Section 25403 of the Health and Safety Code, is completed if warranted. A “No Further Action” letter, or some other comparable documentation issued by the appropriate regulatory agency shall be required to establish eligibility for this program.
- D. The project does not include any parcels that are located in the Very High Fire Hazard Severity Zone portion of the Hillside Area Map per Council File 09-1390.
- E. The project does not include any parcels that are included in the National Register of Historic Places or the California Register of Historical Resources, either individually or within a historic district, or included within a Historic Preservation Overlay Zone (HPOZ), or designated as a City Historic-Cultural Monument, does not include any eligible historic or architectural resource located in the Westwood Village Specific Plan, Central City West Specific Plan, Echo Park CDO District, or the North University Park Specific Plan, and does not include any eligible historic resource identified within the South Los Angeles Community Plan Implementation Overlay (CPIO) Section 1-6.C.5.b, the Southeast Los Angeles CPIO Section 1-6.C.5.b, the West Adams CPIO Section 6.C.5.b, or the San Pedro CPIO Section 7.C.5.b
- F. All at grade or above grade parking shall be screened with active uses or visually opaque materials and treatments along all facades visible from public rights-of-way, excluding driveway/garage entrances.
- G. Any building fronting a public street shall have at least one pedestrian entrance facing a public street. Pedestrian access to the street facing entrance shall be provided.
- H. All floors located above the ground floor shall have glazing equivalent to a minimum of 20 percent of the facade area. Ground floor facades in commercial zones fronting the primary street shall have glazing equivalent to a minimum of 30 percent of the facade area.

- I. For a project site with a residential zoning classification, the entire project site's zoning, prior to the granting of any density bonus, shall permit the construction of 5 or more residential units, rounded up to the nearest whole number, on the project site.
  
- J. Projects seeking Density Bonuses under LAMC Section 12.22A.25 shall be eligible for no more than five incentives and one waiver. Furthermore, any project seeking off-menu incentives, waivers, or modifications of any development standard(s) not on the menu described in LAMC Section 12.22A.25(g)(3) shall be limited as follows:
  1. A project in a residential land use designation shall be eligible to request no more than a 100 percent increase in floor area, or up to a floor area ratio of 3.5 to 1, whichever is greater.
  2. A project in a residential zone shall be eligible to receive no more than a total project height increase of three stories, or 33 feet, in excess of the otherwise applicable height limit imposed by the project's zoning.
  3. A project in a residential land use designation shall provide no less than a side yard setback of 5 feet and a rear yard setback of 8 feet. A reduction of front yard setbacks shall be limited to maintain the average of the front yards of adjoining buildings along the same street frontage. If located on a corner lot or adjacent to a vacant lot, the front yard setback may align with the facade of the adjoining building along the same front lot line. If there are no adjoining buildings, no reduction in the front yard setback is permitted. For the purpose of requesting an off-menu incentive or waiver to reduce required yards, all adjustments to individual yards or setbacks may be combined to count as one off-menu incentive or waiver.
  4. A project shall be eligible to request no more than a 50 percent reduction in the otherwise required open space.
  5. A project shall be eligible to request no more than a 50 percent reduction in the otherwise required bicycle parking
  6. A project shall be eligible to request no more than a 25 percent reduction in any otherwise required tree planting requirements
  7. A project located in a commercial zone shall be eligible to request no more than a 30 percent reduction in any otherwise required ground story requirement related to ground story minimum height requirements, ground story nonresidential floor area requirements, ground story glazing and transparency requirements, or ground story pedestrian entrance number and spacing requirements. If requesting multiple modifications to ground story requirements, they may be combined to count as one incentive or waiver, but each individual request shall not exceed a 30 percent reduction.
  8. The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of any adjoining lot in the RW1 zone or more restrictive zone.
  9. For projects seeking a height increase of three stories, or more than 22 feet, the top story of the project shall be stepped back 10 feet from the exterior

building face fronting any public street; for buildings with 70 linear feet or greater in width along the front street frontage, the top story of the project shall be stepped back 10 feet from all exterior building faces. Any portion of a building that is already set back 10 feet or more from required front, side and rear yards shall be exempt from these requirements. Projects with any frontage on a street with a General Plan designation of Boulevard or Avenue shall be exempt from these requirements.

- K. For 100% affordable projects approved under this Directive, any inclusion of Accessory Dwelling Units, or the future conversion of amenity spaces and parking areas, including but not limited to recreation rooms, community rooms, storage rooms, office, and fitness rooms, into dwelling units (including Accessory Dwelling Units) shall be provided as covenanted affordable units at affordability levels and terms equal to the approved project.
- L. The project is not located on a parcel or parcels subject to the Rent Stabilization Ordinance (RSO) containing 12 or more total units that are occupied or were occupied in the five-year period preceding the application.
- M. The project shall replace all existing RSO units and RSO units demolished on or after January 1, 2020 pursuant to the replacement requirements of California Government Code Section 65915(c)(3). The project shall also comply with the following:
  - 1. If the income level of occupants is unknown, or if the income is above lower income, the units shall be replaced according to Sec. 65915(c)(3)(C)(i); and
  - 2. If the units are occupied by lower income households that intend to exercise the right to return, the units shall be replaced with an affordable unit subject to a recorded covenant so that rent is affordable to extremely low, very low, or low income households depending on the income of the household, as verified by the Los Angeles Housing Department.
- N. Returning tenants exercising the right of first refusal for a comparable affordable replacement unit shall be offered a new unit in the proposed development at an initial rate no higher than the most recent lawful rent for their prior unit if the prior unit was subject to the RSO, unless the affordable rent based on the household's income is lower, in which case the affordable rent shall be the initial rental rate. Thereafter, rent increases for such tenants shall not exceed the allowable rent increase for rent stabilized units under LAMC Chapter XV, and this limitation shall be included in the covenant recorded for the affordable replacement unit.
- O. Returning tenants shall not be required to pay a security deposit greater than one half of their initial monthly rent, and shall be permitted to pay any required security deposit up to 90 days after moving into their replacement unit.

- P. Prior to the issuance of a building permit for a 100% affordable housing project, a covenant acceptable to the Los Angeles Housing Department shall be recorded with the Los Angeles County Recorder guaranteeing that the affordability of units contained in such projects, including any required affordable replacement units, will be observed for at least 99 years from the issuance of the Certificate of Occupancy, except for a 100% affordable housing project which receives any form of public subsidy that is tied to a specified covenant period including Low Income Housing Tax Credits, as verified by the Los Angeles Housing Department, in which case all restricted affordable units shall be covenanted for at least a period of 55 years for rental units, or 45 years for for-sale units.
2. In determining the number of Protected Units contained on the site of the proposed development, the Housing Department shall allow a minimum Rental Unit Determination response period of 30 days to ensure low-income tenants are able to successfully and accurately demonstrate their true household income. The Housing Department's outreach to tenants shall consider tenants' internet and computer access and language needs. The Department shall also consider whether in-person outreach is appropriate.
  3. Consistent with fair housing and other legal requirements, the Housing Department, with the assistance of the City Attorney, is directed to develop a Priority Occupancy Process to give priority access to affordable housing to occupants of units removed as a result of a development incentive program, including this Directive, the Transit Oriented Communities program, Density Bonus program, or other policy or program that streamlines and accelerates the development of housing requiring the redevelopment of occupied units. Under the Priority Occupancy Process, eligible low-income tenants who occupied such units shall be given priority for placement in subsidized or covenanted affordable housing developments that are required to have LAHD-approved Property Management Plans and Tenant Selection Plans. The Priority Occupancy Process shall take into account the accessibility needs of disabled occupants, household income levels, and eligibility requirements of newly permitted affordable housing, and shall not require tenants to relinquish their right of first refusal should they elect to be relocated to a unit based on Priority Occupancy.
  4. The Housing Department shall prepare a report to the Chief of Housing and Homelessness Solutions within 45 days on improvements, enhancements, and expansion of services and outreach related to rental unit determinations, tenant navigation services, notifications to ensure tenants are able to successfully document their income, and notification and outreach related to the Priority Occupancy Process for newly constructed affordable housing and the Right of First Refusal. The Housing Department shall identify in the report existing and new resources that can be dedicated to this effort, including potential partnerships with established Community-Based Organizations to improve outreach.

5. All City departments are directed to process all plans for such 100% affordable housing projects or Shelter using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4, State Density Bonus law.
6. I further direct all applicable City Departments to process clearances and utility releases related to building permit applications, certificates of occupancy, or temporary certificates of occupancy within 5 business days for 100% affordable housing projects and within 2 business days for Shelters.
7. I further direct all applicable City Departments to conduct and conclude all reviews and inspections required for 100% affordable housing projects or Shelters and to issue all appropriate approvals for such projects or Shelters within 60 days following the submission of the completed application. City Departments shall provide the applicant with all required changes or amendments on or before the 30th day following the submission of a completed application for such projects. To the extent practicable, all required reviews and approvals shall be conducted simultaneously, not sequentially, by all City departments so as to meet the 30 day and 60 day periods specified for such projects in this paragraph.
8. I hereby direct the City Planning Department to, within 45 days, create a public dashboard of projects seeking City Planning approval under this directive.
9. I hereby direct the Los Angeles Housing Department (LAHD) to coordinate with the Los Angeles City Controller to track and process all affordable housing projects and expedite payments thereon. LAHD shall track each pending pay application, initial submittal date, approval date, reasons for rejection or modification of submitted payment applications, and issuance of payment, and shall provide reports to the Mayor on all such payments at least monthly with the goal of expediting payments due for affordable housing projects.
10. I hereby direct that all protocols set by the Los Angeles County Coordinated Entry System as they apply within the City of Los Angeles be expanded, changed, or suspended, as allowed by federal law. Rules, guidelines and regulations will be developed to expedite the placement of unhoused neighbors into housing in the City of Los Angeles.
11. I hereby direct all City departments to prioritize and streamline compliance with the provisions of the Building Homes and Jobs Act – Government Code section 27388.1 in order to maximize the City's eligibility for state and federal funds to support the development of emergency shelters, transitional housing, and supportive housing. The City shall seek to comply with or otherwise meet all criteria specified under all applicable state and federal laws that provide for increased resources, funding, access or allowance for temporary or affordable housing.
12. Effective February 28, 2023, in accordance with the end of the State of California COVID-19 emergency, I hereby rescind the Public Order Under City of Los

Angeles Emergency Authority issued on January 28, 2022 (January 28, 2022 Order). Notwithstanding this action, all entitlements already approved and still valid as of this date, or approved during the effective period of the January 28, 2022 Order, shall remain valid for the extended time period(s) as if such January 28, 2022 Order were still in effect with respect to such entitlements. Furthermore, local decision-makers, including the Director of Planning and the Chief Zoning Administrator, are authorized to continue to hold all required public hearings under the Los Angeles Municipal Code in a manner consistent with the Governor's Executive Order N-29-20, and any subsequent orders or published guidance pertaining to local legislative bodies.

13. The City Planning and Housing Departments shall issue guidelines as necessary to implement the provisions of this Executive Directive.
14. A project that has submitted a City Planning application or a Housing Crisis Act Vesting Preliminary Application Form to the Department of City Planning prior to the effective date of this revised Executive Directive shall be deemed eligible to proceed under the regulations of the July 7, 2023 version of this Executive Directive.
15. Upon the expiration of this Executive Directive any project that has submitted a City Planning application or a Housing Crisis Act Vesting Preliminary Application Form to the Department of City Planning after the effective date of this revised Executive Directive shall be deemed eligible to proceed under the regulations of this Directive. Any project that has submitted a City Planning application or a Housing Crisis Act Vesting Preliminary Application Form to the Department of City Planning prior to the effective date of this revised Executive Directive shall be deemed eligible to proceed under the regulations of the July 7, 2023 version of this Directive.

Executed this 1<sup>st</sup> day of July, 2024.



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KAREN BASS  
Mayor



# City of Los Angeles Department of City Planning

## 3/11/2026 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

11848 W VENICE BLVD  
11850 W VENICE BLVD  
11848 1/2 W VENICE BLVD  
11850 1/2 W VENICE BLVD

### ZIP CODES

90066

### RECENT ACTIVITY

EAR-2026-852-AH-VHCA

### CASE NUMBERS

CPC-2018-7547-CPU  
CPC-2014-1456-SP  
CPC-2005-8252-CA  
CPC-1986-256-GPC  
CPC-1984-226  
CPC-1961-11737  
ORD-186104  
ORD-183497  
ORD-168999  
ORD-164177-SA3620  
ORD-120290  
ENV-2014-1458-EIR-SE-CE  
ENV-2005-8253-ND

### Address/Legal Information

PIN Number	114B157 1065
Lot/Parcel Area (Calculated)	7,088.7 (sq ft)
Thomas Brothers Grid	PAGE 672 - GRID D3
Assessor Parcel No. (APN)	4214017032
Tract	TR 3842
Map Reference	M B 41-92/94
Block	D
Lot	29
Arb (Lot Cut Reference)	None
Map Sheet	114B157

### Jurisdictional Information

Community Plan Area	Palms - Mar Vista - Del Rey
Area Planning Commission	West Los Angeles APC
Neighborhood Council	MAR VISTA NC
Council District	CD 11 - Traci Park
Census Tract #	2723.01000000
LADBS District Office	West Los Angeles

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor ZI-2512 Housing Element Sites ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial ApprovalL and Minimum Density
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Minimum Density Requirement	Yes (Rezoning Site)
Hillside Area (Zoning Code)	No
Specific Plan Area	LOS ANGELES COASTAL TRANSPORTATION CORRIDOR
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
<b>AB 2097: Within a half mile of a Major Transit Stop</b>	<b>Yes</b>
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 1
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	1
Opportunity Corridors Incentive Area	OC-2
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Highest
High Quality Transit Corridor (within 1/2 mile)	Yes
<b>ED 1 Eligibility</b>	<b>Review Eligibility</b>
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

#### Assessor Information

Assessor Parcel No. (APN)	4214017032
APN Area (Co. Public Works)*	0.161 (ac)
Use Code	0400 - Residential - Four Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$1,305,600
Assessed Improvement Val.	\$364,103
Last Owner Change	04/09/2019
Last Sale Amount	\$1,600,000
Tax Rate Area	67
Deed Ref No. (City Clerk)	807602
	3-763
	2512884
	1648306
Building 1	
Year Built	1952
Number of Units	4
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,758.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 4214017032]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.4113704
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	None

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Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Rent Stabilization Ordinance (RSO)	Yes [APN: 4214017032]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.5
	Rezoning Sites 10
Housing Use within Prior 5 Years	Yes

### Public Safety

Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1449
Fire Information	
Bureau	West
Battalion	4
District / Fire Station	62
Red Flag Restricted Parking	No

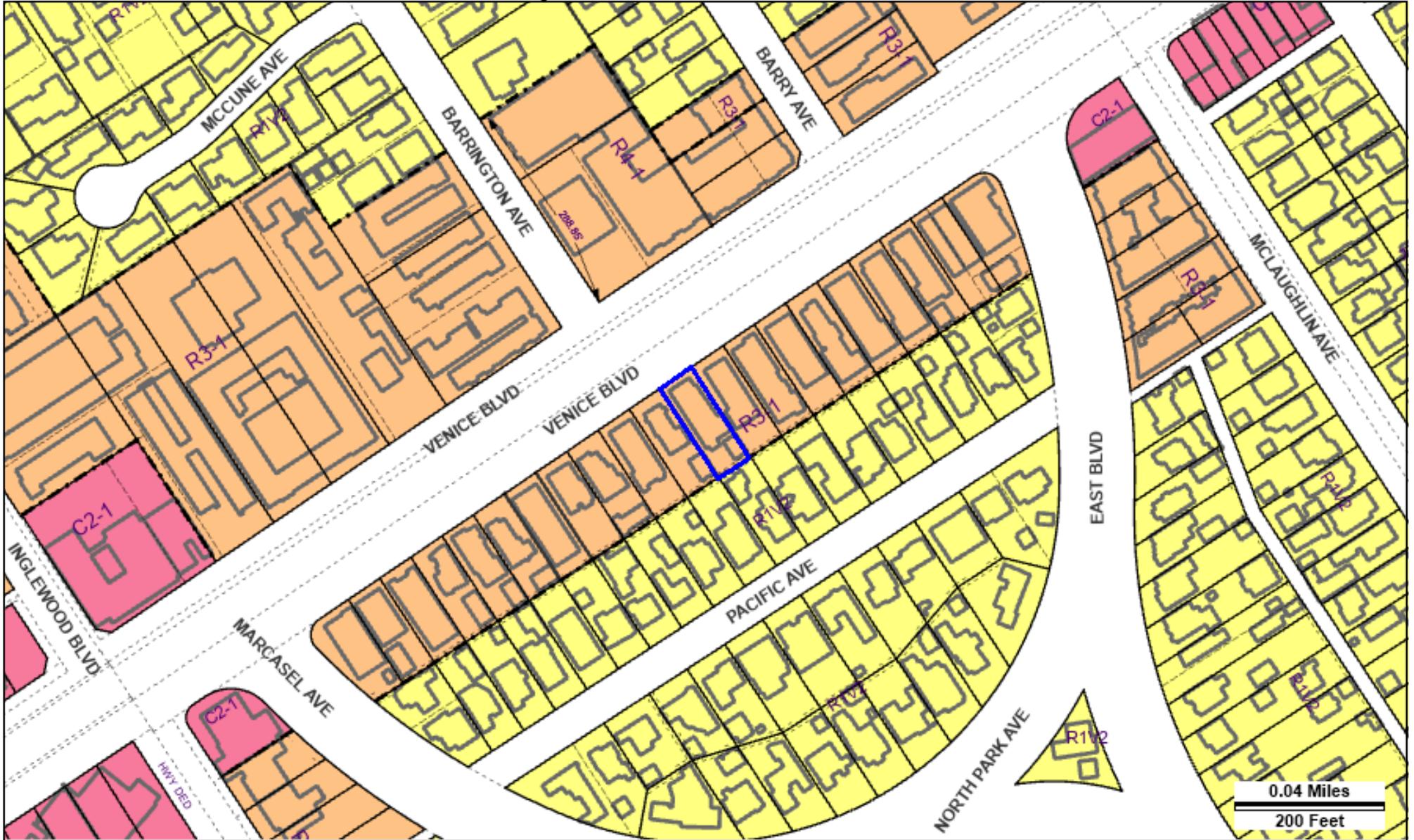
## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-7547-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1456-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Description(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-1986-256-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLANNING/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1984-226
Required Action(s):	Data Not Available
Project Description(s):	AMENDMENT TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN THE PROPERTY LOCATION IS GENERALLY BOUNDED ON THE EAST BY THE SAN DIEGO FWY; ON THE SOUTH BY THE CITY BOUNDARY OF THE CITY OF EL SEGUNDO; THE NORTH BY THE CITY BOUNDARY OF THE CITY OF SANTA MONICA AND ON THE WEST BY THE PACIFIC OCEAN PROPOSED PROJECT BROAD AMENDMENTS TO THE COASTAL TRANSPORTATION CORRIDOR SPECIFIC PLAN
Case Number:	CPC-1961-11737
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION
Project Description(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Description(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

## DATA NOT AVAILABLE

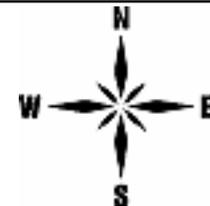
ORD-186104  
ORD-183497  
ORD-168999  
ORD-164177-SA3620  
ORD-120290



Address: 11848 W VENICE BLVD  
APN: 4214017032  
PIN #: 114B157 1065

Tract: TR 3842  
Block: D  
Lot: 29  
Arb: None

Zoning: R3-1  
General Plan: Medium Residential



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

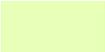
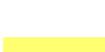
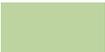
-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

#### INDUSTRIAL

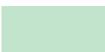
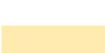
-  Limited Industrial
-  Light Industrial

# CHAPTER 1A LEGEND

## General Plan Designation

	Transit Core		Medium Residential		Agriculture
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial
	Regional Center		Low Medium Residential		Markets
	High Residential		Low Residential		Light Industrial
	Community Center		Compact Residential		Production
	Village		Very Low Residential		Industrial
	Neighborhood Center		Minimum Residential		Open Space
	Medium Neighborhood Residential				Public Facilities
					Public Facilities - Freeways

## Zone Use Districts

	Open Space		Residential-Mixed		Industrial-Mixed
	Agricultural		Commercial		Public
	Residential Single Family		Commercial-Mixed		Freeway
	Residential Multiple Family		Industrial		

# CIRCULATION

## STREET

-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

## FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway

## MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor

## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

# SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
--	--	---

 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE

 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)

 Tier 1	 Tier 3
 Tier 2	 Tier 4

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## MIXED INCOME INCENTIVE PROGRAM (MIIP)

### TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

 T-1	 T-2	 T-3	 Outside of TOIA
---	--	---	---

### OPPORTUNITY CORRIDORS (OC)

 OC-1	 OC-2	 OC-3
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### CORRIDOR TRANSITION INCENTIVE AREAS (CT)

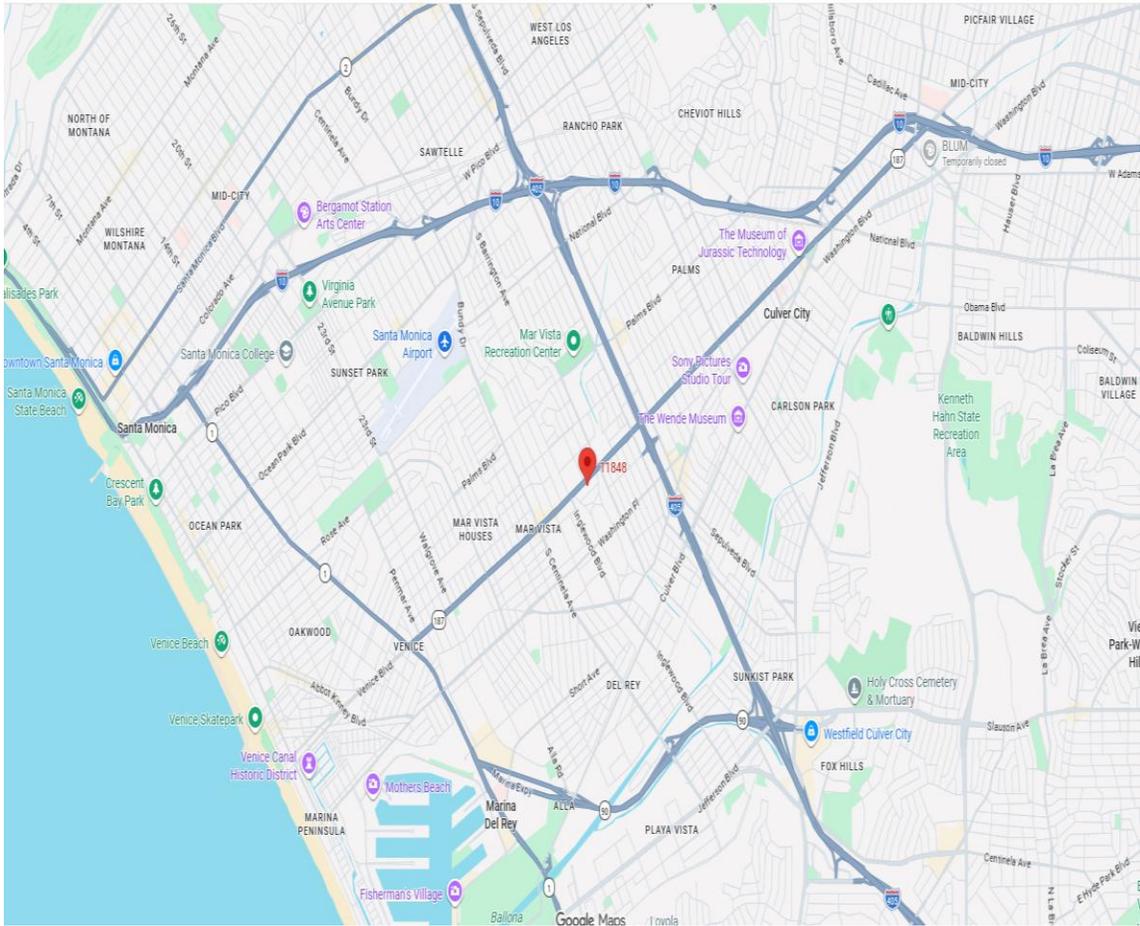
 CT-1	 CT-2	 CT-3
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## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	

# Vicinity Map

## 11848-60 Venice Blvd







City of Los Angeles Department of City Planning

11/20/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES
11848 W VENICE BLVD
11850 W VENICE BLVD
11848 1/2 W VENICE BLVD
11850 1/2 W VENICE BLVD

Table with 2 columns: Field Name, Value. Includes Address/Legal Information, Jurisdictional Information, and Planning and Zoning Information.

Table with 2 columns: Field Name, Value. Includes RBP, ASP, RFA, RIO, SN, AB 2334, AB 2097, Streetscape, Adaptive Reuse Incentive Area, Affordable Housing Linkage Fee, Residential Market Area, Non-Residential Market Area, Inclusionary Housing, Local Affordable Housing Incentive, Targeted Planting, Special Lot Line, Transit Oriented Communities (TOC), Mixed Income Incentive Programs, Transit Oriented Incentive Area (TOIA), Opportunity Corridors Incentive Area, Conidor Transition Incentive Area, TCAC Opportunity Area, High Quality Transit Corridor (within 1/2 mile), ED 1 Eligibility, RPA, Redevelopment Project Area, Central City Parking, Downtown Parking, Building Line, 500 FT School Zone, 500 FT Park Zone, Zanja System 1 Mile Buffer, Assessor Information, Assessor Parcel No. (APN), APN Area (Co. Public Works), Use Code, Assessed Land Val., Assessed Improvement Val., Last Owner Change, Last Sale Amount, Tax Rate Area, Deed Ref No. (City Clerk), Building 1, Building 2, Building 3, Building 4.

Table with 2 columns: Field Name, Value. Includes Building 5, Rent Stabilization Ordinance (RSO), Additional Information, Airport Hazard, Coastal Zone, Coastal Bluff Potential, Canyon Bluff Potential, Farmland, Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, Fire District No. 1, Flood Zone, Watercourse, Methane Hazard Site, High Wind Velocity Areas, Special Grading Area (DOE Basic Grid Map A-13372), Wells, Sea Level Rise Area, Oil Well Adjacency, Environmental, Santa Monica Mountains Zone, Biological Resource Potential, Mountain Lion Potential, Monarch Butterfly Potential, 300 Foot Habitat Buffer, County-Designated SEAs and CRAs, USFWS-designated CHAs, Wetland Urban Interface (WUI), Criterion 1 Protected Areas for Wildlife (PAWs), Seismic Hazards, Active Fault Near-Source Zone, Nearest Fault (Distance in km), Nearest Fault (Name), Region, Fault Type, Slip Rate (mm/year), Slip Geometry, Slip Type, Down Dip Width (km), Rupture Top, Rupture Bottom, Dip Angle (degrees), Maximum Magnitude, Aquist-Picolo Fault Zone, Landslide, Liquefaction, Preliminary Fault Rupture Study Area, Tsunami Hazard Area, Economic Development Areas, Business Improvement District, Hubzone, Jobs and Economic Development Incentive Zone (JEDI), Opportunity Zone.



Address: 11848 W VENICE BLVD
APN: 4214017032
PIN #: 1148157 1065
Tract: TR 3842
Block: D
Lot: 29
Arb: None
Zoning: R3-1
General Plan: Medium Residential

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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City of Los Angeles Department of City Planning

11/20/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES
11856 W VENICE BLVD
11850 W VENICE BLVD
11860 W VENICE BLVD

Table with 2 columns: Field Name, Value. Includes Address/Legal Information, Jurisdictional Information, and Planning and Zoning Information.

Table with 2 columns: Field Name, Value. Includes RBP, ASP, RFA, RIO, SN, AB 2334, AB 2097, Streetscape, Adaptive Reuse Incentive Area, Affordable Housing Linkage Fee, Residential Market Area, Non-Residential Market Area, Inclusionary Housing, Local Affordable Housing Incentive, Targeted Planting, Special Lot Line, Transit Oriented Communities (TOC), Mixed Income Incentive Programs, Transit Oriented Incentive Area (TOIA), Opportunity Corridors Incentive Area, Conidor Transition Incentive Area, TCAC Opportunity Area, High Quality Transit Corridor (within 1/2 mile), ED 1 Eligibility, RPA, Redevelopment Project Area, Central City Parking, Downtown Parking, Building Line, 500 FT School Zone, 500 FT Park Zone, Zanja System 1 Mile Buffer, Assessor Information, Assessor Parcel No. (APN), APN Area (Co. Public Works), Use Code, Assessed Land Val., Assessed Improvement Val., Last Owner Change, Last Sale Amount, Tax Rate Area, Deed Ref No. (City Clerk), Building 1, Year Built, Number of Units, Number of Bedrooms.

Table with 2 columns: Field Name, Value. Includes Number of Bathrooms, Building Square Footage, Building 2, Building 3, Building 4, Building 5, Rent Stabilization Ordinance (RSO), Additional Information, Airport Hazard, Coastal Zone, Coastal Bluff Potential, Canyon Bluff Potential, Farmland, Urban Agriculture Incentive Zone, Very High Fire Hazard Severity Zone, Fire District No. 1, Flood Zone, Watercourse, Methane Hazard Site, High Wind Velocity Areas, Special Grading Area (DOE Basic Grid Map A-13372), Wells, Sea Level Rise Area, Oil Well Adjacency, Environmental, Santa Monica Mountains Zone, Biological Resource Potential, Mountain Lion Potential, Monarch Butterfly Potential, 300 Foot Habitat Buffer, County-Designated SEAs and CRAs, USFWS-designated CHAs, Wetland Urban Interface (WUI), Criterion 1 Protected Areas for Wildlife (PAWs), Seismic Hazards, Active Fault Near-Source Zone, Nearest Fault (Distance in km), Nearest Fault (Name), Region, Fault Type, Slip Rate (mm/year), Slip Geometry, Slip Type, Down Dip Width (km), Rupture Top, Rupture Bottom, Dip Angle (degrees), Maximum Magnitude, Aquist-Picolo Fault Zone, Landslide, Liquefaction, Preliminary Fault Rupture Study Area, Tsunami Hazard Area, Economic Development Areas, Business Improvement District, Hubzone, Jobs and Economic Development Incentive Zone (JEDI), Opportunity Zone.

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zimas.lacity.org | planning.lacity.gov



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
Address
Phone

Table with 3 columns: Date, Description, Issued to. Contains multiple empty rows.

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LICENSED REPRESENTATIVE

Project Status

ZIMAS Report

Date Issue Date

Drawn By Author

Checked By Checker

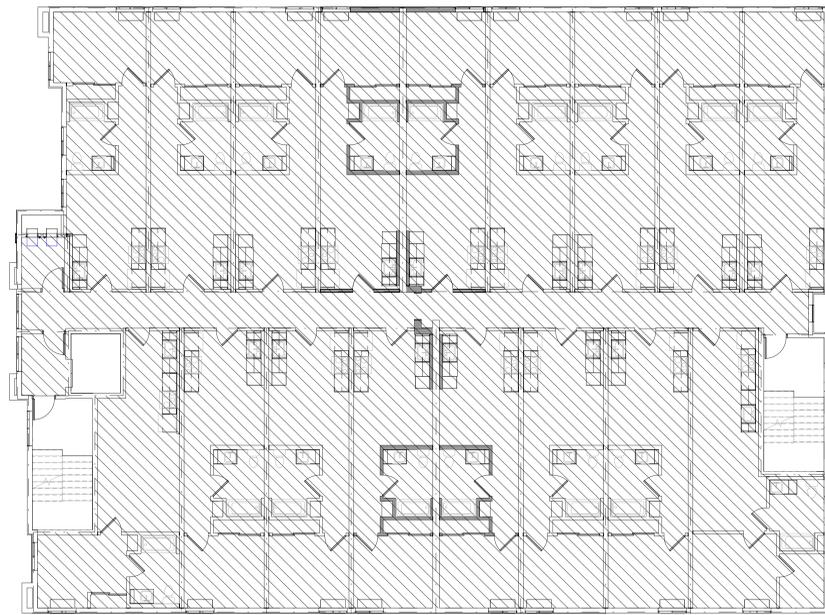
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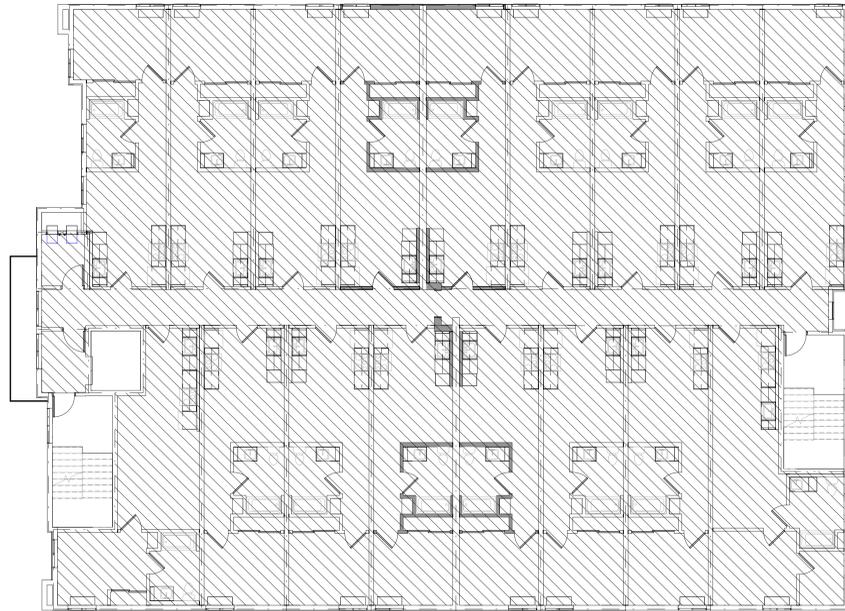




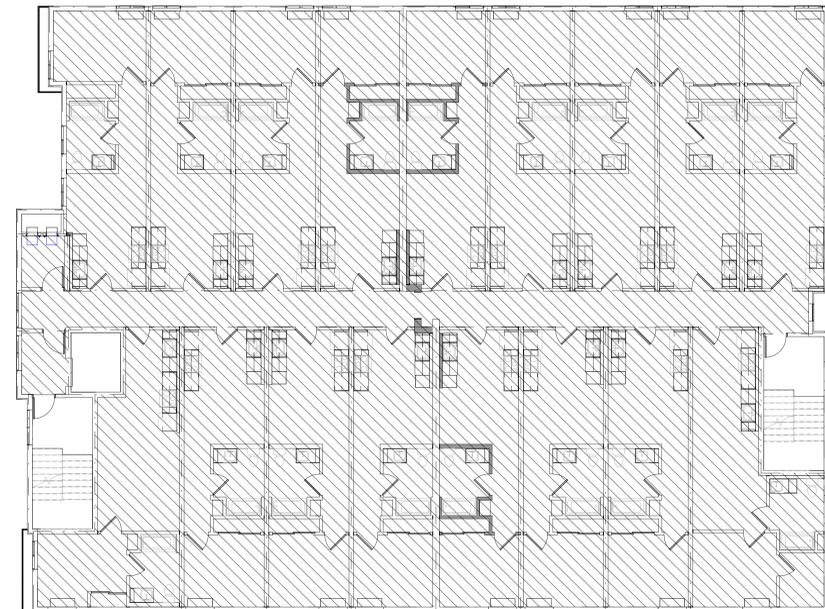




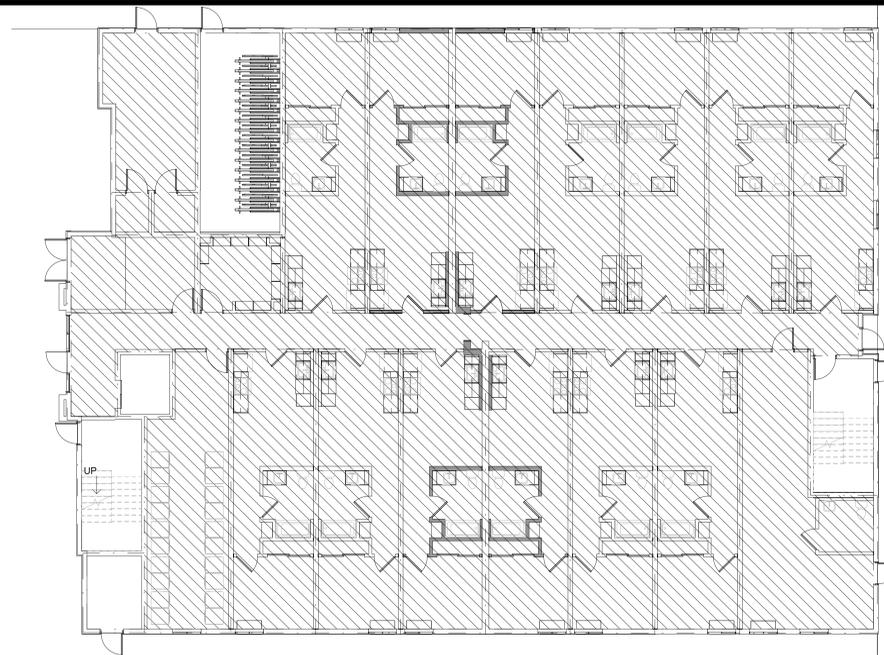
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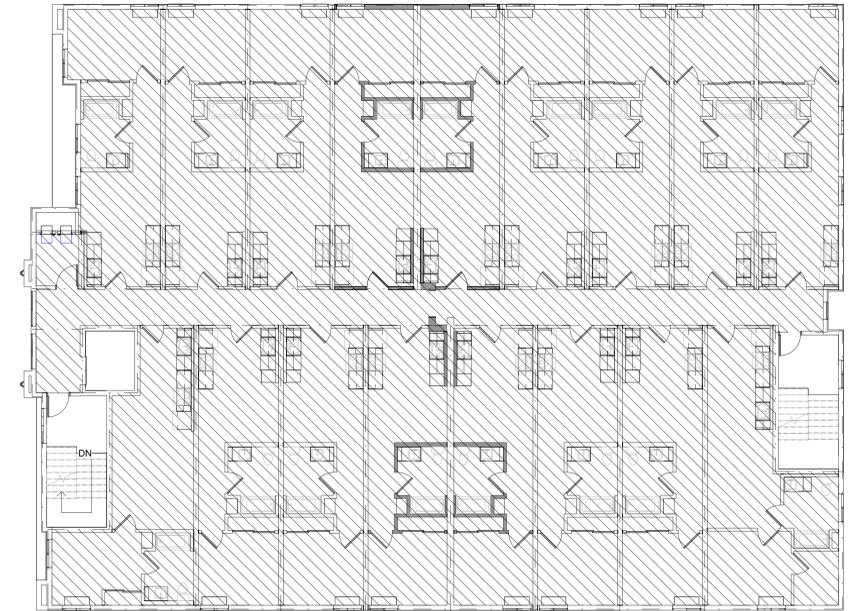
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1" = 10'-0"



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**

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Los Angeles, CA 90066

**Consultants**

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Van Nuys, CA 91406  
(818)-888-9443

**Consultant**

Name  
Address  
Address  
Phone

Date	Description	Issued to

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**Project Status**

**FAR Exhibit**

Date	Issue Date
Drawn By	Author
Checked By	Checker

**A103**

Scale 1" = 10'-0"





















**Owner**

11856 Venice LLC

**Project**

**Venice 81**

11848-11856 Venice Blvd  
Los Angeles, CA 90066

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Stockton architects, Inc.  
16461 Sherman Way #100  
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(818)-888-9443

Consultant  
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Address  
Address  
Phone

Date	Description	Issued to

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Project Status

**Exterior Elevations**

Date Issue Date

Drawn By Author

Checked By Checker

**A300**

Scale As indicated



**GRADE PLANE / HEIGHT CALCULATION**

$$79.49' + 80.00' + 79.00' + 78.53' = 79.25' \text{ Grade Plane}$$

Lowest Adjacent Grade	78.53'
Grade Plane	79.25'
Top of Parapet	134.33'
Top of Roof	128.50'
LAMC Height	55'-10"
LABC Height	49'-3"

11848 Venice I  
LA, Ca. 9006



**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

Rendering

Date Issue Date

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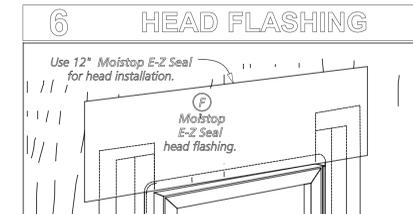
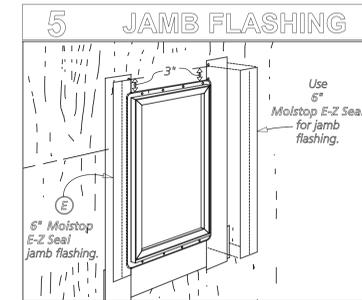
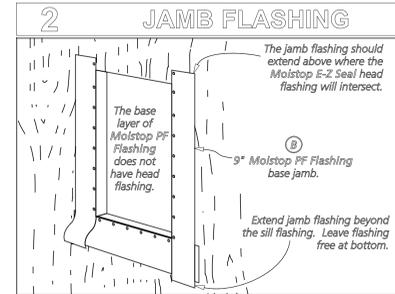
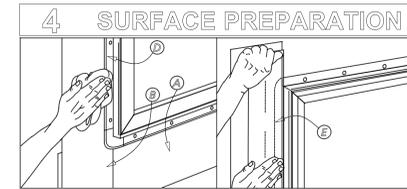
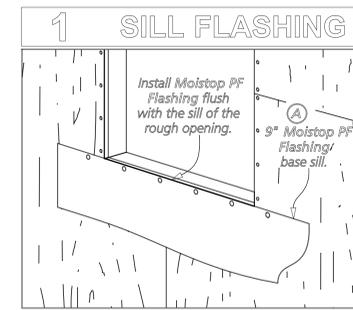
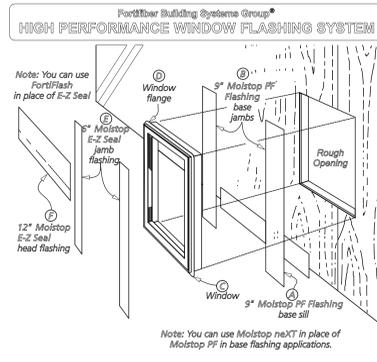
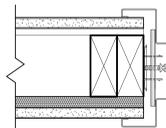
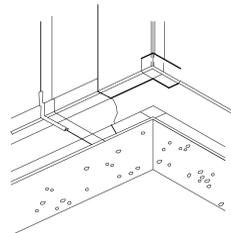
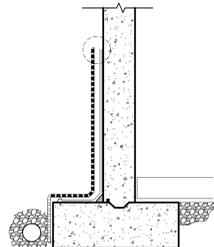
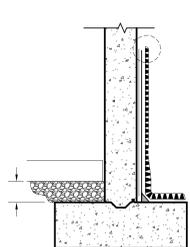
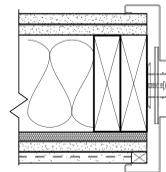
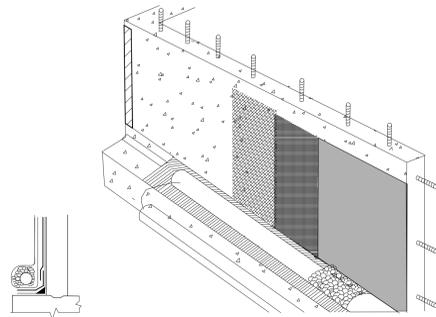
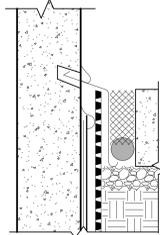
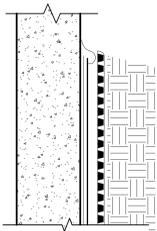
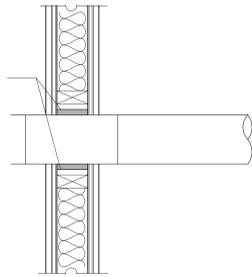
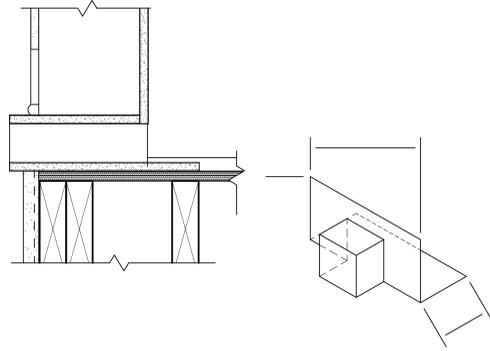
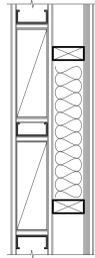
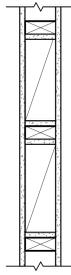
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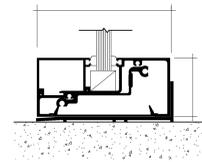
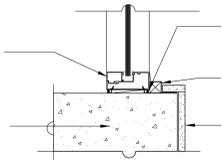
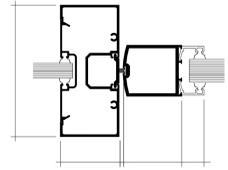
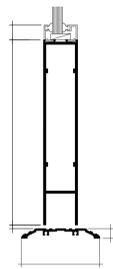
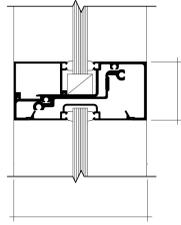
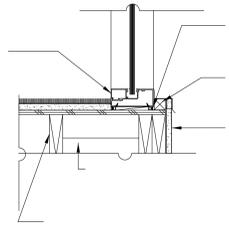
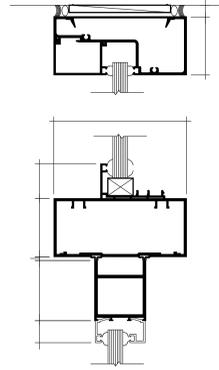
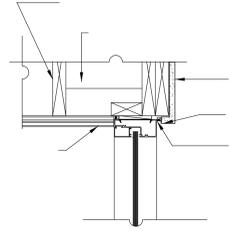
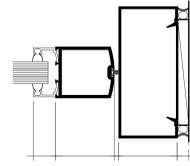
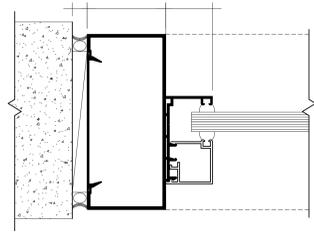
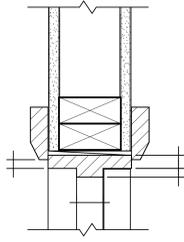
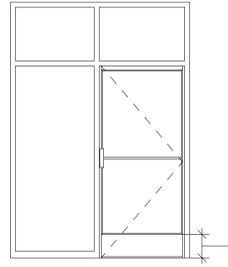
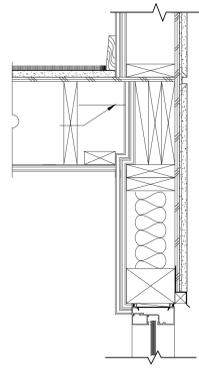
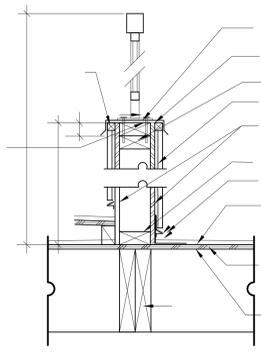
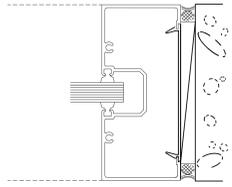
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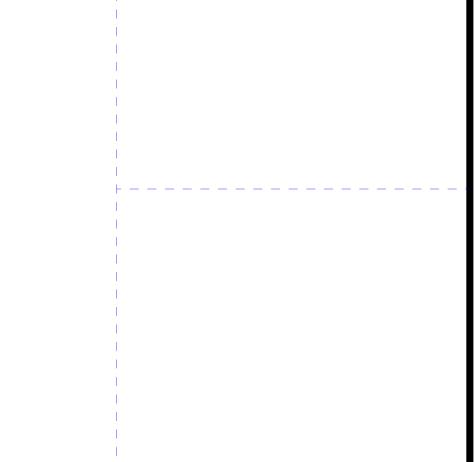
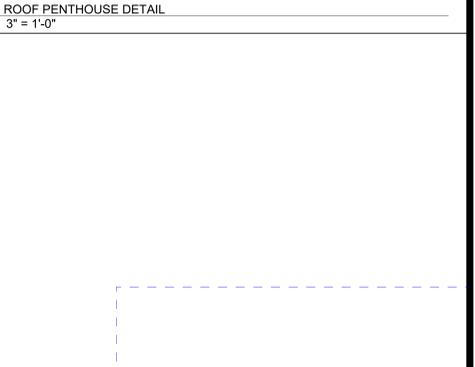
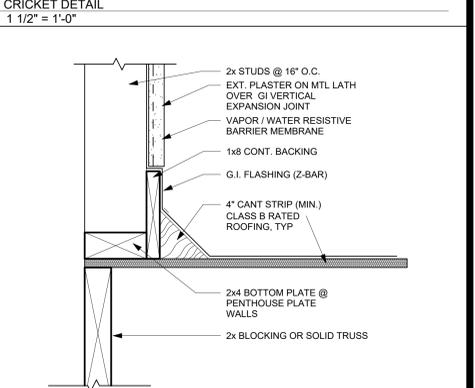
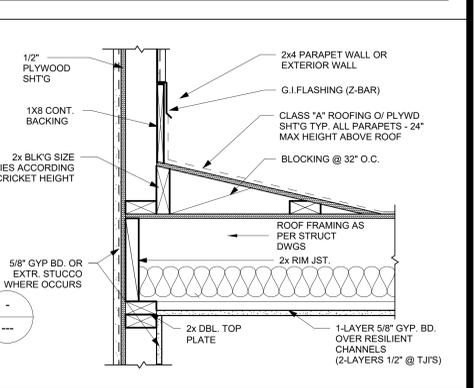
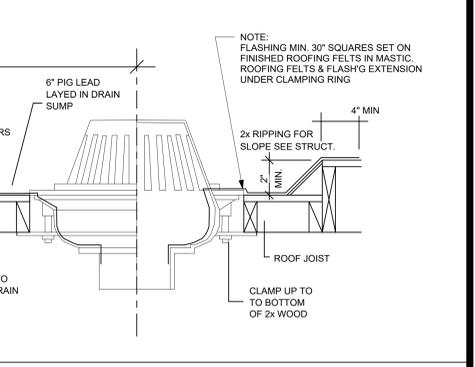
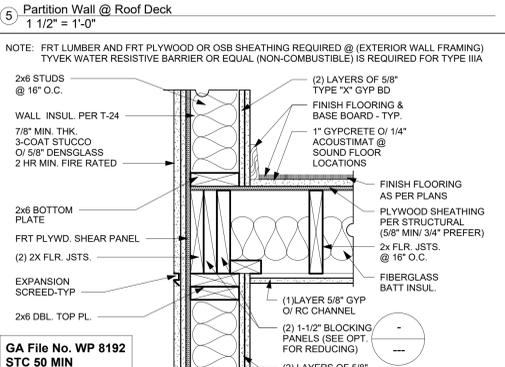
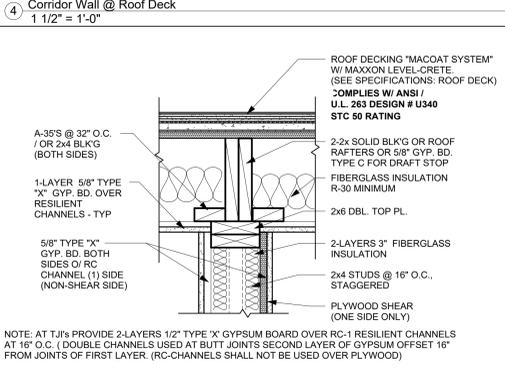
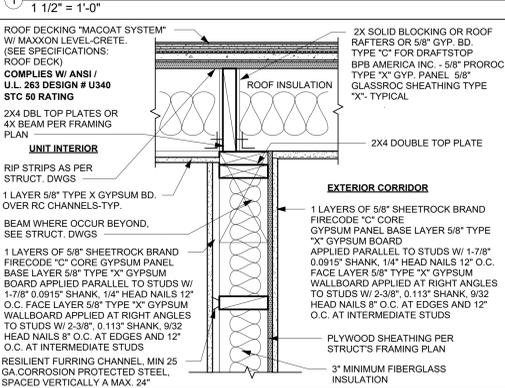
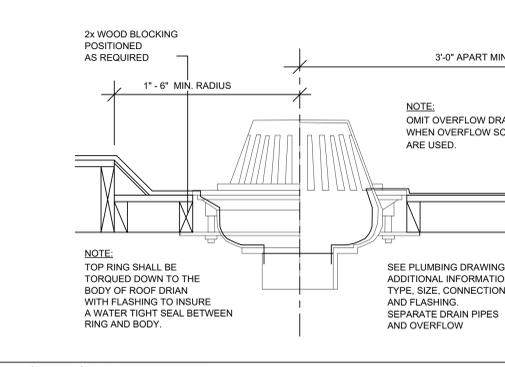
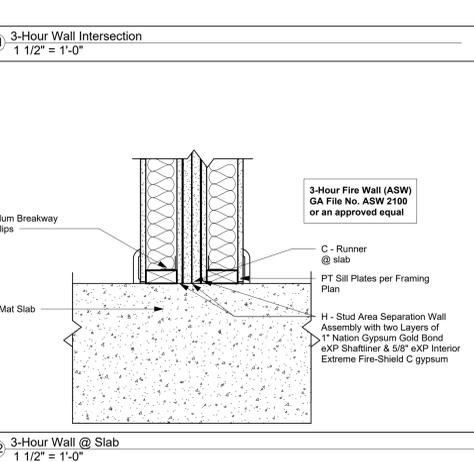
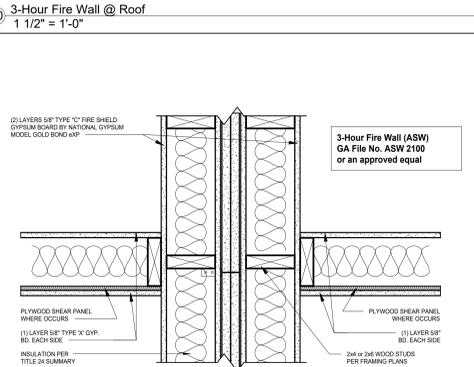
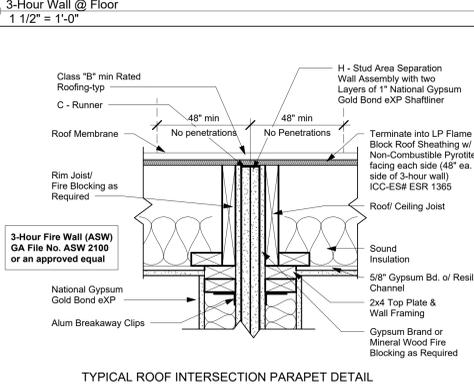
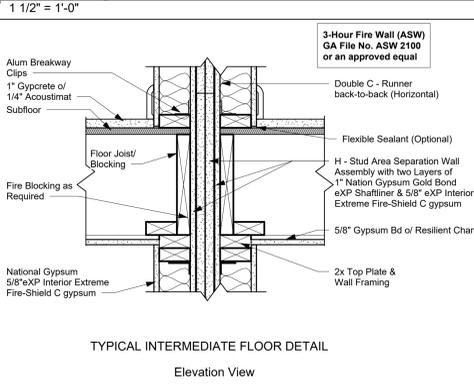
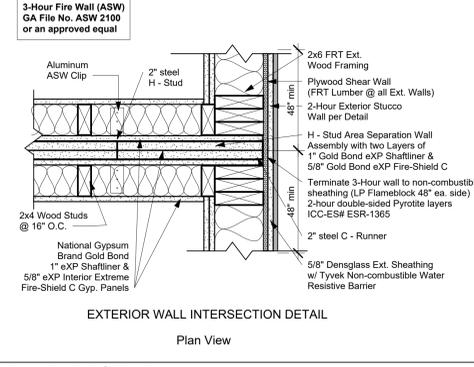
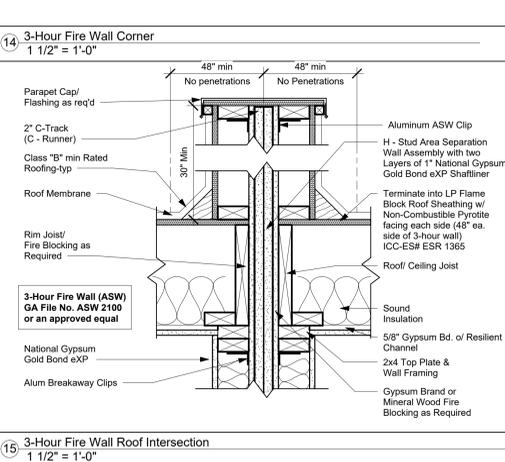
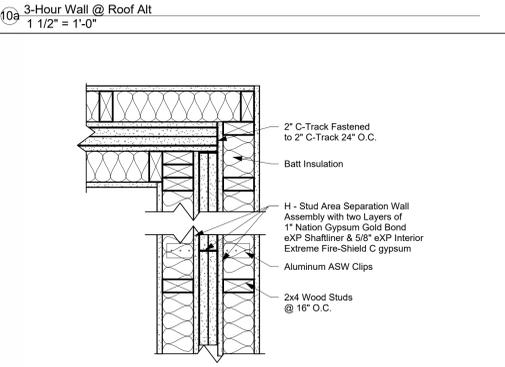
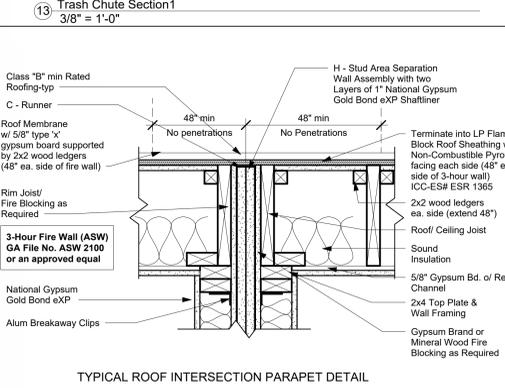
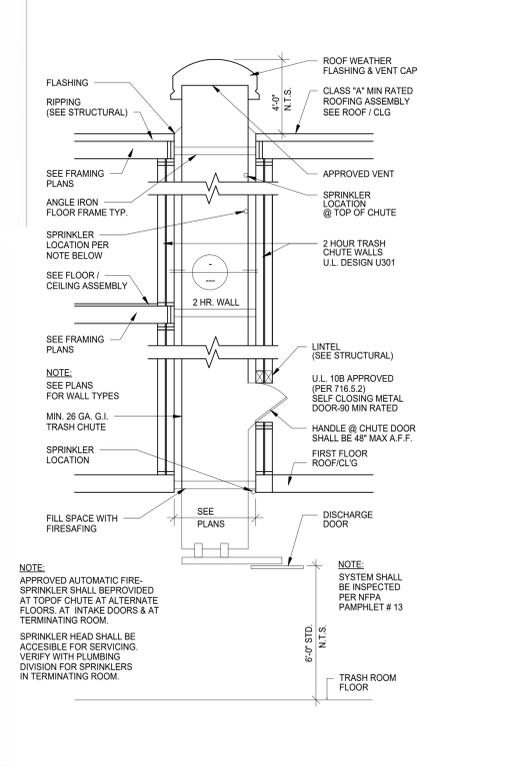
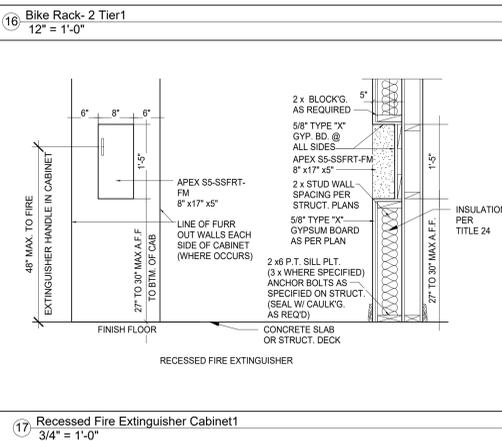
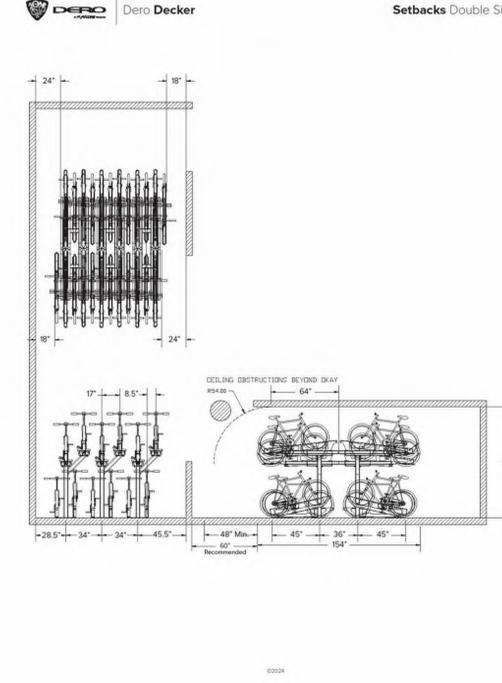
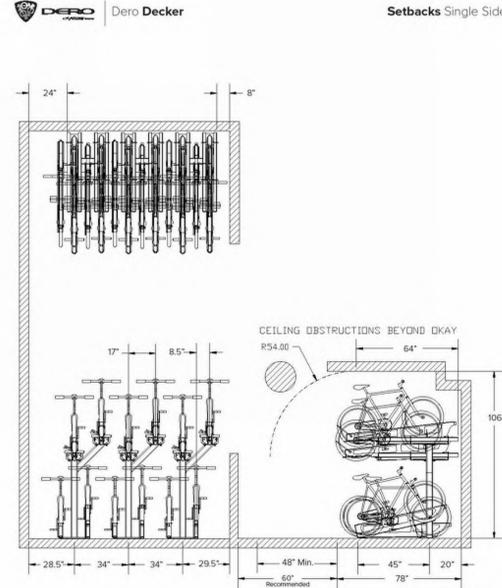






# Dero Decker

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.



www.STOCKTONARCHITECTS.com

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**Project**  
Venice 81

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Consultant Name Address Phone  
Consultant Name Address Phone  
Consultant Name Address Phone

Date	Description	Issued to

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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" (15 FT X 15 FT 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 15 FT 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.

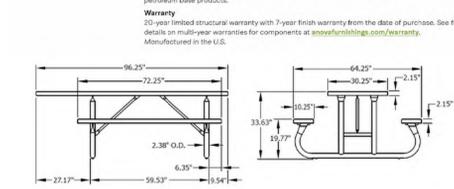
**Features**  
Furniture is ADA-compliant. The tabletop and seats are protected by the patented Fusion Advantage™ process.  
The frames are portable in design allowing for flexibility in placement. **Optional hold down kits are sold separately.**

**Finish**  
Tabletop and seats are protected by the patented Fusion Advantage which is a heat based powder coating with an average .025" 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 1023.2.1.2.2.

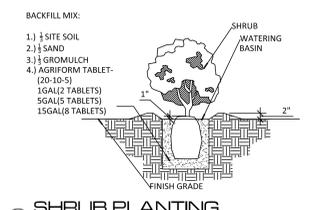
**Assembly**  
This product requires some assembly. Stainless steel assembly hardware is included.  
**Color**  
See website or sales representative for color choices.

**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.

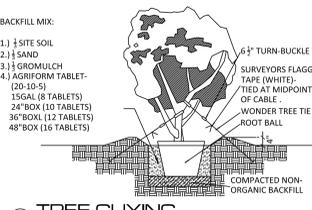
**Warranty**  
30-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at [anova-furniture.com/warranty](http://anova-furniture.com/warranty). Manufactured in the U.S.



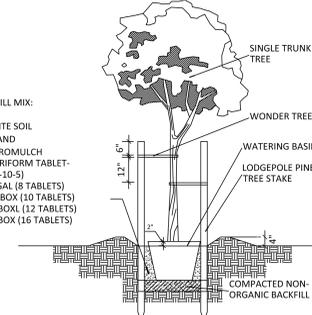
ADA TABLE SCALE: NTS



SHRUB PLANTING SCALE: NTS



TREE GUYING SCALE: NTS

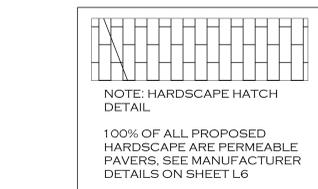


TREE STAKING SCALE: NTS

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  
SERRA VALLEY, CA 93063  
ANGIE@AGOMEZDESIGNS.COM  
805-623-9008  
CA-27-1011989



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

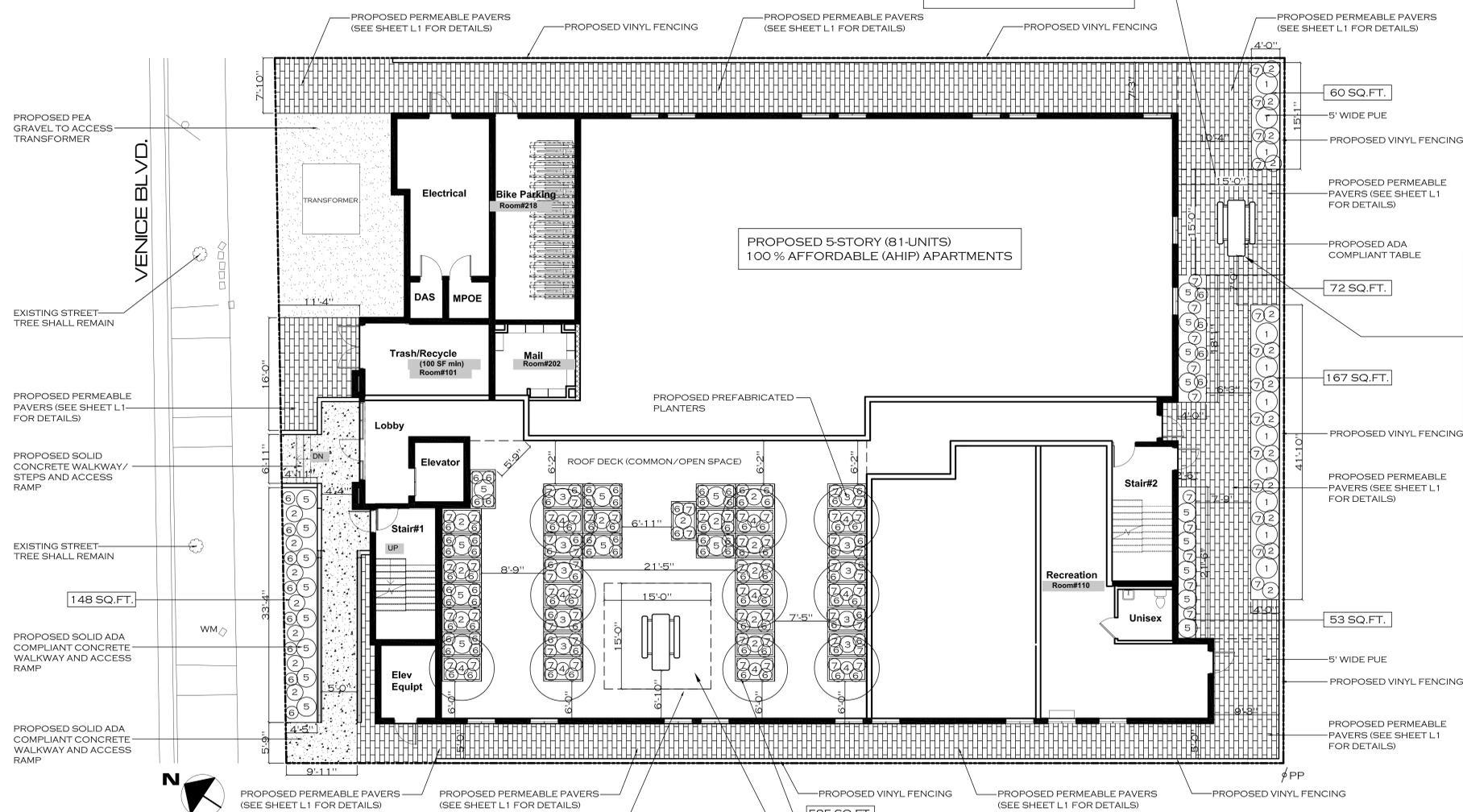
**SOIL PREPARATION**  
1. ALL TURF AREAS TO RECEIVE ROTOTILLING AND SOIL PREPARATION TO A DEPTH OF 6"  
2. SHRUB AREAS TO RECEIVE SOIL PREPARATION AT LOCATION OF SHRUB ONLY.  
3. GROUND COVER AND COLOR AREAS TO RECEIVE SOIL PREPARATION THROUGHOUT PLANTING AREA TO A DEPTH OF 2".

**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"

ROOF DECK OPEN/ COMMON SPACE: 2,323 SQ. FT. OF OPEN SPACE PROVIDED: 25% (580.75 SQ. FT.) REQUIRED LANDSCAPED AREA: 585 SQ. FT. OF LANDSCAPED AREA PROVIDED

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" (15 FT X 15 FT 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 15 FT CLEAR IN THE ENTIRETY THROUGHOUT. AS WE UNDERSTAND PLANTING, TREES, AND CIRCULATION ARE REQUIRED.



SALVIA LEUCOPHYLLA 'PURPLE SAGE'



COTINUS COGGYGRIA 'SMOKE TREE'



SALVIA APIANA 'WHITE SAGE'



TRICHOSTEMA LANATUM 'WOOLLY BLUE CURLS'



ERIOPHYLLUM CONFERTIFLORUM 'GOLDEN YARROW'



JUNCUS PATENS 'CALIFORNIA GRAY RUSH'



CUPRESSUS SEMPERVIRENS 'MONSHEL'

11848-11856 VENICE BLVD.

REVISIONS:

THESE DRAWINGS ARE FOR ARCHITECTURE ONLY. ANY CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GOMEZ DESIGNS  
LANDSCAPE DESIGN & INSTALLATION  
11848-11856 VENICE BLVD.  
LOS ANGELES, CA 90066

SHEET TITLE:  
CONCEPTUAL LANDSCAPE PLAN

PROJECT ADDRESS:  
HVN DEVELOPMENT  
11848-11856 VENICE BLVD.  
LOS ANGELES, CA 90066

DRAWN BY:  
AG  
CHECKED BY:  
AG  
DATE:  
12.15.25  
SCALE:  
AS NOTED  
JOB NO:  
SHEET TITLE:  
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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 Address<sup>1</sup>: 11848-11860 Venice Blvd      Unit/Space Number: \_\_\_\_\_

Legal Description<sup>2</sup> (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): \_\_\_\_\_

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

<sup>2</sup> 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)<sup>3</sup> 7 + Adding 81 = Total 81

Number of Affordable Units<sup>4</sup>: 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

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

<sup>4</sup> 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

Applicant<sup>5</sup> 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

<sup>5</sup> 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 Information<sup>6</sup>**

**(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.

<sup>6</sup> 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

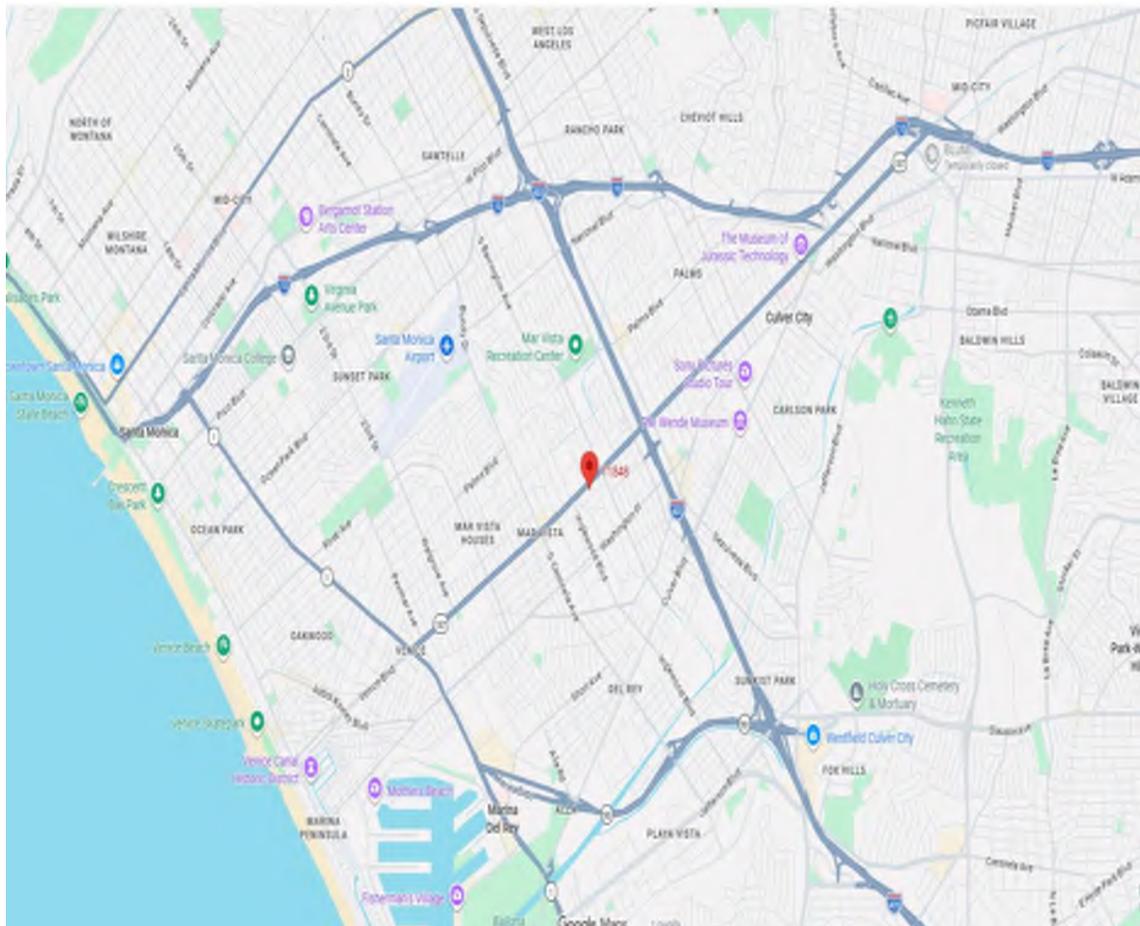
Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

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



**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

**Exterior Elevations**

Date Issue Date

Drawn By Author

Checked By Checker

**A300**

Scale As indicated

1/6/2026 9:44:14 PM



**GRADE PLANE / HEIGHT CALCULATION**

$$79.49' + 80.00' + 79.00' + 78.53' = 79.25' \text{ Grade Plane}$$

Lowest Adjacent Grade=	78.53'
Grade Plane=	79.25'
Top of Parapet=	134.33'
Top of Roof=	128.50'
LAMC Height=	55'-10"
LABC Height=	49'-3"

**TRANSITIONAL STEP-BACK**