



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number ZA 2016-2124-U-SPP

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

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

Related Case Number _____

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.

1. PROJECT LOCATION

Street Address¹ 18620-18640 Ventura Blvd. & 5442-5444 Yolanda Ave. Unit/Space Number _____

Legal Description² (Lot, Block, Tract) [See Attached Legal Description]

Assessor Parcel Number 2161-015-019 Total Lot Area 0.97 acres

2. PROJECT DESCRIPTION

Present Use Multi-tenant Shopping Center with mix of retail and restaurant uses.

Proposed Use Change of use of portion from retail to health club use. [See attached Project Description.]

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project Change of use of existing retail space to health club, add mezzanine (not to exceed 6,000 SF); change of use of existing restaurant to retail; Tenant sign for health club; Exterior facade mod.; Sign Program for bldg.; Shared Parking; CUZ for early operating hours

Additional information attached YES NO SEE ATTACHED PROJECT DESCRIPTION

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with use 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)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- | | |
|--|--|
| <input type="checkbox"/> Demolition of existing buildings/structures | <input type="checkbox"/> New construction: _____square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Accessory use (fence, sign, wireless, carport, etc.) |
| <input checked="" type="checkbox"/> Interior tenant improvement | <input checked="" type="checkbox"/> Exterior renovation or alteration |
| <input checked="" type="checkbox"/> Additions to existing buildings | <input checked="" type="checkbox"/> Change of use <u>and/or</u> hours of operation |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Haul Route |
| <input type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Phased project |

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 0 = Total 0

Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 11.5.7.C Section from which relief is requested (if any): _____

Request: Specific Plan Project Permit for: Change of use of existing retail space to health club use, addition of mezzanine not to exceed 6,000 SF; Change of use of existing restaurant space to retail; New tenant sign for Club; Exterior facade mod; Amend off-site parking affidavit; Shared Parking; Sign program for bldg.

Authorizing section 12.24.W.27 Section from which relief is requested (if any): _____

Request: Commercial Corner Conditional Use Zone to permit health club tenant to begin operations at 5:00 AM daily instead of the otherwise permitted 7:00 AM.

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

Request: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department