

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. 2013-3833-ERF	Existing Zone (T)(Q)RAS4-1 / R3-1	District Map 174B145
APC South Valley	Community Plan Van Nuys - Sherman Oaks	Council District 4
Census Tract 1284.00	APN 2243-004-(007,008,009,010)	Case Filed With [DSC Staff] MAR'SHE WOPWONG SAO N
		Date 12/3/13

CASE NO. **DIR 2013-3832-DB-SPR**

APPLICATION TYPE Density Bonus and Affordable Housing Incentives
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 5700 - 5720 Sepulveda Blvd and 5703 - 5707 Halbrent Ave Zip Code 91411
 Legal Description: Lot Por 339 (arb 17) Block _____ Tract 1000
 Lot Dimensions 200 x 285 Lot Area (sq. ft.) 56,000 Total Project Size (sq. ft.) 160,594

2. PROJECT DESCRIPTION

Describe what is to be done: Development of a 131 unit multi-family apartment with 8,621 of ground floor commercial space within an approximate 160,594 sq ft building; 4 levels of residential over one grade level of parking and one subterranean level of parking with 276 total car parking spaces and 154 bike parking spaces

Present Use: Apartments Proposed Use: Apartments / Commercial

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential Tier 1 LA Green Code

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 49 To be demolished 49 Adding 131 Total 131

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.22A25
Pursuant to LAMC Section 12.22A25 a 35% Density Bonus, Parking Option 1 and one On-Menu Incentive for a 35% increase in permitted FAR allowing an FAR increase from 152,400 sq ft to up to 205,740 sq ft (Proposed Floor Area is 160,594)

Code Section from which relief is requested: _____ Code Section which authorizes relief: 16.05
Pursuant to LAMC Section 16.05 Site Plan Review for a 131 unit multi-family apartment complex with 8,621 sq ft of commercial space; relative to the Site Plan Review approved by the CPC on May 13, 2010
CPC-2008-1660-GPA-ZC-ZV-ZAA-SPR

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

List related or pending case numbers relating to this site:
CPC-2008-1660-GPA-ZC-ZV-ZAA-SPR