

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. ENV 2014-1436	Existing Zone C2-1VL	District Map 174 B145
APC South Valley	Community Plan General Commercial	Council District 4
Census Tract 1284	APN 2243 003 025	Case Filed With [DSC Staff] Anna M. Vidal
		Date 4/23/14

CASE NO. **ZA 2014 1435**

APPLICATION TYPE **ZONE VARIANCE, CONDITIONAL USE PERMIT, SITE PLAN REVIEW**
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project **5628 SEPULVEDA BOULEVARD, VAN NUYS, CA** Zip Code **91411**

Legal Description: Lot **339** Block **NONE** Tract **1000**

Lot Dimensions **155'-2" X 125'** Lot Area (sq. ft.) **14,262 SF** Total Project Size (sq. ft.) **48,000 SF**

FOR COMPLETE LEGAL DESCRIPTION, PLEASE SEE ATTACHMENT "A" & "B"

2. PROJECT DESCRIPTION

Describe what is to be done: **THIS IS A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF THE EXISTING 4 STORY 56 FT HIGH HOTEL WITH A NEW CONSTRUCTION OF A 48,000 SF ROOM HOTEL WITHIN 500 FT OF RESIDENTIAL ZONE. REQUEST FOR ADDITIONAL FAR & HEIGHT**

Present Use: **USED CAR LOT** Proposed Use: **HOTEL**

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

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code
Additions to the building:	<input type="checkbox"/> Rear	<input type="checkbox"/> Front	<input type="checkbox"/> Height
	<input type="checkbox"/> Side Yard		

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

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: **12.24W24**
REQUESTING A CONDITIONAL USE PERMIT FOR HOTEL USE

Code Section from which relief is requested: **12.21.1** Code Section which authorizes relief: **12.27**
TO ALLOW AN F.A.R. OF 2.48 WHERE A 1.5 F.A.R. IS ALLOWED BY ZONE DESIGNATION

Code Section from which relief is requested: **12.21.1** Code Section which authorizes relief: **12.27**
1) TO ALLOW A 56 FT HIGH STRUCTURE WHERE 45 FT HIGH STRUCTURE IS PERMITTED; 2) TO ALLOW A 4 STORY STRUCTURE WHERE A 3 STORY STRUCTURE IS PERMITTED PER ZONE DESIGNATION

**REQUEST FOR A SITE PLAN REVIEW FOR 20 UNITS PER Sec 16.05*

List related or pending case numbers relating to this site: **CASE NO. ZA 2003-0162(LU)(ZU)(SP)**