

**South Robertson Neighborhoods Council**  
**Land Use Committee Worksheet for Meeting on June 7, 2016**

**Notice to Applicants: All documents, including worksheet and drawings, must be submitted *electronically* to the Land Use Committee *at least 14 days prior to the meeting*. Non-compliance will result in your submission being *automatically* carried forward to the next regularly scheduled meeting where the committee has the data for at least 14 days. Submit all documentation to [LandUse@Soronc.org](mailto:LandUse@Soronc.org).**

Case Number: \_\_\_\_\_ Hearing Date: 6/7/2016

Project Name: Ivy Station

Project Address: 8900-8946 Venice Boulevard  
□  
\_\_\_\_\_

Owner  Applicant

Name: Lowe Enterprises Real Estate Group c/o Tom Wulf  
Address: 11777 San Vicente Boulevard, Suite 900  
Los Angeles, CA 90049  
Phone #: 310-571-4275 E-Mail: twulf@loweenterprises.com

Representative of the  Owner  Applicant

Name: Kyndra Casper, Liner LLP  
Address: 633 West Fifth Street, 32nd Floor  
Los Angeles, CA 90071  
Phone #: 213-694-3141 E-Mail: kcasper@linerlaw.com

**1. Description of what is being requested of this Committee that is *not* "By Right":**

Project entitlements include General Plan Amendment; Zone Change/Height District Change; Conditional Use Permit for a major development project;  
Conditional Use Permit for the on-site and off-site sale of alcohol;  
Zoning Administrator's Determination for Transitional Heights; Site Plan Review

2. Description of Project:

(a) Size of Property 60,667 sq. ft.

(b) Size of Proposed Building(s) 186,288 sq. ft.

If the proposed building is larger than the "By Right" allowable size, please provide us with the following:

(c) "By Right" allowable building size/area 91,000 sq. ft.

(d) Additional area requested 95,288 sq. ft.

(e) Rational for requesting the additional area: To allow the transit oriented development that will bring office, retail, and restaurant uses to the area

3. Proposed Use of Property: (include why if different from property zoning) Office, Retail, Restaurant

4. Known Community Benefit from this proposed use of the property: Over 1.5 acres of public open space, community programming, bicycle and transit connections to be discussed at the hearing.

5. Parking Spaces : (a) Currently on Property 0<sup>\*1</sup> (b) Required by code 403<sup>\*2</sup>  
Of which: (c) the actual spaces (i) 448<sup>\*3</sup> are standard spaces, (ii) 8 are compact spaces and (iii)        are handicap spaces

6. Trash enclosure and loading dock: Trash Enclosure  Yes  No, size Aprox. 300 sf  
Loading Dock  Yes.  No, size Aprox. 910 sf

Additional notes:       

7. Have you provided any additional amenities we should know about to offset requested discretionary approvals affects on adjacent neighbors and/or the SORO community: Community serving retail, office space, and restaurant; job creation; landscape improvements

8. Outreach: for discretionary approval, SORO requires, prior to this meeting, your notification of neighbors within a 500 foot radius of the project. You must also notify us of the results of sign-offs by neighbors within this 500 foot radius.

9. Name and ID of all environmental or planning documents prepared to support this project CPC-2015-4478-GPA-ZC-HD-CU-CUB-ZAD-SPR; ENV-2015-4479-MND  
VT-73977

\*1 Existing is in Culver City  
\*2 Proposed office building parking required  
\*3 Proposed office building parking provided