



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-70269

Case Number: _____ APN: 139-34-712-099, 100, 101 & 120

Name of Property Owner: BDR Cascadia, LLC

Name of Applicant: BDR Cascadia, LLC

Name of Representative: Kaempfer Crowell - Chris Kaempfer

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

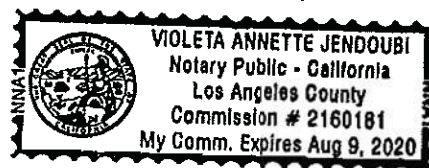
Signature of Property Owner: _____

Print Name: Daniel Riceberg

Subscribed and sworn before me

This 19 day of April, 2017
Violeta Annette Jendoubi
Notary Public in and for said County and State

Los Angeles California





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Special Use Permit for alcohol, Special Use Permit for mixed use development, Vacation, Site Development Review, Variance for parking, Variance for setbacks, Re-Zoning

Application/Petition For: NWC Maryland Parkway & Lewis Avenue
 Project Address (Location) _____
 Project Name Maryland & Lewis Mixed Use Proposed Use Mixed Use
 Assessor's Parcel #(s) 139-34-712-099, 100, 101 & 120 Ward # 3 - Coffin
 General Plan: existing MXU proposed N/A Zoning: existing R-4 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres .71 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER BDR Cascadia, LLC Contact N/A
 Address 756 S. Broadway, #1101 Phone: N/A Fax: N/A
 City Los Angeles State CA Zip 90014
 E-mail Address N/A

APPLICANT BDR Cascadia, LLC Contact N/A
 Address 756 S. Boardway, #1101 Phone: N/A Fax: N/A
 City Los Angeles State CA Zip 90014
 E-mail Address N/A

REPRESENTATIVE Kaempfer Crowell Contact Chris Kaempfer
 Address 1980 Festival Plaza Drive, Ste. 650 Phone: 702-792-7000 Fax: 702-796-7181
 City Las Vegas State NV Zip 89135
 E-mail Address clk@kcnvlaw.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Daniel Kiceberg

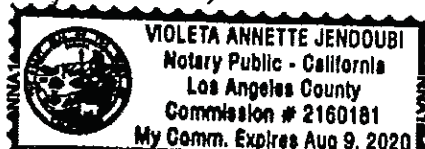
Subscribed and sworn before me

This 19 day of April, 2017.
[Signature]

Notary Public in and for said County and State

Los Angeles, California

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SDR-70269**

Meeting Date: _____

Total Fee: _____

Date Received: * _____

Received By: _____

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

PRJ-69851
04/27/17

17774-1 B1

NWC Lewis Avenue and Maryland Parkway

Proposed mixed-use development with 193 apartments and 28.187 thousand square feet of retail use.

First Current Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	31	6.65	206
AM Peak Hour			0.51	16
PM Peak Hour			0.62	19

Second Current Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.52	10
AM Peak Hour			0.75	1
PM Peak Hour			1.00	1

Total Current Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	32	6.65	216
AM Peak Hour			0.51	17
PM Peak Hour			0.62	20

First New Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	193	6.65	1,283
AM Peak Hour			0.51	98
PM Peak Hour			0.62	120

Second New Use

Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	28.187	42.70	1,204
AM Peak Hour			0.96	27
PM Peak Hour			3.71	105

Total New Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	60	n/a	2,487
AM Peak Hour			n/a	39
PM Peak Hour			n/a	224

Net Change

Average Daily Traffic (ADT)	APARTMENT [DWELL]	29	n/a	2,271
AM Peak Hour			n/a	22
PM Peak Hour			n/a	204

Existing traffic on nearby streets:**Maryland Parkway**

Average Daily Traffic (ADT)	8,092
PM Peak Hour (heaviest 60 minutes)	647

Bridger Avenue

Average Daily Traffic (ADT)	1,753
PM Peak Hour (heaviest 60 minutes)	140

Traffic Capacity of adjacent streets:

Adjacent Street ADT Capacity

Maryland Parkway	30,540
Bridger Avenue	15,600

This project will add approximately 2,271 trips per day on 11th St., Lewis Ave. Maryland Pkwy. and Bridger Ave. Currently, Maryland is at about 26 percent of capacity and Bridger is at about 11 percent of capacity. With this project, Maryland is expected to be at about 34 percent of capacity and Bridger to be at about 16 percent of capacity. Counts are not available in this area for 11th or Lewis, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 204 additional cars, or about seven every two minutes.

Note that this report assumes all traffic from this development uses all named streets.