



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-70285** APN: 139-34-712-098

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: _____

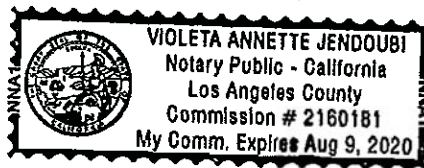
Signature of Property Owner: _____

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

Application/Petition For: Variance for setbacks, Variance for parking, Special Use Permit for mixed use development, Site Development Review

Project Address (Location) Lewis & 11th

Project Name Maryland & Lewis Mixed Use Proposed Use Mixed Use

Assessor's Parcel #(s) 139-34-712-098 Ward #

General Plan: existing MF proposed MXU Zoning: existing R-4 proposed N/A

Commercial Square Footage Floor Area Ratio

Gross Acres .33 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 Kieberg

Subscribed and sworn before me

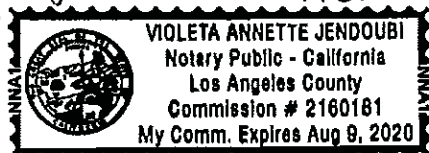
This 19 day of April, 2017

[Signature]

Notary Public in and for said County and State

Los Angeles, California

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case # **SDR-70285**

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:\dept\Application Packet\Application Form.pdf

PRJ-69852
05/01/17

17774.TB2

SWC Lewis Avenue and 11th Street

Proposed mixed-use development with 60 apartments and 8.014 thousand square feet of retail use.

Current Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	15	6.65	100
AM Peak Hour			0.51	8
PM Peak Hour			0.62	9

First New Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	60	6.65	399
AM Peak Hour			0.51	31
PM Peak Hour			0.62	37

Second New Use

Average Daily Traffic (ADT)	SHOPPING CENTER/GENERAL RETAIL [1000 SF]	8.014	42.70	342
AM Peak Hour			0.96	8
PM Peak Hour			3.71	30

Total New Use

Average Daily Traffic (ADT)	APARTMENT [DWELL]	60	n/a	741
AM Peak Hour			n/a	39
PM Peak Hour			n/a	67

Net Change

Average Daily Traffic (ADT)	APARTMENT [DWELL]	45	n/a	641
AM Peak Hour			n/a	31
PM Peak Hour			n/a	58

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 641 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 29 percent of capacity and Bridger to be at about 15 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 58 additional cars, or about one every minute.

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