

CALIFORNIA COASTAL COMMISSION

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**F10d**

Filed:	2/27/2014
180th Day:	8/26/2014
Staff:	M.Stone-LB
Staff Report:	5/22/2014
Hearing Date:	6/13/2014

STAFF REPORT: REGULAR CALENDAR

Application No.: 5-14-0084

Applicant: Olivier Fortis

Location: 2413 Wilson Ave., Venice, City of Los Angeles, Los Angeles County (APN 4228-010-011)

Project Description: Demolition of an existing one-story, single-family residence on an inland lot. Construct a two-story, 23-foot high (approximately 32 ft. high in total with a 96 square foot roof access structure), single-family residence with 2,612 square feet of living space; attached two-car garage; one guest parking space; and 638 square foot roof deck. No grading is proposed.

Staff Recommendation: Approval with standard conditions

SUMMARY OF STAFF RECOMMENDATION

The applicant proposes to demolish an existing one-story, 1,114 square foot, single-family residence with a two-car garage, and construct a two-story, 23-foot high (approximately 32 feet high in total with a 96 square foot roof access structure), 2,612 square foot single-family residence with an attached two-car garage in Venice, City of Los Angeles. In addition, the applicant proposes to add one additional guest parking space; and a 638 square foot roof deck. No grading is proposed.

This subject site is an inland lot within a developed urban residential area. Potential adverse impacts to the coastal zone environment associated with inland lots include impacts to visual resources due to the height of the structure, impacts to water quality due to runoff from the subject

site, and public access due to the limited amount of parking in the area. Based on the design of the proposed development, all of these potential impacts have been addressed.

Commission staff recommends **approval** of coastal development permit application 5-14-0084 with standard conditions.

Staff Note:

Section 30600(b) of the Coastal Act allows local government to assume permit authority prior to certification of a local coastal program. Under that section, the local government must agree to issue all permits within its jurisdiction. Pursuant to Section 30600(b) of the Coastal Act, in 1978, the City of Los Angeles opted to issue its own coastal development permits prior to certification of a Local Coastal Program (LCP), except for those permits eligible for issuance as administrative coastal development permits that would be issued by the Executive Director under section 30624. Such development under 30624 included: 1) improvements to any existing structure; 2) any single-family dwelling; 3) any development of four dwelling units or less within any incorporated area that does not require demolition; and 4) any other development not in excess of one hundred thousand dollars. Projects that qualified as an administrative coastal development permit, the Executive Director has the discretion to process the development as a waiver, pursuant to Section 30624.7 of the Coastal Act, if the Executive Director determined that the development involves no potential for any adverse effect, either individually or cumulatively, on coastal resources and that it will be consistent with the policies of Chapter 3 of the Coastal Act. All waivers issued by the Executive Director must be reported to the Commission for approval.

Public concerns over impacts to Venice's community character caused by development patterns, including an increasing number of demolition and construction projects routinely approved by the Commission as De Minimis Waivers, resulted in this project being pulled by the Commission from the Los Angeles County Deputy Director's Report at the March 2014 hearing in Long Beach. The Commission's action prompted further review of potential impacts to Community Character caused by this proposed project. Commission staff has reviewed the project plans and surrounding development, and has concluded that the proposed project is consistent with community character.

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 Exhibit 9—Site Photos
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I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit Application No. 5-14-0084 pursuant to the staff recommendation..*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in conditional approval of the permit and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. FINDINGS AND DECLARATIONS:

A. PROJECT DESCRIPTION AND LOCATION

The subject site is a residential lot located at 2413 Wilson Avenue (APN: 4228-010-011) in Venice, City of Los Angeles, Los Angeles County (**Exhibit 1**). The site is an inland lot, approximately one-half mile inland of the beach, located within a developed urban residential area (**Exhibit 2**). The lot is not between the first public road and the sea. The lot size is approximately 3,600 square feet.

The applicant is proposing to demolish an existing one-story, single-family residence on the site, and construct a two-story, 23-foot high (approximately 32-foot high in total with the proposed 96 square foot roof access structure) single-family residence with 2,612 square feet of living space; attached two-car garage; and a 638 square foot roof deck. The site is located in a Multiple Family Residential (R1-1) zone, and the proposed single-family residence adheres to this designation. Landscaping is proposed on a 923 square foot area of the property utilizing native or non-native drought tolerant plants. No grading is proposed.

The proposed project has been approved by the City of Los Angeles Planning Department (Case #DIR2013-4139-VSO-MEL, 12/24/13). The proposed project conforms to the 25 foot height limit for flat-roofed structures in the Southeast Venice area. The proposed 638 square foot roof deck and 96 square foot roof access structure are structural components that can be permitted to exceed the 25 foot roof height limit. Adequate on-site parking is provided for the proposed single-family residence with a two-car garage and a space in the rear driveway area, all accessed from the rear alley.

The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including permeable paving at the driveway and new walkway. In addition, the project includes a drainage system to manage and increase on-site percolation of runoff, as well as gutters and downspouts, which are connected to an onsite water containment system. Best management practices will also be incorporated throughout the course of construction.

B. COMMUNITY CHARACTER

Venice has a wide range of scale and style of residential buildings throughout its various neighborhoods. Venice's historical character, diverse population, as well as its expansive recreation area, Ocean Front Walk (boardwalk), and wide, sandy beach make it a popular destination not only for Southern California but also for national and international tourists. Accordingly, Venice has engendered a status as one of the more unique coastal communities in the State, and therefore, a coastal resource to be protected.

Since the Venice coastal zone is primarily a residential community beyond the beach and popular oceanfront boardwalk which includes some commercial stretches, the residential development is a significant factor in determining Venice's community character. The continued change in the residential character of Venice is a cause of concern among some residents. Recently, during the March 2014 Coastal Commission hearing, many public comments were received regarding the issuance of De Minimis Waivers by the Coastal Commission for demolition and construction of single-family homes. Demolition of existing residential buildings in Venice is not a recent phenomenon, but an increasing number of new applications for Coastal Development Permits has created concern over: 1) the lack of policies to ensure the preservation of the community character; 2) the preservation of historic homes; 3) the preservation of low-cost housing; and 4) the lack of opportunities for public participation during the local review process.

The Coastal Act requires that the special character of communities be protected from negative impacts such as excessive building heights and bulks. In particular, Sections 30253(e) and 30251 of the Act state:

Section 30253(e):

New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

Section 30251:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality on visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The City of Los Angeles has the ability to issue Coastal Development Permits (CDP) in the coastal zone, however, they cannot issue waivers of permits for development. Through the local CDP process, the City of Los Angeles would be able to thoroughly address the public participation component of development projects, such as this one, by issuing public notices, holding public hearings and public comment periods for all such development projects in the City of Los Angeles. The Commission also has the ability to issue CDPs for development in Venice and, pursuant to section 30624.7, the Executive Director has the authority to issues waivers of CDPs.

Historically, Commission staff has routinely processed applications for Coastal Development Permits in Venice and the Commission has approved De Minimis Waivers for many projects on the basis that such residential demolition, remodel, addition, and new construction proposals were, in part, consistent with Venice's diverse community character.

Recommendations for approval were based on Commission staff's best professional judgment and took into account the applicable sections of both the Coastal Act and the Venice Land Use Plan (LUP). However, these policies have not been defined in an implementation plan and certified by the Commission in the form of an LCP.

The following sections of the Venice LUP address historical preservation and character preservation:

Policy I. A. 2. Preserve Stable Single Family Residential Neighborhoods.

Ensure that the character and scale of existing single family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development.

E. Preservation of Venice as a Special Coastal Community

Policy I. E. 1. General.

Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act.

Policy I. E. 2. Scale.

New development with the Venice Coastal Zone shall respect the scale and character of the community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods [...]

Policy I. E. 3. Architecture.

Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

Policy I. E. 4. Redevelopment.

Projects involving large-scale land acquisition and clearance shall be discouraged in favor of rehabilitation, restoration, and conservation projects, especially those involving single family dwellings.

Policy I. F. 2. Reuse and Renovation of Historic Structures.

Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP. This means:

- a. *Renovating building façades to reflect their historic character as closely as possible and discouraging alterations to create an appearance inconsistent with the actual character of the buildings.*
- b. *Protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment.*
- c. *Rehabilitation shall not destroy the distinguishing feature or character of the property and its environment and removal or alteration of historical architectural features shall be minimized.*
- d. *The existing character of building/house spaces and setbacks shall be maintained.*
- e. *The existing height, bulk and massing which serves as an important characteristic of the resource shall be retained.*

These policies encourage “architectural diversity” in Venice and encourage the preservation of historic structures, however individual homes not defined as “historic” and labeled as such in the LUP are not protected from demolition and new development. The above policies have not been defined in an implementation plan and certified by the Commission in the form of an LCP nor has the City of Los Angeles defined a specific architectural style for the various neighborhoods of Venice. The determination that the character of a proposed project is in conformance with the above policies is subjective.

Ultimately, the extent to which the history of such demolition/rebuild/remodel has altered the community, community character of Venice remains difficult to determine. In order for such a determination to be made, a comprehensive cumulative assessment would likely be required. And, while there is little doubt that a significant amount of redevelopment has occurred within the coastal zone of Venice, it will be difficult to ensure that Venice’s character is protected until Venice’s community character has been defined. Such a definition, as well as a means to adequately protect such character consistent with the Act, is best determined through first a community effort and then through the Coastal Commission review process as part of the certified LCP. The City of Los Angeles was recently awarded a grant to assist in developing a Local Coastal Program, however, no date for a deliverable has been determined.

For the proposed development at 2413 Wilson Avenue, the surrounding neighborhood is comprised of a variety of old and new multi-unit residential structures and single-family residences that vary in height, size, and architectural style (**Exhibits 8 and 9**). The majority of homes are 1 and 2 stories, with some 3 story structures. Other than the height and scale of the structure, it is difficult to define the style of the community. Architectural features of existing nearby homes include a mix of Craftsman bungalows and traditional Victorians, next door to Modern and Contemporary style homes. Inconsistencies in existing architectural style aside, the proposed development is consistent with the community character in size and scale of existing development. Past projects similar to the proposed development, or in excess of current proposal, in the general vicinity of the project site approved by the Commission include:

5-07-157-W, 2429 Wilson Avenue, Venice

Demolition of a one-story, 930 square-foot single-family residence, and construction of a two-story, 25-foot high (with one 34-foot high roof access structure), 2,806 square-foot single-family residence with an attached two-car garage.

5-07-026-W, 2427 Wilson Avenue, Venice

Demolition of a one-story, 700 square-foot single-family residence and detached garage on a 3,600 square foot lot, and construction of a two-story, 25-foot high (with a 33-foot high roof access structure), 2,960 square-foot single-family residence with an attached two-car garage. Remove approx. 120 cubic yards of fill matter.

In this case, on a site visit on March 14, 2014, staff confirmed that demolition of the existing structure had taken place. The existing home does not appear to be a historical structure and there have been no public comments or city determination that explicitly states this home is, or could be, of historical value, nor has it been defined as such in the Venice Land Use Plan (**Exhibit 3**).

The City of Los Angeles has consistently limited new development in the project area to a height of 25 feet (flat roof) or 30 feet (varied roofline) or 28 feet (along walk streets) measured above the fronting right-of-way. The proposed project conforms to the 25-foot height limit. The only portion of the proposed structure that may exceed the height limit are chimneys, HVAC, etc. (Appendix A). Both the City and the Commission permit roof accessory structures (i.e. chimneys and open roof deck railings) to exceed the height limit by no more than 5 feet if the scenic and visual qualities of the area are not negatively impacted and no more than 10 feet for roof access structures. The proposed project conforms to the 25-foot height limit, and the roof access structure exceeds the height limit by no more than 10 feet.

In addition, the preservation of low-cost housing in the coastal zone was included in early versions of the Coastal Act, however, this criteria was removed from the Coastal Act by the California State Legislature. Accordingly, the Commission no longer reviews the impact of proposed development projects on low-cost housing in the coastal zone. As stated in Policy I. A. 9. of the Venice LUP, pursuant to Section 65590 of the State Government Code, otherwise known as the “Mello Act,” “the conversion or demolition of existing residential units occupied by persons and families of low or moderate income shall not be permitted unless provisions have been made for replacement of those dwelling units which result in no net loss of affordable housing in the Venice Community . . .” Here, the City of Los Angeles issued a Mello Act determination that this project is not subject to the Mello Act and does not require a Mello Act Compliance Review because the owner is proposing to demolish the existing single-family residence in which they currently reside and replace it with another single-family residence in which they plan to reside (**Exhibit 10**).

The proposed project is not designated as a historic structure, is in an area of diverse architectural styles and is located approximately one-half mile from the beach. As proposed, the project will not adversely impact any scenic or visual resources. Therefore, the proposed project adequately protects the scenic and visual qualities of the area and is consistent with Sections 30251 and 30253 of the Coastal Act.

C. DEVELOPMENT

Section 30250 of the Coastal Act states:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The development is located within an existing developed area and is designed to be compatible with the character (scale) of the surrounding area, and has been designed to ensure structural integrity. The proposed development is located approximately one-half mile from the beach, and has no negative visual effects on coastal resources and does not impact coastal access. Therefore, the Commission finds that the development, as proposed conforms with Sections 30222, 30250 and 30251 of the Coastal Act.

D. PUBLIC ACCESS

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30252(4) of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by ... (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation.

The proposed development is not located between the first public road and the seas as it is approximately one-half mile from the beach. Adequate parking will be provided on site with two covered spaces and one uncovered space, which are accessed through the alley on the rear of the lot. The development will not create any new curb cuts and will not eliminate any public parking spaces on the streets. The proposed development will not have any adverse impacts on public access to the coast or to nearby recreational facilities and therefore, the development conforms with Sections 30210, 30211 and 30252(4) of the Coastal Act.

E. WATER QUALITY

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including permeable paving at the driveway and new walkway. In addition, the project includes a drainage system to manage and increase on-site percolation of runoff, as well as gutters and downspouts, which are connected to an onsite water containment system. Best management practices will also be incorporated throughout the course of construction. As proposed, the Commission finds that the proposed development conforms with Sections 30230 and 30231 of the Coastal Act.

F. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

(a) "Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion."

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The Los Angeles City Council adopted a proposed Land Use Plan (LUP) for Venice on October 29, 1999. On November 29, 1999, the City submitted the draft Venice LUP for Commission certification. On November 14, 2000, the Commission approved the City of Los Angeles Land Use Plan (LUP) for Venice with suggested modifications. On March 28, 2001, the Los Angeles City Council accepted the Commission's suggested modifications and adopted the Venice LUP as it was approved by the Commission on November 14, 2000. The Venice LUP was officially certified by the Commission on June 14, 2001.

The project, as proposed, conforms with the certified Venice LUP. The proposed project, as conditioned, is also consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

As proposed, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX A

Substantive File Documents: Venice Land Use Plan; City of Los Angeles Approval-in-Concept, dated December 24, 2013; Coastal Development Permit Application File No. 5-14-0084.

EXHIBIT# 1

Vicinity Map

1 of 1

Application Number:

5-14-0084



California Coastal
Commission

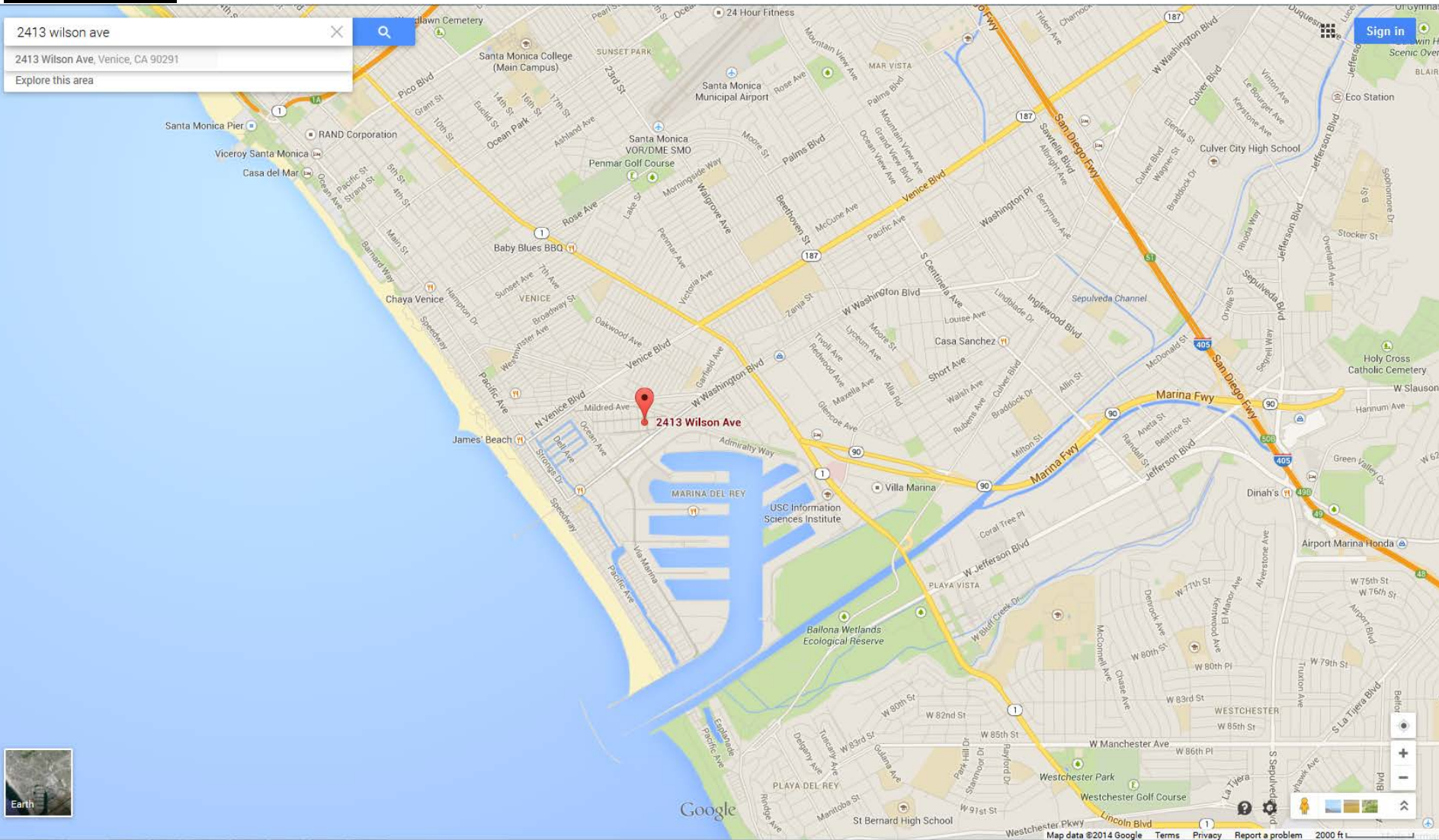
2413 Wilson Ave

2413 Wilson Ave, Venice, CA 90291

Explore this area



Earth



Google

Map data ©2014 Google Terms Privacy Report a problem 2000 ft

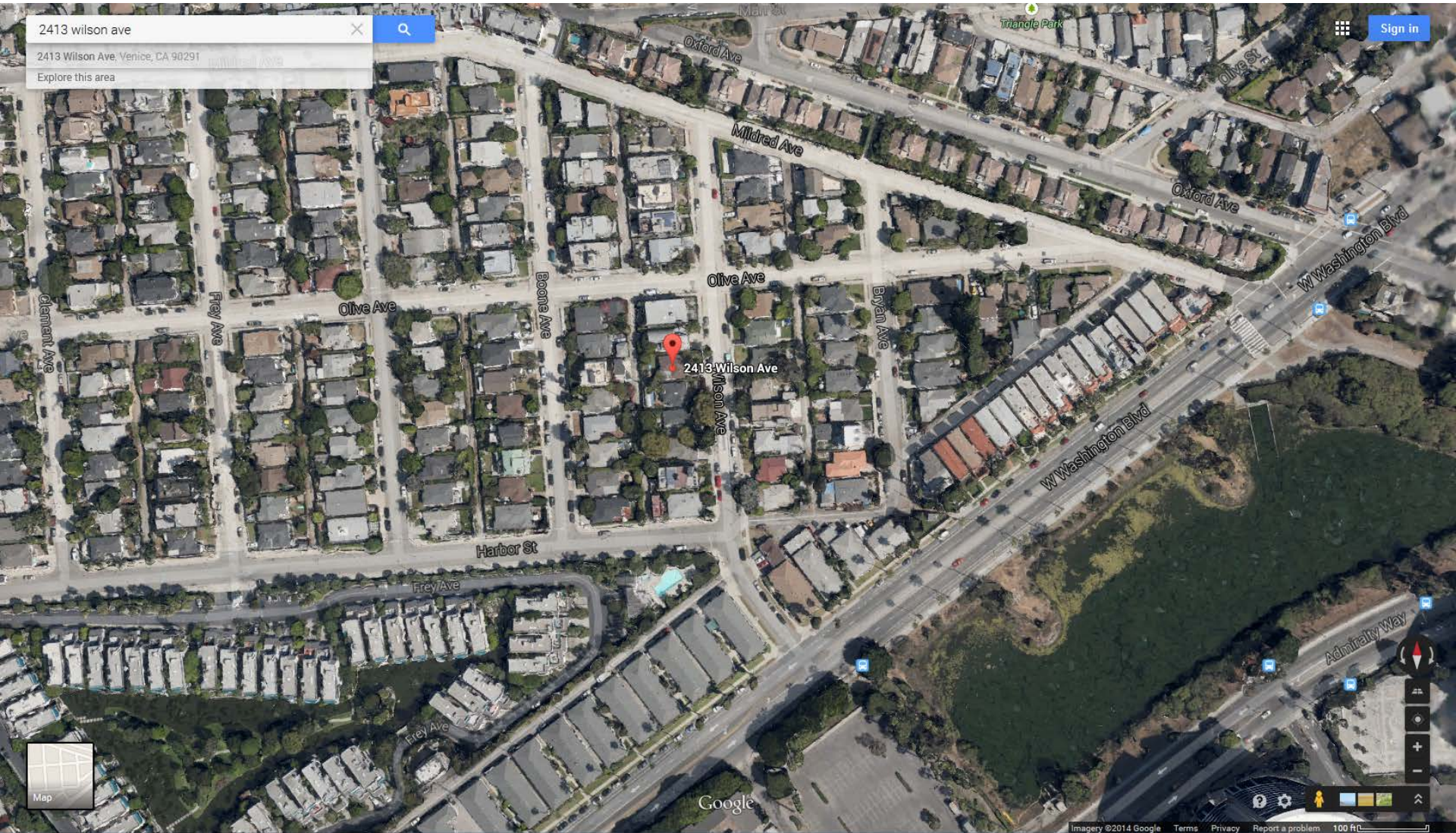
EXHIBIT# 2

Aerial Photograph
1 of 2

Application Number:
5-14-0084



California Coastal
Commission



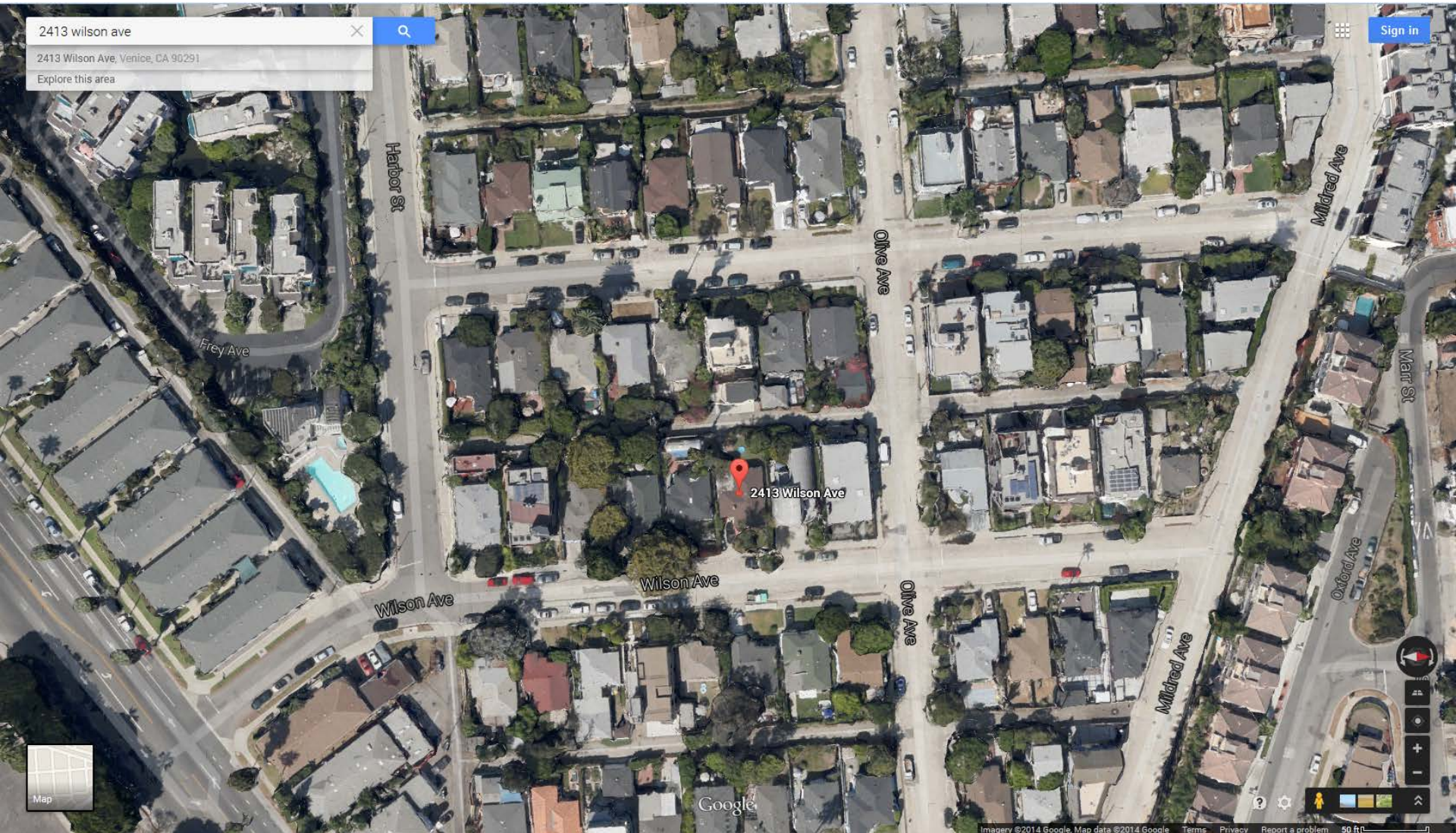
EXHIBIT# 2

Aerial Photograph
2 of 2

Application Number:
5-14-0084



California Coastal
Commission



2413 wilson ave

2413 Wilson Ave, Venice, CA 90291

Explore this area

Sign in

Map

Google

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EXHIBIT# 3

**Photograph of
Existing
Demolished
Residence
1 of 1**

Application Number:

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California Coastal
Commission

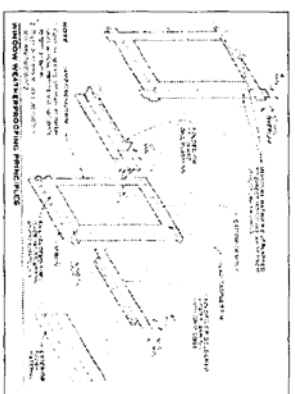


A-3

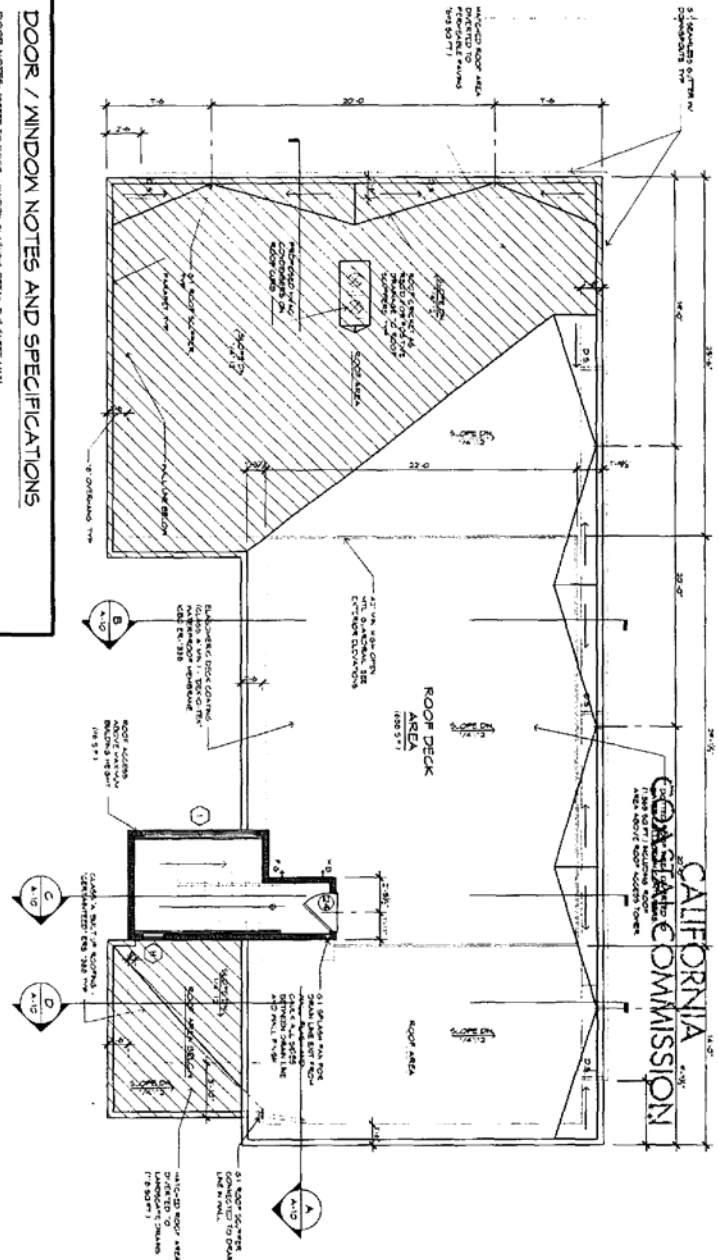
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FEB 14 2014

WINDOW SCHEDULE						NOTES: CALL-OUT SIZE IS SHOWN DIMENSION ONLY AND DOES NOT INCLUDE FRAME THICKNESS	
W	S	Size: w x h	materials	No. of lites	type	remarks	
A	1	4'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	P-42D		
B	1	2'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	CSWT		
C	1	6'0" x 6'0"	ALUMINUM SLIDING	ONE LITE	P-42D		
D	1	2'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	CSWT		
E	1	5'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	AWNWD		
F	1	NOT FIXED	ALUMINUM SLIDING	ONE LITE	P-42D		
G	1	12'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	P-42D		
H	1	1'0" x 6'0"	ALUMINUM SLIDING	ONE LITE	P-42D		
I	1	8'0" x 1'0"	ALUMINUM SLIDING	ONE LITE	P-42D		
J	1	23'0" x 11'0"	ALUMINUM SLIDING	ONE LITE	P-42D		
K	1	6'0" x 6'0"	ALUMINUM SLIDING	ONE LITE	AWNWD		
L	1	3'0" x 6'0"	ALUMINUM SLIDING	ONE LITE	AWNWD		
M	1	6'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	P-42D		
N	1	12'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	P-42D		
O	1	3'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	AWNWD		
P	1	9'0" x 1'0"	ALUMINUM SLIDING	ONE LITE	AWNWD		
Q	1	3'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	CSWT		
R	1	3'0" x 3'0"	ALUMINUM SLIDING	ONE LITE	CSWT		
S	1	NOT FIXED	ALUMINUM SLIDING	ONE LITE	CSWT		
T	1	NOT FIXED	ALUMINUM SLIDING	ONE LITE	CSWT		
U	1	NOT FIXED	ALUMINUM SLIDING	ONE LITE	CSWT		
V	1	NOT FIXED	ALUMINUM SLIDING	ONE LITE	CSWT		

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ROOF PLAN



BOOK / WATER COLLECTION CALCULATIONS:

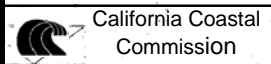
014, 8000 AREA	2,100,000
W07 AREA DEDUCTED TO WATER COLLECTION CONNECTIONS	1,585,500 (75%)
W07 AREA DEDUCTED TO PLEASURE POOLS	405,500 (20%)
W07 AREA DEDUCTED TO LANDSCAPE DRAINS	115,000 (5%)

FEB 14 2014

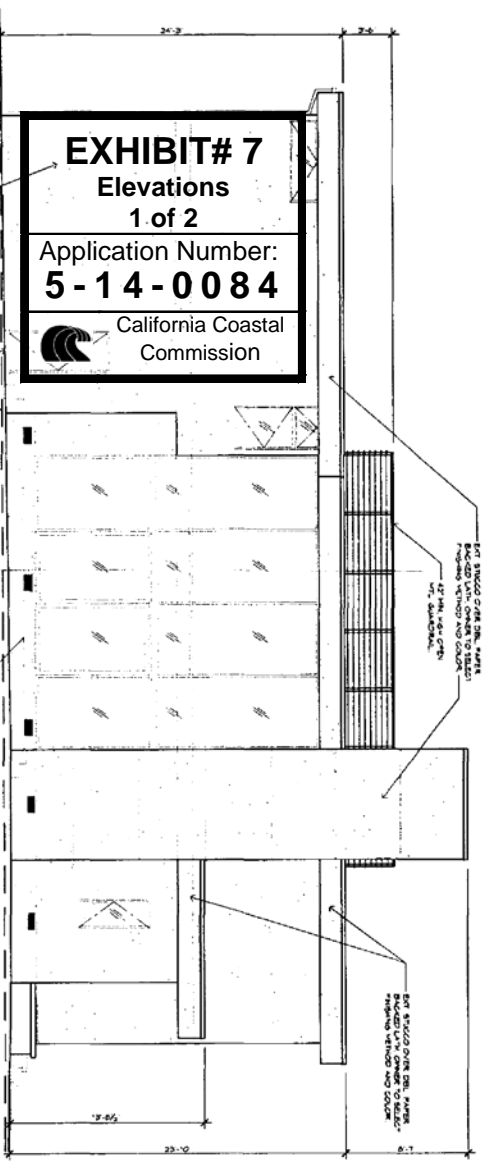
CALIFORNIA
COASTAL COMMISSION

EXHIBIT# 7
Elevations
1 of 2

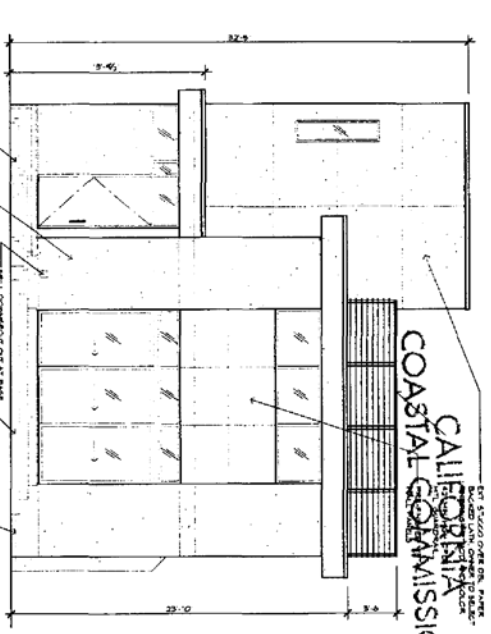
Application Number:
5-14-0084



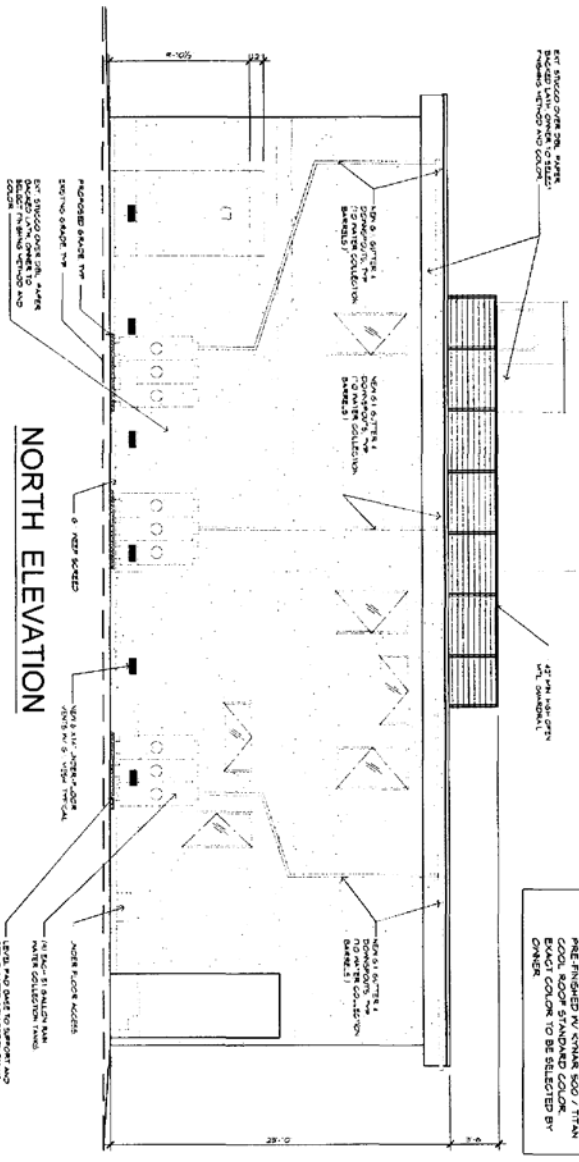
SOUTH ELEVATION



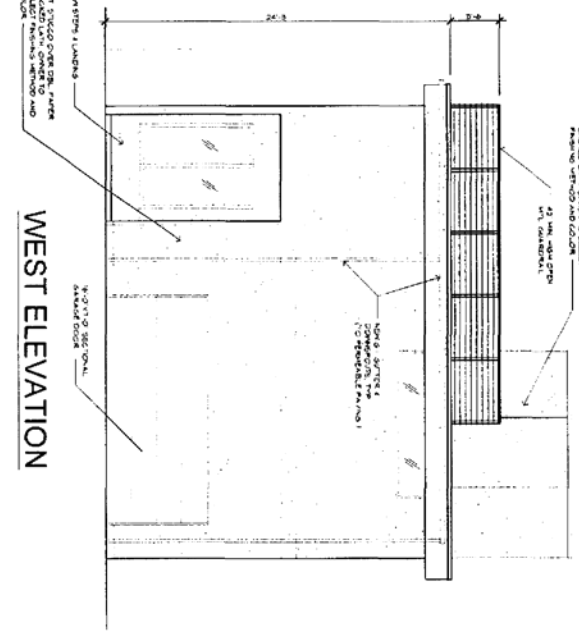
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



METAL PANEL SPECIFICATIONS:

1. CUSTOM BUILT METALS (SEE 2040) PRE-FINISHED FLUSH INTERLOCKING METAL WALL PANELS BY CUSTOM BUILT METALS - MODEL # MB-100 CUSTOM WALL PANELS INSTALLED OVER 2\"/>
2. MATERIAL SHALL BE ORDERED PRE-FINISHED IN CONCRETE / TITAN COLOR. COLOR TO BE SELECTED BY OWNER.

FORTIS RESIDENCE
2413 WILSON AVENUE VENICE, CA90291

SEAN MONAHAN DESIGN
27505 MIDAS LANE SANTA CLARITA CA 91351
Tel/Fax. 661-250-4700
seanmonahan@pacbell.net

A-9
SHEET 1 OF 1

FEB 14 2014

CALIFORNIA
COASTAL COMMISSION

EXHIBIT# 7

Elevations
2 of 2

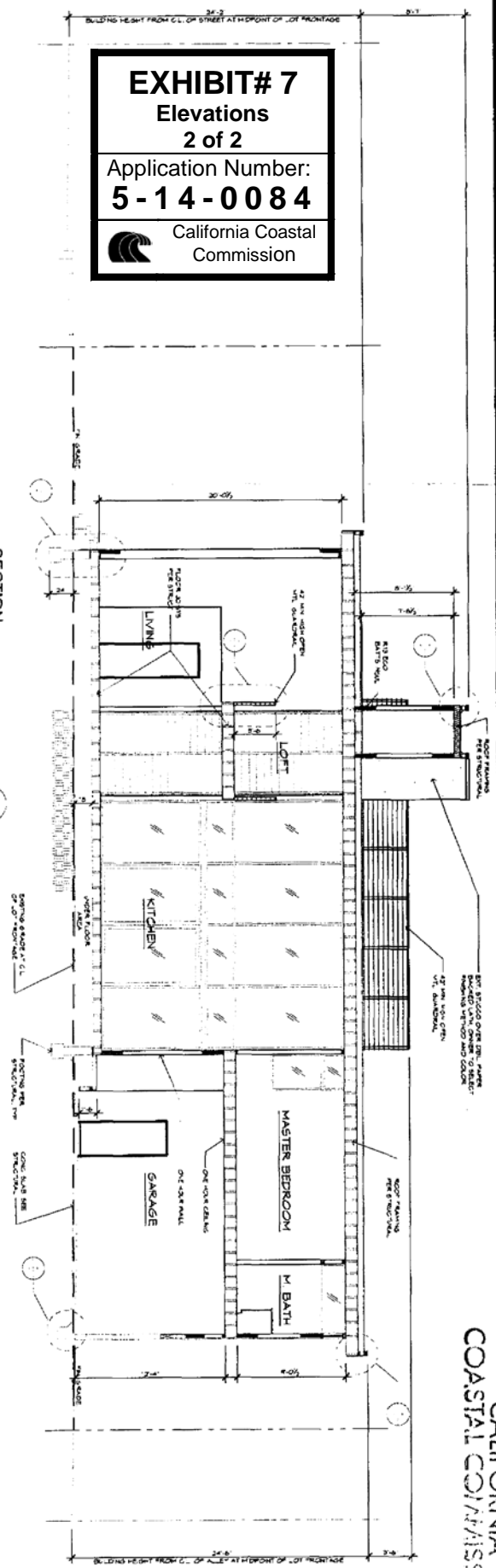
Application Number:
5-14-0084



California Coastal
Commission

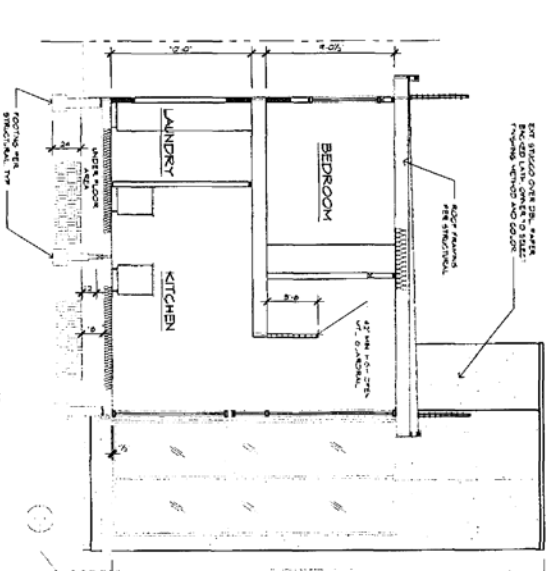
SECTION

A



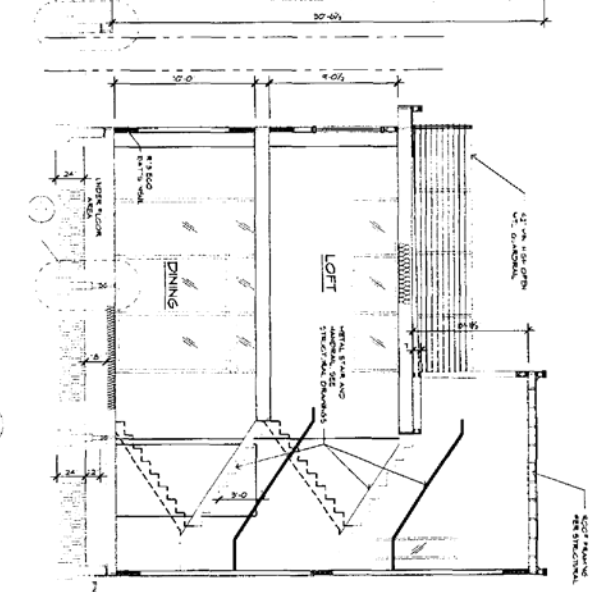
SECTION

B



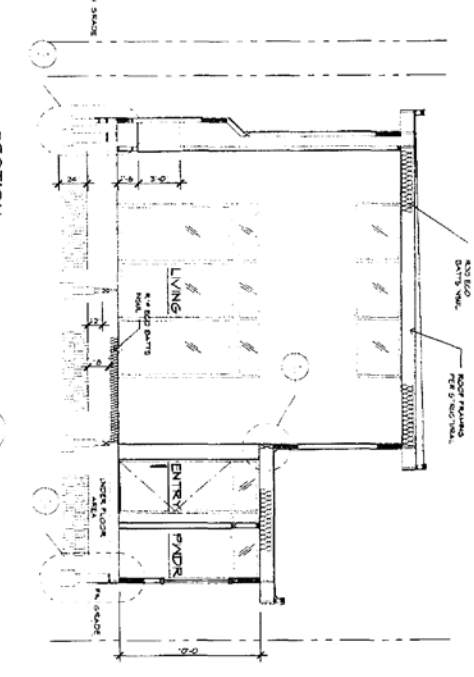
SECTION

C



SECTION

D

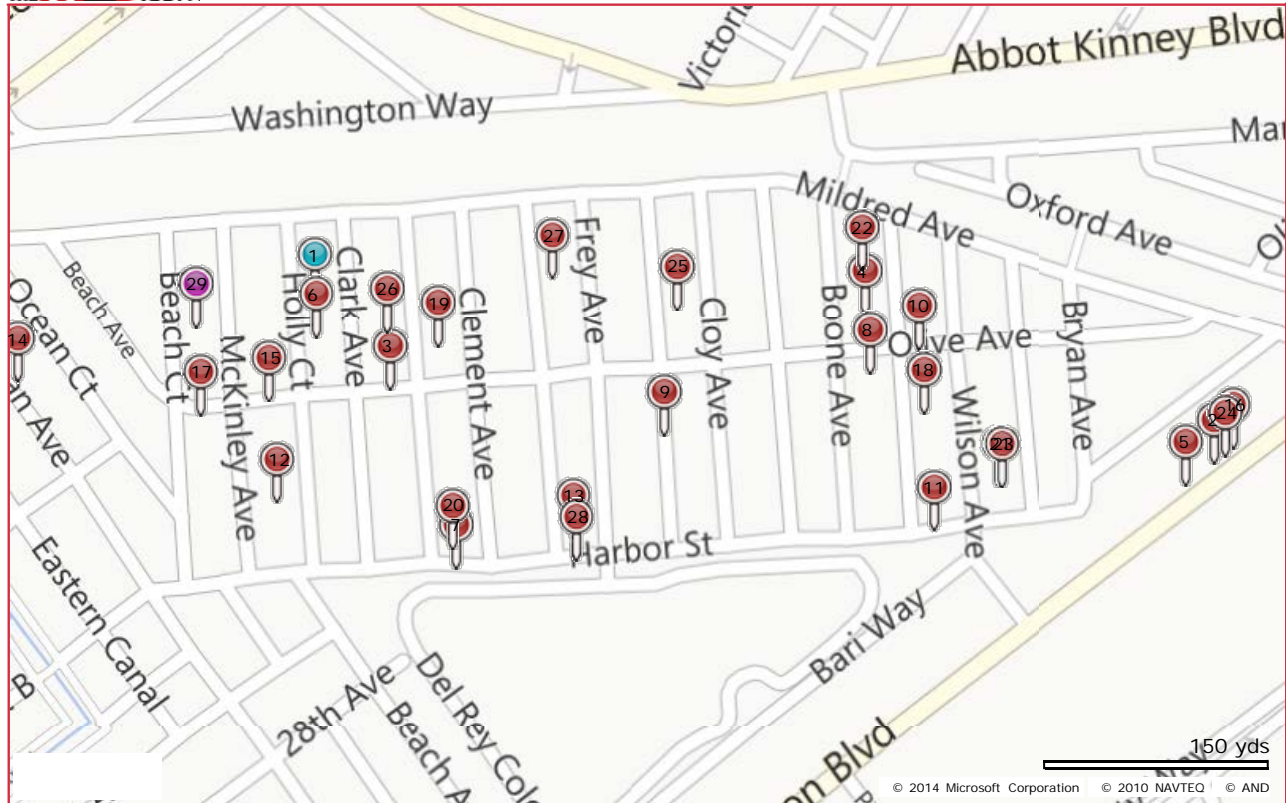


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Tel./Fax. 661-250-4700
seanmonahan@pacbell.net

A-10

DATE: JANUARY 28, 2014
DRAWN BY: JRM
CHECKED BY: JRM

THE **MLS**.com

● A(0)
 ● L(1)
 ● P(0)
 ● S(27)
 ● E(0)
 ● W(0)
 ● C(1)
 ● H(0)
 ● L(0)
 ● Multiple Listings

#	S	AR	ADDRESS	ZIP	LP	SP	BR	BA	SF	LSZ	YB	MAP/XY	LD	ST DATE	MLS #	TYPE
1	B	11	2317 CLARK AVE	90291	\$2,675,000		4	4	2,982	3,601	2014	671J6	2/28/2014	3/7/2014	14-740811	SFR
2	S	12	679 WASHINGTON BLVD	90292	\$764,000	\$750,000	2	2.5	2,869	2,482	1990	671J6	3/4/2002	8/12/2002	02-012223	SFR
3	S	11	2338 CLARK ST	90291	\$859,000	\$862,000	3	2.5	2,432	3,598	2000	671J6	6/25/2003	8/21/2003	03-035795	SFR
4	S	11	2336 BOONE AVE	90291	\$1,979,000	\$1,837,518	3	2.5	2,800	3,600	2006	671J6	1/30/2007	3/5/2007	07-158661	SFR
5	S	12	673 WASHINGTON	90292	\$1,299,000	\$1,431,000	3	3	2,861	2,482	1990	671J6	6/4/2007	8/23/2007	07-191657	SFR
6	S	11	2325 CLARK AVE	90291	\$1,895,000	\$1,800,000	3	3	2,900	3,600	2004	671J6	3/5/2008	7/9/2008	08-260381	SFR
7	S	11	2429 CLEMENT AVE	90291	\$1,890,000	\$1,730,000	4	3	2,455	3,600	2005	671J6	4/9/2008	7/29/2008	08-270239	SFR
8	S	11	2348 BOONE AVE	90291	\$2,290,000	\$2,150,000	3	2.5	2,900	3,600	2008	671J6	7/8/2008	9/16/2008	08-294723	SFR
9	S	11	592 OLIVE AVE	90291	\$2,295,000	\$2,200,000	3	2.5	2,786	3,760	1993	671J6	7/22/2008	10/2/2008	08-299057	SFR
10	S	11	2341 WILSON AVE	90291	\$1,750,000	\$1,750,000	3	2.5	2,892	3,615	2008	671J6	11/12/2008	8/27/2009	08-328467	SFR
11	S	11	2429 WILSON AVE	90291	\$1,650,000	\$1,550,000	3	2.5	2,892	3,600	2008	671J6	11/12/2008	5/17/2010	08-328471	SFR
12	S	11	2412 MCKINLEY AVE	90291	\$1,695,000	\$1,565,000	4	4	2,416	3,600	1949	671J6	2/2/2009	10/28/2009	09-344861	SFR
13	S	11	2425 FREY AVE	90291	\$1,058,859	\$895,000	3	3	2,640	3,600	1949	671J6	9/17/2010	3/15/2011	10-479177	SFR
14	S	11	2328 OCEAN AVE	90291	\$1,250,000	\$1,425,000	3	3.5	2,740	2,700	2004	671H6	7/28/2011	11/30/2011	11-544093	SFR
15	S	11	2338 MCKINLEY AVE	90291	\$1,150,000	\$1,150,000	4	3	3,200	3,598	2002	671J6	4/10/2003	8/13/2003	03-020751	SFR
16	S	12	683 WASHINGTON BLVD	90292	\$739,000	\$725,000	3	3.5	2,921	2,482	1990	671J6	4/21/2003	5/29/2003	03-022721	SFR

17	S	11	2337 MCKINLEY AVE	90291	\$2,100,000	\$1,919,889	2	3.5	3,078	7,520	2002	671J6	1/1/2004	4/1/2004	04-041014	SFR
18	S	11	2405 S WILSON AVE	90291	\$1,890,000	\$1,890,000	3	2.5	2,900	3,600	2006	671J6	7/27/2006	10/5/2006	06-116705	SFR
19	S	11	2329 CLEMENT AVE	90291	\$2,450,000	\$2,350,000	4	2.5	3,000	3,600	1949	671J6	10/1/2007	12/14/2007	07-223981	SFR
20	S	11	2425 CLEMENT AVE	90291	\$2,295,000	\$2,140,000	3	2.5	3,000	3,600	2007	671J6	10/30/2007	1/8/2008	07-231975	SFR
21	S	11	2420 WILSON AVE	90291	\$1,664,000	\$1,550,000	3	2.5	3,000	3,600	2008	671J6	11/7/2008	12/15/2009	08-327389	SFR
22	S	11	2324 BOONE AVE	90291	\$2,995,000	\$2,875,000	3	3.5	3,911	5,003	2005	671J6	5/10/2012	9/20/2012	12-599619	SFR
23	S	11	2420 WILSON AVE	90291	\$1,935,000	\$1,920,000	3	3	2,993	3,600	2007	671J6	5/12/2012	8/3/2012	12-599989	SFR
24	S	11	681 WASHINGTON BLVD	90292	\$999,000	\$940,000	3	3.5	2,957	2,499	1990	671J6	6/12/2012	8/14/2012	12-606505	SFR
25	S	11	2325 CLOY AVE	90291	\$1,349,000	\$1,349,000	3	2	2,549	3,601	1952	671J6	3/6/2013	5/15/2013	13-656091	SFR
26	S	11	2326 CLARK AVE	90291	\$2,695,000	\$2,650,000	4	3.5	2,900	3,601	2013	671J6	11/16/2013	1/29/2014	13-718759	SFR
27	S	11	2317 Frey Ave	90291	\$1,995,000	\$1,900,000	4	3	3,400	3,600	2011	671J6	7/22/2011	9/14/2012	S667538SC	SFR
28	S	11	2429 Frey Avenue	90291	\$2,195,000	\$2,210,000	3	3	3,050	3,604	2007	671J6	2/10/2013	4/19/2013	SR13020560CN	SFR
29	C	11	2321 MCKINLEY AVE	90291	\$1,995,000		4	3.5	3,219	3,640	1948	671J6	6/22/2011	8/4/2011	11-536285	SFR

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2014 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Csaba Yollin DRE# 01945450

EXHIBIT# 9

Site Photos
1 of 3

Application Number:
5-14-0084



California Coastal
Commission

SUBJECT SITE

ADJACENT STREET



EXHIBIT# 9

Site Photos

2 of 3

Application Number:

5-14-0084



California Coastal
Commission

SUBJECT SITE

SURROUNDING RESIDENCES



EXHIBIT# 9

Site Photos

3 of 3

Application Number:

5-14-0084



California Coastal
Commission

SUBJECT SITE

SURROUNDING RESIDENCES



EXHIBIT NO. 10

APPLICATION NO.

5-14-0084

MELLO ACT
1 of 2

California Coastal Commission

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
Construction Services Center

No. 5277 P. 2

MELLO ACT

Advisory Notice and Screening Checklist
For Coastal Zone Projects

On January 3, 2001, the Los Angeles City Council entered into a settlement agreement concerning the City's compliance with the Mello Act (California Code Sections 65590 and 65590.1), a statewide law that requires local governments to comply with certain provisions designed to preserve and increase the supply of affordable housing in California's coastal zone. The Mello Act applies to any proposal to convert or demolish existing housing, or to develop new housing in the coastal zone. The purpose of this advisory notice and screening checklist is to determine if your project is subject to the Mello Act, and to inform you of the possible requirements.

Planning Counter Staff must complete this form for all Coastal Zone projects.


STEP ONE. Does the project involve the conversion, demolition or construction of one or more "whole" residential units? Check all that apply.

- ☐ Efficiency dwelling units
 - ☐ One-family dwellings
 - ☐ Two-family dwellings
 - ☐ Structures with three or more dwelling units or efficiency dwelling units
 - ☐ Joint living and work quarters / Artist-in-Residence (AIR) units
 - ☐ Mobile homes
 - ☐ Mobile home lots in a mobile home park
 - ☐ Residential hotel as defined in paragraph (1) of subdivision (b) of Section 50519 of the California Health and Safety Code: "Residential hotel means any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, which is primarily used by transient guests who do not occupy that building as their primary residence."
- Section 17958.1 of the Health and Safety Code: "Notwithstanding Sections 17922m, 17958, and 17958.5, a city or county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have a partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part. 'Efficiency unit' as used in this section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference in Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations."

If no boxes are checked, the project is not subject to the Mello Act and does not require a Mello Act Compliance Review. Counter Staff: Please indicate below if the proposed project is subject to the Mello Act and complete the information requested.

Subject to Mello Act: (circle) YES <input type="radio"/> NO <input checked="" type="radio"/>	
Case # (If subject to Mello Act)	-MEL
Project Description: Demolition of existing single family residence.	
Project Address: 2413 Wilson Ave. Venice, CA. 90291	
Owner/Applicant (PRINT): PHILIPPE Fortis	
Owner/Applicant Signature: <i>Philippe A. Fortis</i>	DATE: 12/20/13
Planning Counter Staff Person (PRINT): <i>Rony Giron</i>	Counter Staff (INITIAL) <i>RG</i> DATE: 12-20-13

If any of the boxes in STEP ONE are checked, proceed to STEP TWO.

EXHIBIT NO. 10
APPLICATION NO. 5-14-0084
MELLO ACT 2 of 2
 California Coastal Commission

No. 5277 P. 4/4

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
Office of Zoning Administration

MELLO ACT
Owner-Occupied Single-Family Dwelling
Exemption Affidavit

Case or Permit No.

The Mello Act (California Code Sections 65590 and 65590.1) is a statewide law that mandates local governments to comply with a variety of provisions concerning the demolition, conversion and construction of residential units in California's Coastal Zone. The Interim Administrative Procedures for Complying with the Mello Act in the Coastal portions of the City of Los Angeles that became effective on May 17, 2000 and the Settlement Agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone portions of the City of Los Angeles effective January 3, 2001 provide for an exemption from complying with the Mello Act for applicants who propose to demolish the existing single-family dwelling in which they currently reside and replace it with another single-family dwelling in which they plan to reside.

If an owner-occupied single-family dwelling is to be demolished and rebuilt, I,

PHILIPPE A. FORTIS, certify, under penalty of perjury, that
Property Owner Name (PRINT)

the existing single-family dwelling to be demolished, located at

2413 Wilson Avenue, Venice 90291 is
House Number Street Community Zip Code

owned and currently occupied by myself, and that the replacement single-family

dwelling at the above stated location will be occupied by myself.

Philippe A. Fortis
Property Owner (SIGNATURE)

12/16/13
Date

Additional Information to be provided by the property owner (if known):

(MM/YY)	(YEARS)
Estimated Date of Construction Completion	Estimated Length of Residency at New Home