

CALIFORNIA COASTAL COMMISSION

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Th11a

Appeal Filed: 05/29/15
49th Day: 07/17/15
Staff: M. Alvarado-LB
Staff Report: 06/25/15
Hearing Date: 07/09/15

STAFF REPORT: APPEAL – NO SUBSTANTIAL ISSUE

Appeal Number: A-5-VEN-15-0035

Applicant: Robert S. Hawrylo

Local Government: City of Los Angeles

Local Decision: Approval with Conditions

Appellants: Robin Rudisill, Gabriel Ruspini, Todd Darling, Mark Kleiman

Project Location: 750 and 752 California Avenue, Venice, City of Los Angeles, Los Angeles County

Project Description: Appeal of City of Los Angeles Local Coastal Development Permit (Case No. ZA 2013-2003-CDP-MEL-ZAA) for the demolition of a one-story single-family residence and garage, a small-lot subdivision of an approximately 5,400 square foot lot into two lots, and the construction of a two-story single-family residence on each lot.

Staff Recommendation: No Substantial Issue

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission, after public hearing, determine that **no substantial issue exists** with respect to the grounds on which the appeal has been filed for the following reasons: the project, as approved by the City of Los Angeles, is consistent with the Chapter 3 policies of the Coastal Act, and therefore does not negatively impact coastal resources. Pursuant to section 30625, the grounds of appeal are limited to whether or not a substantial issue exists as to conformity with Chapter 3 of the Coastal Act when there is an appeal pursuant to section 30602(a).

Important Hearing Procedure Note: This is a substantial issue only hearing. Testimony will be taken **only** on the question of whether the appeal raises a substantial issue. Generally and at the discretion of the Chair, testimony is limited to 3 minutes **total** per side. Please plan your testimony accordingly. Only the applicants, persons who opposed the application before the local government (or their representatives), and the local government shall be qualified to testify. Others may submit comments in writing. If the Commission determines that the appeal does raise a substantial issue, the de novo phase of the hearing will occur at a future Commission meeting, during which it will take public testimony.

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EXHIBITS

- Exhibit 1 – Project Location
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Small-Lot Subdivision: Lot A & Lot B
- Exhibit 4 – 750 California Ave: Elevations
- Exhibit 5 – 752 California Ave: Parking and Elevations
- Exhibit 6 – Appeal
- Exhibit 7 – Local Coastal Development Permit

I. MOTION AND RESOLUTION - NO SUBSTANTIAL ISSUE

Motion: *I move that the Commission determine that Appeal No. A-5-VEN-15-0035 raises NO Substantial Issue with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act.*

Staff recommends a **YES** vote. Passage of this motion will result in a finding of No Substantial Issue and adoption of the following resolution and findings and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the Commissioners present.

Resolution:

*The Commission hereby finds that Appeal No. A-5-VEN-15-0035 presents NO **SUBSTANTIAL ISSUE** with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act regarding consistency with Chapter 3 policies of the Coastal Act.*

II. APPELLANTS' CONTENTIONS

On April 30, 2015, the Commission received a valid notice of final local action for Local Coastal Development Permit (CDP) No. ZA 2013-2003, which approves the demolition of a one-story duplex, a small-lot subdivision, and the construction of an approximately 2,767 square foot single-family residence and a 2,122 square foot single-family residence, one on each of the newly separate lots (Lot A: 2,260 square feet; Lot B: 3,140 square feet), with four tandem parking spaces.

On May 29, 2015, within 20 working days of receipt of notice of final local decision, Robin Rudisill, Gabriel Ruspini, Todd Darling, and Mark Kleiman filed an appeal of the local CDP alleging that the proposed project poses potentially adverse impacts to affordable housing (“Mello Act”) and the City’s procedural process of the permit (**Exhibit 6**). The appellants contend that without the proper procedures, the City-approved development could prejudice the City’s ability to prepare a Local Coastal Program (LCP). No other appeals were received prior to the end of the appeal period on May 29, 2015.

III. LOCAL GOVERNMENT ACTIONS

The City issued the Director of Planning Sign-off (DIR 2013-1823-VSO-MEL) on June 18, 2013 for the proposed project’s conformance to the Venice Specific Plan. On June 25, 2013, the applicants submitted to the City of Los Angeles Planning Department a Master Land Use Permit Application for the proposed project. The application was assigned Case No. 2013-2003.

The project description of the Local CDP No. ZA 2013-2003 reads as follows:

“...a Coastal Development Permit to allow construction, use and management of two single-family dwellings on two separate lots (small lot subdivision) in conjunction with Preliminary Parcel Map AA-2013-2001-PMLA-SL, within the single jurisdiction area of the California Coastal Zone”.

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On December 30, 2013 the City also issued the project a CEQA Notice of Exemption (ENV 2013-2002-MND).

According to the City's record, the City of Los Angeles Office of Zoning Administration held a public hearing for Local Coastal Development Permit No. ZA 2013-2003 on April 9, 2014. On July 18, 2014, the Zoning Administrator approved with conditions the Local Coastal Development Permit for the proposed demolition of a duplex, a small-lot subdivision into two lots, and the construction of a two single-family residences, one on each lot. The Zoning Administrator's determination was concurrent with the approval of the Parcel Map for the Small-Lot Subdivision No. AA-2013-2001-PMLA-SL.

Following the approval of the Local CDP and Parcel Map, the City issued two Director of Planning Sign-offs (DIR 2015-1661-VSO and DIR 2015-1662-VSO) on March 1, 2015 for the proposed single-family residences. On March 19, 2015, the Zoning Administrator issued a CDP No. ZA 2013-2003 Letter of Correction to delete the requests pertaining to the parking in the side yard from the grant clause.

The Commission received a valid notice of final local action for Local Coastal Development Permit (CDP) No. ZA 2013-2003 on April 30, 2015. Although the ZA's action was appealable to the Planning Commission, no appeal was filed.

IV. APPEAL PROCEDURES

Section 30600(b) of the Coastal Act provides that prior to certification of its Local Coastal Program (LCP), a local jurisdiction may, with respect to development within its area of jurisdiction in the coastal zone and consistent with the provisions of Sections 30604, 30620 and 30620.5, establish procedures for the filing, processing, review, modification, approval or denial of a coastal development permit. Pursuant to this provision, the City of Los Angeles developed a permit program in 1978 to exercise its option to issue local coastal development permits. Sections 13301-13325 of Title 14 of the California Code of Regulations provide procedures for issuance and appeals of locally issued coastal development permits. Section 30602 of the Coastal Act allows *any* action by a local government on a coastal development permit application evaluated under Section 30600(b) to be appealed to the Commission. The standard of review for such an appeal is the Chapter 3 policies of the Coastal Act. [Cal. Pub. Res. Code §§ 30200 and 30604.]

After a final local action on a local coastal development permit application, the Coastal Commission must be noticed within five days of the decision. After receipt of such a notice which contains all the required information, a twenty working-day appeal period begins during which any person, including the applicants, the Executive Director, or any two members of the Commission, may appeal the local decision to the Coastal Commission. [Cal. Pub. Res. Code § 30602.] As provided under section 13318 of Title 14 of the California Code of Regulations, the appellant must conform to the procedures for filing an appeal as required under section 13111 of Title 14 of the California Code of Regulations, including the specific grounds for appeal and a summary of the significant question raised by the appeal.

The action currently before the Commission is to find whether there is a "substantial issue" or "no substantial issue" raised by the appeal of the local approval of the proposed project. Sections 30621

and 30625(b)(1) of the Coastal Act require a *de novo* hearing of the appealed project unless the Commission determines that no substantial issue exists with respect to the grounds for appeal. Commission staff recommends a finding of no substantial issue. If the Commission decides that the appellant's contentions raise no substantial issue as to conformity with Chapter 3 of the Coastal Act, the action of the local government becomes final. Alternatively, if the Commission finds that a substantial issue exists with respect to the conformity of the action of the local government with the Chapter 3 policies of the Coastal Act, the local coastal development permit is voided and the Commission typically continues the public hearing to a later date in order to review the coastal development permit as a *de novo* matter. [Cal. Pub. Res. Code §§ 30621 and 30625.] Section 13321 of the Coastal Commission regulations specifies that *de novo* actions will be heard according to the procedures outlined in Sections 13114 and 13057-13096 of the Commission's regulations.

If there is no motion from the Commission to find no substantial issue, it will be presumed that the appeal raises a substantial issue and the Commission will schedule the *de novo* phase of the public hearing on the merits of the application at a subsequent Commission hearing. A *de novo* public hearing on the merits of the application uses the Chapter 3 policies of the Coastal Act. The Venice Land Use Plan (LUP), certified on June 14, 2001, is used as guidance. Sections 13110-13120 of Title 14 of the California Code of Regulations further explain the appeal hearing process.

If the Commission decides to hear arguments and vote on the substantial issue question, those who are qualified to testify at the hearing, as provided by Section 13117 of Title 14 of the California Code of Regulation, will have three minutes per side to address whether the appeal raises a substantial issue. The only persons qualified to testify before the Commission at the substantial issue portion of the appeal process are the applicants, persons who opposed the application before the local government (or their representatives), and the local government. Testimony from other persons must be submitted in writing. The Commission will then vote on the substantial issue matter. It takes a majority of Commissioners present to find that the grounds for the appeal raise no substantial issue.

V. DUAL PERMIT JURISDICTION AREA

Within the areas specified in Section 30601, which is known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or "dual") coastal development permit from the Coastal Commission. The Commission's standard of review for the proposed development in the *Dual Permit Jurisdiction* area is the Chapter 3 policies of the Coastal Act. For projects located inland of the areas identified in Section 30601 (i.e., projects in the *Single Permit Jurisdiction*), the City of Los Angeles local coastal development permit is the only coastal development permit required. The proposed project site is not located within the *Dual Permit Jurisdiction Area*.

VI. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The applicant proposes to demolish an existing 1,628 square foot, one-story duplex with a 416 square foot garage, and divide the approximately 5,400 square foot lot under the Small-Lot

Subdivision Ordinance into two separate lots, Lot A and Lot B (Lot A: 2,260 square feet; Lot B: 3,140 square feet) (**Exhibit 3**). The applicant also proposes to construct an approximately 2,767 square foot, 25 foot high single-family residence on Lot A and an approximately 2,122 square foot, 25 foot high single-family residence on Lot B. Each residence will have a flat roof, a roof deck, and an approximately 72 square foot roof access structure (**Exhibits 4 & 5**). Four parking spaces will be provided for the two residences (on Parcel B). All four parking spaces and will be accessed through the alley (**Exhibit 5**).

The project site is a 5,400 square foot lot located at 750 California Avenue in Venice, over ½ of a mile inland of the beach and within the Single Jurisdiction Area of the coastal zone (**Exhibits 1 & 2**). The project is located in a highly urbanized, residentially developed area along California Avenue within the Venice Milwood Subarea. In addition, the lot is zoned RD1.5-1 (Multiple Dwelling) and designated for Low Medium II Residential. The front property line fronts California Avenue and rear property line adjoins the alley, California Court. The subject site is surrounded by a variety of one-story and two-story single-family, two-family, and multi-family residences. Oakwood Recreation Center, a public park, is located directly south to the site across California Avenue and within the Oakwood subarea.

B. FACTORS TO BE CONSIDERED IN SUBSTANTIAL ISSUE ANALYSIS

Section 30625(b)(1) of the Coastal Act states that the Commission shall hear an appeal of a local government action carried out pursuant to Section 30600(b) unless it finds that no substantial issue exists as to conformity with Chapter 3 of the Coastal Act. The term “substantial issue” is not defined in the Coastal Act or its implementing regulations. Section 13115(b) of the Commission’s regulation simply indicates that the Commission will hear an appeal unless it “finds that the appeal raises no significant question.” In previous decisions on appeals, the Commission had been guided by the following factors:

1. The degree of factual and legal support for the local government’s decision that the development is consistent or inconsistent with the relevant provisions of the Coastal Act;
2. The extent and scope of the development as approved or denied by the local government;
3. The significance of the coastal resources affected by the decision;
4. The precedential value of the local government’s decision for future interpretations of its LCP; and,
5. Whether the appeal raises local issues, or those of regional or statewide significance.

Even when the Commission chooses not to hear an appeal, appellants nevertheless may obtain judicial review of the local government’s coastal permit decision by filing petition for a writ of mandate pursuant to Code of Civil Procedure, Section 1094.5.

Staff is recommending that the Commission find that no substantial issue exists with respect to whether the local government action conforms to the provisions of Chapter 3 of the Coastal Act for the reasons set forth below.

C. SUBSTANTIAL ISSUE ANALYSIS

As stated in Section IV of this report, the grounds for an appeal of a Coastal Development Permit issued by the local government prior to certification of its Local Coastal Program (LCP) are the Chapter 3 policies of the Coastal Act. Any local government Coastal Development Permit issued prior to certification of its LCP may be appealed to the Commission. The Commission shall hear an appeal unless it determines that no substantial issue exists as to conformity with Chapter 3 policies of the Coastal Act.

The grounds for this appeal relate primarily to the proposed project’s potential impacts to affordable housing (“Mello Act”) and the City’s procedural process of the permit.

The Commission’s standard of review for determining whether to hear the appeal is only whether the appeal raises a substantial issue as to conformity with Chapter 3 of the Coastal Act. Cal. Pub. Res. Code § 30625(b)(1); 14 C.C.R. § 13321. The Commission’s decision will be guided by the factors listed in the previous section of this report (B. Factors to be Considered in Substantial Issue Analysis).

This appeal raises no substantial issue as to conformity with Chapter 3 of the Coastal Act (Cal. Pub. Res. Code §§ 30200-30265.5).¹ The Notice of Decision on Local Coastal Development Permit No. ZA 2013-2003 issued by the City of Los Angeles indicates that the City applied the policies of Chapter 3 of the Coastal Act and concluded that the development, as proposed, would be consistent with the Chapter 3 policies, particularly Section 30250, 30251, and 30252, of the Coastal Act, and would not prejudice the ability of the City to prepare an LCP for the Venice Coastal Zone (**Exhibit 7**).

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.*
- (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.*
- (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.*

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

¹ Unless otherwise indicated, all subsequent statutory references are to sections within the Coastal Act. Cal. Pub. Res. Code §§ 30000 *et seq.*

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.

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

In order for no substantial issue to be found, the proposed project must conform to the requirements of the Chapter 3 policies of the Coastal Act (Cal. Pub. Res. Code §§ 30200-30265.5).

The appellants do not assert that the proposed project is inconsistent with the Chapter 3 policies of the Coastal Act.

The appellants do contend that the proposed project does not comply with the Mello Act and should be conditioned in order to assure proper adherence the Mello Act Interim Administrative Procedures. In addition, the appellants emphasize that it is the Commission’s responsibility to encourage affordable housing per the Coastal Act and the “Replacement of Affordable Housing” section of the Venice Land Use Plan (LUP). According to the Local CDP and the City’s records, however, the Los Angeles Housing Department concluded that the project does not involve the demolition or conversion of affordable housing at 750 California Avenue in Venice on a letter dated May 10, 2013. The City’s determination is based on rental information that shows a pattern of housing cost that is above affordable. This allegation does not raise a substantial issue with conformance to the Chapter 3 policies of the Coastal Act.

The appellants also argue that the City did not properly review the project for compliance with the Venice Coastal Zone Specific Plan (VCZSP). The VCZSP has not been certified by the Coastal Commission. Pages 6-8 of the City’s findings provide evidence that the Local CDP complies with the Chapter 3 policies of the Coastal Act, which is the standard of review (**Exhibit 7**). Therefore, this allegation does not raise a substantial issue with conformance to the Chapter 3 policies of the Coastal Act.

Additionally, the appellants assert the City did not follow the proper procedure by issuing two separate Director of Planning Venice Sign Offs (VSOs) on May 1, 2015 for each single family dwelling approved in the Local CDP, therefore, bifurcating the Small-Lot Subdivision Project into

two projects. The alleged bifurcation of the project following the issuance of the Local Coastal Development Permit raises local procedural issues not related to conformance with Chapter 3 of the Coastal Act, and therefore, does not raise a substantial issue regarding the project's conformity with Chapter 3.

Conclusion

Applying the five factors listed in the prior section clarifies that the appeal raises “no substantial issue” with respect to Chapter 3 of the Coastal Act, and therefore, does not meet the substantiality standard of Section 30265(b)(1), because the nature of the proposed project and the local government action are consistent with policies of Chapter 3 of the Coastal Act.

The first factor is the degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the relevant provisions of the Coastal Act. The City's conclusion was substantially supported by sufficient evidence and findings. The City discussed consistency with the policies of Chapter 3 of the Coastal Act and concluded that the development, as proposed, would be consistent with the Chapter 3 policies, particularly Section 30251, 30252, and 30252, of the Coastal Act, and would not prejudice the ability of the City to prepare an LCP for the Venice Coastal Zone.

The second factor is the extent and scope of the development as approved or denied by the local government. The scope of the approved development is the demolition of the existing duplex and the construction two single-family dwellings on two separate lots resulting from a Small-Lot Subdivision, which is a relatively minor project in the inland Milwood subarea of Venice's Coastal Zone. This type of development is consistent with the type and character of development in the surrounding area and is consistent with development promoted by Section 30222 of the Coastal Act. Therefore, the scope of the approved development supports a finding that the appeal raises “no substantial” issues.

The third factor is the significance of the coastal resources affected by the decision. The significance is minimal as there are no coastal resources affected. The location of the proposed development is over ½ of a mile from the beach in a residentially developed area in Venice. Because of its distant proximity to the beach, this area is not a primary destination for shoreline access.

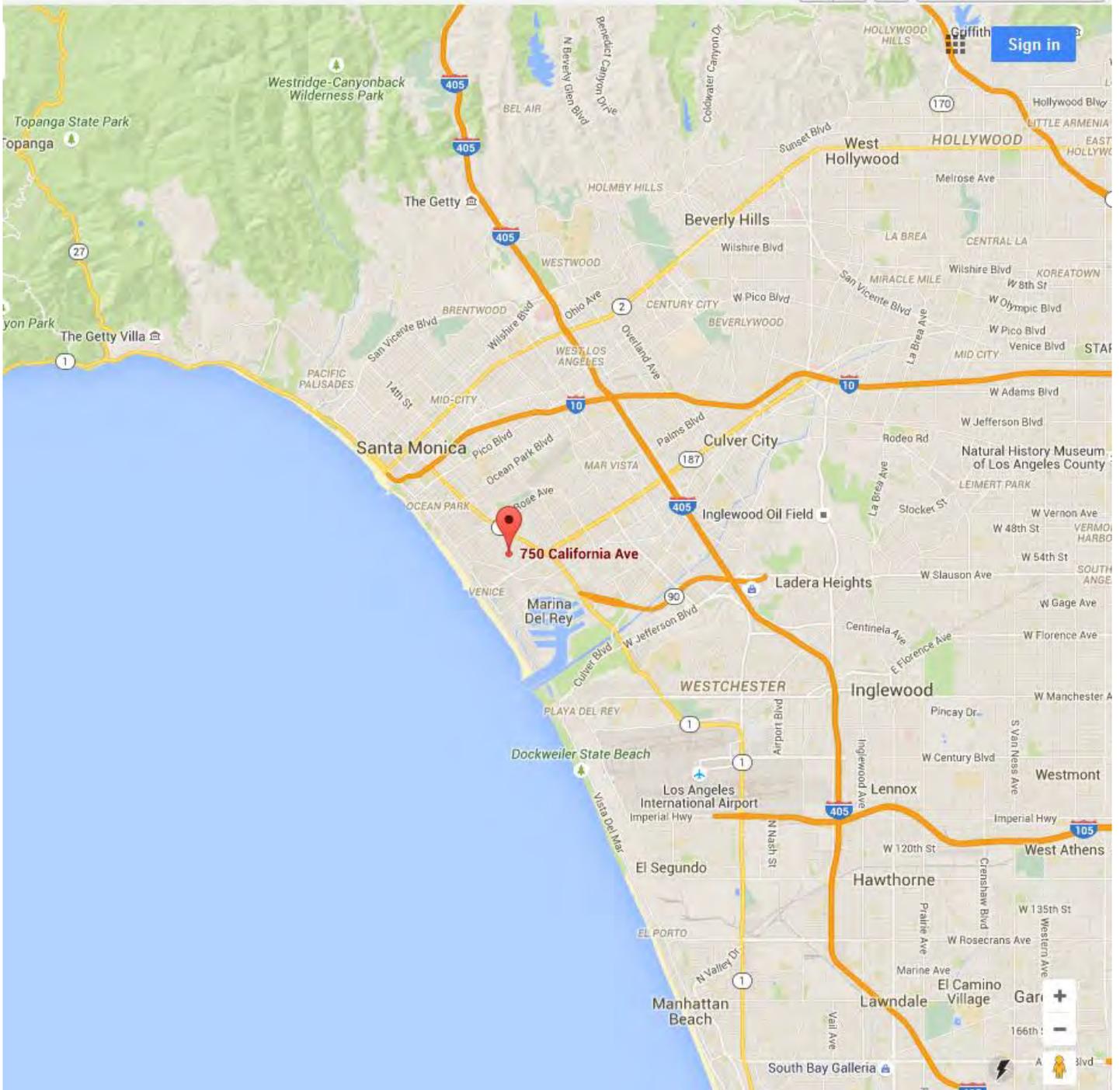
The fourth factor is the precedential value of the local government's decision for future interpretations of its LCP. The City does not currently have a certified LCP, but it does have a certified Land Use Plan (LUP). The proposed development is consistent with the mass, height and scale of past Commission approvals for this area of Venice, and with the policies of the certified Venice LUP. This project, as proposed and conditioned, will not prejudice the ability of the City to prepare a Local Coastal Program that is in conformity with Chapter 3 of the Coastal Act.

The final factor is whether the appeal raises local issues, or those of regional or statewide significance. Impacts to coastal resources, including community character, are important statewide issues, but this appeal raises local issues only. The City addressed the replacement of affordable housing with a Mello Act determination pursuant to Section 65590(b) of the Mello Act. While there are several local issues that the City addressed, the City's approvals do not raise issues of statewide significance.

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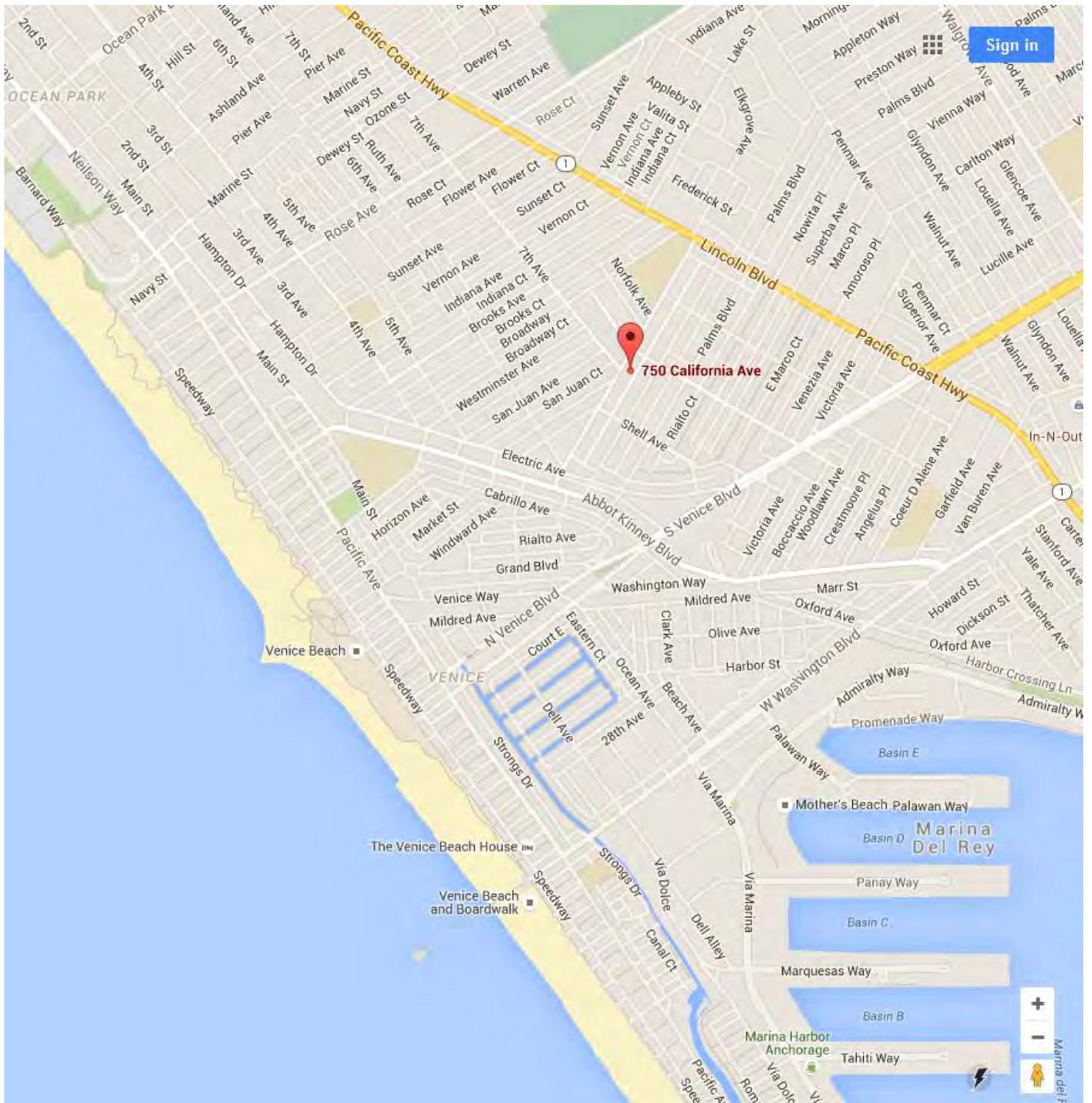
Appeal – No Substantial Issue

In conclusion, the issues for this appeal relate primarily to the potential impacts affordable housing (“Mello Act”) and the City’s procedural process. The Commission has jurisdiction to review local government’s actions for consistency with the policies of the Coastal Act. In this case, the proposed project is in conformity with the Chapter 3 policies of the Coastal Act. Therefore, Commission staff recommends that the Commission find that the appeal raises no substantial issue as to conformity with Chapter 3 policies.



COASTAL COMMISSION

EXHIBIT # 1
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COASTAL COMMISSION

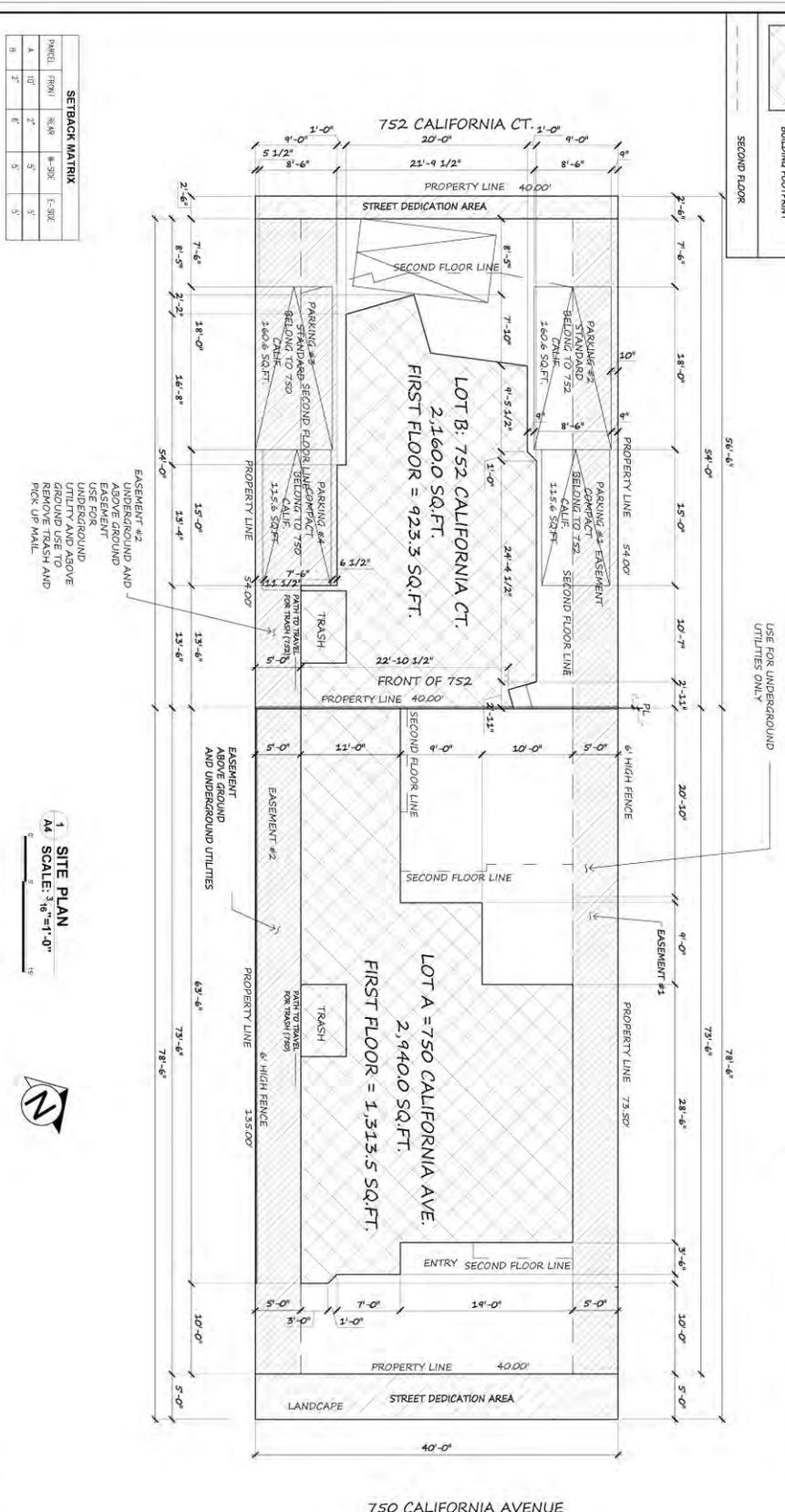
EXHIBIT # 2
PAGE 1 OF 1

LEGEND

	PROPERTY LINE
	PARKING - EASEMENT
	STREET DEDICATION AREA
	EASEMENTS
	BUILDING FOOTPRINT
	SECOND FLOOR

- EASEMENTS
- USE FOR UNDERGROUND UTILITY ONLY
 - UNDERGROUND AND ABOVE GROUND UTILITY AND ABOVE GROUND USE TO REMOVE TRASH AND PICK UP MAIL

PROJECT DATA	
PROJECT ADDRESS	750 752 CALIFORNIA AVE LOS ANGELES CA 90241
OCCUPANCY	MULTI-FAMILY RESIDENTIAL
ZONING	4241 DOM-026
PROPERTY BOUNDARY DESCRIPTION	VENICE PARK TRACT LOT 2A, BLDG 4 (BUILDING PERMITTING)
LOT BEGONE SUBDIVISION	5600 SQF
LOT 1 - 750 CALIFORNIA AVENUE	24900 SQF
LOT 2 - 752 CALIFORNIA AVENUE	21000 SQF
TOTAL AFTER SUBDIVISION	5100 SQF
DESIGNER	ALLIANCE TEAM REALTY, INC. (818) 574-0606 allanz@realtymail.com ON 8/24/25
PROVIDED BY	THE OWNER/BUILDER 750 CALL LLC



SETBACK MATRIX

PANEL	FRONT	REAR	#-SIDE	E-SIDE
A	10'	2'	5'	5'
B	2'	5'	5'	5'

1 SITE PLAN
 A4 SCALE: 1/8"=1'-0"
 19



THESE PLANS ARE COPYRIGHT PROTECTED BY 750 CALL LLC

A4

PROJECT: CALIFORNIA RESIDENCE
 752 CALIFORNIA AVENUE
 VENICE BEACH, CA 90291

DATE: 06/04/2025

PROJECT NO: 005

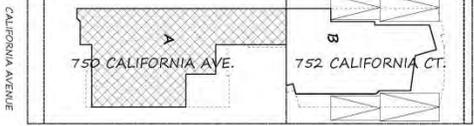
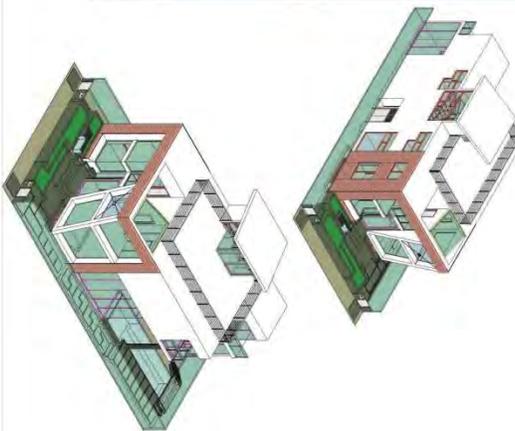
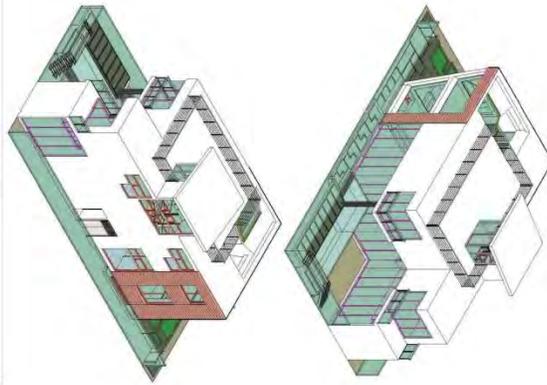
THE TEAM

OWNER: A.S.

DESIGNER: ALLIANCE TEAM REALTY, INC.

PROVIDED BY: THE OWNER/BUILDER

750 CALIFORNIA AVENUE

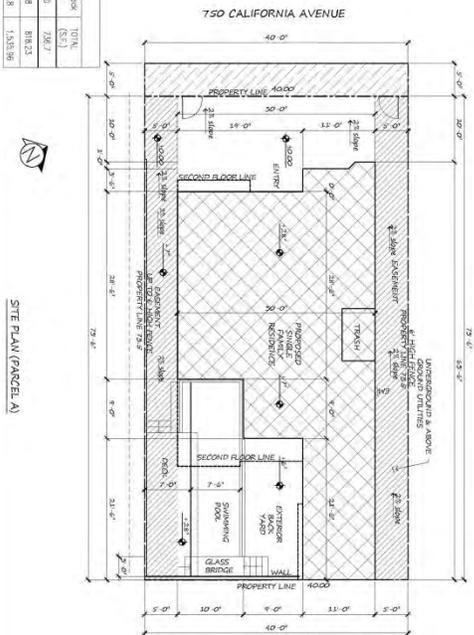


OVERALL SITE PLAN 1/16" = 1'-0"

BUILDING SUMMARY

PARCEL	BASEMENT (SF)	1st FLOOR (SF)	2nd FLOOR (SF)	ROOF ACCESS (SF)	TOTAL (SF)	Basement (SF)	1st Floor (SF)	2nd Floor (SF)	Roof Deck (SF)	TOTAL (SF)
A	394.3	3,013.5	1,318.6	88	4,714.4	394.3	3,013.5	1,318.6	88	4,714.4
B	0.0	891.23	1,283.07	88.88	2,252.98	0.0	891.23	1,283.07	88.88	2,252.98
TOTAL	394.3	3,904.73	2,601.67	176.88	6,967.26	394.3	3,904.73	2,601.67	176.88	6,967.26

SITE PLAN 1/8" = 1'-0"



SITE PLAN (PARCEL A)

LEGEND

- PROPERTY LINE
- ROOF LINE
- HOUSE
- SECOND FLOOR LINE
- BASEMENTS
- STREET IMPROVEMENT AREA

COVER SHEET
- SITE PLAN
A-1.0

THESE PLANS ARE COPYRIGHT PROTECTED BY 750 CALI, LLC

COASTAL COMMISSION

EXHIBIT # 4
PAGE 1 OF 3

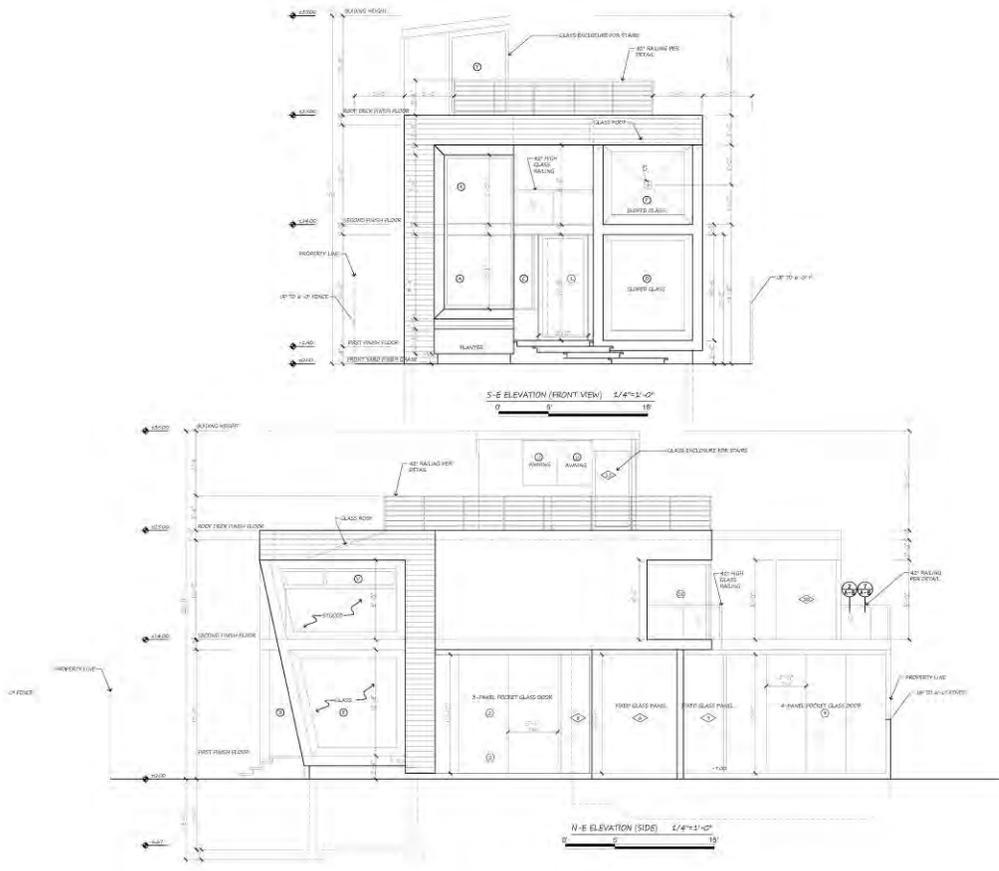
RESIDENCE
750 CALIFORNIA AVENUE
H, CA 90291

PREPARED BY:
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(818) 574-0607

DESIGNER:
ALON ZAKOOR
(310) 429-3446

ON BEHALF OF:
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(818) 574-0606

Info@resmail.com



CALIFORNIA RESIDENCE

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THE BUILDER
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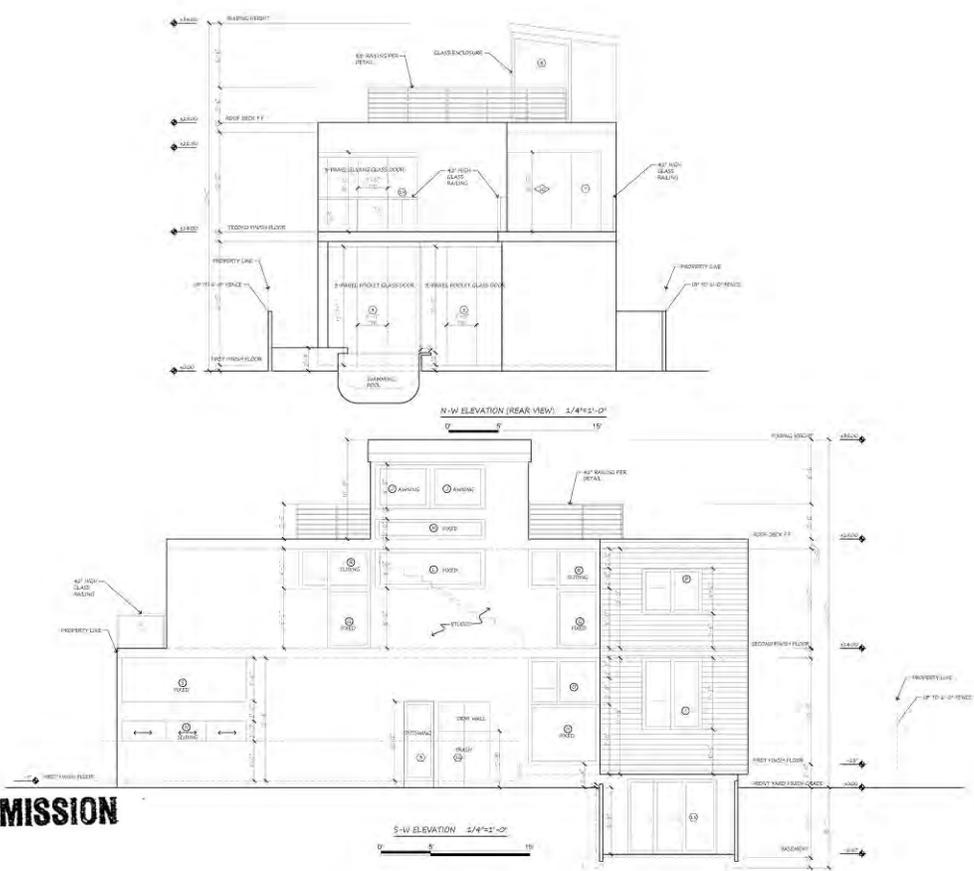
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PROJECT
CALIFORNIA RESIDENCE
750 CALIFORNIA AVENUE
VENICE BEACH, CA 90291

DESIGNER	TY / J.C. / A.S.
DATE	06/06/2015
NO.	002

ELEVATIONS

A-5



CALIFORNIA RESIDENCE

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PROJECT
CALIFORNIA RESIDENCE
750 CALIFORNIA AVENUE
VENICE BEACH, CA 90291

DESIGNER	TY / J.C. / A.S.
DATE	06/06/2015
NO.	002

ELEVATIONS

A-6

COASTAL COMMISSION

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752 CALIFORNIA AVENUE, VENICE, LOS ANGELES

COASTAL COMMISSION

EXHIBIT # 5
PAGE 1 OF 4

CALIFORNIA RESIDENCE

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PROJECT:
CALIFORNIA RESIDENCE
752 CALIFORNIA AVENUE
VENICE BEACH, CA 90291

CONCEPT ONLY
 NOT FOR CONSTRUCTION
 DESIGN REVIEW
 PERMITS
 BIDDING
 PRELIMINARY REVIEW
 CONSTRUCTION REVIEW
COMMENTS:

DATE: A.S.

DATE: 08/04/2025

DESIGNER: DGS

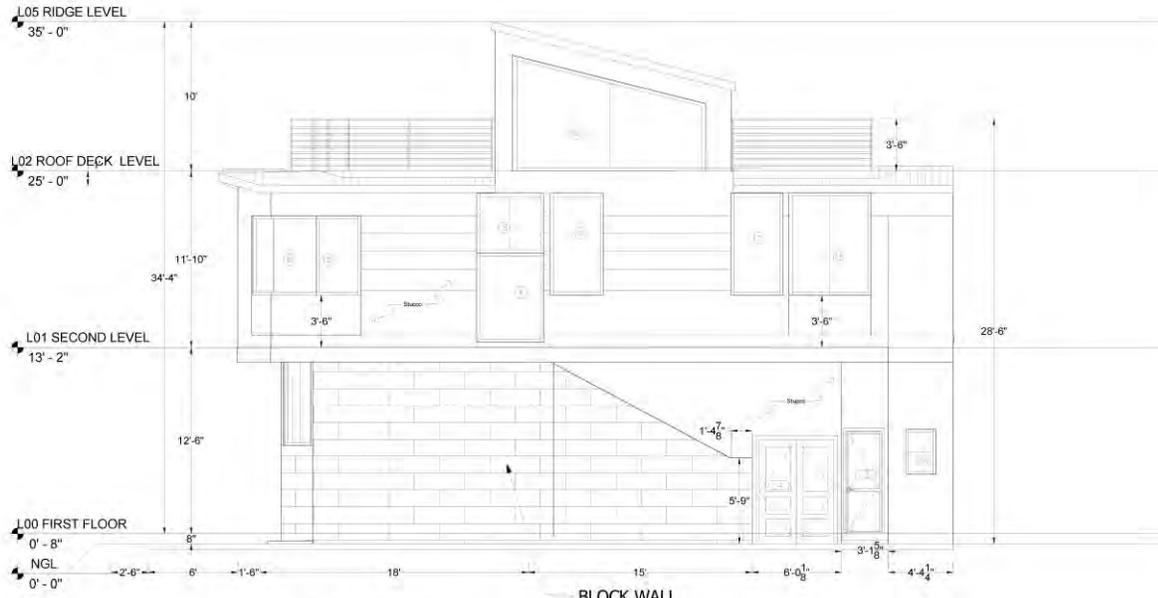
SCALE: 005

THE TEAM

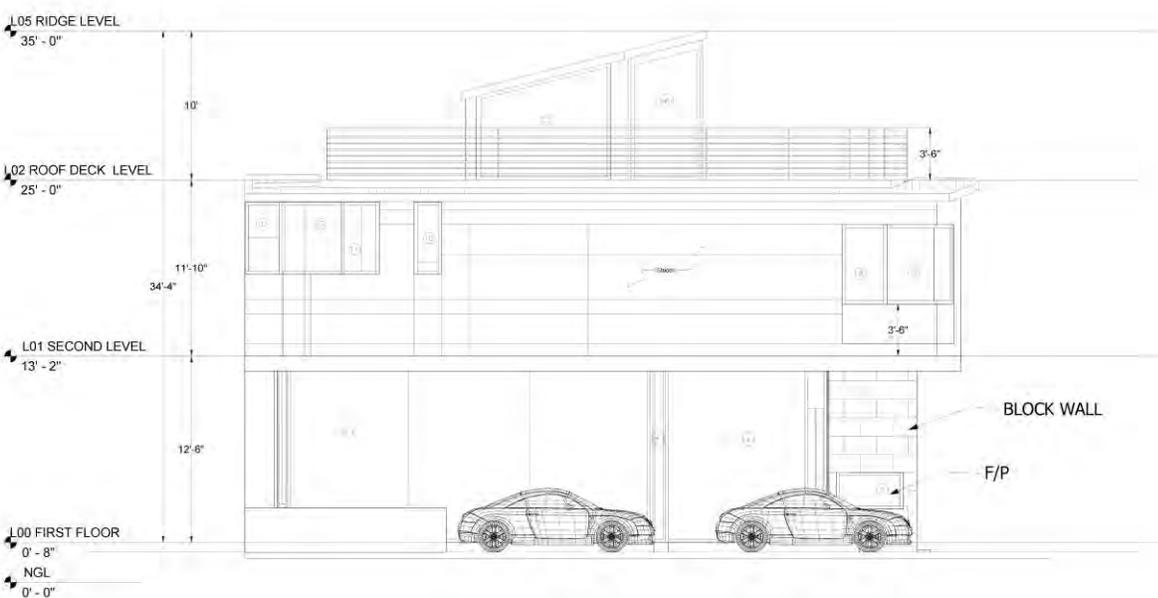
NORTH ELEVATION

A8

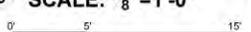
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1 NORTH ELEVATION
A8 SCALE: $\frac{3}{8}'' = 1'-0''$



1 SOUTH ELEVATION
A9 SCALE: $\frac{3}{8}'' = 1'-0''$



COASTAL COMMISSION

EXHIBIT # 5
PAGE 3 OF 4

CALIFORNIA RESIDENCE

PREPARED BY:
THE OWNER/BUILDER:
750 CALI LLC

DESIGNER:
ALON ZAKOOT
(310) 421-3146
alonzakoot@gmail.com
OR SERIAL ON:
ALLIANCE TEAM
REALTY, INC.
(818) 574-0606
alonzakoot@gmail.com

PROJECT:
CALIFORNIA RESIDENCE
752 CALIFORNIA AVENUE
VENICE BEACH, CA 90291

CONCEPT ONLY
 NOT FOR CONSTRUCTION
 DESIGN REVIEW
 PERMITS
 BIDDING
 PRELIMINARY REVIEW
 CONSTRUCTION REVIEW
COMMENTS:

DATE: A.S.

DATE: 08/04/2025

DESIGNER: DGS

SCALE: 005

THE TEAM

SOUTH ELEVATION

A9

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CALIFORNIA RESIDENCE

PREPARED BY:
THE OWNER/BUILDER:
780 CALI LLC

DESIGNER:
ALON ZAKOOT
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alonzak@gmail.com
ON BEHALF OF:
ALLIANCE TEAM
REALTY, INC.
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alonzak@gmail.com

PROJECT:
CALIFORNIA RESIDENCE
752 CALIFORNIA AVENUE
VENICE BEACH, CA 90291

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 CONSTRUCTION
 COMMENTS

DATE: A.S.

DATE: 08/04/2025

PROJECT: 005

THE TEAM

WEST ELEVATION

A10

IF THESE PLANS ARE COPYRIGHT PROTECTED BY 780 CALI LLC



CALIFORNIA RESIDENCE

PREPARED BY:
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PROJECT:
CALIFORNIA RESIDENCE
752 CALIFORNIA AVENUE
VENICE BEACH, CA 90291

CONCEPT ONLY
 NOT FOR CONSTRUCTION
 DESIGN REVIEW
 PERMITS
 PERMITS REVIEW
 CONSTRUCTION
 COMMENTS

DATE: A.S.

DATE: 08/04/2025

PROJECT: 005

THE TEAM

EAST ELEVATION

A11

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COASTAL COMMISSION

EXHIBIT # 5
PAGE 4 OF 4

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
 200 OCEANGATE, 10TH FLOOR
 LONG BEACH, CA 90802-4416
 VOICE (562) 590-5071 FAX (562) 590-5084

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: See attached Appellant list

Mailing Address: 3003 Ocean Front Walk

City: Venice

Zip Code: 90291

Phone: (310) 721-2343

SECTION II. Decision Being Appealed

1. Name of local/port government:

L.A.

2. Brief description of development being appealed:

CDP for construction, use & management of a Small-Lot Subdivision for 2 single-family dwellings on 2 separate lots in conjunction with Preliminary Parcel Map AA-2013-2001-PMLA-SL and Zoning Administrator's Adjustment for a 4" building separation instead of the required 10' and Mello Determination. *ZA-2013-2003-CDP*

3. Development's location (street address, assessor's parcel no., cross street, etc.):

750-752 California Ave, APN: 424-100-6026, cross street Oakwood Ave

4. Description of decision being appealed (check one.):

- Approval; no special conditions
 Approval with special conditions:
 Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-S-Ven-15-0035
 DATE FILED: 5.29.15
 DISTRICT: South Coast

COASTAL COMMISSION

EXHIBIT # 6
 PAGE 1 OF 6

Appellants for Coastal Appeal of Small-Lot Subdivision project at 750-752 California Ave, Venice

Robin Rudisill, as an individual & not on behalf of VNC/LUPC

Gabriel Ruspini, as an individual & not on behalf of VNC/LUPC

Todd Darling, as an individual & not on behalf of VNC/LUPC

Mark Kleiman, as an individual & not on behalf of VNC/LUPC

COASTAL COMMISSION

EXHIBIT # 6
PAGE 2 OF 6

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: July 18, 2014

7. Local government's file number (if any): ZA-2013-2003-CDP-MEL-ZAA

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Robert S. Hawrylo, 17200 Ventura Blvd., Suite 301, L.A., CA 91316

Richard Godina, RJG Consulting Services, 17 Ponte Loren, Lake Elsinore, CA 92532

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1)

(2)

(3)

(4)

COASTAL COMMISSION

EXHIBIT # 6
PAGE 3 OF 6

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

The following City cases have been approved for the project at 750-752 California Ave:

June 18, 2013: DIR-2013-1823-VSO-MEL (demo of existing duplex & detached garage & Mello determination)

July 18, 2014: AA-2013-2001-PMLA-SL (max of 2 parcels w/SFD on each parcel, pursuant to the small-lot subdivision ordinance, No. 176354, as shown on the revised map stamp dated 12/18/13)

July 18, 2014: ZA-2013-2003-CDP-MEL-ZAA (construction, use & management of 2 SFD's on 2 separate lots (small-lot subdivision) in conjunction with PPM AA-2013-2001-PMLA-SL; and Mello Determination and Zoning Administrator's Adjustment for a 4" building separation instead of the required 10')

July 18, 2014: ENV-2013-2002 MND (November 28, 2013 publication date to December 30, 2013 publication end date)

May 1, 2015: DIR-2015-1661-VSO (construction of a 2-story SFD w/roof deck & RAS)

May 1, 2015: DIR-2015-1662-VSO (construction of a 2-story SFD w/roof deck & RAS)

There is no Coastal approval for the demolition of the existing duplex dwelling.

There is no review of the project as a whole for compliance with the Venice Coastal Zone Specific Plan (VCZSP). There is no SPP – Specific Plan Project Compliance Permit.

There are several of us who are confused about how small-lot subdivisions are being processed. We have tried asking, but no one in City Planning knew the answer.

Our understanding is that Small-Lot Subdivisions are submitted and evaluated as one project. But nowhere can we find a permit for the project that does evaluate the project for compliance to the VCZSP or Coastal Act and Venice LUP for the small-lot subdivision, let alone for compliance to the Director's Interpretation for Small-Lot Subdivisions/VCZSP.

On May 1, 2015, two VSO's were issued for the two SFD's for the Small-Lot Subdivision project for 750 California Ave. But this project is not two separate projects for two SFD's. It is one project. As far as we can tell, Section 8 of the VCZSP does not allow for one project or one CDP to be bifurcated into two projects for purposes of processing and checking for compliance. In addition, there are two separate Building Permits for the project, one for each SFD, but there is

COASTAL COMMISSION

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PAGE 4 OF 6

no Building Permit that covers the entire subdivision and its common areas and many requirements of the subdivision.

In addition, the Coastal Act and related LAMC procedures requires that all permits for the same project must be filed together with the Coastal Development Permit.

Without proper procedures being followed, compliance with VCZSP, the Venice Land Use Plan (part of the City's General Plan), the Coastal Commission's Interpretive Guidelines, as well as whether the LCP's ability to be prepared in compliance with Chapter 3 is being prejudiced and cannot be determined.

In addition, the cumulative impact of this small-lot subdivision has not been evaluated.

The CDP Findings are conclusory and cannot be made.

Lastly, to the extent that the City has not prepared its determinations in compliance with the Mello Act, the Commission does have a responsibility to assure that it is being done properly, as per the "Replacement of Affordable Housing" section of the Venice Land Use Plan, and as per the Coastal Act, which states that the Commission shall encourage affordable housing. Accordingly, the CDP should be conditioned in order to assure proper adherence to the Mello Act Interim Administrative Procedures and/or put on hold until the Mello Act deficiencies have been corrected.

COASTAL COMMISSION

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PAGE 5 OF 6

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Robert J. Indise
Mark Keinan *John [unclear]* *Gabriel Caspini*

Signature of Appellant(s) or Authorized Agent

Date: 5-29-15

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby
authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____

COASTAL COMMISSION

EXHIBIT # 6
PAGE 6 OF 6

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 OceanGate, 10th Floor
Long Beach, California 90802-4416
(562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



NOTIFICATION OF APPEAL PERIOD

DATE: May 04, 2015
TO: City of Los Angeles
200 N. Spring Street 7th Floor
Los Angeles, CA 90012
FROM: Charles Posner
RE: **Application No. 5-VEN-15-0020**

Please be advised that on April 30, 2015, our office received notice of local action on the coastal development permit described below:

Local Permit #: ZA 2013-2003
Applicant(s): Robert S. Hawrylo
Description: Two single family residences on two lot, (small lot subdivision)
Location: 750 and 752 California Ave , Venice

Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on May 29, 2015.

Our office will notify you if an appeal is filed.

If you have any questions, please contact me at the address and telephone number shown above.

cc: , Attn: Robert S. Hawrylo

COASTAL COMMISSION

EXHIBIT # 7
PAGE 1 OF 9

LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

**ASSOCIATE ZONING
ADMINISTRATORS**

R. NICOLAS BROWN
SUE CHANG
LOURDES GREEN
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
CITY PLANNING**

MICHAEL J. LOGRANDE
DIRECTOR

**OFFICE OF
ZONING ADMINISTRATION**

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

March 19, 2015

Robert S. Hawrylo (A)(O)
17200 Ventura Boulevard, Suite 301
Encino, CA 91316

Richard Godina (R)
RJG Consulting Services
17 Ponte Loren
Lake Elsinore, CA 92532

Case No.: ZA 2013-2003(CDP)(ZAA)(MEL)
LETTER OF CORRECTION
Related Case: AA-2013-2001-PMLA-SL
750 and 752 East California Avenue
Venice Planning Area
Zone : RD1.5-1
D.M. : 108B145
C.D. : 11
CEQA: ENV-2013-2002-MND
Legal Description: Lot 26, Block 4,
Venice Park Tract

On July 18, 2014, in accordance with Los Angeles City Municipal Code 12.28-A, the Zoning Administrator DENIED:

A Zoning Administrator's Adjustment to allow a 4-foot side yard in lieu of the 5-foot side yard required for a Small Lot Subdivision by the provisions of Section 12.22-C,27(e).

A Zoning Administrator Adjustment to allow required parking in the side yard setback areas that are also designated as common easement areas.

The subject Zoning Administrator's determination was a concurrent action with a Small Lot Subdivision case (AA-2013-2001-PMLA-SL). The Zoning Administrator denied both a side yard reduction request and a side yard encroachment request for parking purposes. It is a standard practice in small lot subdivision cases to allow parking on the rear side yard setbacks, including in setback areas that are also designated as common easements, so long as there are no permanent (fixed to the ground) obstructions over those areas/easements. Furthermore, proposed parking will observe at least a 5-foot rear yard setback to the property line (along California Court), as shown on the revised Exhibit "A" stamp dated January 14, 2015.

Therefore, in consideration of the facts, the Zoning Administrator hereby deletes the request pertaining to parking in the side yard from the grant clause for ZA-2013-2003 (CDP)(ZAA)(MEL) to be shown as follows:

COASTAL COMMISSION

EXHIBIT # 7
PAGE 2 OF 9

affordable housing. Therefore, the applicant/owner/developer is not required to provide any inclusionary or replacement affordable dwelling units on-site or within the Coastal Zone,

In order to allow the early start of construction of an approved small lot subdivision prior to the recordation of the final tract map, pursuant to the provisions of Section 12.28-A of the LAMC, I hereby APPROVE:

A Zoning Administrator's Adjustment from the provisions of Section 12.09.1-C,2(a) of the LAMC to allow a 4-inch building separation in lieu of the 10 feet otherwise required,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

COASTAL COMMISSION

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Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this authorization is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or not complied with, then this authorization shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Zoning Administrator's determination in this matter will become effective after August 4, 2014, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://cityplanning.lacity.org>. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this Office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in

COASTAL COMMISSION

EXHIBIT # 7
PAGE 5 OF 9

As designed, the single-family dwellings will be two stories with a maximum height of 30 feet. Height and design of the buildings meets the Venice Coastal Zone Specific Plan regulations. The proposed project is providing two parking spaces per unit, which is consistent with the Interpretation of the Specific Plan. Also consistent with the Specific Plan, access to the parking will be from the alley (California Court). Parking for both dwelling units will be located on Parcel B, and parking will be tandem.

The subject site is in the Los Angeles Coastal Transportation Corridor, the Venice Coastal Zone, and a liquifaction Area.

Similar Cases on Nearby Properties:

AA-2010-3291-PMLA: On June 3, 2011, the Advisory Agency approved a Parcel Map composed of three single-family lots with three single-family dwelling units.

AA-2005-8179-PMLA: On September 1, 2006, the Advisory Agency approved a Parcel Map for a maximum two new single-family townhouses, on two parcels in the single permit jurisdiction area of the California Coastal Zone, located at 844 East California Avenue.

ZA 2005-8210-CDP-SPP-MEL On January 31, 2007 the Zoning Administrator approved a Coastal Development Permit, Dismissed a Specific Plan Permit Compliance, and determined that the project was in compliance with the Mello Act for demolition of an existing single family home and construction, use and maintenance of two new single-family townhouses, on two parcels in the single permit jurisdiction area of the California Coastal Zone, located at 844 East California Avenue.

MANDATED FINDINGS FOR A COASTAL DEVELOPMENT PERMIT

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the facts of this case to same.

- 1. **The development is in conformity with Chapter 3 of the California Coastal Act of 1976.**

Chapter 3 of the Coastal Act contains the various policy provisions of such legislation. Pertinent to the instant request are the policies with respect to Development. The proposed project constitutes new development because it involves the construction of two new single-family dwellings.

Sections 30250, 30251 and 30252 of the California Coastal Act, provide in part and respectively that:

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

COASTAL COMMISSION

roof, and access from the adjoining alley unless not feasible. The Venice Community Plan designates the property for Low Medium II Residential residential density, consistent with the zone of RD-1.5.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.**

The Guidelines are designed to provide direction to decision-makers in rendering discretionary determinations on requests for coastal development permits pending adoption of an LCP. Because the proposed dwellings are consistent in scale and setback with the surrounding dwellings, and because the site is removed from any sensitive area as well as the shoreline, its construction poses not threat to the protection of coastal resources. Traffic associated with two single-family dwellings is low. The California Coastal Commission's interpretive guidelines have been reviewed and considered in preparation of these findings.

4. **The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.**

No outstanding issues have emerged which would indicate a conflict between this requested expansion and any other decision of the Coastal Commission. The subject project does not block physical or visual access to or along the coast. Therefore, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities.

5. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.**

The property does not provide access to or from the beach as it is located on California Avenue at a distance of a mile from the beach. There is no evidence of any previous public ownership of the lot and the project does not conflict with the goal of providing appropriately located public access points to the coast

6. **An appropriate environmental clearance under the California Environmental Quality Act has been granted.**

On December 30, 2013, a Mitigated Negative Declaration (ENV 2013-2002-MND) was issued for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency found on the original environmental document that with imposition of the mitigation measures described in the MND and adopted as part of the conditional use approval for the proposed facility, there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.

COASTAL COMMISSION

EXHIBIT # 7
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contain language that supersedes the requirements of the Zoning Code prior to this. The project is seeking zoning relief in order to allow construction of single-family dwellings under the Small Lot Subdivision Ordinance to begin prior to the map recording.

The applicant is seeking adjustments to permit a separation between buildings of 4 inches in lieu of 10 feet to 12 feet required. The strict application of building separation requirements prior to final map recordation would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations. In general, the design and size of this project was carefully articulated by employing the Small Lot Subdivision Ordinance to address the lack of housing and to optimize infill sites. The adjustments are necessary until the final map recordation process is complete.

The adjustments to the side yards are not needed for a non-small lot development as four-foot yards are consistent with Code requirements for a 40-foot wide lot in the RD-1.5 Zone. A four-foot yard, however, is not consistent with the requirements of the Small Lot Subdivision Ordinance under which the application is made. Further, the Small Lot provision for a setback abutting a lot not created by the subdivision is contained in the exceptions section of the Code from which no relief is authorized by means of a variance.

The LAMC does not directly address parking in the side yards except to prohibit parking in the side yard of a reverse corner lot. In the subject case, the side yards are also the required five-foot setbacks and are designated as common access areas. To allow the owner of either of the parcels to obstruct the common areas required parking spaces where a parked car would obstruct the area is inconsistent with the concept of reciprocity.

9. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The general character of the area includes multiple-family along California Avenue. The proposed development is consistent with the density allowed in the RD 1.5 Zone. The project will be of a scale and nature that will be in harmony with other single and multi-family development in the area. The requested adjustment to building separation pertains to a physical condition allowed by right under the small lot ordinance, and the adjustment is needed only to allow the project to start construction prior to the recordation of the final Parcel map. The requests to reduce the side yard setbacks and park in the common access areas are not allowed by right and are not approved. The project as approved with conditions will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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EXHIBIT # 7
PAGE 8 OF 9

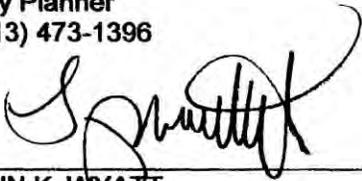
maintain a housing supply sufficient to meet the diverse economic and socioeconomic needs of current and projected future population, locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities and topography will accommodate this development, promote and ensure the provision of adequate housing for all persons, including special needs populations, regardless of income, age or ethnic background, promote greater individual choice in type, quality, price and location of housing, and to increase home ownership options by providing opportunities for development of townhouses, condominiums and similar types of housing.

ADDITIONAL MANDATORY FINDINGS

11. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
12. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by the California Fish and Game Code Section 711.2.

Inquiries regarding this matter should be directed to Kevin Golden, Planning Staff in the Division of Land.

Kevin Golden
City Planner
(213) 473-1396



LINN K. WYATT
Chief Zoning Administrator

LKW:KG:thb

cc: Councilmember Mike Bonin
Eleventh District
Adjoining Property Owners

COASTAL COMMISSION

EXHIBIT # 7
PAGE 9 OF 9