

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Th17a

Click here to go to
original staff report

ADDENDUM

April 8, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: APPEAL NO. A-5-VEN-16-0019 (2405 BOONE AVENUE, VENICE), FOR THE COMMISSION MEETING OF THURSDAY, APRIL 14, 2016.

CHANGES TO STAFF REPORT**1. LOCAL GOVERNMENT ACTION (Page 4)**

Commission staff recommends the following revisions to the staff report dated 3/29/2016 in the second paragraph on Page 4, to clarify that the City of Los Angeles did send a copy of the Coastal Exemption Supplemental to the Coastal Commission's Long Beach Office. Language to be deleted is identified by strike-out, and language to be added is underlined.

~~The City did not forward a copy of the Coastal Exemption Supplemental to the Coastal Commission's Long Beach Office; thus the twenty working-day appeal period for this matter did not commence or expire prior to the filing of the appeal on March 1, 2016.~~

The City forwarded a copy of the Coastal Exemption Supplemental to the Coastal Commission's Long Beach Office, and it was received on February 4, 2016. The appeal was filed on March 1, 2016 (within the twenty working-day appeal period), thus the appeal was filed in a timely fashion.

2. MOTION AND RESOLUTION – DE NOVO (Page 9)

Language to be added/deleted from the Staff Recommendation following the De Novo Motion is identified by strike-out, and language to be added is underlined.

Staff Recommends a **NO** vote. ~~Passage~~ Failure of this motion will result in ~~approval~~ denial of the coastal exemption and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

3. ADDED FINDING

The following finding is added to the De Novo Section of the staff report:

C. UNPERMITTED DEVELOPMENT

Unpermitted development has occurred at the project site subject to this application. The unpermitted development includes the substantial demolition of a residential structure, resulting in the alteration of the size of the structure, without a valid coastal development permit. Any

development activity, that is not otherwise exempt, which is not the case here, conducted in the coastal zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit constitutes a violation of the Coastal Act.

The applicant is requesting that the Commission find the proposed development to be exempt. Denial of this application pursuant to the staff recommendation will result in violations remaining on the property. The Commission's enforcement division will consider options to address said violations as a separate matter.

Although the development has taken place prior to Commission action on this application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act.

On January 28, 2016, Commission enforcement staff sent a letter notifying the Los Angeles Department of Building and Safety ("LADBS") and the Los Angeles Department of City Planning ("LADCP") that after reviewing photos of each site, staff determined that more than 50% of the original structure had been demolished, and therefore work was occurring on the project site that was outside the scope of Coastal Exemption No. DIR-2015-3857-CEX (**Attachment A**). The letter also expressed a willingness to share information and cooperate to stop work, address the unpermitted development, and to ensure the implementation of the Coastal Act in Venice. Staff has since met with City to discuss the issues at hand and working closely to address these issues going forward. Therefore, Commission staff was aware of the alleged violation on the subject property before the Commission found Substantial Issue ("SI") on Appeal No. A-5-VEN-16-005 on February 11, 2016.

On February 23, 2016, Commission enforcement staff sent a Notice of Violation ("NOV") informing the property owner of the unpermitted development on the property (**Attachment B**). In this letter, Commission enforcement staff pointed out that on February 17, 2016, Commission permit staff sent an initial letter that informed the property owner that no development is authorized until the applicant obtains a coastal development permit from the Commission or the City. The letter also informed the property owner, that in order to avoid formal enforcement action, all work must be stopped on the site, until the Commission or the City takes final action on the application. Furthermore, the letter described the enforcement remedies at the Commission's disposal to address violations of the Coastal Act. Commission staff also posted a Field Notice of Violation ("Field NOV") on the project site during a site visit on February 26, 2016, as an additional measure to stop work. The Commission's enforcement division will evaluate further actions to address this matter.

4. PUBLIC CORRESPONDENCE

Commission staff received one letter of concern for the proposed project from Lydia Ponce. The letter indicates support for finding a substantial issue with regard to the grounds on which the appeal was filed and includes an attached article from a local publication (**Attachment C**).

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



January 28, 2016

Mr. Raymond S. Chan
General Manager
Los Angeles Department of Building and Safety
201 N. Figueroa St.
Los Angeles, CA 90012

(Sent via email to Raymond.Chan@lacity.org and Michael.Logrande@lacity.org)

Re: Appeal No. A-5-VEN-16-0005 at 2405 Boone Ave., Venice, Los Angeles
Appeal No. A-5-VEN-16-0006 at 635-639 San Juan Ave., Venice, Los Angeles

Dear Mr. Chan:

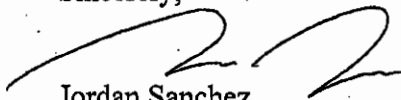
It has come to Commission staff's attention that several projects, including, but not necessarily limited to projects located at the properties listed above, are underway in Venice in the City of Los Angeles's Single-Permit Coastal Development Permit Jurisdiction without benefit of the necessary coastal development permit from the City. For example, the above referenced projects were issued Coastal Exemptions No. (DIR-2015-3857-CEX) and No. (DIR-2015-2993-CEX) by City staff, for improvements to existing structures. However, after reviewing photos of each site, Commission staff determined that more than 50% of the original structures have been demolished, and therefore work has occurred that exceeds the scope of development exempted by Coastal Exemptions No. (DIR-2015-3857-CEX) and No. (DIR-2015-2993-CEX). In addition, the Coastal Exemptions for each of the projects at issue have been appealed to the Commission. Such an appeal stays the effectiveness of a Coastal Exemption. Thus, for this reason as well, the development occurring on these properties is unpermitted.

The purpose of this letter is to notify Los Angeles Department of Building and Safety ("LADBS") that development is occurring in the City's coastal development permit jurisdiction, at the properties listed above, without benefit of the necessary coastal development permit from the City, and to offer to share information we have about these projects and to coordinate with LADBS staff to assist in stopping and addressing this unpermitted development. The applicants for the Coastal Exemptions have been notified of the appeals lodged with the Coastal Commission, and consequently, the stay of the effectiveness of the Coastal Exemptions issued to them until Commission action on the appeals.

Thank you for your commitment to our shared responsibility to ensure the implementation of the Coastal Act in Venice. Our staff is of course happy to meet with you and discuss the content of this letter. If you have any further questions, I can be reached at (562) 590-5071.

Attachment A 1/2

Sincerely,



Jordan Sanchez
Enforcement Analyst

**cc: Lisa Haage, Chief of Enforcement, CCC
Andrew Willis, Enforcement Supervisor, CCC
Steve Hudson, Deputy Director, CCC
Theresa Henry, District Manager, CCC
Chuck Posner, Planning Supervisor, CCC
Mandy Revell, Coastal Program Analyst, CCC
Michael Logrande, Director of Planning, City of LA**

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**NOTICE OF VIOLATION OF THE CALIFORNIA COASTAL ACT
REGULAR AND CERTIFIED MAIL**

February 23, 2016

Louis Kim and Liz Jun
1125 W 6th St, #205
Los Angeles, CA 90017

Violation File Number: V-5-16-0020

Property Location: 2405 Boone Ave, Los Angeles, CA 92091 [APN 4228-011-025]

Dear Mr. Kim and Ms. Jun:

As you know, the California Coastal Commission ("Commission"), on February 11, 2016, found "Substantial Issue" on Appeal No. A-5-VEN-16-005; which is an appeal of City of Los Angeles ("City") Local Coastal Exemption No. Dir-201503857-CEX issued to you by the City for a first, second, and third floor addition to a single-family dwelling resulting in an addition of 2,714 square feet. On February 17, 2016 Commission permit staff sent you a written notification of finding of substantial issue on this appeal, which stated, "No development on site is authorized until the applicant obtains written approval from the Coastal Commission or a locally approved coastal development permit." However, Commission enforcement staff has confirmed that development has continued on the subject property without the benefit of the required coastal development permit. Pursuant to Section 30600(a), any person wishing to perform or undertake development in the Coastal Zone must obtain a coastal development permit, in addition to any other permit required by law. Any development activity conducted in the Coastal Zone, unless otherwise exempt, which is not the case here, without a valid coastal development permit constitutes a violation of the Coastal Act. The unpermitted activities undertaken on your property are not exempt development under the Coastal Act, as determined by the Commission during the February 2016 hearing.

Enforcement Remedies

Although, we would prefer to resolve this violation through the coastal development permit process, please be aware that there are a number of remedies at the Commission's disposal to address violations of the Coastal Act. Section 30809 states that if the Executive Director of the Commission determines that any person has undertaken, or is threatening to undertake, any activity that requires a permit from the Coastal Commission without first securing a permit, the

Attachment B 1/2

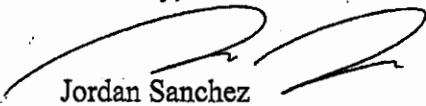
Executive Director may issue an order directing that person to cease and desist. Section 30810 authorizes the Coastal Commission to also issue a cease and desist order. A cease and desist order may be subject to any terms and conditions that are necessary to ensure compliance with the Coastal Act. A violation of a cease and desist can result in civil fines of up to \$6,000 for each day in which each violation persists.

In addition, we note that Sections 30803 and 30805 authorize the Commission to initiate litigation to seek injunctive relief and an award of civil fines in response to any violation of the Coastal Act. Section 30820(a)(1) provides that any person who performs development in violation of any provision of the Coastal Act may be subject to a penalty amount that shall not exceed \$30,000 and shall not be less than \$500. Section 30820(b) states that, in addition to any other penalties, any person who "knowingly and intentionally" performs or undertakes any development that is a violation of the Coastal Act can be subject to a civil penalty of not less than \$1,000 nor more than \$15,000 for each day in which each violation persists.

Resolution

In order to avoid formal enforcement action, you must stop all work on the subject property, until the Commission or the City takes final action on the application, as outlined in the letter sent by Commission staff on February 17, 2016. If you choose not to stop work, you may further expose yourself to the above referenced Coastal Act enforcement remedies. Please contact me by February 26, 2016 to confirm you're intent to resolve this violation. I can be reached at (562) 590-5071. Thank you for your attention to this matter.

Sincerely,



Jordan Sanchez
Enforcement Analyst

cc:

Andrew Willis, Enforcement Supervisor, CCC
Steve Hudson, Deputy Director, CCC
Chuck Posner, Planning Supervisor, CCC
Theresa Henry, District Manager, CCC
Mandy Revell, Coastal Program Analyst, CCC
Bob Dunn, Inspector, LADBS
Andy Rodriguez, Planner, City of Los Angeles

B 2/2

Revell, Mandy@Coastal

From: Lydia Ponce <venicelydia@gmail.com>
Sent: Friday, April 08, 2016 5:55 AM
To: Revell, Mandy@Coastal
Subject: 635 San Juan Ave (A-5-VEN-16-0006)

California Coastal Commission

Coastal Staff & Coastal Commissioners

200 Oceangate, 10th Floor

Long Beach, CA 90802

Re. SUPPORT OF Coastal Exemption Appeals

635 San Juan Ave (A-5-VEN-16-0006)

Hearing date: Thursday April 14, 2016

Agenda Items 16.c.

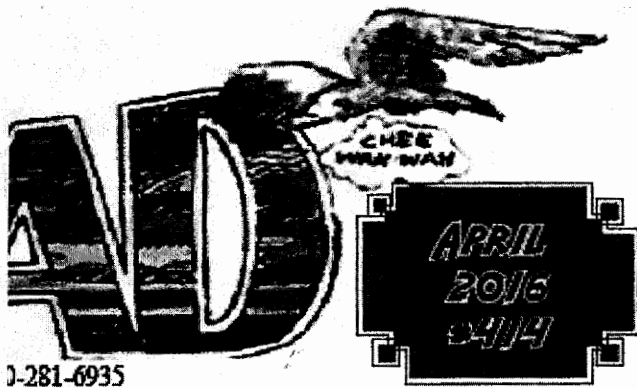
Coastal Staff and Honorable Commissioners,

Please consider the attached very poignant article by one of our talented Free Venice Beachhead reporters, as pertains to your decision on this very important Appeal. Your support is essential and invaluable to the Venice Community's efforts to keep Venice Venice.

For the love of Venice.....

Sincerely yours,

Lydia Ponce



VENICE IT MATTERS

by Jon Wolff

If you've never attended a meeting of the Venice Neighborhood Council, you should come sometime to see how it all works. The Council discusses and votes on a variety of topics specific to Venice. The Boardwalk, homelessness, business, and culture are just some of the subjects covered at a typical meeting of the VNC.

One issue that comes up at every meeting concerns building owners' proposals to demolish older buildings and build newer and taller buildings in their place. These proposals are often labeled as "remodeling" and they are usually presented as innocuous minor changes with no noticeable impact on the neighborhood. The owners present themselves as humble Venice residents who just want to improve their home to accommodate their kids. Or, if the owners are operating a business, they assure the Council that the enlargement of their building won't significantly affect parking in Venice because they'll include a bike rack to encourage more environmentally sound means of transportation. They sometimes bring the architects along to the meeting to show slides or models representing the changes to the building.

The Council discusses the facts and votes their recommendation on the proposal. But, before they do, there's usually a counter argument from neighbors and concerned Venice activists about the facts not revealed by the owners. We learn that the proposed remodeling will actually be much taller or wider than the owners claimed. Or that the existing laws specifically disallow changes of this kind because they would cause phenomenal damage to the character of the neighborhood. Or, it turns out, the owners are only doing this so they can rent out the new structure as a short-term rental with "Air-BM-b".

Now, here's where the important part comes in. And it's the reason you need to attend the meetings in person. Because you need to see the thing that a lot of people miss. It happens when the person making the argument against the proposal is speaking from the podium. Don't watch the speaker, watch the building owners. When the speaker is making the counter argument and exposing the real story, check out the owners. Watch their faces. Look at their eyes and you will see their reaction to the

continued on page 3

3 • April 2016 • Free Venice Beachhead

It Matters - continued from page 1

speaker's words. You'll see the contempt. You'll see the contempt for the speaker, the neighbors, the tenants, the activists, and the very History of Venice. You'll see their plans for a Venice of their own design which doesn't include any of the men and women who have lived in and struggled for Venice for twenty, thirty, fifty years. You'll know that their plans are to tear down and pave over all traces of the Venice that drew them here in the first place.

To the owners and companies that are demolishing every building in Venice and replacing them with big ugly boxes, the people of Venice don't matter. The neighbors who don't want to live in the shadow of some new concrete monstrosity don't matter. All the "little people" don't matter. To a development corporation, the people who speak out at the Venice Neighborhood Council meetings are just minor obstacles in the road. The corporation expects to get its way whether by the VNC's approval or by some political operator in L.A. City Hall. And the law be damned. You don't matter.

This happens elsewhere. The people in Flint, Michigan didn't matter when their environmental regulators were sending them lead-flavored tap water. That pharmaceutical CEO Bozo Shkreli laughed when Congress was on him for charging people \$750 for a pill. To him, the people who needed the pills didn't matter. And the people out in Porter Ranch who got gassed by So Cal Gas didn't matter when So Cal Gas knew that gas was leaking from a busted gas valve on their gassy gas pit.

To the developers/destroyers of Venice, you don't matter because you're just one lone person with no power. While you work, sit in traffic, and sleep, they're looking at maps, making contracts, transferring funds, lobbying politicians, and gnawing away at the foundation of Venice. No wonder no one matters to them; there's no one left to matter. Or is there?

Right now, in the Land of Venice, there are groups of Venice people meeting, talking, planning, and acting. Just as a corporation is a body of individuals acting together to take from other people, a Union of people can act together to take back. The combined talents of many individuals working toward a common goal can match the power of any corporation. And the goal is obtainable for one good reason: there's more of us than there are of them. We can and will win. ♥

If you heard that people who are working to save Venice were speaking at the next VNC meeting, would you come to listen? If you knew that people were gathering in Venice to stand for the Venice you love, would you be there? If you learned that a group of people like the Westside Tenants Union were getting together in Venice to establish once and for all the truth that Housing is a Human Right, would you help? If you believed that Venice would be free again, would your help matter? Yes it will.

C 2/2

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Filed: 3/01/2016
49th Day: 4/19/2016
Staff: M. Revell – LB
Staff Report: 3/29/2016
Hearing Date: 4/14/2016

STAFF REPORT: APPEAL – SUBSTANTIAL ISSUE AND DE NOVO

Local Government: City of Los Angeles

Local Decision: Claim of Exemption to Coastal Development Permit Requirement

Appeal Number: A-5-VEN-16-0019

Applicant/Agent: The Code Solution, Shane Fang

Appellants: Frank DeFurio, Judy Esposito, Pamela Harbour

Project Location: 2405 Boone Avenue, Venice, City of Los Angeles

Project Description: Appeal of City of Los Angeles Local Coastal Exemption No. DIR-2015-3857-CEX *Supplemental* for a single family dwelling addition to existing one story to three story building. Add window and change partition walls.

Important Hearing Procedure Note: The Commission will not take testimony on this “substantial issue” recommendation unless at least three commissioners request it. The Commission may ask questions of the applicant, any aggrieved person, the Attorney General or the executive director prior to determining whether or not to take testimony regarding whether the appeal raises a substantial issue. If the Commission takes testimony regarding whether the appeal raises a substantial issue, testimony is generally and at the discretion of the Chair limited to 3 minutes total per side. Only the applicant, persons who opposed the application before the local government (or their representatives), and the local government shall be qualified to testify during this phase of the hearing. Others may submit comments in writing. If the Commission finds that the appeal raises a substantial issue, the de novo phase of the hearing will follow, unless it has been postponed, during which the Commission will take public testimony.

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission determine that a **substantial issue exists** with respect to the grounds on which the appeal has been filed for the following reason: the development on the site is the demolition of a residential structure and construction of a single-family residence, and is not an improvement to an existing single family residence, and is therefore non-exempt “development” as defined in the Coastal Act. A coastal development permit must be obtained for the development. Commission Staff recommends that the Commission **deny the claim of exemption** and find that the proposed project requires a local coastal development permit, and return this matter to the City for processing. The **motions** to carry out the staff recommendation are on **pages 3 and 9**.

TABLE OF CONTENTS

I.	MOTION AND RESOLUTION – SUBSTANTIAL ISSUE.....	Page 4
II.	APPELLANTS’ CONTENTIONS.....	Page 4
III.	LOCAL GOVERNMENT ACTION.....	Page 4
IV.	APPEAL PROCEDURES.....	Page 4
V.	SINGLE PERMIT JURISDICTION.....	Page 5
VI.	FINDINGS AND DECLARATIONS.....	Page 5
	A. PROJECT DESCRIPTION.....	Page 5
	B. FACTORS TO BE CONSIDERED IN SUBSTANTIAL ISSUE ANALYSIS..	Page 6
	C. SUBSTANTIAL ISSUE ANALYSIS.....	Page 6
VII.	MOTION AND RESOLUTION – DE NOVO.....	Page 9
	A. PROJECT DESCRIPTION.....	Page 9
	B. PROJECT REQUIRES A COASTAL DEVELOPMENT PERMIT.....	Page 9

APPENDICES

Appendix A - Substantive File Documents

EXHIBITS

Exhibit 1 – Project Location /Vicinity Map

Exhibit 2 – City-Issued Exemption to CDP/DIR-2015-3857-CEX Exhibit

Exhibit 3 – Appeal

Exhibit 4 – Photo of 2405 Boone Ave. Before Demolition

Exhibit 5 – Photo of Demolition 1/28/2016

I. MOTION AND RESOLUTION

MOTION: *I move that the Commission determine that Appeal No. A-5-VEN-16-0019 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 **NO** vote. Failure of this motion will result in a de novo hearing on the application, and adoption of the following resolution and findings. Passage of this motion will result in a finding of No Substantial Issue and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

RESOLUTION:

*The Commission hereby finds that Appeal No. A-5-VEN-16-0019 presents A **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

The focus of this appeal is the validity of the Coastal Exemption Supplemental issued by the City of Los Angeles Department of City Planning. The appellants, Frank DeFurio, Judy Esposito, and Pamela Harbour, contend that the supplemental exemption issued by the City should be revoked because it was issued on January 19, 2016, which was subsequent to the date that the Coastal Commission received the appeal for the underlying exemption, (DIR-2015-3857-CEX). In addition, the appellants argue the City's action in issuing the supplemental exemption was non-transparent because it was not disclosed in the Certified Neighborhood Council Reporting of all cases, which is the City's usual practice with other City issued coastal exemptions (**Exhibit 3**).

III. LOCAL GOVERNMENT ACTION

On October 22, 2015, the Los Angeles Department of City Planning issued a Coastal Exemption No. DIR-2015-3857-CEX for a *“first, second, and third floor addition to an existing single family dwelling with existing attached garage. Project will result in 2,714 square feet of addition”*. (Emphasis added.) On December 15, 2015, the City Department of Building and Safety issued Building Permit No. 15014-10000-01704, and demolition commenced at the project site.

On January 4, 2016, the appellants appealed the City's issuance of the Coastal Exemption to the Commission, and on February 11, 2016, the Commission found *that Appeal No. A-5-VEN-16-0005 raises Substantial Issue with respect to the grounds on which the appeal was filed*. The de novo hearing for the appeal is scheduled on April 14, 2016 at the Coastal Commission meeting in Santa Rosa. Commission staff is recommending that the Commission deny the original claim of exemption because the proposed project constitutes demolition of an existing residential structure and construction of a new single family residence, which is development that requires a coastal development permit. Thus, the proposed project requires a local coastal development permit, processed by the City of Los Angeles.

However, on January 19, 2016, (prior to the Commission’s February 11, 2016 meeting where the Commission found substantial issue with the original Coastal Exemption DIR-2015-3857-CEX) the Los Angeles Department of City Planning issued a second Coastal Exemption for the property (DIR-2015-3857-CEX *Supplemental*) for a “*a single family dwelling addition to existing one story to three story building. Add window and change partition walls*”. (Emphasis added.) The applicant for the second Coastal Exemption is The Code Solution, represented by Shane Fang.

On March 1, 2016, Mr. DelFurio, Ms. Esposito, and Ms. Harbour appealed this second Coastal Exemption to the Commission (this appeal). The City did not forward a copy of the Coastal Exemption Supplemental to the Coastal Commission’s Long Beach Office; thus the twenty working-day appeal period for this matter did not commence or expire prior to the filing of the appeal on March 1, 2016 (**Exhibit 3**). The appeal of the City’s action was determined to be valid because it was received prior to the expiration of the twenty working-day period in which any action by the City of Los Angeles can be appealed to the Commission.

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 CDP application or Exemption, the local government is required to notify the Coastal Commission 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 applicant, 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 providing 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 government’s decision. 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.

In this case, Commission staff recommends a finding of **substantial issue**. If the Commission decides that the appellants’ 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 government’s action (exemption) is voided and the

Commission holds a public hearing in order to review the application 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 move to the de novo phase of the public hearing on the merits of the application. A de novo public hearing on the merits of a coastal development permit application uses the Chapter 3 policies of the Coastal Act. The certified Venice Land Use Plan (LUP) 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 applicant, 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. SINGLE/DUAL PERMIT JURISDICTION AREAS

Section 30601 provides details regarding the geographic areas where applicants must also obtain a permit from the Commission in addition to obtaining a permit from the City. These areas are considered Dual Permit Jurisdiction areas. Areas outside of the Dual Permit Jurisdiction areas are considered Single Permit Jurisdiction areas. The City of Los Angeles has been granted the authority to approve or deny coastal development permits in both jurisdictions, but all of the City's actions are appealable to the Commission. The proposed project site is located within the Single Permit Jurisdiction Area.

VI. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION

The project site is located in Southeast Venice at 2405 Boone Avenue within the City's Single Permit Jurisdiction, about one-half mile inland of the beach (**Exhibit 1**). The lot area is 3,606 square feet, and is zoned R-1-1 (Single-Unit Residential). According to Los Angeles County Assessors Records, prior to the demolition of the structure, the site was developed with a single-story, 1,283 square-foot single-family residence constructed in 1950 (**Exhibit 6**).

The proposed scope of work listed in the City's Local Coastal Exemption, DIR-2015-3857-CEX Supplemental, describes the proposed project as:

“A single family dwelling addition to existing one story to three story building. Add window and change partition walls.” (Exhibit 2).

Local Coastal Exemption, DIR-2015-3857-CEX Supplemental was issued for an addition *to an existing single family dwelling*. *However*, the structure had already been demolished, with the exception of a portion of the outside framing. (Exhibit 5). “Demolition” of the structure was not proposed or authorized as a part of the Coastal Exemption.

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 **a 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 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 are that the project is not an improvement to an existing single-family residence, and is therefore non-exempt “development” as defined in the Coastal Act and so a coastal development permit should have been required.

Section 30610 Developments authorized without permit

*Notwithstanding any other provision of this division, **no coastal development permit shall be required** pursuant to this chapter for the following types of development and **in the following areas**:*

*(a) **Improvements to existing single-family residences**; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter.*

Section 13250 Improvements to Existing Single-Family Residences

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

- (1) All fixtures and other structures directly attached to a residence;*
- (2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and*
- (3) Landscaping on the lot.*

Additionally, the Commission typically requires fifty percent of the structure to be maintained in order to qualify as **an existing structure**.

Section 13252 Repair and Maintenance Activities That Require a Permit

*(b) Unless destroyed by natural disaster, **the replacement of 50 percent or more of a single family residence**, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure **is not repair and maintenance** under Section 30610(d) **but instead constitutes a replacement structure requiring a coastal development permit**.*

To date, all that remains of the former single family residence at the subject site is a portion of the exterior framing. On-site observations made by staff and photographic evidence demonstrate that the roof, siding, subfloor, and most of the walls have been removed (**Exhibit 6**). The amount of the structure that has been removed far exceeds fifty percent of the structure. Therefore, the development is actually a new single family residence and a coastal development permit must be obtained. This appeal raises a substantial issue as to conformity with the Chapter 3 policies of the Coastal Act because the development, which did not obtain a coastal development permit, has not yet been reviewed for conformity with the Chapter 3 policies. In fact, the Commission has already found (on February 11, 2016) that the prior appeal filed for a City-issued Coastal Exemption on this same property (Appeal No. A-5-VEN-16-0005) raises a substantial issue for the same reason: the development is a new single family residence, and therefore a coastal development permit must be obtained.

Applying the five factors listed in the prior section clarifies that the appeal raises “a substantial issue” with respect to Chapter 3 of the Coastal Act, and therefore, does meet the substantiality standard of Section 30265(b)(1), because the nature of the proposed project and the local government action are not 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 exempt from coastal development permit requirements. Issuing an Exemption for a
[Type text]

project with the scope of work that includes “*a single family dwelling addition to existing one story to three story building. Add window and change partition walls*” could be, on its face, consistent with the Coastal Act, although the very large size of the addition (2,714 sq. ft.) in relation to the size of the existing structure (1,283 sq. ft.) might suggest that the proposed development was more than an “improvement” to a single family residence. In any case, the fact is that most of the entire structure, with the exception of some of the wood framing, has been demolished. Thus, there is no existing structure to “add on” to or improve, which as a result, invalidates the exemption. Additionally, City staff states that when it issued this coastal exemption supplemental, it did not retain copies of the plans for the proposed development that it exempted from coastal development permit requirements. There are no plans in the City record for Commission staff to review to determine whether the City properly determined that an exemption was appropriate. Therefore, the Coastal Commission finds that the City does not have an adequate degree of factual and legal support for its exemption determination.

The second factor is the extent and scope of the development as approved or denied by the local government. As discussed, the demolition of most of the structure that occurred on the property exceeded the scope of what was authorized under the coastal exemption, which invalidates the exemption. Los Angeles County records indicate that the structure that was demolished was a 1,283 square foot house constructed in 1950. The proposed project to be constructed as a result of the City-issued Exemption is “a single family dwelling addition to existing one story to three story building. Add window and change partition walls” which would result in a 2,714 square foot addition to that structure, disregarding the structural integrity of the aged foundation and framing. The full extent and scope of the proposed, large project will be reviewed by the City through the local coastal development permitting process.

The third factor is the significance of the coastal resources affected by the decision. The significant coastal resource is community character. Other coastal resources could be affected. The City’s coastal exemption process was utilized in this case instead of the coastal development permit process, during which the proposed development would be reviewed for consistency with Chapter 3 policies, and specifically for consistency with the character of the surrounding area. Community character issues are particularly important in Venice. Although this exemption relates only to one project, the erosion of community character is a cumulative issue, and the City’s cumulative exemption of numerous large-scale remodel and demolition projects has a significant impact on Venice’s character.

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. Issuing exemptions for proposed projects that result in the construction of new residences much larger than the original structure circumvents the coastal development permit process and its requirement for public participation, and sets a bad precedent. The abuse of the City’s coastal exemption process in order to avoid obtaining a coastal development permit for new development is a recurring problem. See, e.g., staff report dated 1/28/2016 for Appeal No.A-5-VEN-16-0006. Also,

The final factor is whether the appeal raises local issues, or those of regional or statewide significance. Although this appeal raises specific local issues, exempting new residential structures from the coastal development process will have potential negative and cumulative impacts to the coast. New structures must be properly reviewed through the local coastal development permit process and monitored by the City in order to protect coastal resources. Therefore, the City’s approval does raise issues of statewide significance.

In conclusion, the primary issue for the appeal is that the development is actually a new single family residence, and therefore a coastal development permit must be obtained in order to ensure that it conforms to the policies of the certified LUP and the Chapter 3 policies of the Coastal Act. Therefore, Commission staff recommends that the Commission find that the appeal raises a substantial issue as to conformity with Chapter 3 policies.

VII. MOTION AND RESOLUTION – DE NOVO PERMIT

Motion: *I move that the Commission approve Claim of Exemption No. A-5-VEN-16-0019 for the development proposed by the applicant.*

Staff recommends a **NO** vote. Passage of this motion will result in approval of the coastal exemption 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 denies the Claim of Exemption for the proposed development on the ground that the development is not exempt from the permitting requirements of the Coastal Act and adopts the findings set forth below.

VIII. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The actual project as documented on the project site is the demolition of a single-family residence and construction of a new three-story single family residence on a 3,606 square foot lot in Southeast Venice. More than fifty percent of the existing structure has been demolished.

B. DEVELOPMENT REQUIRES A COASTAL DEVELOPMENT PERMIT

Section 30600(a) of the Coastal Act requires that anyone wishing to perform or undertake any development within the coastal zone shall obtain a coastal development permit. Development is broadly defined by Section 30106 of the Coastal Act, which states:

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted

pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Construction, reconstruction, demolition, or alteration of the size of any structure in the coastal zone is development that requires a coastal development permit, unless the development qualifies as development that is authorized without a coastal development permit.

Coastal Act Section 30610 provides, in part:

*Notwithstanding any other provision of this division, **no coastal development permit shall be required** pursuant to this chapter for the following types of development and **in the following areas**:*

*(a) **Improvements to existing single-family residences**; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter....*

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

Section 13252 California Title 14 Regulations Repair and Maintenance Activities That Require a Permit

*(b) Unless destroyed by natural disaster, **the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance** under Section 30610(d) **but instead constitutes a replacement structure requiring a coastal development permit.***

The grounds for this appeal are that the project is not exempt development as defined in the Coastal Act and a coastal development permit should have been required. The City's interpretation of a "remodel" is based on the City's uncertified municipal code, not the provision of the Coastal Act.

The proposed project does not qualify for an exemption under Coastal Act Section 30610(a). Coastal Act Section 30610(a) allows *improvements* to existing single-family residences without a coastal development permit. In this case, the applicant demolished nearly the entire single family residence as part of the proposed development. When an applicant proposes demolition of all or nearly all of a single-family residence as part of a proposal for new development, there can no longer be an "existing single-family residence" subject for improvement on the site.

The proposed project also does not qualify for an exemption under Coastal Act Section 30610(d). Coastal Act Section 30610(d) allows for repair and maintenance activities on existing single family residences so long as the repair and maintenance does not result in an addition to, or enlargement or expansion of, the single family home. Under section 13252 of the Commission's regulations, if the repair and maintenance results in the replacement of 50 percent

or more of the existing structure, then the project constitutes a replacement structure and the entire structure must be in conformity with applicable policies of Chapter 3 of the Coastal Act.

In determining whether the project constitutes the replacement of 50 percent or more of the existing single family residence, Commission staff analyzes what percentage of which components and how much of each component of the house is being replaced. A single family residence consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition and augmentation that is necessary to build the proposed remodel. If 50 percent or more of the total of these components are being replaced, then the project would not qualify as exempt development, and must obtain a coastal development permit pursuant to Section 30600(a) of the Coastal Act. Typically, the addition of a complete second story to a one-story house would not qualify for an exemption because the amount of construction required to support the additional weight of a new level would often require reinforcement of the first-floor load bearing walls, often with steel framing, and/or a new foundation which would exceed the amount of change allowable under an exemption. Even if the plans do not indicate replacement of floors and walls, the City building inspector may require replacement of these components for safety reasons. For example, when an older house is enlarged from one story to two-story, more than fifty percent of the components may need to be replaced due to termite infestation and/or dry rot, which are typical of Southern California homes.

In this exemption the City has asserted that even though all that remains of the structure is some of the exposed studs of the previously existing framing (completely stripped of siding, drywall, plaster, doors, windows, and electrical components), that the “walls” of the structure remain. Commission staff disagrees with this assertion. When a “remaining wall” is used as a measure to determine whether a development is a remodel or a new structure, the wall must remain intact as part of the structure, and for purposes of calculating the 50 percent guideline should retain its siding, drywall/plaster, windows, and doorways. Further, staff has confirmed during a recent site visit that the majority of the studs/framing for the previously existing structure on site has been replaced as well.

In this case, prior to the demolition of the structure, the site was developed with a single story 1,283 square foot single family residence constructed in 1950. According to DIR-2015-3857-CEX Supplemental, the resulting project would add “*a single family dwelling addition to existing one story to three story building. Add window and change partition walls.*” The existing walls of a structure built in 1950 would not be adequate to bear the loads of two more additional stories which more than double the mass and height of the original structure.

To date, all that remains of the former single family residence at the subject site is a portion of the exterior framing. On-site observations made by staff and photographic evidence demonstrate that the roof, siding, subfloor, and most of the walls have been removed (**Exhibit 5**). The amount of the structure that has been removed far exceeds fifty percent of the existing structure. Demolition, reconstruction, or substantial redevelopment of a project site are not exempt under any section or provision of the Coastal Act, or the Commission’s Regulations and require a coastal development permit.

Coastal Act Section 30600 Coastal Development Permit; Procedures Prior to Certification of Local Coastal Program

- (a) *Except as provided in subdivision (e), and in addition to obtaining any other permit required by law from any local government or from any state, regional, or local agency, any person as defined in Section 21066, wishing to perform or undertake any development in the coastal zone, other than a facility subject to Section 25500, shall obtain a coastal development permit.*
- (b) (1) *Prior to certification of its local coastal program, a local government may, with respect to any 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. Those procedures may be incorporated and made a part of the procedures relating to any other appropriate land use development permit issued by the local government.*
- (2) *A coastal development permit from a local government shall not be required by this subdivision for any development on tidelands, submerged lands, or on public trust lands, whether filled or unfilled, or for any development by a public agency for which a local government permit is not otherwise required.*
- (c) *If prior to certification of its local coastal program, a local government does not exercise the option provided in subdivision (b), or a development is not subject to the requirements of subdivision (b), a coastal development permit shall be obtained from the commission or from a local government as provided in subdivision (d).*
- (d) *After certification of its local coastal program or pursuant to the provisions of Section 30600.5, a coastal development permit shall be obtained from the local government as provided for in Section 30519 or Section 30600.5.*

As discussed, within the areas specified in Section 30601, which is known in the City of Los Angeles permit program as the *Single Permit Jurisdiction* area, the City of Los Angeles has the authority to issue coastal development permits. The proposed project site is located within the *Single Permit Jurisdiction Area*. For the reasons discussed in detail above, the proposed project constitutes the substantial demolition of an existing 1,283 sq. ft., one-story single family residence and construction of a new 4,363 sq. ft., 3-story single family residence, which is not exempt under any policy or provision of the Coastal Act or the Commission's Regulations. Therefore, the proposed project requires a local coastal development permit, processed by the City of Los Angeles. The appellants have expressed their concerns regarding the alleged inconsistencies between the proposed project's mass, scale and character with that of the surrounding community. The local coastal development permit process is the process during which the proposed development will be reviewed for its consistency with the Coastal Act and local land use regulations. Because the evidence does not support the City's action in exempting the proposed project from Coastal Act permitting requirements, *Coastal Exemption No. A-5-VEN-16-0019* is denied.

Appendix A – Substantive File Documents

1. City of Los Angeles Certified Land Use Plan for Venice (2001)
2. CDP File A-5-VEN-16-0005
3. CDP File A-5-VEN-16-0006



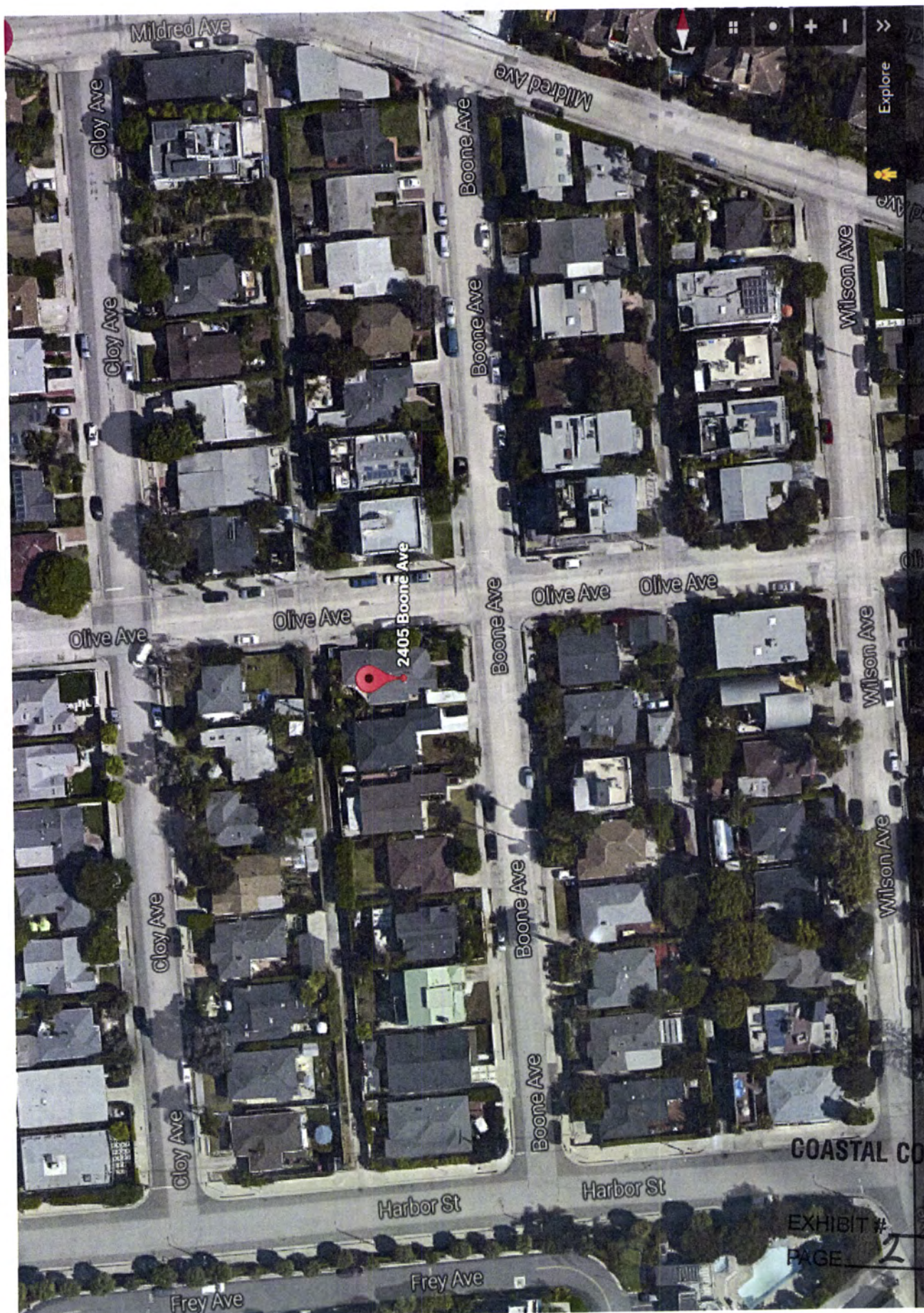
COASTAL COMMISSION

EXHIBIT #

1

PAGE

1 OF 2



COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 2

dcg

COASTAL EXEMPTION (CEX)

CASE NO.:

DIR 2015-3857-CEX

Supplemental

TO: California Coastal Commission
South Coastal District
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

RECEIVED
South Coast Region

FEB 04 2016

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street
Los Angeles, CA 90012

CALIFORNIA
COASTAL COMMISSION

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 2405 BOONE AVE
LEGAL DESCRIPTION: LOT 169 BLOCK None TRACT TR 4424
ZONE: R1-1 COMMUNITY PLAN: Variance
PROPOSED SCOPE OF WORK: Single family dwelling addition (Existing 1-Story, add to 3-Story building. Add window and change partition walls)

RELATED PLAN CHECK NUMBER(s): B151 A05549, 15014-10001-01704, 15014-10001-01704

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Shane Fang
Mailing Address: 1125 W 6th St Los Angeles, CA
Phone Number: 619 600 2951 E-mail Address: Shane@thercodesolution.com
Signature: Shane Fang

EXHIBIT #

2

PAGE

1

OF 2

THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 3010 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- ☒ Improvements to Existing Single-Family Residences. This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.
- ☐ Improvements to Any Existing Structure Other Than A Single-Family Residence. For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).
- ☐ Repair or Maintenance. This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
- ☐ Demolitions required by LADBS. This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Michael LoGrande
Director of Planning

Issued By:

Signature

Justin Bilow

Print Name and Title

Date:

1/19/16
26450

Invoice No.:

Receipt Number

0102504099

Attached:

Copy of Invoice with Receipt No.

Copy of related Building & Safety Clearance Summary Worksheet(s)

COASTAL COMMISSION

EXHIBIT #

2

PAGE

2

OF

2

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CA 90802-4418
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: Judy Esposito, Frank DeFurio, Pamela Harbour

Mailing Address: 2341 Boone Ave

City: Venice

Zip Code: 90291

Phone: 310-650-7781

SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

Single-family dwelling addition to existing 1-story to 3-story building. Add window & change partition walls.

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

2405 Boone Ave, APN: 422-801-1025, Olive 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: _____

DATE FILED: _____

DISTRICT: _____

COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 10

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: January 19, 2016

7. Local government's file number (if any): DIR-2015-3857-CEX Supplemental

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:

Shane Fang, The Code Solution, 1125 W. 6th St. Los Angeles, CA 90017

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 # 3
PAGE 2 OF 18

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.

This "Supplemental" CEX, Case No. DIR-2015-3857-CEX (1-19-16), was issued approximately three months after the initial CEX, also Case No. DIR-2015-3857-CEX (10-22-15).

The city issuance date of the Supplemental CEX, January 19, 2016, was subsequent to the date of the Coastal Appeal, January 4, 2016.

The Supplemental CEX was not disclosed in the normal, bi-weekly CNC (certified neighborhood council) reporting of all cases (including CEX's)—see attached CNC reports for that time period. It was treated non-transparently in terms of the public process. It should have been assigned a new case no. and been issued along with all other new activity. This type of procedure is not allowed, as it would allow for non-transparent changes to these cases.

We do not believe this Supplement was mentioned in the Coastal Staff's Report for the February, 2016 appeal SI hearing. Thus, we recommend and request that it be added to future Staff Reports for the 2405 Boone Ave case.

We are concerned about the things they are adding with this Supplement and why they would feel the need to list them separately, particularly as it was subsequent to our original appeal. We're concerned that they non-transparently filed this perhaps in order to document authorization of some kind from the City for removal of more than the 50% of the structure.

We would like to know whether the Supplement relates to the demo plan (see attached). We are also very concerned that work at the site has continued in spite of the January 4, 2016 Appeal filing and the Commission's February 11, 2016 S.I. decision, and in spite of Coastal Staff's letter re. "stop work."

We request that this CEX Supplement and its description of work of "Add window and change partition walls" be denied and/or revoked or voided as it was done non-transparently and also as it was filed subsequent to the Neighborhood's appeal of the CEX.

Thank you.

COASTAL COMMISSION

EXHIBIT # 3
PAGE 3 OF 18

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.

Judith Esposito Frank DeFino
Signature of Appellant(s) or Authorized Agent
Barbara Harbour
Date: March 1, 2016

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 # 3
PAGE 4 OF 18



COASTAL EXEMPTION (CEX)

CASE NO.: DIR 2015-3857-CEX

TO: California Coastal Commission
South Coastal District
200 OceanGate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

Supplemental

RECEIVED
South Coast Region

FEB 04 2016

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street
Los Angeles, CA 90012

CALIFORNIA
COASTAL COMMISSION

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 2405 BOONE AVE
LEGAL DESCRIPTION: LOT 169 BLOCK None TRACT TR 4424
ZONE: R1-1 COMMUNITY PLAN: Venice
PROPOSED SCOPE OF WORK: Single family dwelling addition (Existing 1-Story, add to 3-Story building. Add window and change partition walls)

NEW

RELATED PLAN CHECK NUMBER(s): B151 A05549, 15014-10001-01704, 15014-10006-01704

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Shane Fang
Mailing Address: 1125 W 6th St Los Angeles, CA
Phone Number: 619 600 2951 E-mail Address: shane@thercodesolution.com
Signature: Shane Fang

COASTAL COMMISSION

THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 3010 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- ☒ **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.
- ☐ **Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).
- ☐ **Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
- ☐ **Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Michael LoGrande
Director of Planning

Issued By:

Justin Bilow
Signature

Justin Bilow
Print Name and Title

Date:

1/19/16
26450

Invoice No.:

Receipt Number

0102504099

Attached:

- Copy of Invoice with Receipt No
- Copy of related Building & Safety Clearance Summary Worksheet(s)

COASTAL COMMISSION

2405 S BOONE AVE 90291

Application / Permit 15014-10001-01704
 Plan Check / Job ... B16LA00585
 Group Building
 Type Bldg-Alter/Repair
 Sub-Type 1 or 2 Family Dwelling
 Primary Use (1) Dwelling - Single Family
 Work Description SUPPLEMENTAL PERMIT TO 15014-10000-01704 TO ADD EXTERIOR WINDOW AND REVISE NON-BEARING PARTITIONS
 Permit Issued No
 Current Status PC Info Complete on 2/18/2016

NEW

Permit Application Status History

Submitted	1/19/2016	APPLICANT
Assigned to Plan Check Engineer	1/19/2016	RICARDO SUPAN
Corrections Issued	1/19/2016	RICARDO SUPAN
Plan Check Approved	2/18/2016	RICARDO SUPAN

Permit Application Clearance Information

Coastal Zone	Cleared	1/19/2016	JUSTIN BILOW
Specific Plan	Cleared	2/12/2016	CLIVE GRAWE
Specific Plan	Cleared	2/16/2016	JULIET OH

Contact Information

Contractor	El Reef Construction Inc; Lic. No.: 978074-B	19528 VENTURA BLVD #629	TARZANA, CA 91356
Engineer	Kim, Jin; Lic. No.: C64433	5 MONTELENA	IRVINE, CA 92602
Engineer	Park, Juntae; Lic. No.: C65104	1444 HI POINT ST	LOS ANGELES, CA 90035

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

COASTAL COMMISSION

EXHIBIT # 3

PAGE 7 OF 18



Back to LADBS

2405 S BOONE AVE

Date Received: 2/22/2016
Description: CONSTRUCTION IN PROGRESS WITHOUT PERMITS OR INSPECTIONS
Inspector: DANIEL VARNUM
Phone: (310)417-8665
Status: NO VIOLATION

New Since Appeal Filed

COASTAL COMMISSION

Submitted 10 23 15



Application

COASTAL EXEMPTION (CEX)

original

CASE NO.: DIR-2015-385 (LEX)

TO: California Coastal Commission
South Coastal District
200 OceanGate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

RECEIVED
South Coast Region

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street
Los Angeles, CA 90012

FEB 01 2016

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY CALIFORNIA COASTAL COMMISSION

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: 2405 S BOONE AVE
LEGAL DESCRIPTION: LOT 169 BLOCK _____ TRACT TR 4444
ZONE: R1-1 COMMUNITY PLAN: VEHICLE
PROPOSED SCOPE OF WORK: 1ST, 2ND AND 3RD FLOOR ADDITION TO
EXISTING SFD w/ EXISTING ATTACHED GARAGE. Project will result in
2,714 sf ~~area~~ of addition

RELATED PLAN CHECK NUMBER(s): B 15 LA 05549 115014-10000-01704

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: LIZ TAN
Mailing Address: 1125 W 6TH ST #205 LOS ANGELES, CA 90017
Phone Number: 213 537-0158 E-mail Address: LIZ@THECODESOLUTION.COM
Signature: [Signature]

COASTAL COMMISSION

THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 3010 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- ☒ **Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.
- ☐ **Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).
- ☐ **Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
- ☐ **Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Michael LoGrande
Director of Planning

Issued By: _____

Signature

Print Name and Title

Date: _____

Invoice No.: _____

Receipt Number: _____

Attached:

Copy of Invoice with Receipt No.

Copy of related Building & Safety Clearance Summary Worksheet(s)

COASTAL COMMISSION



CITY OF LOS ANGELES
 Department of City Planning – Plan Implementation Division
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



DIRECTOR OF PLANNING SIGN-OFF
 Venice Coastal Zone Specific Plan (Ordinance 175,693)

Case Number	DIR 2015- 2921-VSO	Date: 06/07/2015
Project Address	2405 Boone Avenue (TR 4424, Block: None, Lot 169)	
Zoning: R1-1	Subarea: Oakwood-Milwood-Southeast Venice	
Project Description	Remodel and additions to an (E) one-story SFD; consisting of a new 1,403 SF 2 nd floor and 1,267 SF 3 rd floor with a rooftop deck. Project will remove/alter 49% of the (E) exterior walls (PCIS 15014-10000-01704)	
Existing Use: 1-story SFD with attached 2-car garage	Proposed Use: 3-story SFD with attached 2-car garage	
Applicant Name	Shane Fang, The Code Solution; (213) 537-0158	
Applicant Address	1125 W. 6 th St. Suite 205; Los Angeles, CA 90017	

The project qualifies for an Administrative Clearance, a Specific Plan Project Permit Compliance is not required (pursuant to Section 8 of the Specific Plan) for at least one of the reasons below:

In the DUAL JURISDICTION

☐ Improvement to an existing single- or multi-family structure that is **not** on a Walk Street

In the SINGLE JURISDICTION

☒ Improvement to an existing single- or multi-family structure that is **not** on a Walk Street

☐ New construction of one single-family dwelling unit, and not more than two condominium units, **not** on a Walk Street

☐ New construction of four or fewer units, **not** on a Walk Street

☐ Demolition of four or fewer dwelling units; HCIDLA Mello Clearance:

ANYWHERE in the Coastal Zone

☐ Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (<10%)

This application has been reviewed by the staff of the Metro Plan Implementation Division, and the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan including all development requirements contained in Section 9, 10.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure (RAS)	10 ft. max. above Flat Roof (25 ft). Area ≤ 100 sq. ft.	n/a	<input checked="" type="checkbox"/>
10.G.2. Density	R1 zones, (per LAMC) 1 dwelling unit	Maintain (E) SFD	<input checked="" type="checkbox"/>
10.G.3. Height	Flat Roof – 25 feet; Varied Roofline – 30 feet; roof having a slope in excess of 2" 12"	Max. height of 30' with a varied roofline (slope of 4:12 and 15:12). Flat roof is at 25'. Portions > 25' are setback 5' from required FY setback.	<input checked="" type="checkbox"/>
10.G.4. Access	Alley	Maintain access from Olive Ave	<input checked="" type="checkbox"/>
13. Parking	SF - 2-3 spaces per unit pending width	Maintain (E) two-car garage	<input checked="" type="checkbox"/>

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

Juliet Oh, Planning Assistant
 Coastal Unit/ (213) 978-1186

COASTAL COMMISSION

EXHIBIT # 3
 PAGE 11 OF 18



Department of City Planning Case Summary & Documents

Los Angeles, CA



Fair

58.0 F

Winds: 3.5 mph

City / County Traffic

Case Number Ordinance Zoning Information CPC Cards

Case Number: DIR-2015-2921-VSO Search Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: DIR-2015-2921-VSO

Case Filed On: 08/07/2015

Accepted for review on: 08/10/2015

Assigned Date: 08/07/2015

Staff Assigned: JULIET OH

Hearing Waived / Date Waived: No /

Hearing Location:

Hearing Date / Time: 12:00 AM

DIR Action: APPROVED

DIR Action Date: 08/10/2015

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: No

Primary Address

Address	CNC	CD
2405 S BOONE AVE 90291	Venice	11

View All Addresses

Project Description: REMODEL AND ADDITION TO (E) 1-STORY SFD RESULTING IN A 3-STORY SFD

Requested Entitlement: VENICE SIGN OFF - (VSO) FOR REMODEL AND 2ND AND 3RD STORY ADDITION TO AN (E) 1-STORY SFD

Applicant:

Representative:

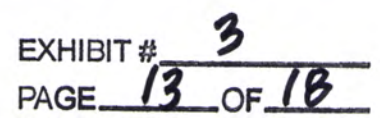
Permanent Link: <http://planning.lacity.org/Pdscaseinfo/CaseId/MjAzNzg20>

11 Case Documents found for Case Number: DIR-2015-2921-VSO

Type *	Scan Date	Signed	
Initial Actions (6)			
Administrative Compliance Letter	08/11/2015	Yes	View
Demolition Plan	08/11/2015	Yes	View
Elevation Plan	08/11/2015	Yes	View
Floorplan	08/11/2015	Yes	View
Roof Plan	08/11/2015	Yes	View
Site Plan	08/11/2015	Yes	View
Approved Plans (5)			
Demolition Plan	08/11/2015	Yes	View
Elevation Plan	08/11/2015	Yes	View
Floorplan	08/11/2015	Yes	View
Roof Plan	08/11/2015	Yes	View
Site Plan	08/11/2015	Yes	View

COASTAL COMMISSION

EXHIBIT # 3
PAGE 12 OF 18



ADDRESS PROJECT
2405 S. BOONE AVE. VENICE, CA 90291



TO CORRECT

2000年

71005-5 000 5-2001

121 ROOM
AREA = 228

PROJECT DESCRIPTION
SINGLE FAMILY DWEL. LINE3 ADDITION

[illegible][illegible]

EXHIBIT # 3
PAGE 15 OF 18

T-1.0

SINGLE FAMILY DWELLING ADDITION
ADDRESS PROJECT: 2465 S. BOONE AVE., VINCENT, CA 94029

UPC

PLANS APPROVED
as required by
CASE NO. 12-11-1000
Planner: [Signature]
Community Planning Bureau
City of Los Angeles Planning Dept
Date: 8/7/19

Certified Neighborhood Council -- Valley Village						
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type
01/15/2016	DIR-2016-120-SPP	5145 N COLFAX AVE 91601	2	North Hollywood - Valley Village	A VESTING TENTATIVE TRACT MAP FOR A MAXIMUM 12-LOT SMALL LOT SUBDIVISION AND A MAXIMUM HEIGHT OF 29 FEET IN LIEU OF 25 FEET PERMITTED UNDER TRANSITIONAL HEIGHT AND PROJECT PERMIT	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE
01/15/2016	ENV-2016-121-EAF	5145 N COLFAX AVE 91601	2	North Hollywood - Valley Village	A VESTING TENTATIVE TRACT MAP FOR A MAXIMUM 12-LOT SMALL LOT SUBDIVISION AND A MAXIMUM HEIGHT OF 29 FEET IN LIEU OF 25 FEET PERMITTED UNDER TRANSITIONAL HEIGHT AND PROJECT PERMIT	EAF-ENVIRONMENTAL ASSESSMENT
01/15/2016	VTT-2016-51	5145 N COLFAX AVE 91601	2	North Hollywood - Valley Village	A VESTING TENTATIVE TRACT MAP FOR A MAXIMUM 12-LOT SMALL LOT SUBDIVISION AND A MAXIMUM HEIGHT OF 29 FEET IN LIEU OF 25 FEET PERMITTED UNDER TRANSITIONAL HEIGHT AND PROJECT PERMIT	SL-SMALL LOT SUBDIVISION
CNC Records: 3						
Applicant Contact	Applicant Contact					
KOU FOX (818)715-0417	KOU FOX (818)715-0417					
KOU FOX (818)715-0417	KOU FOX (818)715-0417					
KOU FOX (818)715-0417	KOU FOX (818)715-0417					

1-10-16 to 1-23-16

Certified Neighborhood Council -- Venice (13)						
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type
01/20/2016	DIR-2016-153-CEX	1688 S ELECTRIC AVE 90291	11	Venice	2ND STORY ADDITION AND ATTACHED 2-CAR GARAGE TO INCLUDE THE DEMOLITION OF AN EXISTING ACCESSORY STRUCTURE WITH A BEDROOM BATH AND 1 COVERED PARKING SPACE IN THE REAR OF THE LOT	CEX-COASTAL EXEMPTION
01/20/2016	DIR-2016-149-CEX	434 E GRAND BLVD 90291	11	Venice	NEW SPA & EQUIPMENT IN THE FRONT & SIDE YARDS	CEX-COASTAL EXEMPTION
01/20/2016	ENV-2016-151-CE	434 E GRAND BLVD 90291	11	Venice	NEW SPA & EQUIPMENT IN THE FRONT & SIDE YARDS	CE-CATEGORICAL EXEMPTION
01/20/2016	ZA-2016-150-ZAA	434 E GRAND BLVD 90291	11	Venice	NEW SPA & EQUIPMENT IN THE FRONT & SIDE YARDS	ZAA-AREA HEIGHT YARD AND BLDG LINE ADJUSTMENTS GT 20% (SLIGHT MODIFICATIONS)
01/11/2016	DIR-2016-68-CEX	2819 S GRAYSON AVE 90291	11	Venice	CONSTRUCTION OF A NEW 26-FOOT BY 8-FOOT POOL AND 8-FOOT BY 8-FOOT SPA	CEX-COASTAL EXEMPTION
01/21/2016	DIR-2016-164-VSO	668 E INDIANA AVE 90291	11	Venice	REMODEL AND ADDITIONS TO AN (E) ONE STORY SFD, RESULTING IN A THREE-STORY SFD	VSO-VENICE SIGNOFF
01/15/2016	DIR-2016-125-CDP-MEL	514 E SANTA CLARA AVE 90291	11	Venice	DEMOLITION OF (2) EXISTING 1-STORY DWELLING UNITS, CONSTRUCTION OF NEW 3-STORY SFD WITH ATTACHED GARAGE	CDP-COASTAL DEVELOPMENT PERMIT
01/15/2016	ENV-2016-126-CE	514 E SANTA CLARA AVE 90291	11	Venice	DEMOLITION OF (2) EXISTING 1-STORY DWELLING UNITS, CONSTRUCTION OF NEW 3-STORY SFD WITH ATTACHED GARAGE	CE-CATEGORICAL EXEMPTION
01/21/2016	DIR-2016-163-VSO	736 E SUNSET AVE 90291	11	Venice	REMODEL AND ADDITIONS TO AN (E) ONE STORY SFD, RESULTING IN A THREE-STORY SFD	VSO-VENICE SIGNOFF
Applicant Contact						
SUNIL BHUTA (310)593-3535						
GAYLE GARCIA (661)510-8352						
GAYLE GARCIA (661)510-8352						
GAYLE GARCIA (661)510-8352						
TONI TARDINO (319)800-8731						
LIZ JUN (213)537-0158						
AUSTIN PETERS (949)916-4800						
AUSTIN PETERS (949)916-4800						
LIZ JUN (213)537-0158						

COASTAL COMMISSION

EXHIBIT # 3
PAGE 16 OF 18

01/11/2018	DIR-2016-78-CEX	902 W SUPERBA AVE 90291	11 Venice	1ST AND 2ND STORY ADDITION TO EXISTING SFD	CEX-COASTAL EXEMPTION	MARK DE LA TOUR (310)702-0598
01/14/2016	DIR-2016-113-VSO	1744 S WASHINGTON WAY 90291	11 Venice	CONSTRUCTION OF AN ENCLOSED HALLWAY TO CONNECT (E) SFD AND (E) ACCESSORY STRUCTURE, AND CONSTRUCT A NEW CARPORT	VSO-VE Nice SIGNO-F	ERIC LINDEMAN (310)829-9932
01/16/2016	DIR-2016-131-SPP	31 E WAVE CREST AVE 90291	11 Venice	REMODEL (E) TWO CAR GARAGE	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE	GREG GINTHER (310)314-1984
01/16/2016	ENV-2016-132-CE	31 E WAVE CREST AVE 90291	11 Venice	REMODEL (E) TWO CAR GARAGE	CE-CATEGORICAL EXEMPTION	GREG GINTHER (310)314-1984

CNC Records: 13

Certified Neighborhood Council -- Westside						
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type
01/13/2016	APCW-2016-107-ZC	10604 W SANTA MONICA BLVD 90025	5	West Los Angeles	PROPOSED DEMOLITION OF AN EXISTING 14 UNIT MOTEL AND DEVELOPMENT OF A 21 UNIT MIXED USE CONDOMINIUM (20 RESIDENTIAL UNITS, ONE COMMERCIAL UNIT), ZONE CHANGE CONCURRENTLY REQUESTED FROM C2-1VL TO RAS-4	ZC-ZONE CHANGE
01/13/2016	ENV-2016-108-EAF	10604 W SANTA MONICA BLVD 90025	5	West Los Angeles	PROPOSED DEMOLITION OF AN EXISTING 14 UNIT MOTEL AND DEVELOPMENT OF A 21 UNIT MIXED USE CONDOMINIUM (20 RESIDENTIAL UNITS, ONE COMMERCIAL UNIT), ZONE CHANGE CONCURRENTLY REQUESTED FROM C2-1VL TO RAS-4	EAF-ENVIRONMENTAL ASSESSMENT
01/13/2016	TT-73994-CN	10604 W SANTA MONICA BLVD 90025	5	West Los Angeles	PROPOSED DEMOLITION OF AN EXISTING 14 UNIT MOTEL AND DEVELOPMENT OF A 21 UNIT MIXED USE CONDOMINIUM (20 RESIDENTIAL UNITS, ONE COMMERCIAL UNIT), ZONE CHANGE CONCURRENTLY REQUESTED FROM C2-1VL TO RAS-4	CN-NEW CONDOMINIUMS

CNC Records: 3

Certified Neighborhood Council -- Westwood						
Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type
01/15/2016	DIR-2016-123-DRB-SPP	10520 W EASTBORNE AVE 90024	5	Westwood	TWO-STORY RENOVATION/REMODEL AND 955 S.F. ADDITION TO EXISTING 4-UNIT APARTMENT BUILDING	DRB-DESIGN REVIEW BOARD
01/15/2016	ENV-2016-124-CE	10520 W EASTBORNE AVE 90024	5	Westwood	TWO-STORY RENOVATION/REMODEL AND 955 S.F. ADDITION TO EXISTING 4 UNIT APARTMENT BUILDING	CE-CATEGORICAL EXEMPTION

CNC Records: 2

COASTAL COMMISSION

EXHIBIT #

PAGE 17 OF 18

Certified Neighborhood Council -- Wilshire Center - Koreatown

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
02/04/2016	ENV-2016-334-CEX	12450 W BURGANK BLVD 91607	2	North Hollywood - Valley Village	A CONDITIONAL USE PERMIT TO ALLOW THE OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 7-ELEVEN LOCATION OPERATING 24 HOURS DAILY	CEX-ENVIRONMENTAL ASSESSMENT	R. BRUCE EVANS (310)822-9848
02/04/2016	ZA-2016-333-CUR	12450 W BURGANK BLVD 91607	2	North Hollywood - Valley Village	A CONDITIONAL USE PERMIT TO ALLOW THE OFF-SITE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING 7-ELEVEN LOCATION OPERATING 24 HOURS DAILY	CUB-Conditional Use Beverage-Alcohol	R. BRUCE EVANS (310)822-9848

CNC Records: 2

1-24-16 to 2-6-16

Certified Neighborhood Council - Venice (12)

Application Date	Case Number	Address	CD#	Community Plan Area	Project Description	Request Type	Applicant Contact
01/28/2016	DIR-2016-262-CEX	1025 S ABBOT KINNEY BLVD 90291	11	Venice	TENANT IMPROVEMENT TO AN EXISTING RESTAURANT, INCLUDING REMODEL OF RESTROOM, CASHIER AREA, BAR AREA, AND EQUIPMENT IN WORK AREA	CEX-COASTAL EXEMPTION	FILIBERTO VIRRUETA (323)836-1412
01/25/2016	DIR-2016-212-CEX	1239 S ABBOT KINNEY BLVD 90291	11	Venice	NEW WALL SIGN AND LOGO FOR RESTAURANT	CEX-COASTAL EXEMPTION	VARTAN YAPUDZHYAN (818)502-0520
01/25/2016	DIR-2016-205-VSO	526 E BROOKS AVE 90291	11	Venice	REMODEL & 1-STORY ADDN TO ONE OF THE 2 DETACHED 1-STORY SFDs	VSO-VENICE SIGNOFF	ALYSON PRATT (310)403-1630
02/01/2016	DIR-2016-288-VSO	2432 S MCKINLEY AVE 90291	11	Venice	INTERIOR/EXTERIOR REMODEL OF (E) 1-STORY SFD REMOVE (E) ENTRY FOYER & ADD (N) TRELLIS	VSO-VENICE SIGNOFF	DOUG MERRILL (310)617-6280
02/02/2016	DIR-2016-301-CEX	2432 S MCKINLEY AVE 90291	11	Venice	INTERIOR AND EXTERIOR REMODEL	CEX-COASTAL EXEMPTION	DOUG MERRILL (310)577-6192
01/27/2016	DIR-2016-240-CEX	321 E NOWITA PL 90291	11	Venice	1ST AND 2ND STORY ADDITIONS TO EXISTING SFD	CEX-COASTAL EXEMPTION	KATHY MEDINA - PACIFIC CREST CONSULTANTS (818)515-4984
02/05/2016	DIR-2016-352-CEX	5102 S PACIFIC AVE 90292	11	Venice	INTERIOR REMODEL OF A 3-STORY SFD WITH A BASEMENT	CEX-COASTAL EXEMPTION	HENRY RAMIREZ (323)401-3792
02/03/2016	AA-2016-315-PMLA-SL	1900 S PENMAR AVE 90291	11	Venice	PRELIMINARY PARCEL MAP FOR SMALL LOT SUBDIVISION	PMLA-PARCEL MAP	JULIA LEE (213)531-6531
02/03/2016	ENV-2016-316-CE	1900 S PENMAR AVE 90291	11	Venice	PRELIMINARY PARCEL MAP FOR SMALL LOT SUBDIVISION	CE-CATEGORICAL EXEMPTION	JULIA LEE (213)531-6531
01/25/2016	DIR-2016-208-VSO	3128 S THATCHER AVE 90292	11	Venice	DEMO (E) SFD (N) CONSTRUCTION OF A 3-STORY SFD & DETACHED 2-CAR GARAGE + 1-CAR CARPORT W/ A STUDIO & A HALF BATH ABOVE	VSO-VENICE SIGNOFF	MICHAEL TORREY (310)456-0399
02/05/2016	DIR-2016-348-VSO	108 E VISTA PL 90291	11	Venice	INTERIOR REMODEL & BASEMENT ADDN TO (E) 1-STORY SFD @ REAR OF LOT DEVELOPED W/ A DETACHED 1-STORY DUPLEX	VSO-VENICE SIGNOFF	LUCAS WORTHING (310)666-7565
01/25/2016	DIR-2016-203-CEX	31 E WAVE CREST AVE 90291	11	Venice	RECESS GARAGE DOOR 7FT INTO GARAGE & ADD 85SF STORAGE CLOSET TO REAR OF GARAGE	CEX-COASTAL EXEMPTION	GREGORY GINTER (310)314-1984

COASTAL COMMISSION

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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**COMMISSION NOTIFICATION OF APPEAL**

March 02, 2016

To: Development Services Center
Los Angeles Department of City Planning
201 N. Figueroa Street
Los Angeles, CA 90012

From: Charles Posner

Re: **Commission Appeal No. A-5-VEN-16-0019**

Please be advised that the coastal development permit decision described below has been appealed to the California Coastal Commission pursuant to Public Resources Code Sections 30603 and 30625. Therefore, the decision has been stayed pending Commission action on the appeal pursuant to the Public Resources Code Section 30623.

LOCAL PERMIT #: **DIR-2015-3857-CEX**

APPLICANT(S): **The Code of Solution, Attn: Shane Fang**

DESCRIPTION: Single-family dwelling addition to existing 1-story to 3-story building. Add window & change partition walls.

LOCATION: 2405 Boone Ave., Venice, CA 90291 (APN(s): 4228011025)

LOCAL DECISION: Approval; No Special Conditions

APPELLANT(S): Frank DeFurio, Judy Esposito, Pamela Harbour

DATE APPEAL FILED: 03/01/2016

The Commission appeal number assigned to this appeal is A-5-VEN-16-0019. The Commission hearing date has not been scheduled at this time. Within 5 working days of receipt of this Commission Notification of Appeal, copies of all relevant documents and materials used in the City of Los Angeles's consideration of this coastal development permit must be delivered to the South Coast District Office of the Coastal Commission (California Administrative Code Section 13112). Please include copies of plans, relevant photographs, staff reports and related documents, findings (if not already forwarded), all correspondence, and a list, with addresses, of all who provided verbal testimony.

COASTAL COMMISSIONEXHIBIT # 4PAGE 1 OF 2

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A Commission staff report and notice of the hearing will be forwarded to you prior to the hearing. If you have any questions, please contact Charles Posner at the South Coast District Office.

cc: Frank DeFurio
Judy Esposito
Pamela Harbour
The Code of Solution, Attn: Shane Fang
File

COASTAL COMMISSION

EXHIBIT # 4
PAGE 2 OF 2



COASTAL COMMISSION

EXHIBIT # 5
PAGE 1 OF 1



COASTAL COMMISSION

EXHIBIT # 6
PAGE 1 OF 1