

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
2000 Ocean Gate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Filed: 3/9/2000
49th Day: 4/27/2000
180th Day: 9/5/2000
Staff: CP-LB
Staff Report: 4/20/2000
Hearing Date: May 9, 2000
Commission Action:

**RECORD PACKET COPY****Tu19e****STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-00-005**APPLICANT:** David Podleski**AGENT:** N/A**PROJECT LOCATION:** 839 Superba Avenue, Venice, City of Los Angeles, Los Angeles County.**PROJECT DESCRIPTION:** Demolition of a 600 square foot single family residence and detached garage, and construction of a two-story, 25-foot high, 2,568 square foot single family residence with an attached two-car garage.

Lot Area	3,145 square feet
Building Coverage	1,653 square feet
Pavement Coverage	582 square feet
Landscape Coverage	910 square feet
Parking Spaces	3
Zoning	R2
Plan Designation	Low-Medium Density Residential
Ht above final grade	25 feet

LOCAL APPROVAL: City of Los Angeles Approval in Concept #1999-3136, 12/21/99.**SUMMARY OF STAFF RECOMMENDATION**

After several persons voiced opposition to the design (too big) of the proposed single family residence at the Commission's April 11, 2000 meeting in Long Beach, the Commission pulled the application off the consent calendar and directed staff to schedule the application as a regular calendar item for a public hearing at the Commission's May 9-12, 2000 meeting in Santa Rosa. The proposed project is consistent with community character, prior Commission approvals, and the proposed Venice LUP. Therefore, staff is recommending that the Commission grant a coastal development permit for the proposed single family residence with special conditions relating to residential density, parking, building height, and front yard area. The applicant agrees with the staff recommendation.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Residential Density

The permitted use of the approved structure is limited to a single family residence. Any change in density, number of units, or change in use shall require an amendment to this permit or a new coastal development permit pursuant to the requirements of the Coastal Act and the California Code of Regulations.

2. Parking

A minimum of three (3) parking spaces shall be provided and maintained on the site to serve the approved single family residence.

3. Height

The height of the single family residence shall not exceed 25 feet in elevation above the centerline of Superba Avenue. Any change to the roofline approved by this permit, including a roof deck, will require a permit amendment.

4. Pervious Yard Area

In order to provide a setback for visual quality and an on-site percolation area, an uncovered and pervious yard area totaling no less than 400 square feet shall be maintained in a 12-foot deep front yard setback area located between the front of the structure and the front property line. No fill or building extensions shall be placed in or over the 400 square foot pervious front yard area with the exception of fences or permeable decks at grade. Fences and garden walls in the front yard shall not exceed 42 inches in height.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to demolish a one-story single family residence and detached garage, and construct a two-story, 2,568 square foot single family residence on a lot in the Milwood area of Venice (See Exhibits). The 3,145 (85'x 37') square foot lot is located approximately one mile inland of the beach (Exhibit #1). The proposed demolition of the one-story single family residence and detached garage has already occurred.

The height of the proposed two-story residence is 25 feet above the elevation of Superba Avenue (Exhibit #5). The applicant has deleted a previously proposed third level from the proposed project. On-site parking for the proposed project would be provided within an attached two-car garage, with vehicular access provided from the rear alley. An additional parking space is proposed on the driveway apron located in the 15-foot rear yard setback (Exhibit #3). A 3.5-foot high garden wall is proposed to enclose the 12-foot deep front yard area (Exhibit #3). The side yard setbacks are proposed to be 3.75 feet wide. A six-foot high wall is proposed along both side property lines of the lot.

B. Community Character

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas....

Several persons have written and voiced their opposition to the proposed project (Exhibit #7). The primary objection is that the proposed single family residence does not conform to Section 30251 of the Coastal Act because the scale and bulk of the proposed structure is not compatible with the character of the surrounding area.

The Milwood area of Venice is comprised primarily of small one and two-story single family residences and duplexes that were constructed on small lots many years ago. Some structures have been enlarged by additions over the years. The majority of the existing homes on Superba Avenue, where the proposed project is located, are small (less than 1000 sq.ft.) one-story homes. There are, however, many two-story residences on Superba Avenue including a two-story, 23-foot high, 1,876 square foot single family residence recently constructed on the lot next to the proposed project [See Appendix A: Coastal Development Permit Waiver 5-99-321 (Moss & Kang)]. The Milwood area is a neighborhood in transition.

It should be noted that existing single family residences in Milwood could be enlarged to the maximum extent allowed by City zoning without any Commission review. Section 13250 of the California Code of Regulations exempts from coastal development permit requirements improvements to existing single family residences, including multi-level additions to homes located more than three hundred feet inland of the mean high tide line and beach. Numerous single family residences in Venice have been substantially enlarged without coastal development permits pursuant to the exemption allowed by Section 13250 of the California Code of Regulations. The City of Los Angeles issues the coastal development permit exemptions for the portion of Venice located more than three hundred

feet inland of the mean high tide line and beach. All of the Milwood area is located more than three hundred feet inland of the mean high tide line and beach (Exhibit #1)

New single family residences and multi-unit residences, however, must obtain a coastal development permit from either the City or the Commission. The Commission has used historic precedents to develop specific building standards for Venice in order to protect public access, community character and visual quality. The Commission's building standards, which apply primarily to density, height and parking, reflect conditions imposed in a series of permits heard prior to 1980. Since then, these density, height and parking standards have been routinely applied to coastal development permits in the Milwood area of Venice in order to protect public access and community character, even though there have been very few developments in the Milwood area to serve as historic precedents.

The City of Los Angeles has adopted and codified the Commission's historic building standards into the Venice Specific Plan which the City proposes as its future Local Coastal Program (LCP). All new development in Venice is subject to the City's building standards contained in the Venice Specific Plan.

The City of Los Angeles does not have a certified LCP for the Venice area, but the City has recently submitted a proposed Venice Land Use Plan for Commission review. The Los Angeles City Council adopted the proposed Venice LUP October 29, 1999 and has submitted it for Commission certification. The proposed Venice LUP contains the identical building standards contained in the Venice Specific Plan.

The following chart show the Commission's building standards for the Milwood area that are listed in the Coastal Commission's Regional Interpretive Guidelines for Los Angeles County, adopted on October 14, 1980. The chart also shows the City's building standards that are codified in the Venice Specific Plan and are also proposed in the Venice LUP. The applicant asserts that the proposed project has been designed to conform entirely to the following City and Commission building standards (Exhibit #6).

Building Standards for a 3145 Square Foot Lot in Milwood Area of Venice

	<u>Commission</u>	<u>Venice Specific Plan</u>	<u>Proposed Venice LUP</u>
Height Limit	SFD: 25 feet Dplx: 30 feet	25 feet w/ flat roof or 30 feet w/ varied roof	25 feet w/ flat roof or 30 feet w/ varied roof
Density	2 units/lot	2 units/lot	2 units/lot
On-site Parking	2 spaces/unit	3 spaces/unit	3 spaces/unit
Yards	N/A	See Municipal Code	See Municipal Code
Floor Area Ratio	No F.A.R.	No F.A.R.	No F.A.R.

Residential Density

In order to preserve the character of the Milwood area of Venice, the Commission has limited residential density to two units per lot. The City of Los Angeles Venice Specific Plan also limits residential density in Milwood to two units per lot. The proposed Venice Land Use Plan (LUP), recently adopted by the Los Angeles City Council, would limit residential density in Milwood to two units per lot. The proposed single family residence complies with the density limit for the site.

Building Height

Building height and bulk can also affect the scenic and visual qualities of the Milwood area of Venice. In previous approvals, the Commission and the City have both consistently limited new single family residences in the Milwood area of Venice to a height of 25 feet measured above the fronting right-of-way. The 25-foot height limit for single family residences in the Milwood area is the standard of the Commission's Interpretive Guidelines. A 25-foot height limit allows the construction of two-story structures with peaked roofs which is consistent with the low scale and low density character of the Milwood area. The Commission has never imposed a one-story limit on new homes in Venice, partly because two-story additions to existing homes can be built without obtaining a coastal development permit.

A height limit of 30 feet was established by the Commission in 1980 for multi-unit residential projects in the Milwood area as a density incentive to encourage more low income housing units to be built on R-3 zoned lots. The 30-foot height limit is still the standard of the Commission's Interpretive Guidelines for multi-unit residential projects in the Milwood area.

The City allows all residential projects to extend to 30 feet if they include a varied roofline. The City of Los Angeles Venice Specific Plan limits flat roofed single family residences to a maximum height of 25 feet, while allowing varied rooflines to reach 30 feet above the fronting right-of-way. The proposed Venice LUP, recently adopted by the Los Angeles City Council, would also limit flat roofed single family residences to a maximum height of 25 feet, while allowing varied rooflines to reach 30 feet above the fronting right-of-way.

The applicant has proposed to limit the height of the proposed single family residence to 25 feet after previously proposing a small third level that extended to 30 feet above the fronting right-of-way. The previously proposed 30-foot high single family residence did receive a approval in concept from the City Planning Department.

Historically, both the Commission and the City have allowed portions of some structures to exceed established height limit by up to ten feet if the scenic and visual qualities of the area are not negatively impacted. The portions of structures which the Commission has been previously allowed to exceed the height limit include chimneys, air conditioning equipment, skylights, railings around roof decks, and small roof access structures and

elevator housings that do not exceed 100 square feet in gross floor area. The Commission requires that these rooftop structures be sited upon the roof in a manner which minimizes their visibility from public areas and rights-of-way. Roof access structures have been permitted to exceed the height limit only if they contain no living or storage space and if they do not negatively impact the area's visual resources.

In this case, the applicant has limited the height of the proposed single family residence to 25 feet in an attempt to quell the opposition to the project (Exhibit #5). A height of 25 feet for a single family residence is not out of character with the surrounding community. In fact, the surrounding residences may be enlarged up to 30 feet in height without any Commission review by obtaining an exemption from coastal development permit requirements from the City. A staff visit to the Milwood area of Venice has confirmed that the neighborhood is not comprised only of one-story homes, and that there are numerous two-story homes of varying sizes.

Appendix A contains all of the Commission's approvals issued for Milwood area projects over the past ten years (1991-2000 A.D.). Ten out of twelve of the Commission's approvals listed in Appendix A approved two-story structures. All of the Commission's approvals in the Milwood area over the past ten years were coastal development permit waivers except for one administrative permit. This indicated that there were zero or very few neighborhood objections to the Commission's approval of two-story structures.

The proposed 25-foot high single family residence conforms to the Commission's historic height limit, the City's height limit, and community character. Therefore, the Commission finds that the proposed project will not be negatively impact the scenic and visual qualities of the neighborhood and is consistent with Section 30251 of the Coastal Act.

In order to ensure that the proposed project is constructed as approved, the permit is conditioned to limit the roof height of the permitted single family residence to 25 feet above the elevation of Superba Avenue. Only as conditioned is the proposed project consistent with the provisions of Section 30251 of the Coastal Act.

C. Parking

The Commission has consistently found that a direct relationship exists between residential density, the provision of adequate parking, and the availability of public access to the coast. Section 30252 requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities.

Section 30252 of the Coastal Act states, in part:

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

Many of the older developments in Venice do not provide adequate on-site parking. As a result, there is a parking shortage in the area and public access has been negatively impacted. The small amount of parking area that may be available for the general public on the surrounding streets is often occupied by residents of the area and their guests. To mitigate this problem, the Commission has consistently conditioned new single family residences in the Milwood area of Venice to provide a minimum of two on-site parking spaces.

The proposed project includes an attached two-car garage and a 15-foot deep driveway apron that can provide additional area for on-site parking. Therefore, the proposed project provides an adequate on-site parking supply and conforms to the Commission's parking standards for the Milwood area of Venice. Vehicular access to the on-site parking supply is provided from the rear alley. Therefore, no public parking on the fronting street will be eliminated by a curb cut.

The Commission finds that, only as conditioned to ensure the continued provision of adequate on-site parking, is the proposed project consistent with the public access policies of the Coastal Act.

D. Yard Areas

The Commission does not usually regulate the size of yard areas in Venice except in the following cases: 1) to provide pervious yard areas to absorb and filter rainwater and site drainage before leaves the site and enters storm drains, 2), to limit the size and scale of structures near public accessways or sensitive coastal resources, and 3) to provide an area for parking, usually in a rear yard area next to an alley. The Commission typically does not regulate side yard setback requirements. In Venice, the Commission usually relies on the zoning regulations of local governments to regulate front, back and side yard setback requirements.

In this case, the applicant is proposing 3.75 feet wide side yards, a 12-foot deep front yard area, and a 15-foot rear yard setback for the driveway apron (Exhibit #3). The approval in concept issued by the City indicates that the proposed setbacks are consistent with City requirements.

In order to provide a setback for visual quality and an on-site percolation area, a condition of approval requires the applicant to provide an uncovered and pervious yard area totaling no less than 400 square feet in the proposed 12-foot deep front yard setback area located between the front of the structure and the front property line. No fill or building extensions shall be placed in or over the 400 square foot pervious front yard area with the exception of fences or permeable decks at grade. Fences and garden walls in the front yard shall not exceed 42 inches in height. This condition will limit the bulk of the proposed structure and also protect the water quality of Santa Monica Bay by providing a pervious

yard area to absorb and filter rainwater and site drainage before leaves the site and enters storm drain. The storm drain eventually leads to Santa Monica Bay.

The introduction of urban runoff, including pesticides, garden fertilizers, and runoff from impervious surfaces, can reduce the water quality of Santa Monica Bay which directly impacts the biological productivity of the system. In order to protect the biological productivity of the Venice Canals and Ballona Lagoon, the Commission has consistently conditioned projects along the waterways to provide and maintain front yard setbacks, pervious yard areas, and drainage devices to absorb and filter rainwater and site drainage before it enters the canals. The Commission's requirements are consistent with the recommendations of the Santa Monica Bay Restoration Project Action Plan to reduce non-point source pollutants. The proposed project is not on a waterway.

E. Local Coastal Program

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

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

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The Los Angeles City Council adopted a draft Land Use Plan (LUP) for Venice on October 29, 1999, and has submitted it for Commission certification. The proposed project, as conditioned, conforms to all building standards of the proposed Venice LUP. The proposed project, as conditioned, is also consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

F. California Environmental Quality Act

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

End/cp

APPENDIX A

Commission Approvals Milwood Area of Venice (1991 – 2000)

A1:	5-99-412 (910 Palms Blvd.)	Duplex	25 feet
A2:	5-99-321 (835 Superba Ave.)	1,876 sq. ft. SFD	23 feet
A3:	5-98-094 (818 California Ave.)	Duplex	30 feet
A4:	5-95-284 (1630 Crescent Pl.)	Accessory building	25 feet
A5:	5-94-104 (816 California Ave.)	Duplex	17 feet
A6:	5-93-212 (637 Milwood Ave.)	Duplex	25 feet
A7:	5-93-083 (917 Nowita Pl.)	3,140 sq. ft. SFD	28 feet
A8:	5-92-245 (746 Marco Pl.)	1,236 sq. ft. SFD	one-story
A9:	5-92-279 (1641 Crescent Pl.)	Duplex	23 feet
A10:	5-92-228 (702 California Ave.)	Duplex	one-story
A11:	5-92-181 (831 Marco Pl.)	2,725 sq. ft. SFD	25 feet
A12:	5-91-389 (720 Nowita Pl.)	3,600 sq. ft. SFD	25 feet

CALIFORNIA COASTAL COMMISSION

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



November 17, 1999

Ronald E. Howell, A.I.A.
839 Palms Boulevard
Venice, CA 90291

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments
Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-99-412

APPLICANT: Patricia M. Proctor

LOCATION: 910 Palms Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached one-car garage, and construction of a two-story, 25-foot high single family residence above a two-car garage on a lot with an existing single family residence. A total of six on-site parking spaces are proposed to serve the resulting two residential units.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single family residence conforms to the Commission's density limit and 25-foot height limit for ~~Southeast Venice~~. The proposed six on-site parking spaces are an adequate parking supply for the resulting two single family residences. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

Milwood

This waiver will not become effective until reported to the Commission at its December 7-10, 1999 meeting in San Rafael and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

by: _____

DEBORAH LEE
Deputy Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 3, 1999

Bryan Moss & Ling Kang
P.O. Box 2338
Venice, CA 90294

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments
Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-99-321 **APPLICANTS:** Bryan Moss & Ling Kang

LOCATION: 835 Superba Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, 23-foot high, 1,876 square foot single family residence with an attached two-car garage on a vacant lot.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single family residence conforms to the Commission's density limit and 25-foot height limit for the Milwood area of Venice. Adequate on-site parking is provided by the two-car garage and driveway apron. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its September 16, 1999 meeting in Eureka and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

by: _____

DEBORAH LEE
Deputy Director

cc: Commissioners/File

A2

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 OceanGate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

Date: April 14, 1998TO: Robert Josten533 Vernon Avenue, Unit BVenice, CA 90291

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-98-094 APPLICANT: Kirby Shanklin

LOCATION: 818 California Avenue, Venice, City of Los Angeles, Los Angeles Co.

PROPOSED DEVELOPMENT: Construction of a 30 foot high detached second residential unit on a lot with an existing one-story single family residence. The ground floor of the proposed two-story structure contains a five-car garage. A 1,655 square foot residential unit occupies the second floor.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department and is consistent with the R3-1 zoning designation and the surrounding land uses. The proposed project conforms to the Commission's height limit of 30 feet. Adequate on-site parking (5 spaces) is proposed. The proposed project is consistent with community character, will have no effect on visual resources, and will not impact coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP. *Milwood*

This waiver will not become effective until reported to the Commission at its May 12-15, 1998 meeting in Sacramento and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

CHARLES DAMM
Deputy Director

by: _____

cc: Commissioners/File
0567G:CP

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

Date: January 8, 1996

TO: Ken Payson
132 E. Marcy Street
Santa Fe, NM 87501

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-95-284 APPLICANT: Harris Yulin

LOCATION: 1630 Crescent Place, Venice, City of Los Angeles, Los Angeles County

PROPOSED DEVELOPMENT: Construction of a 25 foot high, 927 square foot accessory building with a two-car garage on the ground floor and a recreation room on the second floor. The proposed structure is located on a vacant lot which is tied to a lot with an existing single family residence.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles and is consistent with the R-2 zoning designation and the surrounding land uses. The proposed project conforms to the density limit of the site, the 25 foot height limit, and adequate on-site parking is provided. The proposed project is consistent with community character, will have no effect on visual resources, and will not impact coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals and will not prejudice the City's ability to prepare an LCP. *Milwood*

This waiver will not become effective until reported to the Commission at their February 6-9, 1996 meeting in San Diego and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

CHARLES DAMM
South Coast District Director

by: _____

cc: Commissioners/File
6089F:CP

A4

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-3071

Date: May 13, 1994

TO: Teresa Vargas
444 N. Normandie Avenue
Los Angeles, CA 90004

SUBJECT: **Waiver of Coastal Development Permit Requirement/De Minimis Developments—Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-94-104 APPLICANT: Basilio Haro, Jr.

LOCATION: **816 California Ave., Venice, City of Los Angeles, Los Angeles County**

PROPOSED DEVELOPMENT: **Conversion of a single family residence to a duplex, including front and rear additions totaling 640 square feet to the existing seventeen foot high, one-story, 968 square foot single family residence. No height increase. Four parking spaces are provided on the site.**

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department. The proposed project is consistent with the RD1-S-1 zoning designation and the surrounding land uses. The proposed project conforms to the Commission's Interpretive Guideline height limit of thirty feet above street elevation. Two residential units conforms to the density limit for the site. The proposed project is consistent with community character, will have no effect on visual resources, and will not impact coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals. It will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP. *Milwood*

This waiver will not become effective until reported to the Commission at their June 7-10, 1994 meeting in Monterey and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

CHARLES DAMM
South Coast District Director

by: _____

cc: Commissioners/File
1916F:CP

A5

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5000

Date: July 13, 1993637 Milwood AvenueVenice, CA 90003-7029

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-93-212 APPLICANT: Keith & Barbara Rowan

LOCATION: 637 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County

PROPOSED DEVELOPMENT: Construction of a two-story, 25 foot high, two-car detached garage with a 900 square foot second unit on the second floor. The subject lot currently contains a one-story single family residence. The subject lot will contain two residential units and six on-site parking spaces.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department. The proposed duplex is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed project conforms to the Commission's Interpretive Guideline height limit of 25 feet above street elevation. The proposed ~~single family residence~~ also ~~duplex~~ conforms to the density limit for the site. The proposed project is consistent with community character, will have no effect on visual resources, and will not impact coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals. It will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP. *Milwood*

This waiver will not become effective until reported to the Commission at their August 10-13, 1993 meeting in Long Beach and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

by: _____

CHARLES DAMM
South Coast District Director

cc: Commissioners/File
9071E:CP

A6

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 W. BROADWAY, STE. 300

P.O. BOX 1430

LONG BEACH, CA 90802-4416

(310) 590-5071

Date: March 4, 1993TO: Wallace Architectural Studio2668 Barrington AvenueLos Angeles, CA 90064SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-93-083 APPLICANT: James Cunningham- LOCATION: 917 Nowita Place, Venice, City of Los Angeles, Los Angeles Co.

PROPOSED DEVELOPMENT: Demolition of a single family residence and detached garage, and construction of a 21 foot high (28 foot high roof access structure), two-story, 3,140 square foot single family residence with an attached 380 square foot two-car garage.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department. The proposed project is consistent with the R2-1 zoning designation and the surrounding land uses. The project conforms to the Commission's Interpretive Guideline height limit of 25 feet above street elevation. The proposed single family residence also conforms to the density limit for the site. The proposed project is consistent with community character, will have no effect on visual resources, and will not impact coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals. It will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP. *Milwood*

This waiver will not become effective until reported to the Commission at their March 16-19, 1993 meeting in San Francisco and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

by: _____

CHARLES DAMM

South Coast District Director

cc: Commissioners/File
7900E:CP

A7

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

Page 1 of 5
Permit Application No. 5-92-245
Date: August 19, 1992 CP

ADMINISTRATIVE PERMIT

APPLICANTS: Irene Davos & George Papavassilopoulos

PROJECT DESCRIPTION: Move an existing one-story, 1,236 sq. ft. single family residence twenty feet northward from two lots onto one lot, and demolish a detached one-car garage.

PROJECT LOCATION: 746 Marco Place, Venice, City of Los Angeles, Los Angeles County. *Milwood*

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:
Friday, September 11, 1992 at 9:00 a.m.
Eureka Inn, 7th & "F" Street
Eureka (707) 442-6441

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: 

Title: Coastal Program Analyst

BT: 4/88

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CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(310) 590-5071

Date: August 14, 1992TO: Ronald R. Greene & Associates2418 Torrance Blvd.Torrance, CA 90501SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-92-279 APPLICANT: Scott DunnLOCATION: 1641 Crescent Place, Venice, City of Los Angeles, Los Angeles Co.

PROPOSED DEVELOPMENT: Interior remodel and conversion of an existing 3,056 square foot, two-story, 23 foot high single family residence into a duplex with four on-site parking spaces.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department and is consistent with the R2-1 zoning designation and the Commission's Interpretive Guideline height limit of 30 feet and two-unit density limit. The proposed project is consistent with community character and will have no effect on visual resources. The project will not impact coastal access. The project is consistent with previous Commission approvals, will have no adverse impacts on coastal resources, and will not prejudice the City's ability to prepare an LCP. *Milwood*

This waiver will not become effective until reported to the Commission at their September 8-11, 1992 meeting in Eureka and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

by: _____

CHARLES DAMM
South Coast District Director

cc: Commissioners/File
5772E:CP

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(213) 590-5071

Date: July 14, 1992TO: John Schuck702 California Ave.Venice, CA 90291SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-92-228 APPLICANT: John SchuckLOCATION: 702 California Ave., Venice, City of Los Angeles, Los Angeles Co.

PROPOSED DEVELOPMENT: Construction of an unattached two-car garage and a 494 sq. ft. living unit in one twelve foot high structure on a lot with an existing one-story single family residence. Five parking spaces are provided for the two residential units proposed for the lot.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department and is consistent with the RD1.5-1 zoning designation and the Commission's Interpretive Guideline height limit of 25 feet. The proposed project is consistent with community character, will have no effect on visual resources, and will not impact coastal access. The project is consistent with previous Commission approvals, will have no adverse impacts on coastal resources, and will not prejudice the City's ability to prepare an LCP. *Milwood*

This waiver will not become effective until reported to the Commission at their August 11-14, 1992 meeting in Huntington Beach and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

by: _____

CHARLES DAMM
South Coast District Director

cc: Commissioners/File
5383E:CP

A 10

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(213) 590-5071

Date: June 15, 1992TO: Michael J. Sant450 N. Sycamore Ave. #15Los Angeles, CA 90036SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-92-181 APPLICANTS: Michael J. SantLOCATION: 831 Marco Place, Venice, City of Los Angeles, Los Angeles County.PROPOSED DEVELOPMENT: Construction of a two-story, 25 foot high, 2,725 sq. ft. single family residence with an attached two-car garage on a vacant lot.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department and is consistent with the R2-1 zoning designation and the Commission's Interpretive Guideline height limit of 25 feet. The proposed project is consistent with community character, will have no effect on visual resources, and will not impact coastal access. The project is consistent with previous Commission approvals, will have no adverse impacts on coastal resources, and will not prejudice the City's ability to prepare an LCP. *M. Wood*

This waiver will not become effective until reported to the Commission at their July 7-10, 1992 meeting in Marina del Rey and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

by: _____

CHARLES DAMM
South Coast District Director

cc: Commissioners/File
5091E:CP

A 11

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
245 W. BROADWAY, STE. 380
P.O. BOX 1450
LONG BEACH, CA 90802-4416
(213) 590-5071

Date: June 13, 1991TO: Gerald Selvo c/o Mojarad & Assoc.943 12th Street, Suite 8Santa Monica, CA 90403SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments—Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Administrative Code. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a Coastal Development Permit is obtained or any discrepancy is resolved in writing.

WAIVER #5-91-389 APPLICANT: Gerald V. SelvoLOCATION: 720 Nowita Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of existing 400 sq. ft. single-family residence and construction of a two-story, 25 foot high, 3,600 sq. ft. single-family residence with an attached three-car garage on a 3,400 sq. ft. lot in the Milwood area of Venice.

RAIIONEALE: The proposed project is consistent with City of Los Angeles zoning ordinances and the standards of the Venice Interim Control Ordinance. The project is within the 25 foot height limit for single-family dwellings. The proposed three parking spaces provide adequate parking to protect coastal access. Finally, the proposed project is consistent with the character of the surrounding area and is consistent with previous Commission approvals.

This waiver will not become effective until reported to the Commission at their July 16-19, 1991 meeting in Huntington Beach, and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a Coastal Development Permit will be required.

CHARLES DAMM
South Coast District Director

by: *Pam*

cc: Commissioners/File
3698 DE:JUP

A12



Site

839 Superba Avenue

COASTAL COMMISSION

5-00-005

EXHIBIT # 1

PAGE 1 OF 1

PROPOSED

VENICE
LOCAL COASTAL PROGRAM

Oakwood

Milwood

Southeast

Legend

839 Superba
835 Superba
- Commission
Approvals

Maximum Building Height
G 25' with a Flat Roof
30' with a Varied Roofline
28' along Walk Streets

Bench

Subarea: Oakwood • Milwood • Southeast Venice

Exhibit 15a
Height

CRISTAL COMMISSION
5-00-005

EXHIBIT # 2
PAGE 1 OF 1

Stainless Steel Chimney

Standing Seam Copper Roof

25'

Smooth Steel Uninsulated Shingles
6"GT Garden Wall

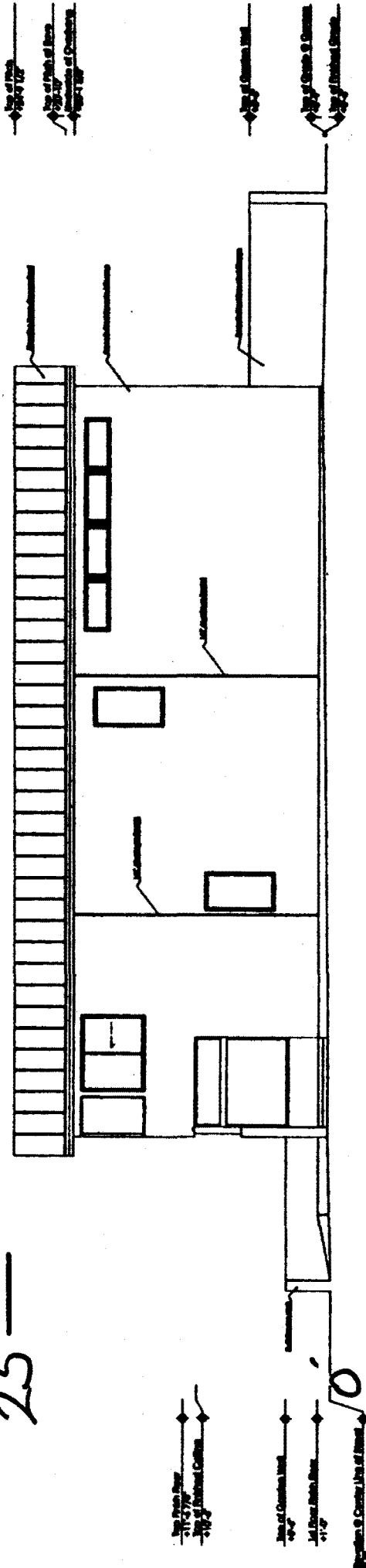
Smooth Steel Uninsulated Shingles
Garden Wall

COASTAL COMMISSION
5-00-005

EXHIBIT # 4

PAGE 1 OF 1

25'



2 East Elevation

COASTAL COMMISSION

5-00-005

EXHIBIT # 5

PAGE 1 OF 1

My name is David Podleski and I have recently purchased a home on 839 Superba in Venice, Ca. I'm writing to you in regards to the hearing I attended on April 11, 2000. A neighbor was also at this hearing opposing the plans for my home. I would like to take this opportunity to express why I would appreciate your vote of approval on my next hearing which is May 9 thru the 11, 2000.

Unlike what the opposing neighbor's have said, I am a builder, not some big developer. I build myself. I don't hire other people to do it for me. I love building and take pride in whatever I build. The house was designed according to applicable building codes from the city of L.A. and the coastal commission. Being a home owner and builder, I followed the appropriate guide lines I was given. What else is a property owner to do? As a compromise for my neighbors I am eliminating the roof top deck and access.. I am using a traditional gable roof to blend in with the neighborhood. As I was communicating this with Dante Cacace, the main spokes person for the opposing neighbors, he informed me he just didn't like my modern design. At that point I feel I could not make him happy unless I was to build a traditional craftsman home.

One of the reasons I choose to live in Venice is that the neighborhood is in transition and accepts diversity, this is what Venice is known for. Superba is a street in transition. The house next door was approved a few months ago by your commission as a four bedroom, two story house. They happen to have had a empty house next door to them, mine. I plan on building a house that can comfortably house a family which I intend on having. We will disagree about design, since we all have different tastes. My design is modern, like many other homes throughout Venice and greater L.A. There are houses on this street that are modern , as well as two story. The pictures you were shown were only houses that are craftsman style. I can appreciate those homes but that is not my taste and not what I choose to build.

Lastly, I would like to say that I am 6 feet 5 inches tall and I have always wanted my house to be one that is comfortable for me to live and move around in . I sincerely appreciate your time and hope you have a better feeling for what I am trying to accomplish. I would appreciate your vote of approval next month in Santa Rosa.

Sincerely,
David Podleski



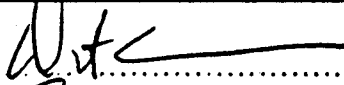
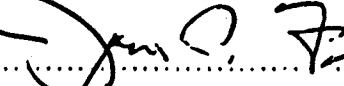
COASTAL COMMISSION
5-00-005

EXHIBIT #.....6.....
PAGE1..... OF1.....

Although I am unable to attend the coastal commissions' meeting regarding the construction at 839 Superba Avenue, I would like to voice my opposition to the proposed plans. I feel that construction of such a large structure, on such a small lot is completely incongruous to the neighborhood.

I feel that our community has a recognizable identity, the proposed structure is not consistent with our identity and without intervention, the actions of a single landowner will irrevocably change the identity and character of the neighborhood, and the experience of living within it for all of us.

I request that this council respectfully grant us a full hearing prior to approving these plans so that it can hear the communities concerns, and act in the best interest of everyone concerned.

print name	signature	address
DANTE CACACE		841 SUPERBA AVE.
TOM NELSON	Thomas J. Nelson	854 SUPERBA AVENUE
BETH FITZGERALD	Beth Fitzgerald	841 SUPERBA AV
JAMES A. FEYERHISEN	James A. Feyerhisen	1711 LINDEN AVE
DANIEL ROHMAN		923 NOWITA
Kathy Kind	Kathy Kind	904 NOWITA
Stephanie Maiman	Smaman	850 Superba
JOSE PAMBI	J Pambi	815 1/2 superba Ave
Rick Mosley	R Mosley	825 Superba Ave
Breta LaVoe	Breta LaVoe	810 Superba Ave
Jammy L Smith	Jammy L Smith	815 Superba Ave

print name	signature	address
Beth Grene	Beth Grene	832 Superba Ave.
CHARLES R. RIVAS	Charles R. Rivas	846 1/2 Superba Ave.
Fritz Greve	Fritz Greve	832 Superba Ave.
EDWARD HORWITZ	Edward Horwitz	823 SUPERBA AVE
Kevin Sharkey	Kevin Sharkey	821 Superba Ave.
Jeff Greif	Jeff Greif	806 Superba Ave.
Jennifer Lukich	Jennifer Lukich	816 Superba Ave.
Colleen Rick LAWLESS	Colleen Lawless	820 Superba Ave.
David Shearer	David H. R. Shearer	829 Superba Ave.
Halcyon SHEARER	Halcyon R. Shearer	829 Superba Ave.
Robert Hughes	Robert Hughes	838 Superba Ave.
Jennifer Hughes	Jennifer Hughes	838 Superba Ave.
KATHLEEN SPAIN	Kathleen P. Spain	833 Superba Ave.
PATRICE MORHART	Patrice Morhart	854 Superba Ave.
Paula deKoningberg	Paula deKoningberg	854 Superba Ave.
LYNNE FRANKS	Lynne Franks	856 Superba Avenue
RICHARD FIRIE	Richard Firie	1708 LINDEN AVE
GARY CORGIAN	Gary Corgian	1022 NOWITA PL.
Diana ZOCLO	Diana Zoclo	855 Nowita Pl.
PATRICIA DUPONT	Patricia Dupont	841 Superba Ave.

COASTAL COMMISSION
5-00-005

EXHIBIT # 7

PAGE 2 OF 2

