

## **CALIFORNIA COASTAL COMMISSION**

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



# **W23a**

**A-5-VEN-17-0011 (SATTLER)**

**JUNE 7, 2017**

### **EXHIBITS**

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Exhibit 3 – Commission Notification of Appeal and Appeal

Exhibit 4 – Local Coastal Exemption No. DIR-2017-774-CEX

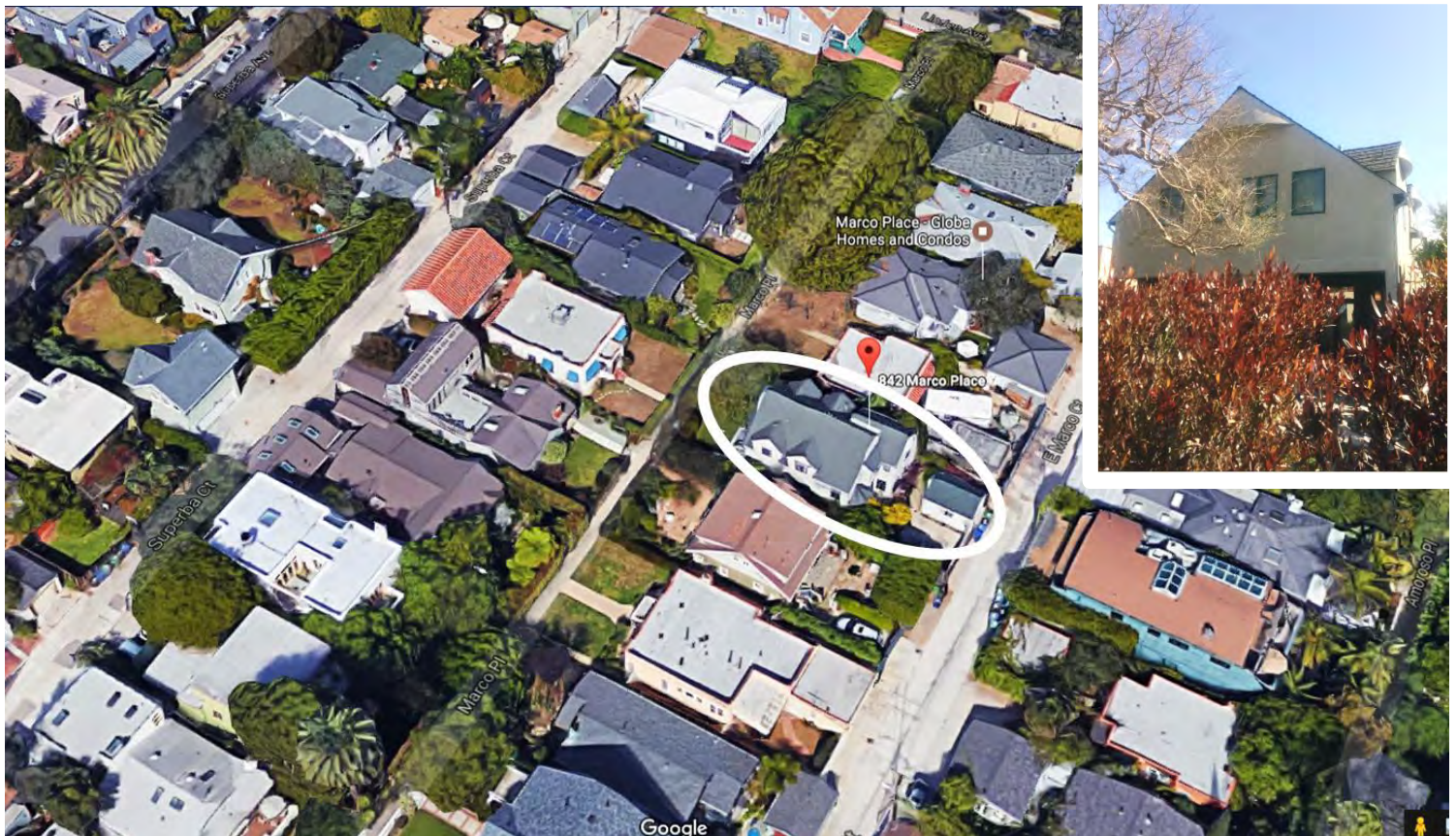
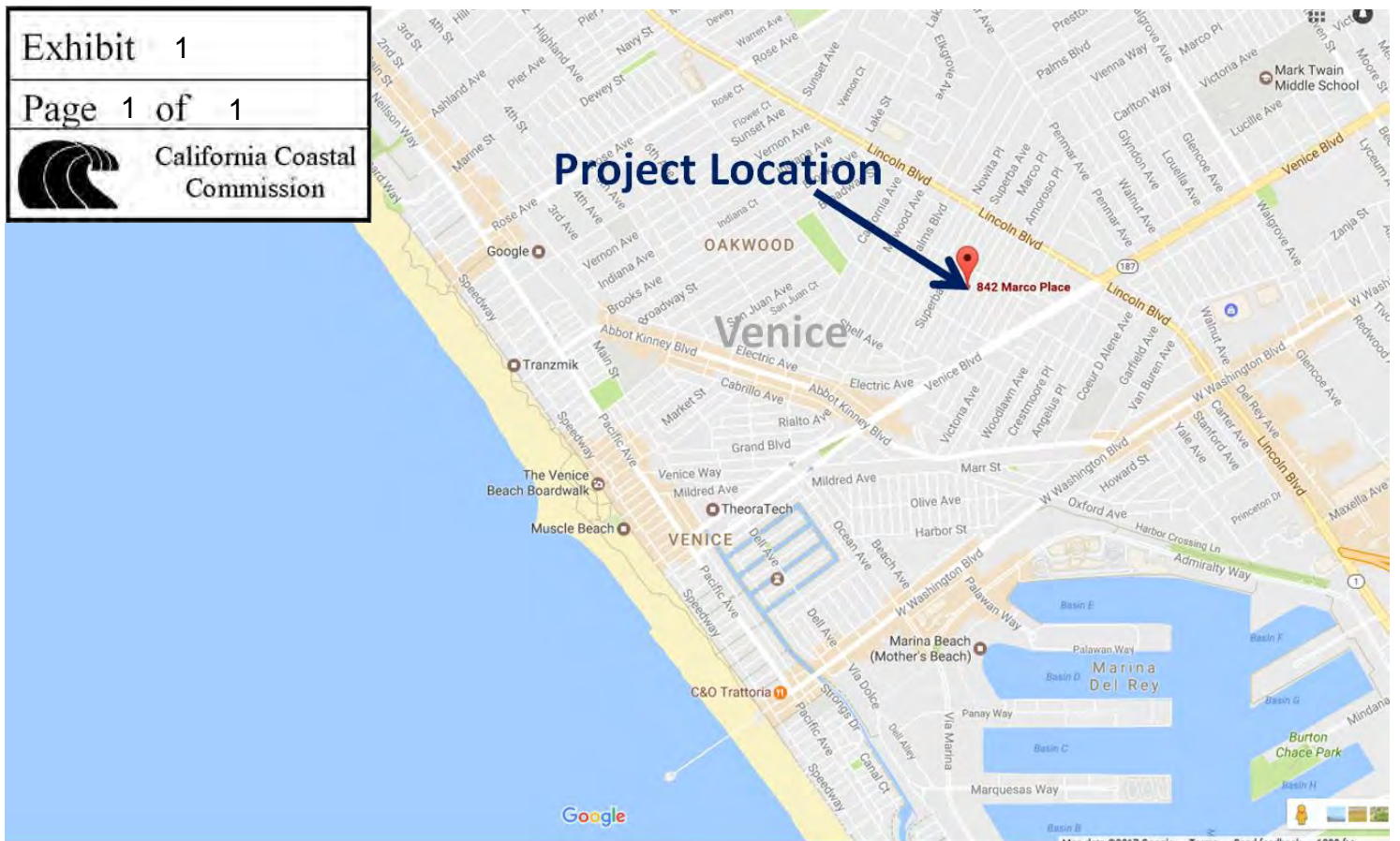
Exhibit 1

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California Coastal  
Commission

## Project Location





MARCO PLACE

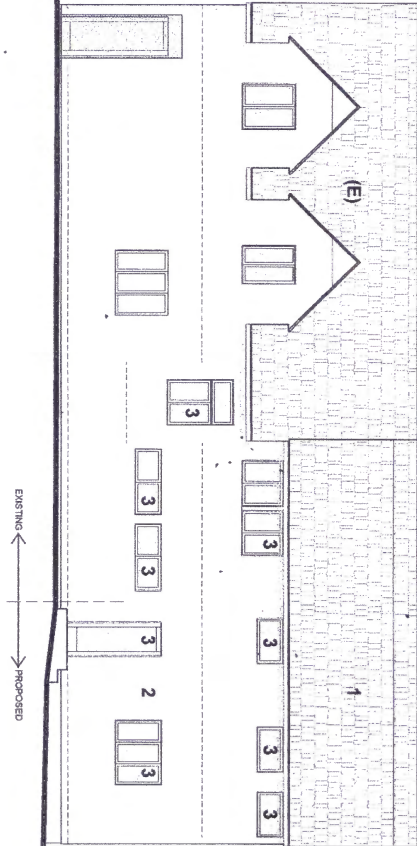


**SATTLER RESIDENCE**  
842 Marco Pl, Los Angeles, CA 90291

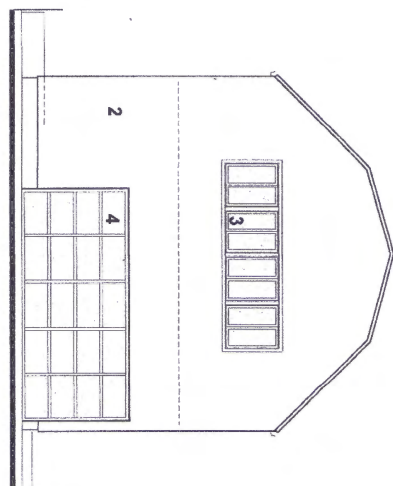
3555 REDWOOD AVENUE  
LOS ANGELES, CA 90066

respective and corresponding (univariate) *p*-values ( $P_{univ}$ ) are shown in Table 1. The  $P_{univ}$  for the comparison of the two groups was 0.0001 for the *in situ* group and 0.0002 for the *in vivo* group. The  $P_{univ}$  for the comparison of the two groups was 0.0001 for the *in situ* group and 0.0002 for the *in vivo* group. The  $P_{univ}$  for the comparison of the two groups was 0.0001 for the *in situ* group and 0.0002 for the *in vivo* group.

## APPENDIX J

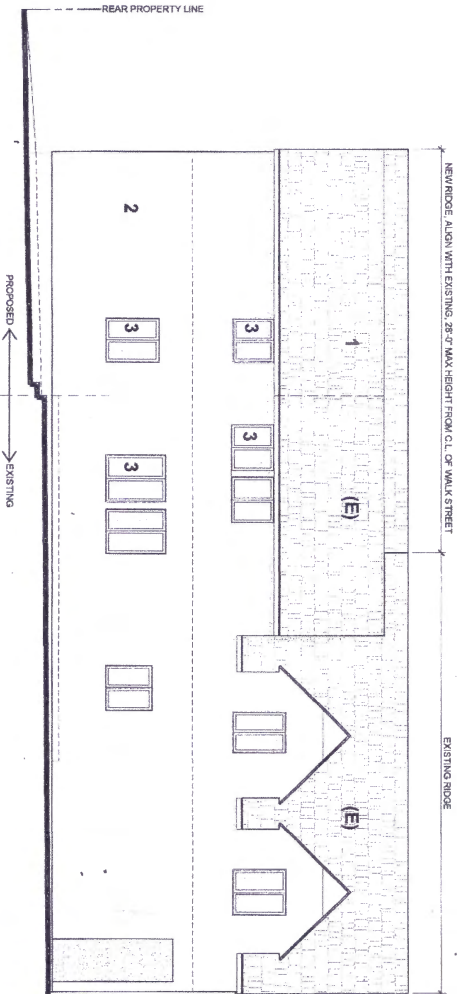


② SOUTH ELEVATION SCALE 1/4" = 1'-0"



① REAR ELEVATION-EAST SCALE 1/4" = 1'-0"

- KEY LEGEND**
- ① NEW ROOF - ASPHALT SHINGLES MATCH EXISTING
  - ② STUCCO - MATCH EXISTING TEXTURE AND COLOR
  - ③ NEW WINDOWS - WOOD CLAD MATCH EXISTING
  - ④ NEW GARAGE DOOR



③ NORTH ELEVATION SCALE 1/4" = 1'-0"

Los Angeles City Planning  
COASTAL ZONE PLAN APPROVAL  
☒ Single Jurisdiction  
☐ Dual Jurisdiction  
File No. DIR-2017-774-CEX  
Approved by: GP  
Date: 2-24-2017

27'-10" +/-  
28'-0" MAX.  
MARCO PLACE  
WALK STREET

**PROJECT**

SATTER RESIDENCE  
ADDITION AND REMODELING  
440 MARCO PLACE  
LOS ANGELES, CA 90031

**OWNER**

JOANNA AND JAMES  
SATTER  
440 MARCO PLACE  
LOS ANGELES, CA 90031

**ARCHITECT**

Shapiro Architects  
3665 REDWOOD AVENUE  
LOS ANGELES, CA 90008  
CONTACT: ALEX GELTOV  
T: 310 299 4031  
alex@shapiroarchitects.com

**ISSUES / REVISIONS**

**DRAWING TITLE AND NUMBER**

EXTERIOR ELEVATIONS

A-3

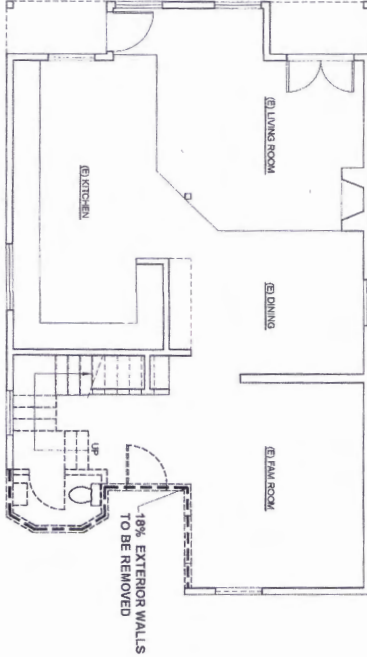
THIS DRAWING IS THE PROPERTY OF SHAPIRO ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHAPIRO ARCHITECTS.



California Coastal  
Commission

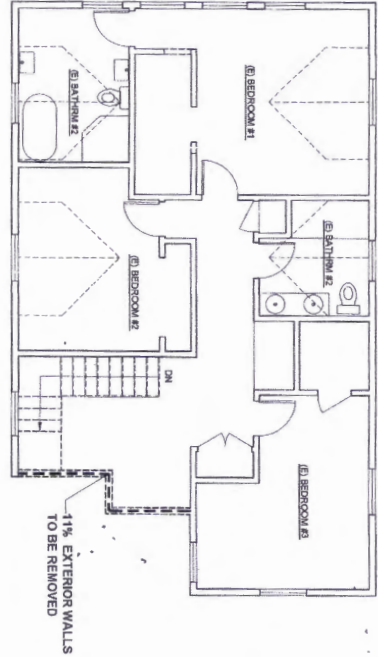
① FIRST FLOOR PLAN - EXISTING SCALE: 1/4" = 1'-0"

FIRST FLOOR PERIMETER: 167'  
EXTERIOR WALL TO BE REMOVED: 27'  
18% OF THE FIRST FLOOR EXTERIOR WALLS TO BE REMOVED

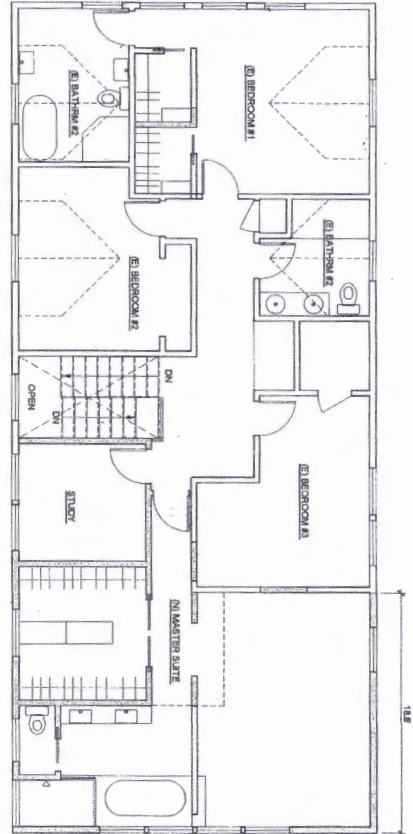


② SECOND FLOOR PLAN - EXISTING SCALE: 1/4" = 1'-0"

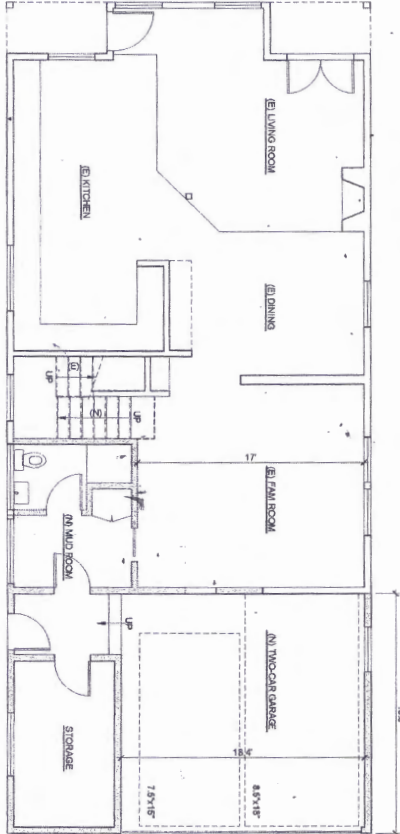
SECOND FLOOR PERIMETER: 145'  
EXTERIOR WALL TO BE REMOVED: 16'  
11% OF THE SECOND FLOOR EXTERIOR WALLS TO BE REMOVED



④ SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



③ FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



WALL LEGEND  
 ——— EXISTING WALL TO REMAIN  
 - - - - - EXISTING EXTERIOR WALL TO BE REMOVED  
 - - - - - EXISTING INTERIOR WALL TO BE REMOVED  
 ——— NEW WALL

Los Angeles City Planning  
 COASTAL ZONE PLAN APPROVAL  
 Single Jurisdiction  
 Dual Jurisdiction  
 File No. DIR-2017-774-CEX  
 Approved by: [Signature]  
 Date: 2-24-2017

PROJECT  
 SATTTER RESIDENCE  
 ADDITION AND REMODELING  
 842 MARCO PLACE  
 LOS ANGELES, CA 90021

OWNER  
 JOANNA AND JAMES  
 SATTTER  
 842 MARCO PLACE  
 LOS ANGELES, CA 90021

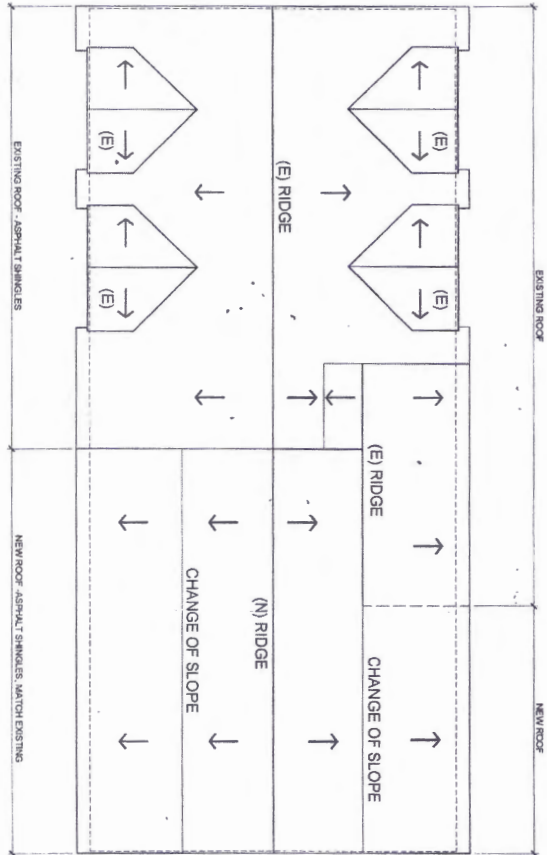
ARCHITECT  
 SHAWLO ARCHITECTS  
 3086 BERNWOOD AVENUE  
 LOS ANGELES, CA 90008  
 CONTACT: ALEX GETOV  
 alex@shawlo.com

ISSUES / REVISIONS

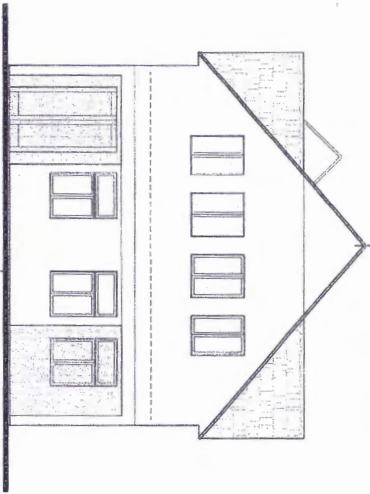
DRAWING TITLE AND NUMBER  
 FLOOR PLANS

A-2

THIS SET OF DRAWINGS IS THE PROPERTY OF SHAWLO ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHAWLO ARCHITECTS.



③ ROOF PLAN SCALE 1/4" = 1'



② FRONT ELEVATION - WEST SCALE 1/4" = 1'  
NO CHANGE



① REAR ELEVATION - EAST SCALE 1/4" = 1'  
WITH FENCE FACING THE ALLEY

Los Angeles City Planning  
COASTAL ZONE PLAN APPROVAL  
Single Jurisdiction  
Dual Jurisdiction  
File No. DK-2017-224-CEX  
Approved by: [Signature]  
Date: 2-24-2017

KEY LEGEND  
1 6" H. CHU FENCE  
2 SLIDING ELECTRIC GATE  
3 36" W. GATE - WOOD  
WOOD OR METAL FRAME

PROJECT  
SATTLER RESIDENCE  
ADDITION AND REMODELING  
440 MARCO PLACE  
LOS ANGELES, CA 90031

OWNER  
JOANNA AND JAMES  
SATTLER  
440 MARCO PLACE  
LOS ANGELES, CA 90031

ARCHITECT  
SERRA Architects  
3565 REMOND AVENUE  
LOS ANGELES, CA 90008  
CONTACT: ALEX GUTY  
T. 310 259 4011  
alex@serra-architects.com

ISSUES / REVISIONS

DRAWING TITLE AND NUMBER  
ROOF PLAN  
EXTERIOR ELEVATIONS

A-4

1. This drawing is the property of SERRA Architects and shall remain their property whether or not the project is completed. It is to be used only for the project and site for which it was prepared. It is not to be reproduced, copied, or used for any other project without the written consent of SERRA Architects.



# SATTLER RESIDENCE

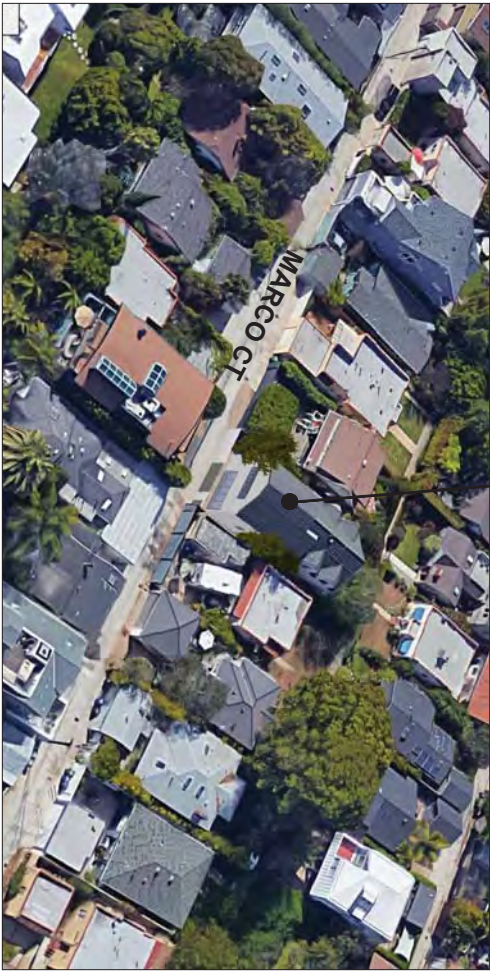
## 842 Marco Pl, Los Angeles, CA 90291



EXISTING ONE-CAR GARAGE TO BE REMOVED. EXISTING HOUSE TO REMAIN

PROJECT SITE - AERIAL VIEW

PROPOSED 2-STORY ADDITION



PROJECT SITE - AERIAL VIEW

Survey 1A MILWOOD VENICE WALK STREET HISTORIC DISTRICT UNDER CEQA - NON-CONTRIBUTOR

### PROJECT DESCRIPTION

- TWO-STORY ADDITION TO EXISTING TWO-STORY HOUSE INCLUDING: FIRST FLOOR: 2-CAR ATTACHED, ENCLOSED PARKING AND STORAGE SECOND FLOOR: BEDROOM, BATHROOM, CLOSET

### DRAWING INDEX

	TITLE SHEET
A1	GENERAL INFORMATION, PLOT PLAN
A2	PHOTOGRAPHS - SITE AND SURROUNDING AREA
A3	PHOTOGRAPHS - SITE AND SURROUNDING AREA
A4	REAR YARD SET BACK JUSTIFICATION
A5	FOOTPRINT ILLUSTRATION
A6	FLOOR PLANS
A7	EXTERIOR ELEVATIONS
A8	ROOF PLAN, EXTERIOR ELEVATIONS
A9	COLOR RENDERING
A10	MODEL
A11	ABUTTING PROPERTY OWNERS' LIST AND SIGNATURES
A12	SURVEY



VICINITY MAP

### PROJECT

SATTLER RESIDENCE  
ADDITION  
842 MARCO PLACE  
LOS ANGELES, CA 90291

### OWNER

JOANNA AND JAMES  
SATTLER  
842 MARCO PLACE  
LOS ANGELES, CA 90291

### ARCHITECT

  
3566 REDWOOD AVENUE  
LOS ANGELES, CA 90066  
CONTACT: ALEX GERTOV  
714.433.8888  
alex@sudio-seslio.com

### ISSUES / REVISIONS

04/20/2017  
MASTER LAND USE APPLICATION

### DRAWING TITLE AND NUMBER

TITLE SHEET

A1

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**CALIFORNIA COASTAL COMMISSION**

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

WWW.COASTAL.CA.GOV

**Exhibit 3****Page 1 of 10****California Coastal  
Commission**

EDMUND G. BROWN JR., GOVERNOR

**COMMISSION NOTIFICATION OF APPEAL**

April 03, 2017

To: Jesse Ramos  
Los Angeles, Dept. of City Planning, Dev. Svcs. Cntr.  
201 N. Figueroa Street  
Los Angeles, CA 90012

From: Charles Posner

Re: **Commission Appeal No. A-5-VEN-17-0011**

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-2017-774-CEX**

APPLICANT: **James and Joanna Sattler**

DESCRIPTION: Appeal of City of Los Angeles Coastal Exemption for 2-story addition to existing 2-story house, involving removal of less than 50% of existing exterior walls. Including removing 1-car detached garage at rear of property, and construction of new 8-ft. high rear yard fence, adjacent to the alley.

LOCATION: 842 Marco Place, Venice, CA 90291 (APN: 4241025006)

LOCAL DECISION: Approval; No Special Conditions

APPELLANT: Sue Kaplan, Lillian White, Mary Jack, and Shephard Stern

DATE APPEAL FILED: 03/30/2017

The Commission appeal number assigned to this appeal is A-5-VEN-17-0011. 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).





California Coastal  
Commission

## COMMISSION NOTIFICATION OF APPEAL

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.

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: Applicants:

James and Joanna Sattler

Appellants:

Mary Jack

Sue Kaplan

Shephard Stern

Lillian White

File

## CALIFORNIA COASTAL COMMISSION

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

MAR 30 2017

CALIFORNIA  
COASTAL COMMISSION

## APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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

SECTION I. Appellant(s)

Name: Mary Jack 913 Marco Place, Venice 90291 310.821.9520  
Mailing Address: Sue Kaplan 763 Nowitz Place, Venice 90291 310.822.0161  
City: Shephard Stern 923 Marco Place Venice 90291 310.351.8064  
Lilman White 910 Amoroso Place Venice 90291 310.822-8678

SECTION II. Decision Being Appealed

1. Name of local/port government:

City of Los Angeles

2. Brief description of development being appealed:

see attached

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

842 Marco Place, Lot 6 Block 10, Venice Annex

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

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

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

## TO BE COMPLETED BY COMMISSION:

APPEAL NO:

A-5-VEN-17-0011

DATE FILED:

March 30, 2017

DISTRICT:

South Coast

Exhibit 3

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California Coastal  
Commission

**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: Date Filed: 2/24/2017 No decision

7. Local government's file number (if any): DIR-2017-774-CEX date recorded

**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:

Joanna and James Sattler  
842 Marco Place  
Los Angeles, CA 90291


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)

Exhibit 3
Page 4 of 10
 California Coastal Commission



**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.

see attached

Exhibit 3

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California Coastal  
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**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.

*Mary Jack*  
*Sue Kaplan*

*Shep Stein*  
*Lillian White*

\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: 30 March 2017

**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: \_\_\_\_\_

Exhibit 3

Page 6 of 10



California Coastal  
Commission

March 29, 2017

Re. APPEAL of Coastal Exemption for 842 Marco Place (Case # DIR-2017-774-CEX)

COASTAL STAFF AND HONORABLE COMMISSIONERS:

Pertinent sections of the Certified\* Venice Local Coastal Program Land Use Plan

\*the Coastal Commission has certified that the Venice Land Use Plan is in compliance and conformance with the California Coastal Act of 1976

Chapter I. Introduction, Definitions:

Special Coastal Community: An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast.

Chapter II. Land Use Plan Policies, Policy Group I. Locating and Planning New Development/Coastal Visual Resources and Special Communities,

Preservation of Venice as a Special Coastal Community:

Policy I. E. 1. General: Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Preservation of Venice as a Special Coastal Community

Policy I. E. 2. Scale: All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.

\*\*\*\*\*

On March 2, 2017, a permit application for a coastal exemption (CEX) for 842 Marco Place, Venice, was submitted to the Coastal Commission:

Project Description/Proposed Scope of Work: Two-story addition to existing two-story house. The addition involves the removal of LESS [sic] than 50% of existing exterior walls. Removing existing in the rear of the property one-car detached garage New 8'0" H. rear yard fence adjacent to the alley.

First, the calculation of whether the demolition is greater than 50% of the existing structure must include the existing detached garage. Also, the calculation must be made based on the structure, not on just exterior walls.

Second, there is no corresponding City permit for this project. Normally, if the project is in fact exempt from CDP processing, there would be a VSO City permit done. In reviewing the City's Planning system and DBS records, there was no VSO City permit done.

The grounds for this appeal are that the project is not exempt development as defined in

Exhibit 3

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the Coastal Act and, as such, the applicant must obtain a coastal development permit for the proposed development. The proposed plans of the project indicate that the project entails an addition to the existing single-family residence, and that demolition of the existing structure will be less than 50 % of the existing exterior structural elements.

The <sup>1197</sup>1,122 sf addition to the <sup>2211</sup>2,396 existing house [per ZIMAS] is more than half the existing house, notwithstanding the claim that the large addition is being placed in the rear, and thus less than 50% of the walls are being demolished because the rear addition is tacked onto the rear of the existing building.

Therefore, allowing anything but minor/improvements/additions to be approved with a CEX will cause a cumulative impact is unacceptable as it could cause this special and sensitive coastal community to lose its historic designation. In addition, the size and scope of this project necessitates a review for consistency under the CDP process, because the proposed single-family dwelling is inconsistent with the Community Character policies of the Venice Land Use Plan, the L.A. General Plan and relevant Community Plan for Venice and are not consistent with the policies of the Coastal Act.

Community Character is particularly important to Venice and to this historic walk street neighborhood in particular. Even though this permit relates to only one project, the erosion of community character is a cumulative issue, the City's disregard of cumulative impact in the walk street neighborhood when it disregards the cumulative exemptions of large-scale remodels and demolition projects are having a significant impact to our neighborhood character.

The 800 block of Marco Place, a walk street, is composed of predominately small, older homes built before the Annexation in 1926. To establish the compatibility of this proposed project and the immediate existing neighborhood, one can compare the existing FAR of the block with the new proposal. The average house size is 1,433 and the FAR is .45. The proposed house will be 3,211 sf. with a FAR of .96. Even allowing for a measured growth in development, this house would not be compatible in scale with the existing neighborhood. It is 50% larger than the average. There is no house at or bigger than 3,000 sf; only four are larger than 2,000 sf. The next biggest is at 2,397 sf. This house would still be significant larger by 25%. Also for comparison, a double lot at a corner has a single structure on each and the combined size is barely 3,000.

The second measure of compatible scale is to determine the relationship with adjacent properties. Using three on each side, 838, 842, 846 and 839, 841, 845, the average FAR .40. Still 50% more in the floor area.

The walk streets are characterized by their garden setting, open spaces and thoughtful, compatible improvements. While we do not consider style in Venice, we can observe the impact that certain architectural decisions make on our community. Also, a solid 1100+ box-shaped rectangular addition can be considered massive in relation to the adjacent homes.

Exhibit 3

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California Coastal  
Commission

The Coastal Commission must not allow actions that would harm its own designation of Venice as a Special Coastal Community, which in this case would be allowing additions to structures that would NOT respect the scale, massing and landscape of the existing neighborhoods and that would thus cause a significant adverse cumulative impact, as that is contrary to the Commission's mandate and mission and to the spirit of the Coastal Act. The CEX decision must not be made in a vacuum but rather in the context of the Coastal Act. If the result of that decision is materially contrary to the intent of the Coastal Act, something is wrong...the law has been interpreted incorrectly or the process implemented erroneously. The result must be reasonable given the intent of the coastal law. **Also, the project is not exempt development until it is approved as such.** The Commission cannot make a decision on a matter in the Coastal Zone without consideration of the Coastal Act, as it must be the basis for that decision, which must include consideration of cumulative impact.

There is no way to monitor and assure the compatibility of the character of new developments and renovations (synonym for improvements) with existing residential neighborhoods for scale, massing, and landscape, if the proposed project is processed with a Coastal Exemption (CEX). Therefore, allowing anything but minor improvements/additions to be approved with a CEX will cause a cumulative impact that is unacceptable as it could result in the loss of Venice's designation as a Special Coastal Community, as it would not be possible to monitor and assure that all new development and renovations respect the scale, massing, and landscape of existing neighborhoods when using a CEX.

This is contrary to the Coastal Act, which states that "permanent protection of the state's natural and scenic resources is a paramount concern...", that these coastal resources are "of vital and enduring interest..." and that "the Coastal Act is to be liberally construed to accomplish its purposes and objectives." Given that, the CEX process should have procedures that would avoid a significant adverse cumulative impact to coastal resources, such as a limit of 10% for additions.

The phrases in quotes in the following two sentences are essentially the same, thus one must conclude that the Commission has previously stated that construction of larger houses, or large-scale projects, is a type of development that requires a CDP.

1. There is a "risk of adverse environmental effect" [Coastal Act Section 30610] in using exemptions for construction that results in larger residences or large-scale projects.
2. "Significant adverse impacts to coastal resources would potentially occur" [10 Staff Reports for appeals upheld in April 2016] in using exemptions for construction that results in larger residences or large-scale projects.

We strongly agree with the Commission's determination for 657 Flower (A-5-VEN-16-0081 November 2016). The issue was the same—improvements that entail additions must be minor and thus limited.

The Coastal Commission has certified Venice as a Special Coastal Community, and in order to protect this status its Certified Land Use Plan states that all new development

Exhibit 3

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Commission

and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. This finding cannot be made unless a CDP is required for anything but minor additions, e.g. less than 10%, similar to the CCR 13250 and 13253 requirements for the dual zone and significant scenic resources areas, which should automatically include Venice as it is a Special Coastal Community (see definition above at page 1). In the absence of the neighborhood compatibility requirement limits, the best way to avoid adverse cumulative impact and limit the amount of additions for CEXs is to implement the 10% limit already included in the law, CCR 13250 and 13253, for which an interpretation to include Venice as a Special Coastal Community as it is a significant scenic resource area is both sensible and protective of coastal resources.

Thank you for your consideration, and we hope that you will grant this appeal, require a CDP for processing of the project, and require that the CEX process reverts to its original intent. Please make it clear that Venice is a significant scenic resources area, and our historic walk street neighborhood especially so, due to its designation by the Coastal Commission as a Special Coastal Community (as defined in the Coastal Act), and therefore no more than a 10% increase in size shall be allowed for processing of residential projects as Coastal Exemptions in the Venice Coastal Zone, in accordance with CCR's 13250 and 13253.

Please revoke the CEX permit and require a Coastal Development Permit.

Exhibit 3

Page 10 of 10



California Coastal  
Commission



Exhibit 4

Page 1 of 3



California Coastal  
Commission

RECEIVED  
South Coast Region

MAR 2 2017



COASTAL EXEMPTION (CEX)

CALIFORNIA  
COASTAL COMMISSION

CASE NO.:

DIR-2017-774-CEX

TO:

California Coastal Commission  
South Coastal District  
200 Oceangate, 10<sup>th</sup> Floor  
Long Beach, CA 90802-4302  
(562) 590-5071

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 3-30-17

APPEAL RECEIVED: ☐ YES ☒ NO

FROM:

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

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: 842 Marco place, Los Angeles, CA 90291

LEGAL DESCRIPTION: LOT 6 BLOCK 10 TRACT VENICE ANNEX

ZONE: R2-1 COMMUNITY PLAN: LA CTC, Venice Costal Zone

PROPOSED SCOPE OF WORK: Two-story addition to existing two-story house

The addition involves the removal of LESS than 50% of existing exterior walls

Removing existing in the rear of the property one-car detached garage

New 8'-0" H. rear yard fence adjacent to the alley

RELATED PLAN CHECK NUMBER(s): Not in plan check

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: Joanna and James Sattler

Mailing Address: 842 Marco Place, Los Angeles, CA 90291

Phone Number: 914 414 5584

E-mail Address: james.sattler@gmail.com

Signature:

*Joanna Sattler* *James Sattler* 23 - Feb - 2017

**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 30610 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.

Vincent P. Bertoni, AICP  
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)

Exhibit 4

Page 2 of 3



California Coastal  
Commission

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Vincent P. Bertoni, AICP  
Director of Planning

Issued By:

Signature

Print Name and Title

Date:

Invoice No.:

Receipt Number:

Attached:

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

Exhibit 4

Page 3 of 3



California Coastal  
Commission