

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W23d

A-5-VEN-17-0016 (KORCHIA)

JUNE 5, 2017

CORRESPONDENCE

1. Frank Defurio
2. Judy Esposito
3. Stacy Fong
4. Pamela Harbour
5. Robin Rudisill

Vaughn, Shannon@Coastal

From: Vaughn, Shannon@Coastal
Sent: Monday, June 05, 2017 11:12 AM
To: Vaughn, Shannon@Coastal
Subject: FW: California Coastal Commision Appeal No. A-5-VEN-17-0016 2325 Wilson Ave., Venice
Attachments: far slvr trngl map001.pdf

From: Frank Defurio [<mailto:defurio@msn.com>]
Sent: Thursday, June 01, 2017 3:13 PM
To: Hudson, Steve@Coastal; Henry, Teresa@Coastal; Posner, Chuck@Coastal
Subject: California Coastal Commision Appeal No. A-5-VEN-17-0016 2325 Wilson Ave., Venice

Mr. Hudson,

Please submit this letter to the Commissioners and the Executive Director in connection with the appeal of the Coastal Development Permit approved by the City of Los Angeles for the property at 2325 Wilson Ave., Venice.

Honorable Commissioners
Jack Ainsworth, Executive Director
California Coastal Commission

Support of Appeal
A-5-VEN-17-0016
2325 Wilson Ave, Venice

Dear Commissioners and Executive Director Ainsworth,

I am a resident of Venice in an area that is often referred to as the Silver Triangle (see map below and the attachment) . I live in a neighborhood that has historically been single story homes with a few two story homes of a reasonable size. That is the mass scale and character of my neighborhood that should be maintained. But, in recent years developers, who have no roots or connection to the neighborhood, have been, little by little, attempting to destroy the character of my neighborhood by demolishing these homes, and replacing them with big box homes of enormous size which cover way too much (or virtually all) of the land area. Often they have avoided or attempted to avoid scrutiny by falsely claiming that these massive developments were "merely a remodel of an existing home". This tactic allowed the developers to obtain building permits without first obtaining a coastal development permit (CDP), thus avoiding the issue of mass scale and character of the homes in this area of Venice. This tactic is apparently not available to developers as a result of decisions recently made by the Commission concerning the definition of the "remodel of an existing home". It appears that the City is no longer granting exemptions to obtaining a CDP.

However, the City is approving CDP's without sincere consideration, if at all, of the mass scale and character of the proposed development being consistent with the mass, scale and character of our neighborhood. The approval by the City the CDP in Question is a perfect example. The existing home of 700 square feet at 2325 S. Wilson Ave is proposed to be demolished and replaced with the construction of a new 2 story "home" of

almost 4,000 square feet plus a roof top deck. The new mansion will be more than 5 times the size, mass and scale of the home being demolished and many of the other homes in the neighborhood.

The map below defines this neighborhood to include 232 homes within an area bounded on West by Beach Ct., on the North and East by Mildred Ave. and on the South by Harbor St. and is outlined in yellow highlight. The homes on the North side of Mildred are not, and should not, be included in defining this neighborhood nor be used to determine the mass, scale or character of this area. Lots in this area along the North side of Mildred Ave are uniquely small even by Venice standards, and thus exceptions have been granted to build homes in excess of the standards for our "low density single-family residential neighborhood." The homes on the north side of Mildred Ave. are part of a different subdivision than the neighborhood in which the proposed project is situated, and it has a very different and quite unique subdivision pattern, the layout of which reflects the original rail lines of Venice. These were built relatively recently and are subject to different rules of the City than the rules governing homes within the highlighted area concerning set-backs, height limitations, etc. These homes have virtually no side yards, and front and rear set backs don't exist for all practical purposes. Some of these homes are built right up to the front side walk, and some have no side walk at all, and are built right up to the curb. Those homes do not represent the mass scale or character of this neighborhood.

A survey (based information shown on zillow.com) of the defined area shows that 69% of the homes in the defined area are single story homes of 1500 square feet or less, and 17% of the homes are between 1500 square feet and 2500 square feet. Only 7% consist of homes between 2500 square feet and 3000 square feet, and 6% of the homes in this area exceed 3000 Square feet. The homes exceeding 2500 were almost certainly built without the scrutiny required by the CDP process, with no notice given to the residents of the area until the existing modest homes were demolished and construction of the new home begun, and no consideration was given to the mass, scale and character of the then existing homes in the neighborhood.

This project, at almost 4000 square feet is clearly out of proportion in mass and scale with 94% of the existing homes in this area, and it is not in keeping with the character of our precious neighborhood. A few existing out of scale large box houses have been built in the neighborhood. The construction of these houses avoided scrutiny of the residents of the neighborhood, the City and the Coastal Commission by the developer's deceptive, false and possibly illegal permit applications. These out of scale houses should not be considered by the City as representative of the scale and size of the homes or character of this neighborhood. The developers should not be rewarded for their deceptive or illegal activity, or be allowed by their greed and deception to change the character of the neighborhood

My neighborhood is being destroyed all in the name of profit for the developer, who leaves the neighborhood with its ill-gotten gains. It is the residents of this area that have lived here for years or decades that must suffer the consequences of this over development and destruction of the character their neighborhood for the rest of their lives.

Thank you for your consideration,

Frank Defurio

ZIMAS PUBLIC

Generalized Zoning



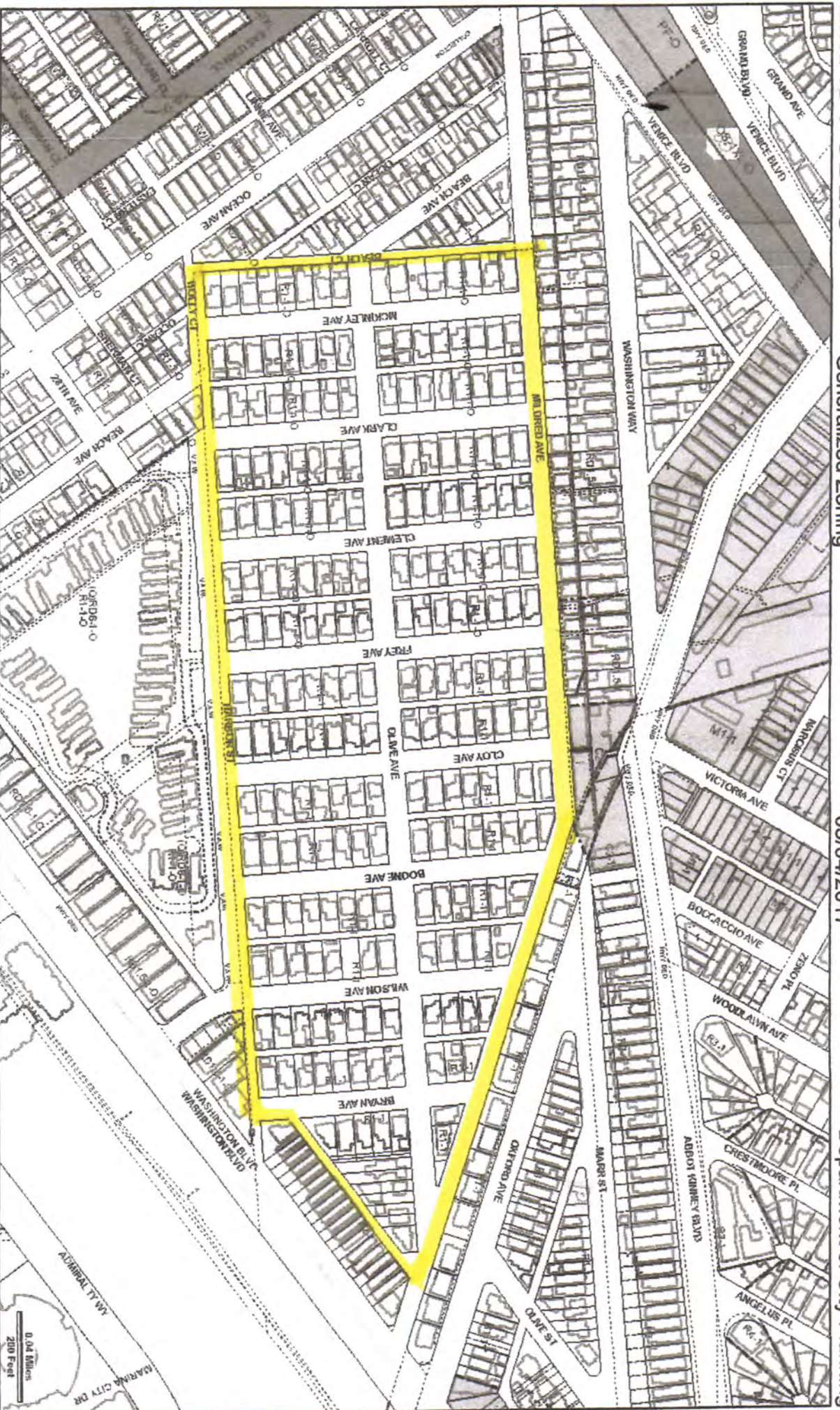
Sent from [Outlook](#)

ZIMAS PUBLIC

Generalized Zoning

05/04/2017

City of Los Angeles
Department of City Planning



Address: 2341 S CLEMENT AVE

APN: 4228006016

PIN #: 106-5A147 195

Tract: TR 4424

Block: None

Lot: 72

Arb: None

Zoning: R1-1-O

General Plan: Low Residential



Vaughn, Shannon@Coastal

From: Vaughn, Shannon@Coastal
Sent: Monday, June 05, 2017 11:13 AM
To: Vaughn, Shannon@Coastal
Subject: FW: Support of Appeal A-5-VEN-17-10016 2325 Wilson Ave. Venice

From: Judy Esposito [<mailto:judy.esposito@msn.com>]
Sent: Thursday, June 01, 2017 5:04 PM
To: Hudson, Steve@Coastal; Posner, Chuck@Coastal; Henry, Teresa@Coastal
Cc: Robin Rudisill
Subject: Re: Support of Appeal A-5-VEN-17-10016 2325 Wilson Ave. Venice

Please add this identifier W 23d thank you so much

From: Judy Esposito <judy.esposito@msn.com>
Sent: Thursday, June 1, 2017 3:15 PM
To: steve coastal; Chuck Posner; teresa.henry@coastal.ca.gov
Cc: Robin Rudisill
Subject: Support of Appeal A-5-VEN-17-10016 2325 Wilson Ave. Venice

Dear Mr. Hudson, Could you please submit my letter to the Commissioners and the Executive Director in connection with the appeal of the Coastal Development Permit approved by the City of Los Angeles for the property at 2325 Wilson Ave. Venice.we

Dear Honorable Commissioners,

We are begging for your help to protect our neighborhoods and I speak especially about the Silver Triangle neighborhood in Venice. It is a single family area of 232 homes with an over all average FAR of .393 (and that is after several out of scale homes have been approved by the City and built here to our great detriment).

Homes have been approved that are 1.013 FAR !!! The City has injured us with such out of scale buildings and continues to do so. FOUR homes are slated for demolition to my knowledge right now. I have begged for a meeting with Mr. Bonin, no reply.

The City is derelict in it's duty to assess new developments and evaluate if the are within the mass, scale and character of the neighborhood.

One house, you may remember, 2405 Boone Ave. It was falsely approved as a re-model by the City and then, thanks to the Coastal Staff and Coastal Commission was seen to be what it truly was...a demolition requiring a coastal permit. This "project" was approved

by the City. It was THREE STORIES and 4363 square feet !!!!! when our lots are 3600 square feet !!!! This was approved by the City !!!!!

The maintenance of character and density of these stable single family neighborhoods is consistent with the objectives of the State Coastal Act and the City's General Plan. We must minimize the impacts of building BULK and MASS.

PLEASE insist that the City be RESPONSIBLE and check carefully over the entire neighborhood to be certain that new developments maintain the character of our precious neighborhood.

Most neighborhoods have a FAR protection and we would BEG for such a protection !!!

Please do not allow the City to injure us further. People have suffered greatly because of the City's negligence. It's truly horrific !

Judy Esposito
2341 Boone Ave. Venice, Ca. 90291

Vaughn, Shannon@Coastal

From: Vaughn, Shannon@Coastal
Sent: Monday, June 05, 2017 11:13 AM
To: Vaughn, Shannon@Coastal
Subject: FW: Protecting our Venice Neighborhood W 23 d

From: Judy Esposito [<mailto:judy.esposito@msn.com>]
Sent: Thursday, June 01, 2017 4:48 PM
To: stacy fong; Hudson, Steve@Coastal; Henry, Teresa@Coastal; Posner, Chuck@Coastal
Cc: wilrudidi@me.com
Subject: Re: Protecting our Venice Neighborhood W 23 d

RE: W 23 d

From: stacy fong <stacy@Q-la.net>
Sent: Thursday, June 1, 2017 3:38 PM
To: steve.hudson@coastal.ca.gov; Teresa.henry@coastal.ca.gov; chuck.posner@coastal.ca.gov
Cc: wilrudidi@me.com
Subject: Protecting our Venice Neighborhood

I am hoping that you, as members of the Coastal Commission, will put some pressure on our local representatives to curb the over-building in our beach town of Venice. Or, at a minimum, be more scrutinizing of projects that come before your board for approval.

I currently own two homes in the Silver Triangle of Venice. And until recently, I lived in the neighborhood for over 25 years. Both homes are the original 1950's single story 1000sf buildings on 3600sf lots. I have spent a lot of care, time and money maintaining and improving upon these homes over the past 30 years, without going outside of the original footprint or building "up." And because of that care and attention to detail, I have never had a tenant who hasn't appreciated my rental properties or the quaint Venice Silver Triangle neighborhood. But, as of late, that quaintness is beginning to disappear.

I am an architectural designer and developer, so I very much appreciate development and neighborhood gentrification in general. However, it's hard to overlook these most recent imposing and out-of-scale sized homes being built in our small neighborhood for purely speculative purposes. Not only do these towering homes affect the quaint neighborhood "feel", but, more specifically and literally, they have created a negative presence upon their adjacent neighbors because their 3 story heights block out sunlight, minimize privacy due to the minimal setback requirements, and impact available street parking.

Recently, there have been a number of projects being approved by the Building Department in the Silver Triangle (Venice 90291). Even though the vast majority of lots are only 3600 s.f., these projects are coming in at 4000 sf ++, and this is not including non-livable spaces like garages. There are other districts and neighborhoods that have enacted de-mansionization policies to limit the size of building in proportion to the lot size. The local residents hope that this will curtail the huge boxes that are popping up all over the westside, and, literally, looming over it's quaint 1 story neighbors. Less than 2 miles away, in 2016, the city approved a change in the building code to reduce the FAR to 45%. But, herein lies the problem: Our neighborhood has no FAR established to date, and the City is supposed to be sure that new developments are "within character of the existing homes". With these recent homes coming in at 80%+ FAR, and the existing, on average of .38%, I don't think anyone would consider these new projects fitting within the existing character of the neighborhood. Please keep in mind that, as of 5 to 7 years ago, the existing home FAR average was closer to 30%!!!

I understand the code and permit process, and do not want to interfere in others' rights to build and develop their projects within the framework that the building and fire department, as well as the Coastal Commission has set forth. Being that the Building Department cannot decipher or agree upon what is "fitting within character of the existing homes" I am requesting an implementation of an FAR in our neighborhood, and that the FAR should be no more than 30%! In addition, for those builders who are not complying with the rules and standards of the neighborhoods in which they build, please put pressure on the local municipalities by asking them to tighten up on their permit and building restrictions and/or allowances; make sure the appeals boards do more research on the variances being applied for, and severely penalize those builders and developers who are found guilty of side-stepping the standard process and procedures with the local building departments as well as the California Coastal Commission.

We are a very desirable neighborhood because there is little street traffic, the homes (for the most part) are small and discreet, and there is room to breathe. When another 3 story, 3500sf + structure is built next to an original 800 to 1000 sf home, it upsets the very reason why people gravitate to the neighbor in the first place. There is a place for these developments, but it doesn't belong in a neighborhood where the lot sizes are 3600 square feet or smaller. (The average lot size is only 40' x 90'.)

Thank you for your time and consideration,

Stacy Fong

Owner of 2326 Cloy Avenue, and 2342 Cloy Avenue, Venice, CA.

Stacy Fong

-LA

1144 11th Street

Santa Monica, CA 90403

(310) 383-9932

stacy@Q-la.net

Vaughn, Shannon@Coastal

From: Pamela Harbour <pclews04@gmail.com>
Sent: Friday, June 02, 2017 1:39 PM
To: Posner, Chuck@Coastal; Vaughn, Shannon@Coastal; Henry, Teresa@Coastal; Hudson, Steve@Coastal
Cc: Wildrudi@me.com; wildrudi@mac.com
Subject: W 23d A-5-VEN-17-1016 Support of Appeal 2325 Wilson Ave. Venice

Dear Coastal Commissioners,

The City is not doing it's job. When nearly 70% of our Silver Triangle homes are less than 1500 square feet, only 3% painfully hit the 3,000 square foot mark, and the City approves a THREE STORY, 4,363 square foot massive box, something is dangerously wrong!

MASSIVE BOXES are destroying our precious neighborhood and we are begging you to protect us from the City and to protect this precious single family neighborhood.

HELP!

Pamela Harbour
2330 McKinley Ave
Venice, Ca. 90291

Vaughn, Shannon@Coastal

From: Hudson, Steve@Coastal
Sent: Saturday, June 03, 2017 11:42 AM
To: Henry, Teresa@Coastal; Vaughn, Shannon@Coastal; Posner, Chuck@Coastal
Cc: Ainsworth, John@Coastal
Subject: RE: W23d: 2325 Wilson Ave
Attachments: Screen Shot 2017-05-19 at 2.41.06 PM.png; Screen Shot 2017-05-19 at 2.42.20 PM.png; Screen Shot 2017-05-19 at 2.48.27 PM.png; Screen Shot 2017-05-19 at 3.00.38 PM.png; Screen Shot 2017-05-19 at 3.00.12 PM.png; Screen Shot 2017-06-01 at 12.27.07 PM.png; Screen Shot 2017-06-01 at 12.29.24 PM.png

Yes, par for the course. I think its close enough though, please make sure its included in the addendum on Monday. Thanks.

From: Henry, Teresa@Coastal
Sent: Friday, June 02, 2017 6:07 PM
To: Vaughn, Shannon@Coastal; Posner, Chuck@Coastal
Cc: Hudson, Steve@Coastal
Subject: FW: W23d: 2325 Wilson Ave

Of course Robin could not get her addendum in by the 5pm deadline!

From: Robin Rudisill [<mailto:wildrudi@me.com>]
Sent: Friday, June 02, 2017 5:13 PM
To: Posner, Chuck@Coastal
Cc: Hudson, Steve@Coastal; Henry, Teresa@Coastal
Subject: W23d: 2325 Wilson Ave

Please add to the Addendum for this case, thank you.

W23d

Commissioners and Executive Director,

This is a Substantial Issue for this neighborhood, one of the only "low density single-family residential neighborhoods in Venice.

The MANY similar neighborhoods in the non-coastal zone areas of Los Angeles are more protected than those in the Venice Coastal Zone as they have very low FAR limits, such as .45. It would be a crime to have less protection for such neighborhoods in the Coastal Zone than in the non-coastal zone areas of Los Angeles.

If the Commission does not honor this neighborhood's protections in the Coastal Act Chapter 3 and its Certified Venice Land Use Plan of requiring compatibility with the existing surrounding neighborhood, these single-family neighborhoods of Venice will be unprotected, which will destroy the character and scale of these neighborhoods.

Please note the Substantial Evidence in the overall results of the Wilson block and the Streetscape analysis of the neighborhood, showing that the existing scale of the neighborhood is a large part of its character as one of the few remaining low density, single-family residential coastal neighborhoods in the Venice Coastal Zone.

Also, prior Commission decisions using de minimus waivers as well as projects in an area that has already achieved full adverse cumulative impact to the greatest extent possible (the Mildred railway corridor) cannot be used as comps, but rather the current law and guidance documents should be followed, which is that new construction and renovations must be compatible with the existing surrounding neighborhood, typically the block.

Lastly, the Mildred corridor is a different subdivision than the neighborhood in which the proposed project is situated, and it has a very different and quite unique subdivision pattern, the layout of which reflects the original rail lines of Venice. (see excerpt from Land Use Plan, below) As per prior Commission reports, the lots in this area along Mildred Ave are uniquely small even by Venice standards, and thus exceptions have been granted to build homes in excess of the standards for our "low density single-family residential neighborhood.

The neighborhood of the project is all of the area with the very light yellow color, which are the lowest density single-family neighborhoods:

[\[cid:f32e956f-f32e-488b-ad65-85124092bbda@mgd.waterboards.ca.gov\]](mailto:[cid:f32e956f-f32e-488b-ad65-85124092bbda@mgd.waterboards.ca.gov])

The only other place in Venice with this low density single family residential land use category is the Oxford Triangle:

[\[cid:5648a40a-2ada-43e0-b042-1cb929ff0940@mgd.waterboards.ca.gov\]](mailto:[cid:5648a40a-2ada-43e0-b042-1cb929ff0940@mgd.waterboards.ca.gov])

These neighborhoods should be the most protected neighborhoods in Venice

Excerpt from the Certified Venice Land Use Plan, Policy I. A. 1. (page II-5):

[\[cid:318c6903-b679-4b5b-96ce-1d76d8263787@mgd.waterboards.ca.gov\]](mailto:[cid:318c6903-b679-4b5b-96ce-1d76d8263787@mgd.waterboards.ca.gov])

De minimis Waivers should not be used to support this CDP decision, as they were stopped by the Commission in its March 2014 hearing due to concerns about adverse cumulative impact on the Venice neighborhoods. See excerpt from subsequent Commission hearing explaining that:

[\[cid:a70459d9-4775-4c04-a066-fb8dc37949c1@mgd.waterboards.ca.gov\]](mailto:[cid:a70459d9-4775-4c04-a066-fb8dc37949c1@mgd.waterboards.ca.gov])

[\[cid:6f2a7d46-28f0-472d-8de6-7968e2682f97@mgd.waterboards.ca.gov\]](mailto:[cid:6f2a7d46-28f0-472d-8de6-7968e2682f97@mgd.waterboards.ca.gov])

The subdivision patterns along Mildred are different than the adjacent neighborhood as they are built on the original Venice rail lines, as in the certified Venice LUP, below:

[\[cid:61b318cc-6b64-45a5-be9f-24c27fb32077@mgd.waterboards.ca.gov\]](mailto:[cid:61b318cc-6b64-45a5-be9f-24c27fb32077@mgd.waterboards.ca.gov])

[\[cid:34c73123-8819-472a-a35e-cbddd14b6ff@mgd.waterboards.ca.gov\]](mailto:[cid:34c73123-8819-472a-a35e-cbddd14b6ff@mgd.waterboards.ca.gov])

This IS a substantial issue, and we would appreciate your consideration accordingly.

Best,
For the Love of Los Angeles
and our precious Coast,
Robin Rudisill
(310) 721-2343

CALIFORNIA COASTAL COMMISSION

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



February 27, 2014

Olivier Fortis
Bonne Chance LLC
20871 Big Rock Drive
Malibu, CA 90265

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#: 5-14-0084

APPLICANT: Olivier and Philippe Fortis

LOCATION: 2413 Wilson Avenue, Venice, City of Los Angeles, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of an existing one-story, single-family residence, and construction of a two-story, 24 ft. high (approximately 32 ft. high in total with the roof access structure), 2,780 sq. ft. single-family residence with an attached two-car garage, and 638 sq. ft. roof deck. No grading is proposed.

RATIONALE: The subject lot is a 3,600 sq. ft. lot located in the Oakwood-Milwood subarea of Venice in the City of Los Angeles. The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-4139-VSO-MEL, 12/24/13) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms to the 25 ft. height limit for flat-roofed structures in the Southeast Venice area. The proposed 638 sq. ft. roof deck and 96 sq. ft. roof access structure are structural components that can be permitted to exceed the 25 ft. roof height limit. Adequate on-site parking is provided for the proposed single-family residence with a two-car garage and a space in the rear driveway area, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including permeable paving at the driveway and new walkway, and 923 sq. ft. of landscaped area. Drainage plans include gutters and downspouts which are connected to an onsite water containment system. Landscaping is proposed utilizing drought tolerant native plants. 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 March 12, 2014 meeting in Long Beach 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.

CHARLES LESTER
Executive Director

by: _____
Matt Stone
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 24, 2007

Gary Silverston, Architect
11508 W. Pico Boulevard
Los Angeles, CA 90064

**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: 5-07-157

APPLICANT: Kevin Mullen

LOCATION: 2429 Wilson Avenue, Venice, City of Los Angeles, Los Angeles County.

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

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-2017-VSO-MEL, 4/27/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area (the 100 square foot roof access structure is part of the structure that can be permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided for the proposed single-family residence (two-car garage and an uncovered space on the driveway, all accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,605 square feet of permeable area will be maintained on the 3,600 square foot lot). 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 June 14, 2007 meeting in Santa Rosa 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.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

PAM EMMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



January 26, 2007

M. Page Costa
4151 Madison Avenue
Culver City, CA 90232

**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: 5-07-026

APPLICANT: Thomas C. Chesney

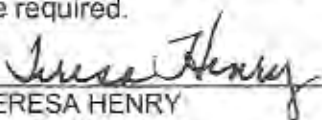
LOCATION: 2420 Wilson Avenue, Venice, City of Los Angeles, Los Angeles County.

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

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-0295-VSO-MEL, 1/22/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area (a proposed roof deck one 100 square foot roof access structure are structural components that can be permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided for the proposed single-family residence (two-car garage and a space on the driveway, all accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,210 square feet of permeable area will be maintained on the 3,600 square foot lot). 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 **February 14, 2007 meeting in San Diego** 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.

PETER DOUGLAS
Executive Director
cc: Commissioners/File


TERESA HENRY
District Manager

MAX
TATE PROPERTIES

TERRY BALLENTINE
RE/MAX ESTATE PROPERTIES
(310) 577-5300 x355 BUSINESS
(310) 577-5301 FAX
TerrySold@aol.com
www.TerryBallentine.com

124 Washington Blvd
Marina del Rey, CA 90292

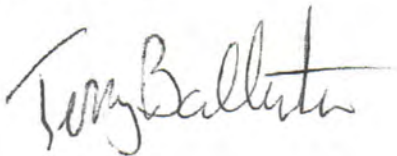
June 1, 2017

To Whom it May Concern:

I have review the Neighborhood FAR Calculations for the Silver Triangle area of Venice.

I verified the data with the LA County Tax Assessor website and have found that the information and calculations are accurate.

Sincerely,



Terry Ballentine



Zoning: R1-1-O
General Plan: Low Residential

Tract: TR 4424
Block: None
Lot: 72
Arb: None

Address: 2341 S CLEMENT AVE
APN: 4228006016
PIN #: 106-5A147 195

Amber Bell, Retrax

FAR Calculations for Silver Triangle*

See Attached Map for Area Bounded Beach Ct. to the West
by:

Mildred Ave. to the North and the
East

Harbor St. to the South

FAR AVERAGE 0.393

| No. Homes | No. 1 Story | No. 2 Story | No. 3 Story | Average FAR |
|-----------|-------------|-------------|-------------|-------------|
| 232 | 172 | 58 | 2 | 0.393 |

FAR Summary by Street

| Street | No. Homes | No. 1 Story | No. 2 Story | No. 3 Story | Average FAR |
|----------|-----------|-------------|-------------|-------------|-------------|
| McKinley | 29 | 19 | 9 | 1 | 0.421 |
| Clark | 31 | 26 | 5 | 0 | 0.352 |
| Clement | 32 | 21 | 11 | 0 | 0.439 |
| Frey | 32 | 25 | 7 | 0 | 0.401 |
| Cloy | 31 | 27 | 4 | 0 | 0.367 |
| Boone | 30 | 20 | 9 | 1 | 0.399 |
| Wilson | 25 | 16 | 9 | 0 | 0.455 |
| Bryan | 17 | 14 | 3 | 0 | 0.379 |
| Olive** | 5 | 4 | 1 | 0 | 0.243 |

Other size information for Silver Triangle (232 total homes)

| Under 1000 sf | 1001-1500 sf | 1501-2000 sf | 2001-2500 sf | 2501-3000 sf | Over 3000 sf |
|------------------|-----------------|--------------|-----------------|-----------------|-----------------|
|------------------|-----------------|--------------|-----------------|-----------------|-----------------|

Tilly Ballin

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|-----------------|-----------------|-----------------|----------------|----------------|----------------|
| 68 homes 29% | 93 homes 40% | 23 homes 10% | 17 homes 7% | 17 homes 7% | 14 homes 6% |
|-----------------|-----------------|-----------------|----------------|----------------|----------------|

*All calculations are based on information provided by zillow. Com as of 5/11/17

** Houses located on Olive Ave. East of Bryan Ave.

Note: (1) Nearly 70 % of the homes in the Silver Triangle are less than 1500 sq. ft.

(2) Almost all the lots are approximately 3600 sq. ft.

(3) Two of the largest houses are on extra-large lots (7200 sf and 5004 sf lots)

3 Outlier Homes: 2 by David Hertz:

(1) 2416 McKinley on 2 lots of 3600 sf. each (total lot 7200 sf.). House is 5000 sq. ft.

(2) 637 Olive is on Frey but has an Olive address. 3650 sq. ft. home on 3600 sf. Lot architect David Hertz

3rd outlier is 2324 Boone 3 stories 3911 sq.ft. home on 5004 sf lot

Note: only 2 Three story homes of the 232 total homes and 2334 Cloy development is asking for a 3 story building.

✓ Terry Ballant

Neighborhood FAR Calculation*

McKinley Ave.

Total Homes: 29

Total Single Stories: 19

Total Two Stories: 9

Total Three Stories: 1

FAR AVERAGE 0.421

| ADDRESS | STORIES | FLOOR AREA sq. ft.** | LOT AREA sq. ft. | FAR |
|-------------------|---------|----------------------|------------------|-------|
| 2313 | 1 | 1474 | 3623 | 0.406 |
| 2317 | 1 | 1130 | 3629 | 0.311 |
| 2321 | 2 | 3219 | 3645 | 0.883 |
| 2325 | 2 | 3114 | 3666 | 0.849 |
| 2329 | 1 | 870 | 7391 | 0.117 |
| 2337 | 2 | 2918 | 7467 | 0.390 |
| 592 Olive Ave.*** | 2 | 2200 | 3785 | 0.581 |
| 2409 | 2 | 1608 | 3805 | 0.422 |
| 2413 | 1 | 1800 | 3840 | 0.468 |
| 2417 | 2 | 2304 | 3843 | 0.599 |
| 2421 | 1 | 768 | 3862 | 0.198 |
| 2425 | 2 | 2244 | 3881 | 0.578 |
| 2429 | 1 | 900 | 3901 | 0.230 |
| 2433 | 1 | 1268 | 3835 | 0.330 |
| 2314 | 1 | 1280 | 3616 | 0.353 |
| 2318 | 1 | 1292 | 3600 | 0.358 |
| 2322 | 1 | 1208 | 3600 | 0.335 |
| 2326 | 1 | 800 | 3600 | 0.222 |
| 2330 | 1 | 1100 | 3600 | 0.305 |
| 2334 | 1 | 860 | 3600 | 0.238 |
| 2338 | 3 | 2720 | 3600 | 0.755 |
| 2342 | 1 | 1479 | 3600 | 0.410 |
| 612 Olive Ave.*** | 1 | 1080 | 3600 | 0.300 |
| 2408 | 1 | 700 | 3600 | 0.194 |
| 2412 | 2 | 2314 | 3600 | 0.642 |
| 2416 | 2 | 5000 | 7200 | 0.694 |
| 2424 | 1 | 1448 | 3600 | 0.402 |
| 2428 | 1 | 1246 | 3600 | 0.346 |

Handwritten signature: T. Ballentine

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|------|---|------|------|-------|
| 2432 | 1 | 1063 | 3551 | 0.299 |
|------|---|------|------|-------|

Average 0.421

*Floor area and lot size based on zillow.com as of May 8, 2017

** Floor area does not include garage or other non-livable areas.

*** These homes are McKinley Ave. but have Olive Ave. addresses.

✓ 10/10/2017

Neighborhood FAR Calculation*

Clark Ave.

Total Homes: 31**

Total Single Stories: 26

Total Two Stories: 5

Total Three Stories: 0

FAR AVERAGE 0.352

| ADDRESS | STORIES | FLOOR AREA sq. ft.*** | LOT AREA sq. ft. | FAR |
|---------|---------|--------------------------|---------------------|---------|
| 2313 | 1 | 840 | 3600 | 0.233 |
| 2317 | 2 | 2982 | 3600 | 0.828 |
| 2321 | 1 | 860 | 3600 | 0.238 |
| 2325 | Unknown | 228 Unknown | 3600 | Unknown |
| 2329 | 1 | 1400 | 3600 | 0.388 |
| 2333 | 1 | 720 | 3600 | 0.200 |
| 2337 | 1 | 1378 | 3600 | 0.382 |
| 2341 | 1 | 1000 | 3600 | 0.277 |
| 2405 | 1 | 854 | 3600 | 0.237 |
| 2409 | 2 | 1592 | 3600 | 0.442 |
| 2413 | 2 | 2002 | 3600 | 0.556 |
| 2417 | 1 | 1008 | 3600 | 0.280 |
| 2421 | 1 | 878 | 3600 | 0.243 |
| 2425 | 1 | 1124 | 3600 | 0.312 |
| 2429 | 1 | 904 | 3600 | 0.251 |
| 2433 | 2 | 2124 | 3577 | 0.593 |
| 2314 | 1 | 1655 | 3600 | 0.459 |
| 2318 | 1 | 1039 | 3600 | 0.288 |
| 2322 | 1 | 1172 | 3600 | 0.325 |
| 2326 | 2 | 2900 | 3600 | 0.805 |
| 2330 | 1 | 1508 | 3600 | 0.418 |
| 2334 | 1 | 1150 | 3600 | 0.319 |
| 2338 | 1 | 2432 | 3600 | 0.675 |
| 2342 | 1 | 1590 | 3600 | 0.441 |
| 2404 | 1 | 878 | 3600 | 0.243 |
| 2408 | 1 | 1153 | 3600 | 0.320 |
| 2412 | 1 | 962 | 3600 | 0.267 |
| 2416 | 1 | 1008 | 3600 | 0.280 |
| 2420 | 1 | 1222 | 3600 | 0.340 |

✓ Terry Baller

| | | | | |
|------|---|------|------|-------|
| 2424 | 1 | 1084 | 3600 | 0.301 |
| 2428 | 1 | 1070 | 3600 | 0.297 |
| 2432 | 1 | 1718 | 3600 | 0.477 |

Average FAR 0.352

*Floor area and lot size based on zillow.com as of May 8, 2017

** Floor area does not include garage or other non-livable areas.

*** Information for 2325 Clark Ave. is unavailable.

r Tom Ballan

Neighborhood FAR Calculation*

Clement Ave.

Total Homes: 32

Total Single Stories: 21

Total Two Stories: 11

Total Three Stories: 0

FAR AVERAGE 0.439

| ADDRESS | STORIES | FLOOR AREA sq. ft.** | LOT AREA sq. ft. | FAR |
|---------|---------|----------------------|------------------|-------|
| 2313 | 1 | 1459 | 3600 | 0.405 |
| 2317 | 1 | 860 | 3600 | 0.238 |
| 2321 | 1 | 1082 | 3600 | 0.300 |
| 2325 | 2 | 2781 | 3600 | 0.772 |
| 2329 | 2 | 3229 | 3600 | 0.896 |
| 2333 | 1 | 1224 | 3600 | 0.340 |
| 2337 | 2 | 3012 | 3600 | 0.836 |
| 2341 | 1 | 1680 | 3600 | 0.466 |
| 2405 | 1 | 864 | 3600 | 0.240 |
| 2409 | 1 | 860 | 3600 | 0.238 |
| 2413 | 1 | 1347 | 3600 | 0.374 |
| 2417 | 2 | 2506 | 3600 | 0.696 |
| 2421 | 1 | 1306 | 3600 | 0.362 |
| 2425 | 2 | 2966 | 3600 | 0.823 |
| 2429 | 2 | 2455 | 3600 | 0.681 |
| 2433 | 1 | 1099 | 3679 | 0.298 |
| 2314 | 2 | 2286 | 3600 | 0.635 |
| 2318 | 2 | 1764 | 3484 | 0.506 |
| 2322 | 2 | 1874 | 3600 | 0.520 |
| 2326 | 1 | 1074 | 3600 | 0.298 |
| 2330 | 1 | 914 | 3600 | 0.253 |
| 2334 | 1 | 1076 | 3600 | 0.298 |
| 2338 | 1 | 1241 | 3600 | 0.344 |
| 2342 | 2 | 2948 | 3600 | 0.818 |
| 2404 | 1 | 1138 | 3600 | 0.316 |
| 2408 | 2 | 2245 | 3600 | 0.623 |
| 2412 | 1 | 700 | 3484 | 0.200 |
| 2416 | 1 | 1153 | 3600 | 0.230 |

Temple Ballantyne

| | | | | |
|------|---|------|------|-------|
| 2420 | 1 | 1130 | 3600 | 0.313 |
| 2424 | 1 | 914 | 3600 | 0.253 |
| 2428 | 1 | 832 | 3600 | 0.231 |
| 2432 | 1 | 968 | 3655 | 0.264 |

Average FAR 0.439

*Floor area and lot size based on zillow.com as of May 8, 2017

** Floor area does not include garage or other non-livable areas.

(Signature)

Neighborhood FAR Calculation* Frey Ave.

Total Homes: 32

Total Single Stories: 25

Total Two Stories: 7

Total Three Stories: 0

FAR AVERAGE 0.401

| ADDRESS | STORIES | FLOOR AREA sq. ft.** | LOT AREA sq. ft. | FAR |
|---------------|---------|----------------------|------------------|-------|
| 2313 | 2 | 2932 | 3600 | 0.814 |
| 2317 | 2 | 3008 | 3600 | 0.835 |
| 2321 | 1 | 1074 | 3600 | 0.298 |
| 2325 | 1 | 1168 | 3600 | 0.324 |
| 2329 | 1 | 1444 | 3600 | 0.401 |
| 2333 | 1 | 934 | 3600 | 0.259 |
| 2337 | 1 | 940 | 3600 | 0.261 |
| 2341 | 2 | 2586 | 3600 | 0.718 |
| 2405 | 1 | 973 | 3600 | 0.270 |
| 2409 | 1 | 1044 | 3600 | 0.290 |
| 2413 | 1 | 914 | 3600 | 0.253 |
| 2417 | 2 | 1665 | 3600 | 0.462 |
| 2421 | 1 | 832 | 3600 | 0.231 |
| 2425 | 2 | 2640 | 3600 | 0.733 |
| 2429 | 2 | 3050 | 3600 | 0.847 |
| 2433 | 1 | 930 | 3679 | 0.252 |
| 2314 | 1 | 1080 | 3600 | 0.300 |
| 2318 | 1 | 1135 | 3600 | 0.315 |
| 2322 | 1 | 1300 | 3600 | 0.361 |
| 2326 | 1 | 1100 | 3600 | 0.305 |
| 2330 | 1 | 900*** | 3600 | 0.250 |
| 2334 | 1 | 961 | 3600 | 0.266 |
| 2338 | 1 | 1358 | 3600 | 0.377 |
| 637 Olive**** | 2 | 3650 | 3600 | 1.013 |
| 2404 | 1 | 1742 | 3600 | 0.483 |
| 2408 | 1 | 1208 | 3600 | 0.335 |
| 2412 | 1 | 1059 | 3600 | 0.294 |
| 2416 | 1 | 939 | 3600 | 0.260 |
| 2420 | 1 | 860 | 3600 | 0.238 |

Temp Ballin

| | | | | |
|------|---|------|------|-------|
| 2424 | 1 | 1039 | 3600 | 0.288 |
| 2428 | 1 | 930 | 3600 | 0.258 |
| 2432 | 1 | 968 | 3700 | 0.261 |

Average FAR 0.401

*Floor area and lot size based on zillow.com as of May 7, 2017

** Floor area does not include garage or other non-livable areas.

*** Floor area is not available. This is an estimate based on photo of house.

**** This house is on Frey Ave. but has an Olive Ave. address.

Terry Ballin

Neighborhood FAR Calculation*

2334 Cloy Ave. Three Story Proposed Development

Total Homes: 31

Total Single Stories: 27

Total Two Stories: 4

Total Three Stories: 0

FAR AVERAGE: 0.367

| CLOY ADDRESS | STORIES | FLOOR AREA sq. ft.** | LOT AREA sq. ft. | FAR |
|--------------|---------|-------------------------|---------------------|-------|
| 2313 | 1 | 990 | 3600 | 0.275 |
| 2317 | 1 | 1359 | 3600 | 0.377 |
| 2321 | 1 | 1325 | 3600 | 0.368 |
| 2325 | 2 | 3408 | 3600 | 0.946 |
| 2329 | 1 | 2252 | 3600 | 0.625 |
| 2333 | 1 | 1090 | 3600 | 0.302 |
| 2337 | 1 | 1112 | 3600 | 0.308 |
| 2341 | 2 | 2700 | 3600 | 0.750 |
| 2405 | 1 | 930 | 3600 | 0.258 |
| 2409 | 1 | 1263 | 3600 | 0.350 |
| 2413 | 1 | 1408 | 3600 | 0.391 |
| 2417 | 1 | 1256 | 3600 | 0.348 |
| 2421 | 1 | 1130 | 3600 | 0.313 |
| 2425 | 1 | 844 | 3600 | 0.234 |
| 2429 | 1 | 1317 | 3600 | 0.365 |
| 2433 | 1 | 1317 | 3600 | 0.365 |
| 2314 | 2 | 1912 | 3600 | 0.531 |
| 2318 | 2 | 1924 | 3600 | 0.534 |
| Vacant lot | | | 3600 | |
| 2326 | 1 | 949 | 3600 | 0.263 |
| 2330 | 1 | 1190 | 3600 | 0.330 |
| 2334 | 1 | 832 | 3600 | 0.231 |
| 2338 | 1 | 1600 | 3600 | 0.444 |
| 2342 | 1 | 930 | 3600 | 0.258 |
| 2404 | 1 | 700 | 3600 | 0.194 |
| 2408 | 1 | 832 | 3600 | 0.231 |
| 2412 | 1 | 984 | 3600 | 0.273 |

✓ Perry Ballbach

| | | | | |
|------|---|------|------|-------|
| 2416 | 1 | 1042 | 3600 | 0.289 |
| 2420 | 1 | 1168 | 3600 | 0.324 |
| 2424 | 1 | 1238 | 3600 | 0.343 |
| 2428 | 1 | 1148 | 3600 | 0.318 |
| 2432 | 1 | 914 | 3600 | 0.253 |

AVERAGE FAR: 0.367

*Floor area and lot size based on zillow.com as of April 7, 2017

**Floor area does not include garage or other nor-livable areas

v. Tony Ballata

Neighborhood FAR Calculation*

Boone Ave.

Total Homes: 30

Total Single Stories: 20

Total Two Stories: 9

Total Three Stories: 1

FAR AVERAGE 0.399

| ADDRESS | STORIES | FLOOR AREA sq. ft.** | LOT AREA sq. ft. | FAR |
|---------|---------|----------------------|------------------|-------|
| 2313 | 2 | 1482 | 2755 | 0.537 |
| 2317 | 1 | 930 | 3600 | 0.258 |
| 2321 | 1 | 1000 | 3600 | 0.277 |
| 2325 | 1 | 860 | 3600 | 0.238 |
| 2329 | 1 | 1008 | 3600 | 0.280 |
| 2333 | 1 | 1130 | 3600 | 0.313 |
| 2337 | 2 | 2086 | 3600 | 0.579 |
| 2341 | 2 | 2040 | 3600 | 0.566 |
| 2405 | 1 | 1283 | 3600 | 0.356 |
| 2409 | 1 | 1016 | 3600 | 0.282 |
| 2413 | 1 | 1016 | 3600 | 0.282 |
| 2417 | 1 | 878 | 3600 | 0.243 |
| 2412 | 2 | 1672 | 3600 | 0.464 |
| 2425 | 2 | 2179 | 3600 | 0.605 |
| 2429 | 1 | 930 | 3600 | 0.258 |
| 2433 | 1 | 1714 | 3783 | 0.453 |
| 2324 | 3 | 3911 | 5004 | 0.780 |
| 2334 | 1 | 1136 | 3600 | 0.315 |
| 2336 | 2 | 2810 | 3600 | 0.780 |
| 2340 | 1 | 765 | 3600 | 0.212 |
| 2344 | 2 | 2914 | 3600 | 0.809 |
| 2348 | 2 | 1782 | 3600 | 0.490 |
| 2404 | 1 | 1152 | 3600 | 0.320 |
| 2408 | 1 | 1308 | 3600 | 0.363 |
| 2412 | 2 | 2104 | 3600 | 0.584 |
| 2416 | 1 | 930 | 3600 | 0.175 |
| 2420 | 1 | 968 | 3600 | 0.268 |
| 2424 | 1 | 1150 | 3600 | 0.319 |

✓ Tony Ballance

| | | | | |
|------|---|------|------|-------|
| 2428 | 1 | 1244 | 3600 | 0.345 |
| 2432 | 1 | 930 | 3870 | 0.240 |

Average FAR 0.399

*Floor area and lot size based on zillow.com as of May 4, 2017

** Floor area does not include garage or other non-livable areas.

Tim Ballant

Neighborhood FAR Calculation*

2325 Wilson Ave.

Total Homes: 25

FAR AVERAGE: 0.455

Total Single Stories: 16

Total Two Stories: 9

Total Three Stories: 0

| WILSON ADDRESS | STORIES | FLOOR AREA sq. ft.** | LOT AREA sq. ft. | FAR |
|----------------|---------|----------------------|------------------|-------|
| 2325 | 1 | 700 | 4800 | 0.145 |
| 2329 | 2 | 3242 | 3600 | 0.900 |
| 2337 | 2 | 3005 | 3600 | 0.834 |
| 2341 | 2 | 2970 | 3600 | 0.825 |
| 2345 | 1 | 832 | 3600 | 0.231 |
| 2405 | 2 | 2748 | 3600 | 0.763 |
| 2409 | 2 | 2499 | 3600 | 0.694 |
| 2413 | 2 | 3059 | 3600 | 0.849 |
| 2417 | 1 | 930 | 3600 | 0.258 |
| 2421 | 1 | 1305 | 3600 | 0.362 |
| 2425 | 1 | 930 | 3600 | 0.258 |
| 2429 | 2 | 2870 | 3600 | 0.797 |
| 2433 | 1 | 1099 | 3600 | 0.305 |
| 2334 | 1 | 1050 | 3321 | 0.316 |
| 2340 | 1 | 1012 | 3600 | 0.281 |
| 2344 | 1 | 753 | 3600 | 0.209 |
| 2348 | 1 | 930 | 3600 | 0.258 |
| 2404 | 1 | 832 | 3600 | 0.231 |
| 2408 | 2 | 1966 | 3600 | 0.546 |
| 2412 | 1 | 1014 | 3600 | 0.281 |
| 2416 | 1 | 700 | 3600 | 0.194 |
| 2420 | 2 | 2993 | 3600 | 0.831 |
| 2424 | 1 | 1776 | 3600 | 0.493 |
| 2428 | 1 | 930 | 3600 | 0.258 |
| 2432 | 1 | 930 | 3600 | 0.258 |

✓ Henry Ballantyne

AVERAGE FAR 0.455

*Floor area based on zillow.com as of April 7, 2017

** Floor area does not include garage or other non-livable areas.

✓ Terry Ballant

Neighborhood FAR Calculation*

Bryan Ave.

Total Homes: 17

Total Single Stories: 14

Total Two Stories: 3

Total Three Stories: 0

FAR AVERAGE 0.379

| ADDRESS | STORIES | FLOOR AREA sq. ft. ** | LOT AREA sq. ft. | FAR |
|---------|---------|-----------------------|------------------|-------|
| 684*** | 2 | 1930 | 3117 | 0.619 |
| 2337 | 1 | 700 | 3600 | 0.194 |
| 2341 | 1 | 1100 | 3600 | 0.305 |
| 2405 | 1 | 939 | 3600 | 0.260 |
| 2409 | 1 | 930 | 3600 | 0.258 |
| 2413 | 1 | 1168 | 3600 | 0.324 |
| 2417 | 1 | 1066 | 3600 | 0.296 |
| 2421 | 2 | 3111 | 3600 | 0.864 |
| 2425 | 2 | 2008 | 3600 | 0.557 |
| 2429 | 1 | 1405 | 3600 | 0.390 |
| 2433 | 1 | 1271 | 3872 | 0.328 |
| 2340 | 1 | 922 | 2732 | 0.337 |
| 2402 | 1 | 1160 | 3901 | 0.297 |
| 2408 | 1 | 1370 | 3898 | 0.351 |
| 2412 | 1 | 1266 | 3900 | 0.324 |
| 2416 | 1 | 1684 | 3900 | 0.431 |
| 2420 | 1 | 1260 | 3897 | 0.323 |

Average FAR 0.379

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*Floor area and lot size based on zillow.com as of May 4, 2017

** Floor area does not include garage or other non-livable areas.

*** This property is on Bryan Ave. but has a Mildred Ave. address.

Neighborhood FAR Calculation*

Olive Ave. East of Bryan Ave.

Total Homes: 5

Total Single Stories: 4

Total Two Stories: 1

Total Three Stories: 0

FAR Average 0.243

| ADDRESS | STORIES | FLOOR AREA sq. ft. ** | LOT AREA sq. ft. | FAR |
|---------|---------|-----------------------|------------------|---------|
| 688*** | 1 | 1164 | Unknown | unknown |
| 678 | 2 | 2371 | 9031 | 0.262 |
| 682 | 1 | 700 | 6109 | 0.114 |
| 688 | 1 | 1051 | 4486 | 0.234 |
| 690 | 1 | 1172 | 3207 | 0.365 |

**Average FAR
0.243**

*Floor area and lot size based on zillow.com as of May 4, 2017

** Floor area does not include garage or other non-livable areas.

*** This property is on Olive Ave. but has a Mildred Ave. address.

✓ Terry Ballentine

Neighborhood FAR Calculation*

2325 Wilson Ave.

Total Homes: 25
Total Single Stories: 16
Total Two Stories: 9
Total Three Stories: 0

FAR AVERAGE: 0.455

| WILSON ADDRESS | STORIES | FLOOR AREA sq. ft. ** | LOT AREA sq. ft. | FAR |
|----------------|---------|-----------------------|------------------|-------|
| 2325 | 1 | 700 | 4800 | 0.145 |
| 2329 | 2 | 3242 | 3600 | 0.900 |
| 2337 | 2 | 3005 | 3600 | 0.834 |
| 2341 | 2 | 2970 | 3600 | 0.825 |
| 2345 | 1 | 832 | 3600 | 0.231 |
| 2405 | 2 | 2748 | 3600 | 0.763 |
| 2409 | 2 | 2499 | 3600 | 0.694 |
| 2413 | 2 | 3059 | 3600 | 0.849 |
| 2417 | 1 | 930 | 3600 | 0.258 |
| 2421 | 1 | 1305 | 3600 | 0.362 |
| 2425 | 1 | 930 | 3600 | 0.258 |
| 2429 | 2 | 2870 | 3600 | 0.797 |
| 2433 | 1 | 1099 | 3600 | 0.305 |
| 2334 | 1 | 1050 | 3321 | 0.316 |
| 2340 | 1 | 1012 | 3600 | 0.281 |
| 2344 | 1 | 753 | 3600 | 0.209 |
| 2348 | 1 | 930 | 3600 | 0.258 |
| 2404 | 1 | 832 | 3600 | 0.231 |
| 2408 | 2 | 1966 | 3600 | 0.546 |
| 2412 | 1 | 1014 | 3600 | 0.281 |
| 2416 | 1 | 700 | 3600 | 0.194 |
| 2420 | 2 | 2993 | 3600 | 0.831 |
| 2424 | 1 | 1776 | 3600 | 0.493 |
| 2428 | 1 | 930 | 3600 | 0.258 |
| 2432 | 1 | 930 | 3600 | 0.258 |

AVERAGE FAR 0.455

*Floor area based on zillow.com as of April 7, 2017

** Floor area does not include garage or other non-livable areas.

✓ Henry Ballentine