

## **CALIFORNIA COASTAL COMMISSION**

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



# **W23d**

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

**JUNE 7, 2017**

### **EXHIBITS**

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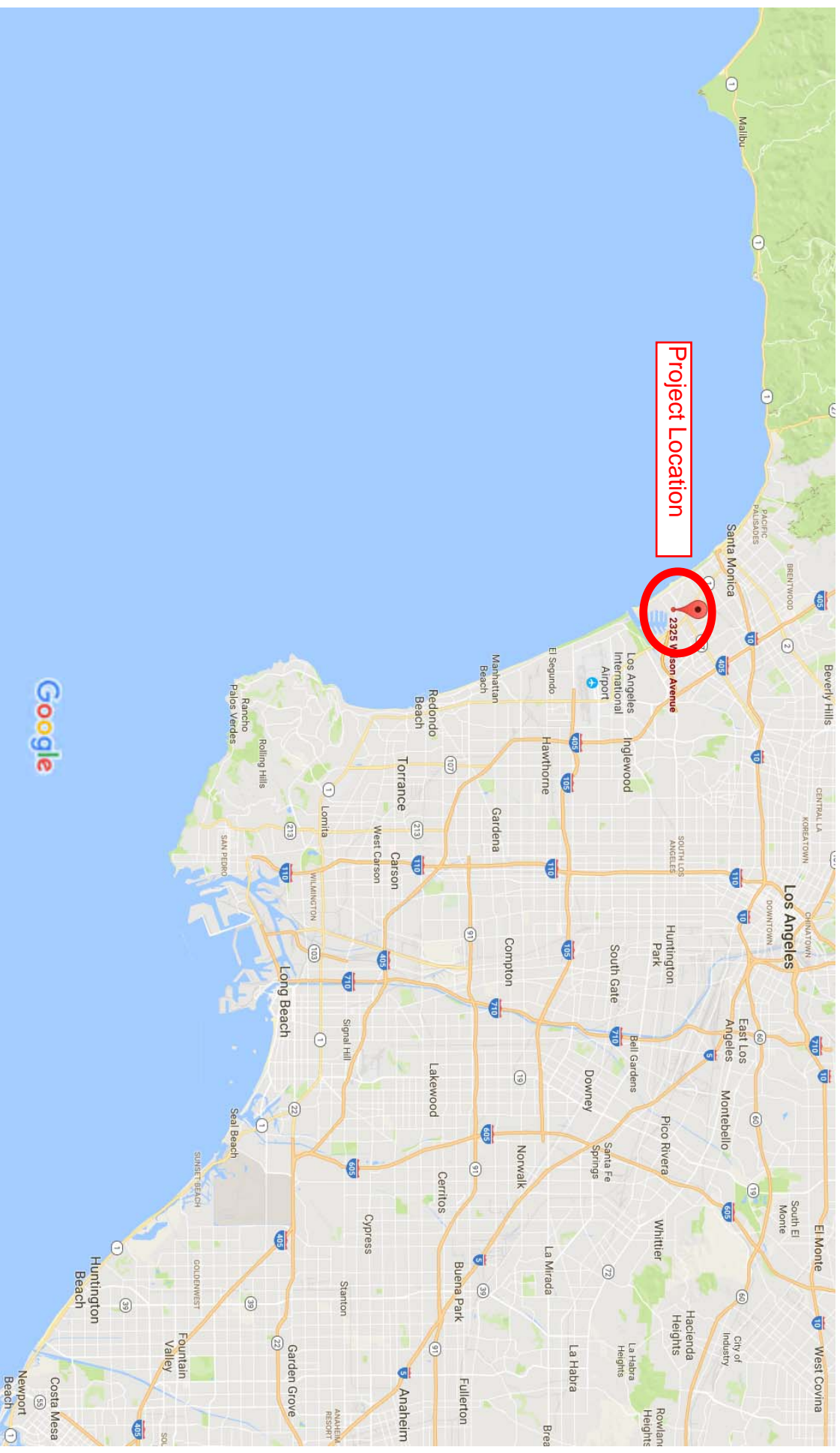
**Exhibit 1: Vicinity Map**

**Exhibit 2: City Determination Letter and Approved Plans**

**Exhibit 3: Appeal**

**Exhibit 4: Applicant's Response to the Appeal**

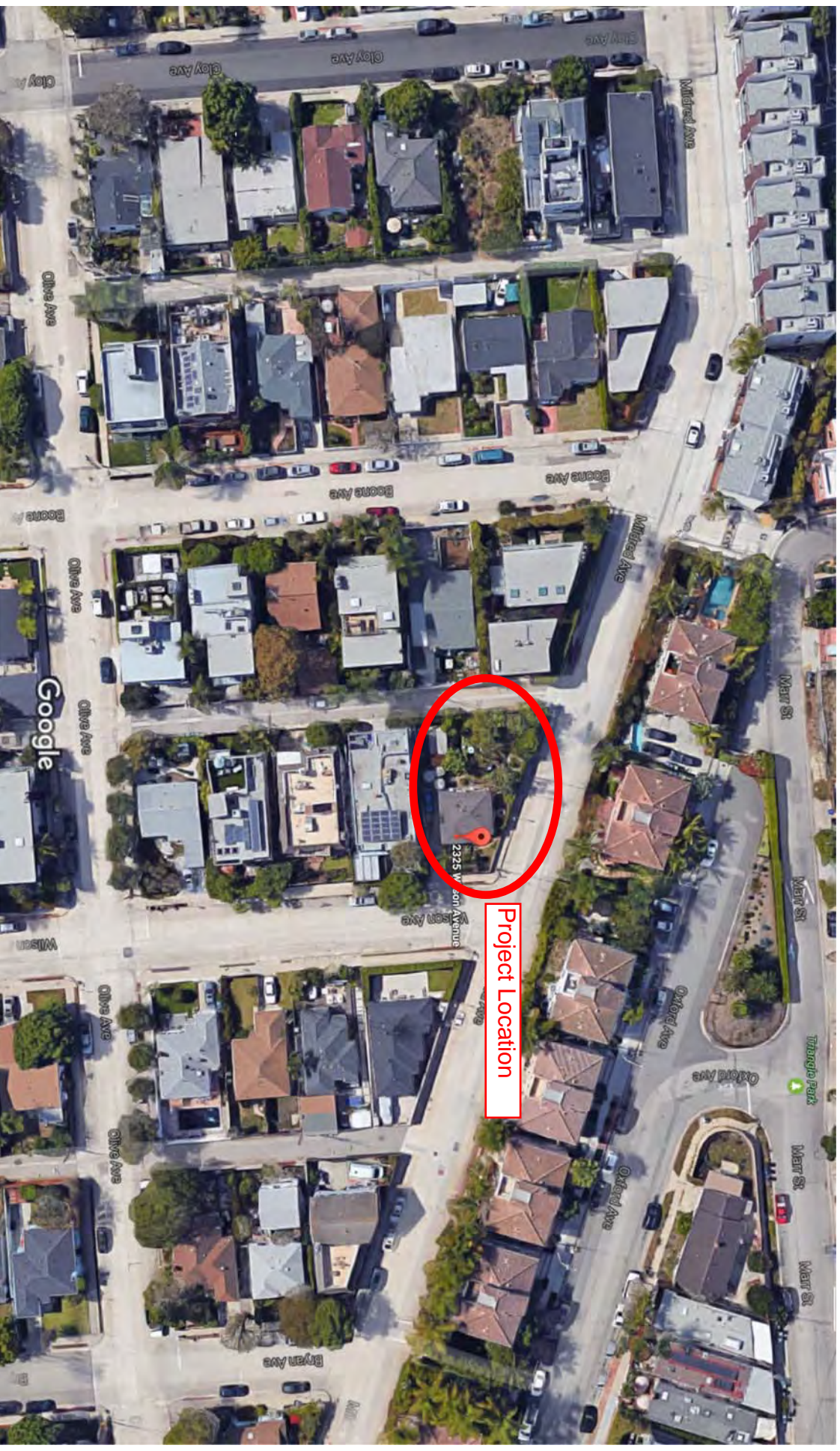
Google Maps 2325 Wilson Ave



Map data ©2017 Google 2 mi

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Imagery ©2017 Google, Map data ©2017 Google 50 ft 





Image capture: Jan 2016 © 2017 Google

Los Angeles, California  
Street View - Jan 2016

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DEPARTMENT OF  
CITY PLANNING

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

FILE COPY

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South Coast Region

MAR 17 2017

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California Coastal Commission  
South Coast Area Office  
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Long Beach, CA 90802-4302

NOTICE OF PERMIT ISSUANCE

March 14, 2017  
Case No. DIR-2016-2381-CDP-MEL  
2325 South Wilson Avenue

Please take notice that the above referenced Coastal Development Permit was issued on March 3, 2017, pursuant to a public hearings on January 23, 2017 and February 6, 2017, and an appeal was not filed with the City of Los Angeles, West/Coastal Project Planning Division, as advised in the permit during the mandatory appeal period.

An appeal period of 20 working days must expire from the date this notice and attached Coastal Development Permit is received and accepted by the California Coastal Commission, Division V in Long Beach before this Coastal Development Permit will become effective.

- ( ) The proposed development is in the dual permit jurisdiction area, and will require an additional permit from the California Coastal Commission upon the expiration of the above 20 working day appeal period.
- (X) The proposed development is in the single permit jurisdiction area, and if the application is not appealed within the 20 working day period the applicant may apply to the City of Los Angeles Department of Building and Safety for a building permit.

VINCENT P. BERTONI, AICP  
Department of City Planning

By

Jeff Khau, Planning Assistant

Attachments:

- (X) Permit  
(X) Application

cc: Applicant

CP-1622 (08/10/93)

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**DIRECTOR'S DETERMINATION  
COASTAL DEVELOPMENT PERMIT  
MELLO ACT COMPLIANCE REVIEW**

March 3, 2017

**Owner/Applicant**  
Fabienne Korchia  
Pied A Terre, LLC  
13101 W. Washington Ave.  
Los Angeles, CA 90066

**Representative**  
Dan Brunn  
Dan Brunn Architecture  
6363 Wilshire Blvd.  
Los Angeles, CA 90048

**Case No.** DIR-2016-2381-CDP-MEL  
**CEQA:** ENV-2016-2382-CE  
**Location:** 2325 Wilson Avenue  
**Community Plan Area:** Venice – Southeast Venice  
**Council District:** 11 – Bonin  
**Neighborhood Council:** Venice  
**Land Use Designation:** Low Residential  
**Zone:** R1-1  
**Legal Description:** Lot 191, Tract 4424

**Last Day to File an Appeal:** March 13, 2017

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve** a Coastal Development Permit authorizing the demolition of an existing one-story, single-family dwelling and the construction, use, and maintenance of a 3,400 square foot two-story single-family dwelling with an attached two-car garage and a rooftop deck, located in the single permit jurisdiction area of the Coastal Zone, and

Pursuant to Government Code Sections 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures I hereby:

**Approve** a Mello Act Compliance Review for the demolition and construction of a single-family dwelling in the Coastal Zone.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to ENV 2016-2382-CE per Article III, Section 1, Class 3, Category 1 of the City of Los Angeles CEQA Guidelines.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

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## CONDITIONS OF APPROVAL

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Density.** A maximum density of one single-family dwelling per lot shall be permitted, as restricted by LAMC Section 12.08. The proposed project will maintain single-family dwelling unit on the property.
4. **Height.** The subject project features a flat roofline and shall be limited to a height of 25 feet, measured from the centerline of Wilson Avenue to the highest point of the roof. The project is approximately 24 feet in height.
5. **Parking and Access.** As shown in "Exhibit A" and as approved by the Department of Building and Safety, the subject project shall provide three parking spaces onsite; two covered and one uncovered. All vehicle access shall be from the rear alley.
6. **Roof Structures.** The Roof Access Structure (RAS) is limited to a height of 35 feet, measured from the centerline of Wilson Avenue to the top edge of the RAS. The area within the outside walls shall be minimized and shall not exceed 100 square feet as measured from the outside walls. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may not exceed the maximum height by more than 5 feet.
7. **Roof Deck.** Railings used on the proposed rooftop deck shall be of an open design and shall be limited to a height of 42 inches.
8. No deviations from the Venice Coastal Specific Plan have been requested or approved herein. All applicable provisions of the Specific Plan shall be complied with, as further noted in DIR-2017-274-VSO.
9. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
10. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
11. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
12. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Fire Department. Said Department's approval shall be included in the plans submitted to the Development Services Center.

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13. Prior to the commencement of site excavation and construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a telephone number, and shall be posted on the site in a manner, which is readily visible to any interested party.
14. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

#### **Administrative Conditions**

15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
16. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
19. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

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## 21. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

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"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

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## **BACKGROUND**

The subject site is a relatively flat, trapezoid-shaped, corner lot with a width of about 52 feet and depth of about 92 feet; with a total lot area of approximately 4,799 square feet. The property fronts Wilson Avenue to the east and is adjacent Mildred Avenue to the north. The rear westerly property line abuts an alley that provides vehicle access. The property is located within the Los Angeles Coastal Transportation Corridor Specific Plan, Venice Coastal Zone Specific Plan (Southeast Venice Subarea), a Calvo Exclusion Area, Methane Zone, Liquefaction Zone, and Tsunami Inundation Zone. The site is within 5.7 kilometers from the Santa Monica Fault.

The applicant is requesting a Coastal Development Permit authorizing the construction of a 3,400 square-foot, two-story, 24 feet-in-height, single-family dwelling with a two-car garage and a rooftop deck on residential lot within the Single Permit Jurisdiction of the Coastal Zone. An additional parking space is provided behind the garage, resulting in a total of three parking spaces. In addition, the project is subject to review for compliance with the Mello Act.

The neighborhood is zoned R1-1 and properties immediately surrounding the property are developed with one and two-story, single-family dwellings. There are 25 lots fronting Wilson Avenue; of those, 10 are two-story and 15 are one-story.

Wilson Avenue is a designated Local Street with a right-of-way width of 60 feet and developed to a roadway width of 36 feet. Wilson Avenue is improved with an asphalt roadway, gutter, curb, and sidewalk.

Mildred Avenue is a designated Local Street with a right-of-way width of 60 feet and developed to a roadway width of 36 feet. Mildred Avenue is improved with an asphalt roadway, gutter, curb, and sidewalk.

(Unnamed) Alley is a designated alley to with a width of 15 feet. Access to the subject project's garage is provided from the alley.

### **Previous zoning related actions on the site/in the area include:**

ZA-2015-913-CDP-MEL – On January 29, 2016, the Zoning Administrator approved a coastal development permit and Mello Act compliance review for the demolition of a single-family dwelling and construction of a two-story, 3,503 square-foot single-family dwelling with an attached two-car garage within the single jurisdiction of the Coastal Zone, located at 644 E. Sunset Boulevard.

ZA-2014-4517-CDP-SPP-MEL – On December 22, 2015, the Zoning Administrator approved a coastal development permit and Mello Act compliance review for the demolition of a single-family dwelling and construction of a two-story, 3,386 square-foot single-family dwelling with an attached two-car garage within the dual permit jurisdiction of the Coastal Zone, located at 2919 Sanborn Avenue.

ZA-2014-1088-CDP-ZAA-MEL – On July 17, 2015, the Zoning Administrator approved a coastal development permit and Mello Act compliance review for the demolition of a single-family dwelling and construction of two, two-story single-family dwellings above a garage level in conjunction with a small lot subdivision (resulting in two lots) within the single jurisdiction of the Coastal Zone, located at 672 E. Brooks Avenue.

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ZA-2014-1084-CDP-ZAA-MEL – On July 4, 2015, the Zoning Administrator approved a coastal development permit and Mello Act compliance review for the demolition of a single-family dwelling and construction of two, two-story single-family dwellings above a garage level in conjunction with a small lot subdivision (resulting in two lots) within the single jurisdiction of the Coastal Zone, located at 665 E. Vernon Avenue.

ZA-2014-1111-CDP-ZAA-MEL – On October 9, 2014, the Zoning Administrator approved a coastal development permit and Mello Act compliance review for the demolition of a single-family dwelling and construction of a 3,313 single-family dwellings with an attached garage within the single jurisdiction of the Coastal Zone, located at 2401 Boone Avenue.

### Public Hearings

A hearing officer held a public hearing for the subject project at 3:00 p.m., on February 6, 2017 at the West Los Angeles Municipal Building, Second Floor Hearing Room, 1645 Corinth Avenue, Los Angeles, CA 90025. The applicant's representative, Council District 11 representative, and five member of the public attended.

The applicant's representative briefly summarized the project, the requested entitlements, as well as his experience working with Venice projects. He confirmed that there are no adjustments requested. The representative stated that the project fits with the neighborhood at 70% of the maximum floor area ratio (FAR). The representative submitted a list of neighboring properties that have a higher FAR than the proposed development, along with pictures, to illustrate how the development is similar in character with the existing structures. The pictures as well as the documents showing the surrounding lots' FAR was provided for the case file.

Jeff Zucker, a Venice resident and adjacent property owner, was concerned that the contractors are building for people who do not intend to live there. He wants to be assured that people will live there, and that it will not sit as a speculative home. Mr. Zucker mentioned the rear garage entrance is too close to other garages, and will worsen mobility in the alley. Lastly, he said he was worried that that the design of the house was like a box.

JJ Blumenkratz, a resident of Venice, spoke in favor of the project, citing that the concept is in character with the neighborhood and that, at 70% of the max FAR, the project is less imposing than other neighboring homes.

Judith Esposito, a resident of Venice, spoke against the project due to its large size. She read a letter from another neighbor, who also opposed the project. Their main concerns were the massing and size of the development. She stated that developers have no roots in the neighborhood and that new projects are out of proportion and not keeping in character with the neighborhood. She said she believes that past construction of other large homes should not precedent future development.

The applicant representative's responses to the comments are as follows:

- The garage must be in the alley because there is no other space to put the garage pursuant to the Venice Coastal Specific Plan.
- Someone can live in the home in the future, even if no one is living there now.
- The proposed single-family dwelling is not large compared to what is already built in the neighborhood.

To allow for additional comments from the public, a second hearing took place at 3:00 p.m., on February 6, 2017 at the West Los Angeles Municipal Building, Second Floor Hearing Room, 1645 Corinth Avenue, Los Angeles, CA 90025. The applicant's representatives, Council District 11 representative, and one member of the public attended the continued hearing. The applicant's



representative restated the requested entitlements. He recapped that the development aligned with the mass, scale, and character of the neighborhood. Since the last hearing, the applicant's representative has obtained a Venice Sign-Off (VSO) and coordinated with neighbors in an effort to present a design that is attuned with surrounding homes.

Jeff Zucker, a Venice resident who lives adjacent to the proposed project, mentioned that some neighbors claimed to have not received the public notice. He asked whether the project was to be a speculative home. Since the recorded owner is listed as a limited liability corporation (LLC), he expressed concern that the final home would be a speculative home, thus not owner-occupied. He mentioned the importance of knowing your neighbors, and that he has had discussions about the development with the project architect but not the future owner. Mr. Zucker said he feels there is no accountability to the neighborhood if the development is not owner-occupied. He commented on the need for compliance measures to be used to alleviate construction impacts, such as noise and parking.

The applicant representative responded that, to his knowledge, the project is not a speculative home and will be occupied by his client. He stated he is an experienced contractor who wants to do good work to maintain his reputation. He states that he will be available throughout construction in case there are construction related concerns.

The hearing officer clarified that the review process does not discriminate on the basis of occupancy; whether the final project is a speculative home or not has no weight in the decision to issue the requested entitlements. To address the claim that notifications were not received, radius maps and affidavits were presented to show that legal noticing requirements were met. The hearing officer stated that the required regulatory compliance measures (RCM) would address the above mentioned concerns about construction noise and the parking availability.

No additional comments were provided at the hearing.

#### Correspondence

On January 18, 2017, planning staff received an email from Venice resident Judith Esposito stating that the proposed single-family dwelling is out of scale with the neighborhood and should be reduced.

On January 19, 2017, planning staff received an email from Venice resident Frank Defurio stating that the proposed single-family dwelling is a box home that is out of scale with the houses in the neighborhood. On January 26, 2017, planning staff received an email from Mr. Defurio stating that the proposed single-family dwelling is too large and tall, causing less sunlight, air circulation, and privacy. He wrote that the proposed rooftop deck is a potential cause of noise. On February 5, 2017, planning staff received an email from Mr. Defurio stating that the proposed single-family dwelling is for real estate investment purposes and not for occupancy. He attached a statement of information for Pied A. Terre, a limited liability corporation and the vested owner of the property.

On January 20, 2017, planning staff received an email from Venice resident Richard Stranger stating that proposed single-family dwelling is too large; owners should reduce the size from 3,400 square feet to less than 3,000. Second-story setbacks can help decrease floor area. He also wrote that preserving the single-story home is important in keeping with the character of the neighborhood.

On January 20, 2017, planning staff received an email from Venice residents Leon and Marianne Pogoler stating that the proposed single-family dwelling is not consistent with the mass and size of the houses in the neighborhood.

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On January 22, 2017, planning staff received an email from Venice resident JJ Blumenkratz in support for the project, stating that surrounding homes are the same square footage as the proposed project, and that the FAR of the proposed project is below that of adjacent properties. He wrote that limiting construction is an infringement on property owner rights, and the hold up of entitlements is a cause of blight.

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## FINDINGS

### Coastal Development Permit

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

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

The applicant is requesting a Coastal Development Permit authorizing the demolition of an existing single-family residence and the construction of a new two-story, 3,400 square-foot single-family dwelling with an attached two-car garage, rooftop deck, and swimming pool, within the single permit jurisdiction of the Coastal Zone. The project also requires a Mello Act Compliance review. The proposed development does not request any deviations from the Los Angeles Municipal Code with respect to required parking, building height, setbacks and floor areas.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, the environment and significant resources, and coastal access. Applicable provision are as follows:

*Section 30211 requires that the new development shall not interfere with the public's right of access to the sea.* The development is located 0.85 miles away from the shoreline and does not share a right of way to the coast; thus, the development will not interfere with the public's right of access to the ocean. The site is located far enough from any coastal access points to reasonably assume that public access to the sea will not be affected. Other lots in the area are similarly developed with single-family residences.

*Section 30221 states that recreational use and development shall be protected.* The proposed development does not adjoin any recreation and visitor serving facilities and as such will not result in any adverse impacts on such facilities.

*Section 30230 states that marine resources shall be maintained, enhanced, and where feasible, restored.* The proposed development does not affect any marine resources, such as fisheries, minerals, and gases. The development is well above the high tide line and will not have any identifiable effect on the Pacific Ocean. The subject property does not have direct access to any water or beach so no dredging, filling or diking of coastal waters or wetlands is required. There is no commercial fishing or recreational boating on or adjacent to the property.

*Section 30240 states that environmentally sensitive habitat areas shall be protected.* Environmentally sensitive habitats are areas where plant or animal life are either rare or especially valuable because of their special nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and developments. No rare plant or animal life is known to exist within the property and surrounding area. The proposed development is limited to the lot line boundaries of the private property in an area that is improved with single-family dwellings. Due to these confines, the project will have no impact on the sensitive habitat areas and wetlands.

*Section 30244 requires reasonable mitigation measures to reduce potential impacts on archeological or paleontological resources.* The project consists of the demolition of an existing residential structure and construction of a new two-story single-family dwelling. The subject site is not located within an area with known Archaeological or Paleontological resources.

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Resources. However, if such resources are later discovered during excavation or grading activities, the project is subject to compliance with Federal, State and Local regulations already in place.

*Section 30250 states that new development shall be located in areas able to accommodate it, areas with adequate public services, and in areas where such development will not have significant adverse impacts on coastal resources.* The proposed development is located in the single permit jurisdiction area of the California Coastal Zone. The proposed project is located in an urban residential neighborhood developed with similar single-family dwellings. Currently, the site contains a one-story single-family dwelling to be demolished and replaced with a two-story single-family dwelling. The proposed density of one unit per lot complies with the R1-1 zone and land use designation. The project is located within an existing developed area and will be comparable in size, scale and use with the developed area. The property provides frontage on Wilson Ave, with a designated right-of-way width of 60 feet and roadway width of 36 feet, and abuts an alley that provides vehicle access to the site. Adequate parking and setbacks required by local zoning and building and safety requirements are provided. The lot will be developed with a single-family dwelling that maintains connections and access to all public services typically required for residential uses. As stated by the applicant's representative, since the project does not deviate from the surrounding homes and is constructed at 70% of the maximum floor area, the project will not overload the capacity of public services. Therefore, the proposed development will be accommodated and will not have a significant adverse impact on coastal resources.

*Section 30251 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, and, where feasible, to restore and enhance visual quality in visually degraded areas.* The subject site and surrounding area are relatively flat with no views to and along the ocean; no natural land forms will be altered as part of the project. The property is not located along a bluff with views to the Pacific Ocean. The project proposes the construction of a new two-story, 3,400 square-foot single-family dwelling and an attached garage. The subject site is situated on Wilson Avenue in a neighborhood zoned R1-1. The existing residential structures within 100 feet are comprised of mostly one-story and two-story structures. The massing is consistent with two-story structures in the area where the second story is a flat roofline. Of the 25 homes fronting Wilson Avenue, 10 are two-story and many other homes in the immediate vicinity are two-stories. Per the applicant, the massing of the proposed development reflects a similar scale to other homes in the area; the development is 1 foot below the allowable height limit and the residential floor area covers 70% of what is allowable.

*Section 30252 states that new development should maintain and enhance public access to the coast.* The project proposes the demolition of a single-family dwelling and construction of a new single-family dwelling in its place. The subject site is located within a residential neighborhood 0.85 miles northeast of the Pacific shoreline. The project provides three onsite parking spaces. No permanent structures will erect within the public right-of-way and public access to the coast will not be obstructed.

*Section 30253 requires new development to minimize risks to life and property in areas of high geologic, flood, and fire hazard, minimize impacts along bluffs and cliffs, and protect special communities and neighborhoods that are popular visitor destination points for recreational uses.* The property is located within a fault zone (5.7 kilometers from the Santa Monica Fault), liquefaction zone, methane buffer zone, and tsunami inundation

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zone. Therefore, the project is will comply with Zoning, Building, and Fire Safety Code compliance measures and requirements that will minimize risks to life and property in hazard areas. The project is not located by a bluff and is not directly adjacent to any popular visitor destinations.

As conditioned, the proposed project is in conformity with Chapter 3 of the California Coastal Act. The resulting single-family home will have no adverse impacts on public access, recreation, public views or the marine environment, since the site is within a developed residential area located more than one mile away from the shoreline. The project will neither interfere nor reduce access to the shoreline or beach. There will be no dredging, filling or diking of coastal waters or wetlands, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed project will not block any designated public access views.

**2. The development will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.**

Coastal Act Section 30604(a) states that prior to the certification of a Local Coastal Program ("LCP"), a coastal development permit may only be issued if a finding can be made that the proposed development is in conformance with Chapter 3 of the Coastal Act. The Venice Local Coastal Land Use Plan ("LUP") was certified by the California Coastal Commission on June 14, 2001; however, the necessary implementation ordinances were not adopted. The City is in the initial stages of preparing the LCP; prior to its adoption the guidelines contained in the certified LUP are advisory.

As discussed, the project consists of the development of a two-story, single-family dwelling with a rooftop deck on a corner lot within the Southeast Venice Subarea. The subject site is zoned R1-1 with a General Plan Land Use Designation of Low Residential.

The following are applicable policies from the Venice Local Coastal Land Use Plan:

Policy I.A.1 identifies general residential development standards regarding roof access structures and lot consolidation restrictions. As stated in the LUP, the project proposes a roof access structure that is 100 square feet in area, measured from the exterior walls and is less than 10 feet in height. The project is limited to the development of one lot.

Policy I.A.2 and Policy I.A.3 describe the intention to preserve single-family neighborhoods and allow for infill development, provided that it is compatible with and maintains the density, character, and scale of the existing development. The proposed single-family dwelling serves to infill the R1-1 zoned area and is in compliance with the density and development standards set forth in the LUP.

Policy I.A.4 outlines density and development standards for areas designated for single-family dwellings. The project consists of the construction of one new single-family dwelling on one lot, and complies with the requirement of one unit per 3,000 of lot area. The height is below the maximum height and the required side, front, and rear yards will be required as no adjustments or variances are requested in conjunction with the proposed project.

Policy II.A.3 outlines the Parking Requirements for the project: single-family dwellings on a lot greater than or equal to 35 feet in width (if adjacent to an alley) are required to provide three parking spaces; the single-family dwelling is on a lot 52 feet in width and will provide three parking spaces onsite. Two spaces will be covered and one space will not

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uncovered.

- The proposed two-story single-family dwelling with a rooftop deck is consistent with the policies of the Land Use Plan and the standards of the Specific Plan and will not prejudice the ability of the City to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act.

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

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources. In addition to the Regional Interpretative Guidelines, the policies of Venice Local Coastal Program Land Use Plan (the Land Use Plan was certified by the Coastal Commission on June 14, 2001) have been reviewed and considered. The project consists of the construction of a new two-story, single-family dwelling with a rooftop deck. The Regional Interpretive Guidelines have been reviewed and the proposed project is consistent with the requirements for the Southeast Venice Subarea; the project also complies with the policies of the LUP and development standards of the Specific Plan.

**4. The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.**

The project consists of the development of a two-story, single-family dwelling with a rooftop deck. The new residential structure does not conflict with prior decisions of the Coastal Commission. The Coastal Commission recently approved the following projects in the Venice Coastal Zone:

- In October 2016, the Commission approved a coastal development permit for the construction of a three-story, 4,7037 square-foot single-family dwelling with an attached three car garage and rooftop deck on a vacant lot located at 2709 Ocean Front Walk (Application No. 5-16-0096).
- In February 2016, the Commission approved a coastal development permit for the partial demolition, interior remodel, and addition to an existing single-family dwelling, resulting in a 2,249 square foot, two-story, 25-foot 4-inch structure located at 219 Howland Canal (Application No. 5-15-1220).
- In August 2015, the Commission approved an Administrative Permit for a 152 square-foot second-story addition (approximately 28 feet tall) to an existing single-family dwelling.

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family dwelling, located at 513 28<sup>th</sup> Avenue (Application No 5-15-0764).

- In August 2015, the Commission approved an Administrative Permit for the demolition of a single-family residence and construction of a 3-story 28-foot tall single-family dwelling located at 26 30<sup>th</sup> Avenue (Application No. 5-15-0634).
- In July 2015, the Commission approved an Administrative Permit for the demolition of a single-family dwelling and the construction of a three-story (35-foot), two-unit condominium providing a total of four parking spaces, located at 458 E. South Boulevard (Application No. 5-15-0310).

As such, this decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

5. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

Section 30210 of the Coastal Act states the following in regards to public access:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The subject property is located approximately 0.85 miles from the closest body of water within the coastal zone. Despite the distance to the water, the project could have a cumulative effect on public access to the coast if it resulted in a loss of on-street parking spaces or did not provide adequate parking for the dwelling. The existing single-family dwelling has a garage which is accessed from a driveway on Wilson Avenue. The project was revised to provide three parking spaces accessible from the alley. Two parking spaces will be located in a garage and one uncovered space accessed from the alley. As proposed, the project will not conflict with any public access or public recreation policies of the Coastal Act.

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

A Categorical Exemption, ENV-2016-2382-CE, has been prepared for the proposed project consistent, with the provisions of the California Environmental Quality Act and the City CEQA Guidelines. The project proposes the construction of a new, 3,400 square-foot

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dwelling unit with an attached two-car garage along with an additional parking space behind the garage. The Categorical Exemption prepared for the proposed project is appropriate pursuant to Article III, Section 1, Class 3, Category 1 of the City's CEQA Guidelines.

The Class 3 Category 1 categorical exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; this includes one single-family residence, or a second dwelling unit in a residential zone. As previously discussed, the project consists of the addition of one new dwelling unit to a site developed with one single-family dwelling.

Furthermore, the Exceptions outlined in the State CEQA Guidelines Section 15300.2 do not apply to the project:

- (a) Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is not located in a fault or flood zone, nor is it within a landslide area. Although the project is located within a liquefaction area and tsunami inundation zone, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.
- (b) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned R1-1 and designated Low Residential use. The proposed addition of one new dwelling unit will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typically to a residential neighborhood, no unusual circumstances are present or foreseeable.
- (d) Scenic Highways. The project site is not located on or near a designated state scenic highway.
- (e) Hazardous Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) Historical Resources. The subject site and existing structure have not been identified as a historic resource or within a historic district (SurveyLA, 2015), the project is not listed on the National or California Register of Historic Places, or identified as a Historic Cultural Monument (HCM).

Therefore, the project is determined to be categorically exempt and does not require mitigation or monitoring measures; no alternatives of the project were evaluated. An appropriate environmental clearance has been granted.

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### **Mello Act Compliance Review**

Pursuant to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, all Conversions, Demolitions, and New Housing Developments must be identified in order to determine if any Affordable Residential Units are onsite and must be maintained, and if the project is subject to the Inclusionary Residential Units requirement. Accordingly, pursuant to the settlement agreement between the City of Los Angeles and the Venice Town Council, Inc., the Barton Hill Neighborhood Organization, and Carol Berman concerning implementation of the Mello Act in the Coastal Zone Portions of the City of Los Angeles, the findings are as follows:

#### **7. Demolitions and Conversions (Part 4.0).**

The project includes the demolition of an existing single-family dwelling located on a 4,799 square-foot lot in the Southeast Venice subarea of the Venice Coastal Zone. A Mello Act Determination issued by the Los Angeles Housing and Community Investment Department (HCIDLA) dated September 13, 2016 states that the property currently maintains one two-bedroom, single-family dwelling. HCIDLA collected data from July 2013 through July 2016 provided by the current and previous owners. The property was purchased by Pied A Terre, LLC on March 17, 2016 from the Ayala Family Trust. Property tax bills, utility bills, statements from the previous owner, and a notarized affidavit by the owner indicate that the single-family dwelling is currently vacant but has been occupied by the previous owner through the 2013, 2014, 2015 tax years. Utility bills from Department of Water and Power show low water usage, suggesting that the property has been vacant in recent months. HCIDLA concluded that no affordable unit exists at the subject site, based on the fact that the property was owner occupied until it was sold to the new owner, and then sat vacant. Therefore, no Affordable Existing Residential Units are proposed for demolition or conversion and the applicant is not required to provide any Affordable Replacement Units.

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## TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

## TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

## APPEAL PERIOD - EFFECTIVE DATE

The Director's determination in this matter will become effective after **10 days**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://cityplanning.lacity.org>.** Public offices are located at:

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

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

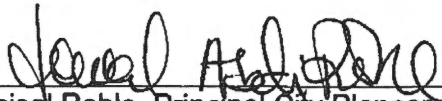
Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

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

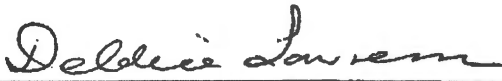
If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California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

VINCENT P. BERTONI, AICP  
Director of Planning

Approved by:

  
Faisal Roble, Principal City Planner

Reviewed by:

  
Debbie Lawrence, AICP, Senior City Planner

Reviewed by:

  
Alam Choudhury, City Planner

Prepared by:

  
Jeff Khau, Planning Assistant  
jeff.khau@lacity.org

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Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

DATE: September 13, 2016

TO: Jae H. Kim, Senior Planner  
City Planning Department

FROM: Robert Manford, Environmental Affairs Officer *[Signature]*  
Los Angeles Housing and Community Investment Department

SUBJECT: Mello Act Determination for 2325 South Wilson Avenue, Venice, CA 90291

Planning Case #: DIR-2016-2381-CDP-MEL

Based on information provided by the owner, Pied a Terre LLC, the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that no affordable unit which exists at 2325 South Wilson Avenue, Venice, CA 90291.

The property consists of a single family dwelling comprising of two (2) bedrooms. Per the statement on the application, owner is proposing to demolish existing single family dwelling and construct a new single family dwelling. On March 17, 2016, Pied a Terre LLC, purchased the property from the Ayala Family Trust. Owner has not filed for a demolition or building permit.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act requires that HCIDLA collect monthly housing cost data for at least the previous three (3) years. The owner's Mello application statement was received by HCIDLA on July 6, 2016. HCIDLA must collect data from: July 2013 through July 2016.

On July 13, 2016, tenant letter addressed to "Occupant" was mailed to property address by certified mail. On July 25, 2016 HCIDLA received undelivered letter from the United States Postal Service. On the envelope had handwritten note stating "vacant."

Owner provided property tax bills for 2013, 2014, and 2015 which demonstrated that the property had been owner occupied since property tax shows that previous owner was granted a homeowner's exemption and the mailing address of the bills matched the property address. Owner provided a letter from the previous owner dated June 22, 2016 in which it stated "...has been my family home since the 1950's...My father lived out his life in this home." Owner also provided their Department of Water and Power utility bill dated August 8, 2016 for a service period from May 31, 2016 to July 18, 2016 for water only which shows very low usage which supports that the property is currently vacant. Based on the documents submitted by the owner, the property was owner occupied until it was sold to the new owner and then sat vacant.

cc: Los Angeles Housing and Community Investment Department File  
Pied a Terre, LLC, a California limited liability company, Owner  
A. Rothschild, Western Center on Law and Poverty, Inc.  
Susanne Browne, Legal Aid Foundation of L.A.  
Juliet Oh, City Planning Department

RM:IP:MAC:wj

HIMS: 16-123109

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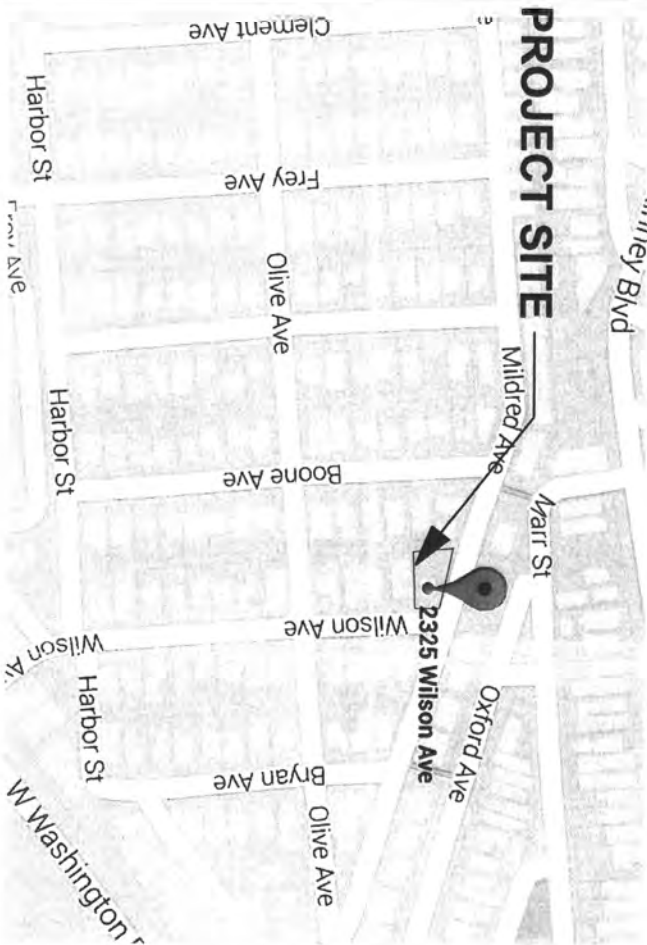
## PROJECT INFORMATION

## PROJECT INFORMATION

AC	ADV	AG	AGC	AGCT	AD	ADD	ADJ	AF	AGF	AGL	AGM	AGN	AGP	AGT	AGV	AGW	AGX	AGY	AGZ	AGAA	AGAB	AGAC	AGAD	AGAE	AGAF	AGAG	AGAH	AGAI	AGAJ	AGAK	AGAL	AGAM	AGAN	AGAO	AGAP	AGAQ	AGAR	AGAS	AGAT	AGAU	AGAV	AGAW	AGAX	AGAY	AGAZ	AGBA	AGBB	AGBC	AGBD	AGBE	AGBF	AGBG	AGBH	AGBI	AGBJ	AGBK	AGBL	AGBM	AGBN	AGBO	AGBP	AGBQ	AGBR	AGBS	AGBT	AGBU	AGBV	AGBW	AGBX	AGBY	AGBZ	AGCA	AGCB	AGCC	AGCD	AGCE	AGCF	AGCG	AGCH	AGCI	AGCJ	AGCK	AGCL	AGCM	AGCN	AGCO	AGCP	AGCQ	AGCR	AGCS	AGCT	AGCU	AGCV	AGCW	AGCX	AGCY	AGCZ	AGDA	AGDB	AGDC	AGDD	AGDE	AGDF	AGDG	AGDH	AGDI	AGDJ	AGDK	AGDL	AGDM	AGDN	AGDO	AGDP	AGDQ	AGDR	AGDS	AGDT	AGDV	AGDW	AGDX	AGDY	AGDZ	AGED	AGEB	AGEC	AGED	AGEF	AGEG	AGEH	AGEI	AGEJ	AGEK	AGEL	AGEM	AGEN	AGEO	AGEP	AGEQ	AGER	AGES	AGET	AGEU	AGEV	AGEW	AGEX	AGEY	AGEZ	AGFA	AGFB	AGFC	AGFD	AGFE	AGFG	AGFH	AGFI	AGFJ	AGFK	AGFL	AGFM	AGFN	AGFO	AGFP	AGFQ	AGFR	AGFS	AGFT	AGFU	AGFV	AGFW	AGFX	AGFY	AGFZ	AGGA	AGGB	AGGC	AGGD	AGGE	AGGF	AGGG	AGGH	AGGI	AGGJ	AGGK	AGGL	AGGM	AGGN	AGGO	AGGP	AGGQ	AGGR	AGGS	AGGT	AGGU	AGGV	AGGW	AGGX	AGGY	AGGZ	AGHA	AGHB	AGHC	AGHD	AGHE	AGHF	AGHG	AGHI	AGHJ	AGHK	AGHL	AGHM	AGHN	AGHO	AGHP	AGHQ	AGHR	AGHS	AGHT	AGHU	AGHV	AGHW	AGHX	AGHY	AGHZ	AGIA	AGIB	AGIC	AGID	AGIE	AGIF	AGIG	AGIH	AGIJ	AGIK	AGIL	AGIM	AGIN	AGIO	AGIP	AGIQ	AGIR	AGIS	AGIT	AGIU	AGIV	AGIW	AGIX	AGIY	AGIZ	AGJA	AGJB	AGJC	AGJD	AGJE	AGJF	AGJG	AGJH	AGJI	AGJJ	AGJK	AGJL	AGJM	AGJN	AGJO	AGJP	AGJQ	AGJR	AGJS	AGJT	AGJU	AGJV	AGJW	AGJX	AGJY	AGJZ	AGKA	AGKB	AGKC	AGKD	AGKE	AGKF	AGKG	AGKH	AGKI	AGKJ	AGKL	AGKM	AGKN	AGKO	AGKP	AGKQ	AGKR	AGKS	AGKT	AGKU	AGKV	AGKW	AGKX	AGKY	AGKZ	AGLA	AGLB	AGLC	AGLD	AGLE	AGLF	AGLG	AGLH	AGLI	AGLJ	AGLK	AGLL	AGLM	AGLN	AGLO	AGLP	AGLQ	AGLR	AGLS	AGLT	AGLV	AGLW	AGLX	AGLY	AGLZ	AGMA	AGMB	AGMC	AGMD	AGME	AGMF	AGMG	AGMH	AGMI	AGMJ	AGMK	AGML	AGMN	AGMO	AGMP	AGMQ	AGMR	AGMS	AGMT	AGMU	AGMV	AGMW	AGMX	AGMY	AGMZ	AGNA	AGNB	AGNC	AGND	AGNE	AGNF	AGNG	AGNH	AGNI	AGNJ	AGNK	AGNL	AGNM	AGNO	AGNP	AGNQ	AGNR	AGNS	AGNT	AGNU	AGNV	AGNW	AGNX	AGNY	AGNZ	AGOA	AGOB	AGOC	AGOD	AGOE	AGOF	AGOG	AGOH	AGOI	AGOJ	AGOK	AGOL	AGOM	AGON	AGOO	AGOP	AGOQ	AGOR	AGOS	AGOT	AGOU	AGOV	AGOW	AGOX	AGOY	AGOZ	AGPA	AGPB	AGPC	AGPD	AGPE	AGPF	AGPG	AGPH	AGPI	AGPJ	AGPK	AGPL	AGPM	AGPN	AGPO	AGPP	AGPQ	AGPR	AGPS	AGPT	AGPU	AGPV	AGPW	AGPX	AGPY	AGPZ	AGQA	AGQB	AGQC	AGQD	AGQE	AGQF	AGQG	AGQH	AGQI	AGQJ	AGQK	AGQL	AGQM	AGQN	AGQO	AGQP	AGQQ	AGQR	AGQS	AGQT	AGQU	AGQV	AGQW	AGQX	AGQY	AGQZ	AGRA	AGRB	AGRC	AGRD	AGRE	AGRF	AGRG	AGRH	AGRI	AGRJ	AGRK	AGRL	AGRM	AGRN	AGRO	AGRP	AGRQ	AGRR	AGRS	AGRT	AGRU	AGRV	AGRW	AGRX	AGRY	AGRZ	AGSA	AGSB	AGSC	AGSD	AGSE	AGSF	AGSG	AGSH	AGSI	AGSJ	AGSK	AGSL	AGSM	AGSN	AGSO	AGSP	AGSQ	AGSR	AGSS	AGST	AGSU	AGSV	AGSW	AGSX	AGSY	AGSZ	AGTA	AGTB	AGTC	AGTD	AGTE	AGTF	AGTG	AGTH	AGTI	AGTJ	AGTK	AGTL	AGTM	AGTN	AGTO	AGTP	AGTQ	AGTR	AGTS	AGTT	AGTU	AGTV	AGTW	AGTX	AGTY	AGTZ	AGUA	AGUB	AGUC	AGUD	AGUE	AGUF	AGUG	AGUH	AGUI	AGUJ	AGUK	AGUL	AGUM	AGUN	AGUO	AGUP	AGUQ	AGUR	AGUS	AGUT	AGUU	AGUV	AGUW	AGUX	AGUY	AGUZ	AGVA	AGVB	AGVC	AGVD	AGVE	AGVF	AGVG	AGVH	AGVI	AGVJ	AGVK	AGVL	AGVM	AGVN	AGVO	AGVP	AGVQ	AGVR	AGVS	AGVT	AGVU	AGVV	AGVW	AGVX	AGVY	AGVZ	AGWA	AGWB	AGWC	AGWD	AGWE	AGWF	AGWG	AGWH	AGWI	AGWJ	AGWK	AGWL	AGWM	AGWN	AGWO	AGWP	AGWQ	AGWR	AGWS	AGWT	AGWU	AGWV	AGWW	AGWX	AGWY	AGWZ	AGXA	AGXB	AGXC	AGXD	AGXE	AGXF	AGXG	AGXH	AGXI	AGXJ	AGXK	AGXL	AGXM	AGXN	AGXO	AGXP	AGXQ	AGXR	AGXS	AGXT	AGXU	AGXV	AGXW	AGXX	AGXY	AGXZ	AGYA	AGYB	AGYC	AGYD	AGYE	AGYF	AGYG	AGYH	AGYI	AGYJ	AGYK	AGYL	AGYM	AGYN	AGYO	AGYP	AGYQ	AGYR	AGYS	AGYT	AGYU	AGYV	AGYW	AGYX	AGYY	AGYZ	AGZA	AGZB	AGZC	AGZD	AGZE	AGZF	AGZG	AGZH	AGZI	AGZJ	AGZK	AGZL	AGZM	AGZN	AGZO	AGZP	AGZQ	AGZR	AGZS	AGZT	AGZU	AGZV	AGZW	AGZX	AGZY	AGZZ
AC	ADV	AG	AGC	AGCT	AD	ADD	ADJ	AF	AGF	AGL	AGM	AGN	AGP	AGT	AGV	AGW	AGX	AGY	AGZ	AGAA	AGAB	AGAC	AGAD	AGAE	AGAF	AGAG	AGAH	AGAI	AGAJ	AGAK	AGAL	AGAM	AGAN	AGAO	AGAP	AGAQ	AGAR	AGAS	AGAT	AGAU	AGAV	AGAW	AGAX	AGAY	AGAZ	AGBA	AGBB	AGBC	AGBD	AGBE	AGBF	AGBG	AGBH	AGBI	AGBJ	AGBK	AGBL	AGBM	AGBN	AGBO	AGBP	AGBQ	AGBR	AGBS	AGBT	AGBU	AGBV	AGBW	AGBX	AGBY	AGBZ	AGCA	AGCB	AGCC	AGCD	AGCE	AGCF	AGCG	AGCH	AGCI	AGCJ	AGCK	AGCL	AGCM	AGCN	AGCO	AGCP	AGCQ	AGCR	AGCS	AGCT	AGCU	AGCV	AGCW	AGCX	AGCY	AGCZ	AGDA	AGDB	AGDC	AGDD	AGDE	AGDF	AGDG	AGDH	AGDI	AGDJ	AGDK	AGDL	AGDM	AGDN	AGDO	AGDP	AGDQ	AGDR	AGDS	AGDT	AGDV	AGDW	AGDX	AGDY	AGDZ	AGED	AGEB	AGEC	AGED	AGEF	AGEG	AGEH	AGEI	AGEJ	AGEK	AGEL	AGEM	AGEN	AGEO	AGEP	AGEQ	AGER	AGES	AGET	AGEU	AGEV	AGEW	AGEX	AGEY	AGEZ	AGFA	AGFB	AGFC	AGFD	AGFE	AGFG	AGFH	AGFI	AGFJ	AGFK	AGFL	AGFM	AGFN	AGFO	AGFP	AGFQ	AGFR	AGFS	AGFT	AGFU	AGFV	AGFW	AGFX	AGFY	AGFZ	AGGA	AGGB	AGGC	AGGD	AGGE	AGGF	AGGG	AGGH	AGGI	AGGJ	AGGK	AGGL	AGGM	AGGN	AGGO	AGGP	AGGQ	AGGR	AGGS	AGGT	AGGU	AGGV	AGGW	AGGX	AGGY	AGGZ	AGHA	AGHB	AGHC	AGHD	AGHE	AGHF	AGHG	AGHI	AGHJ	AGHK	AGHL	AGHM	AGHN	AGHO	AGHP	AGHQ	AGHR	AGHS	AGHT	AGHU	AGHV	AGHW	AGHX	AGHY	AGHZ	AGIA	AGIB	AGIC	AGID	AGIE	AGIF	AGIG	AGIH	AGIJ	AGIK	AGIL	AGIM	AGIN	AGIO	AGIP	AGIQ	AGIR	AGIS	AGIT	AGIU	AGIV	AGIW	AGIX	AGIY	AGIZ	AGJA	AGJB	AGJC	AGJD	AGJE	AGJF	AGJG	AGJH	AGJI	AGJJ	AGJK	AGJL	AGJM	AGJN	AGJO	AGJP	AGJQ	AGJR	AGJS	AGJT	AGJU	AGJV	AGJW	AGJX	AGJY	AGJZ	AGKA	AGKB	AGKC	AGKD	AGKE	AGKF	AGKG	AGKH	AGKI	AGKJ	AGKL	AGKM	AGKN	AGKO	AGKP	AGKQ	AGKR	AGKS	AGKT	AGKU	AGKV	AGKW	AGKX	AGKY	AGKZ	AGLA	AGLB	AGLC	AGLD	AGLE	AGLF	AGLG	AGLH	AGLI	AGLJ	AGLK	AGLL	AGLM	AGLN	AGLO	AGLP	AGLQ	AGLR	AGLS	AGLT	AGLV	AGLW	AGLX	AGLY	AGLZ	AGMA	AGMB	AGMC	AGMD	AGME	AGMF	AGMG	AGMH	AGMI	AGMJ	AGMK	AGML	AGMN	AGMO	AGMP	AGMQ	AGMR	AGMS	AGMT	AGMU	AGMV	AGMW	AGMX	AGMY	AGMZ	AGNA	AGNB	AGNC	AGND	AGNE	AGNF	AGNG	AGNH	AGNI	AGNJ	AGNK	AGNL	AGNM	AGNO	AGNP	AGNQ	AGNR	AGNS	AGNT	AGNU	AGNV	AGNW	AGNX	AGNY	AGNZ	AGOA	AGOB	AGOC	AGOD	AGOE	AGOF	AGOG	AGOH	AGOI	AGOJ	AGOK	AGOL	AGOM	AGON	AGOO	AGOP	AGOQ	AGOR	AGOS	AGOT	AGOU	AGOV	AGOW	AGOX	AGOY	AGOZ	AGPA	AGPB	AGPC	AGPD	AGPE	AGPF	AGPG	AGPH	AGPI	AGPJ	AGPK	AGPL	AGPM	AGPN	AGPO	AGPP	AGPQ	AGPR	AGPS	AGPT	AGPU	AGPV	AGPW	AGPX	AGPY	AGPZ	AGQA	AGQB	AGQC	AGQD	AGQE	AGQF	AGQG	AGQH	AGQI	AGQJ	AGQK	AGQL	AGQM	AGQN	AGQO	AGQP	AGQQ	AGQR	AGQS	AGQT	AGQU	AGQV	AGQW	AGQX	AGQY	AGQZ	AGRA	AGRB	AGRC	AGRD	AGRE	AGRF	AGRG	AGRH	AGRI	AGRJ	AGRK	AGRL	AGRM	AGRN	AGRO	AGRP	AGRQ	AGRR	AGRS	AGRT	AGRU	AGRV	AGRW	AGRX	AGRY	AGRZ	AGSA	AGSB	AGSC	AGSD	AGSE	AGSF	AGSG	AGSH	AGSI	AGSJ	AGSK	AGSL	AGSM	AGSN	AGSO	AGSP	AGSQ	AGSR	AGSS	AGST	AGSU	AGSV	AGSW	AGSX	AGSY	AGSZ	AGTA	AGTB	AGTC	AGTD	AGTE	AGTF	AGTG	AGTH	AGTI	AGTJ	AGTK	AGTL	AGTM	AGTN	AGTO	AGTP	AGTQ	AGTR	AGTS	AGTT	AGTU	AGTV	AGTW	AGTX	AGTY	AGTZ	AGUA	AGUB	AGUC	AGUD	AGUE	AGUF	AGUG	AGUH	AGUI	AGUJ	AGUK	AGUL	AGUM	AGUN	AGUO	AGUP	AGUQ	AGUR	AGUS	AGUT	AGUU	AGUV	AGUW	AGUX	AGUY	AGUZ	AGVA	AGVB	AGVC	AGVD	AGVE	AGVF	AGVG	AGVH	AGVI	AGVJ	AGVK	AGVL	AGVM	AGVN	AGVO	AGVP	AGVQ	AGVR	AGVS	AGVT	AGVU	AGVV	AGVW	AGVX	AGVY	AGVZ	AGWA	AGWB	AGWC	AGWD	AGWE	AGWF	AGWG	AGWH	AGWI	AGWJ	AGWK	AGWL	AGWM	AGWN	AGWO	AGWP	AGWQ	AGWR	AGWS	AGWT	AGWU	AGWV	AGWW	AGWX	AGWY	AGWZ	AGXA	AGXB	AGXC	AGXD	AGXE	AGXF	AGXG	AGXH	AGXI	AGXJ	AGXK	AGXL	AGXM	AGXN	AGXO	AGXP	AGXQ	AGXR	AGXS	AGXT	AGXU	AGXV	AGXW	AGXX	AGXY	AGXZ	AGYA	AGYB	AGYC	AGYD	AGYE	AGYF	AGYG	AGYH	AGYI	AGYJ	AGYK	AGYL	AGYM	AGYN	AGYO	AGYP	AGYQ	AGYR	AGYS	AGYT	AGYU	AGYV	AGYW	AGYX	AGYY	AGYZ	AGZA	AGZB	AGZC	AGZD	AGZE	AGZF	AGZG	AGZH	AGZI	AGZJ	AGZK	AGZL	AGZM	AGZN	AGZO	AGZP	AGZQ	AGZR	AGZS	AGZT	AGZU	AGZV	AGZW	AGZX	AGZY	AGZZ
AC	ADV	AG	AGC	AGCT	AD	ADD	ADJ	AF	AGF	AGL	AGM	AGN	AGP	AGT	AGV	AGW	AGX	AGY	AGZ	AGAA	AGAB	AGAC	AGAD	AGAE	AGAF	AGAG	AGAH	AGAI	AGAJ	AGAK	AGAL	AGAM	AGAN	AGAO	AGAP	AGAQ	AGAR	AGAS	AGAT	AGAU	AGAV	AGAW	AGAX	AGAY	AGAZ	AGBA	AGBB	AGBC	AGBD	AGBE	AGBF	AGBG	AGBH	AGBI	AGBJ	AGBK	AGBL	AGBM	AGBN	AGBO	AGBP	AGBQ	AGBR	AGBS	AGBT	AGBU	AGBV	AGBW	AGBX	AGBY	AGBZ	AGCA	AGCB	AGCC	AGCD	AGCE	AGCF	AGCG	AGCH	AGCI	AGCJ	AGCK	AGCL	AGCM	AGCN	AGCO	AGCP	AGCQ	AGCR	AGCS	AGCT	AGCU	AGCV	AGCW	AGCX	AGCY	AGCZ	AGDA	AGDB	AGDC	AGDD	AGDE	AGDF	AGDG	AGDH	AGDI	AGDJ	AGDK	AGDL	AGDM	AGDN	AGDO	AGDP	AGDQ	AGDR	AGDS	AGDT	AGDV	AGDW	AGDX	AGDY	AGDZ	AGED	AGEB	AGEC	AGED	AGEF	AGEG	AGEH	AGEI	AGEJ	AGEK	AGEL	AGEM	AGEN	AGEO	AGEP	AGEQ	AGER	AGES	AGET	AGEU	AGEV	AGEW	AGEX	AGEY	AGEZ	AGFA	AGFB	AGFC	AGFD	AGFE	AGFG	AGFH	AGFI	AGFJ	AGFK	AGFL	AGFM	AGFN	AGFO	AGFP	AGFQ	AGFR	AGFS	AGFT	AGFU	AGFV	AGFW	AGFX	AGFY	AGFZ	AGGA	AGGB	AGGC	AGGD	AGGE	AGGF	AGGG	AGGH	AGGI	AGGJ	AGGK	AGGL	AGGM	AGGN	AGGO	AGGP	AGGQ	AGGR	AGGS	AGGT	AGGU	AGGV	AGGW	AGGX	AGGY	AGGZ	AGHA	AGHB	AGHC	AGHD	AGHE	AGHF	AGHG	AGHI	AGHJ	AGHK	AGHL	AGHM	AGHN	AGHO	AGHP	AGHQ	AGHR	AGHS	AGHT	AGHU	AGHV	AGHW	AGHX	AGHY	AGHZ	AGIA	AGIB	AGIC	AGID	AGIE	AGIF	AGIG	AGIH	AGIJ	AGIK	AGIL	AGIM	AGIN	AGIO	AGIP	AGIQ	AGIR	AGIS	AGIT	AGIU	AGIV	AGIW	AGIX	AGIY	AGIZ	AGJA	AGJB	AGJC	AGJD	AGJE	AGJF	AGJG	AGJH	AGJI	AGJJ	AGJK	AGJL	AGJM	AGJN	AGJO	AGJP	AGJQ	AGJR	AGJS	AGJT	AGJU	AGJV	AGJW	AGJX	AGJY	AGJZ	AGKA	AGKB	AGKC	AGKD	AGKE	AGKF	AGKG	AGKH	AGKI	AGKJ	AGKL	AGKM	AGKN	AGKO	AGKP	AGKQ	AGKR	AGKS	AGKT	AGKU	AGKV	AGKW	AGKX	AGKY	AGKZ	AGLA	AGLB	AGLC	AGLD	AGLE	AGLF	AGLG	AGLH	AGLI	AGLJ	AGLK	AGLL	AGLM	AGLN	AGLO	AGLP	AGLQ	AGLR	AGLS	AGLT	AGLV	AGLW	AGLX	AGLY	AGLZ	AGMA	AGMB	AGMC	AGMD	AGME	AGMF	AGMG	AGMH	AGMI	AGMJ	AGMK	AGML	AGMN	AGMO	AGMP	AGMQ	AGMR	AGMS	AGMT	AGMU	AGMV	AGMW	AGMX	AGMY	AGMZ	AGNA	AGNB	AGNC	AGND	AGNE	AGNF	AGNG	AGNH	AGNI	AGNJ	AGNK	AGNL	AGNM	AGNO																																																																																																																																																																																																																																																																																																																																			

ADDRESS	2325 WILSON AVE. LOS ANGELES CA 90291
ZONING	R1-1
LOT AREA	4799 SF
NUMBER OF STORIES	TWO STORY
FIRE ZONE	NO
CONSTRUCTION	TYPE-V
ASSESSOR'S PARCEL NUMBER	44228008007
TRACT	TR 4424
MAP REFERENCE	MB 70-64/65
BLOCK	NONE
LOT	191
MAP SHEET	105B149

# SHEET INDEX



<b>A1</b>	
A1.1	Index
A1.2	Demo Plan
A1.3	Site Plan
A1.4	1st Floor Plan
A1.5	2nd Floor Plan
A1.6	Roof Plan
A1.7	Elevations
A1.8	Elevations

**EXHIBIT "A"**  
Page No. 1 of 8  
Case No. D18-2016-2351-C

**2325  
WILSON AVE.**

**Owner**  
Pied a Terre LLC  
13101 Washington Ave.  
Los Angeles CA 90048

**Architect**  
Dan Brunn  
6363 Wilshire Boulevard Suite 503  
Los Angeles, CA 90048  
P: 310.855.3555 F: 310.855.3550

ST INFORMATION

FLAT ROOF MAX. HEIGHT 25'-0"  
ROOF ACCESS STRUCTURE MAX. HEIGHT 35'-0"

FRONT YARD  
19'-6" REQ. PREVAILING  
19'-6" PROVIDED

SIDE YARD  
5'-0" REQ.  
5'-0" PROVIDED

REAR YARD  
15'-0" REQ.  
15'-0" PROVIDED

APR 28 2017

**RECEIVED**  
South Coast Region

CALIFORNIA  
COASTAL COMMISSION

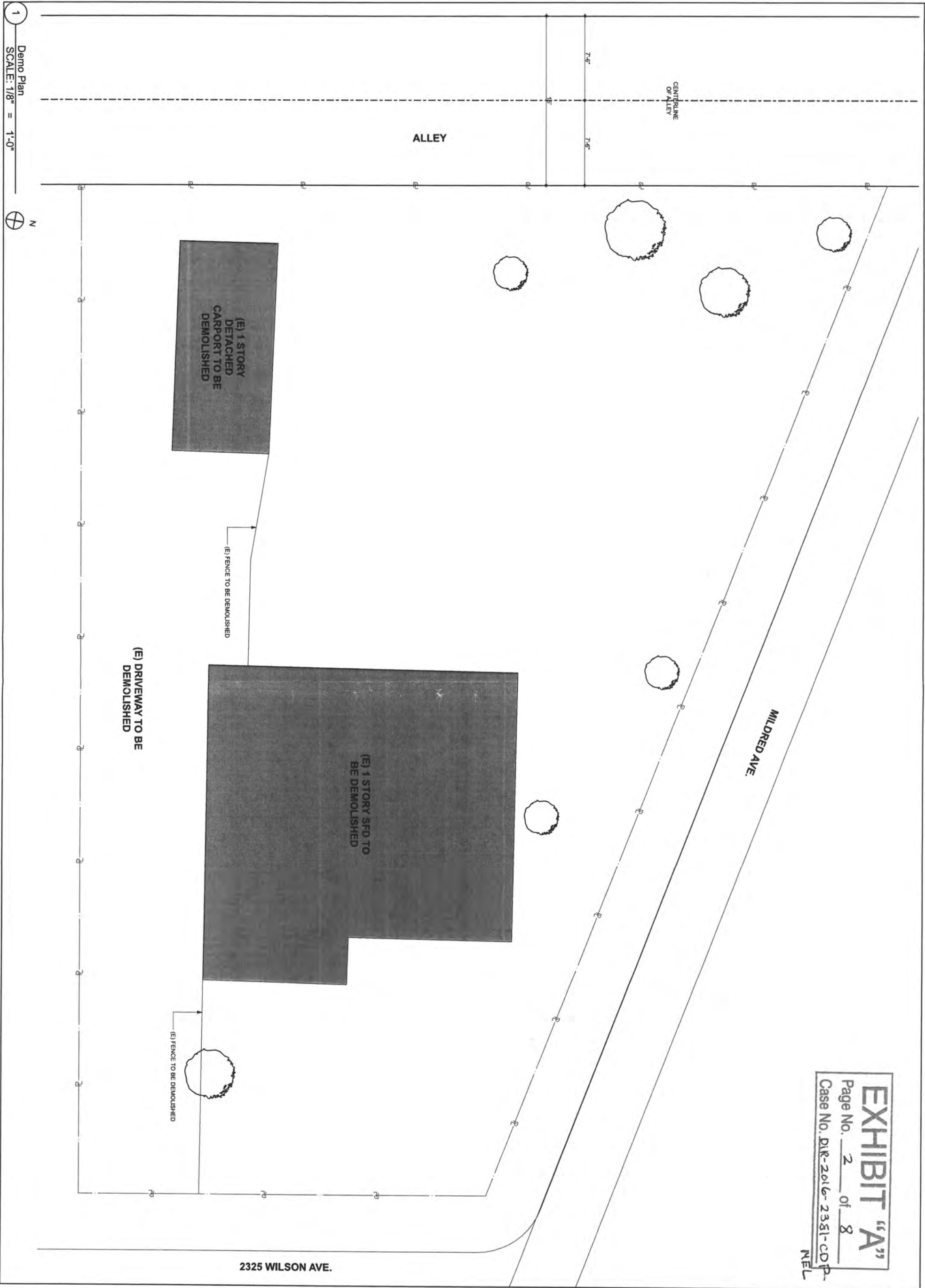
REVISIONS		
#	date	remarks

Issue Date:  
**6/17/16**  
Project Number:

These drawings, specifications, notes, designs, and arrangements presented hereby are and shall remain the property of Don Brumm. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Don Brumm. Your contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.



**EXHIBIT "A"**  
Page No. 2 of 8  
Case No. DIR-2016-2381-CDP  
NEL



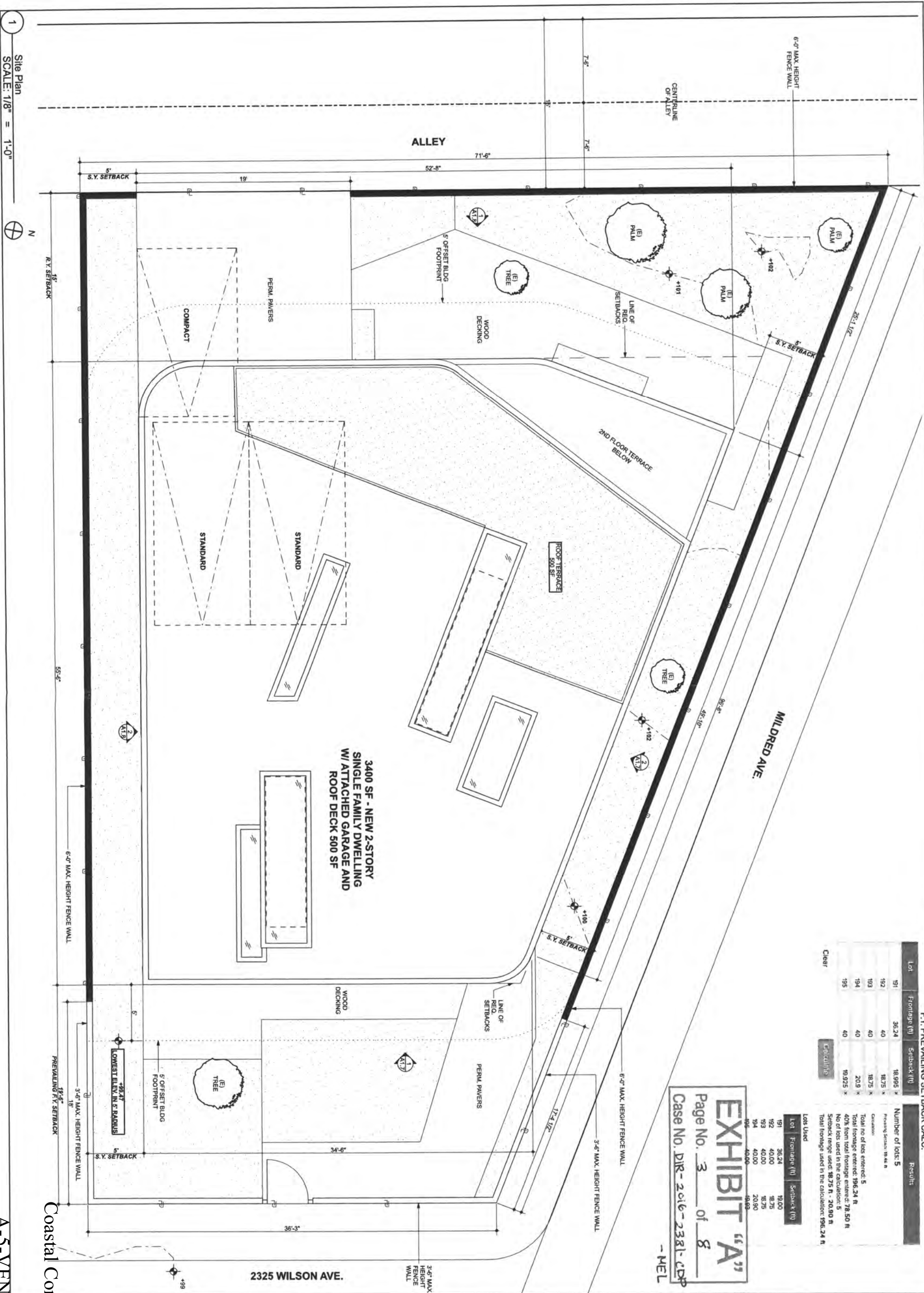
A1.2	Issue Date:		6/17/16	<p>These drawings, specifications, notes, designs, and arrangements presented hereby are and shall remain the property of Dan Brunn. No part thereof shall be copied, altered or used in connection with any work or project other than the specific project for which they were prepared and designed without the written consent of Dan Brunn. Violation of these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.</p>	<table><tr><th colspan="3">REVISIONS</th></tr><tr><th>#</th><th>date</th><th>remarks</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	REVISIONS			#	date	remarks				<div><div>2325</div><div>WILSON AVE.</div></div>	<p><b>Owner</b> Pied a Terre LLC 13101 Washington Ave. Los Angeles CA 90068</p> <p><b>Architect</b> Dan Brunn 8383 Wilshire Boulevard Suite 503 Los Angeles, CA 90048 P: 310.855.3555 F: 310.855.3550</p>
	REVISIONS															
	#	date	remarks													
Project Number:																
Demo Plan																



F.Y. PREVAILING SETBACK CALC.			
Lot		Frontage (ft)	Setback (ft)
191	36.24	18.995	
192	40	18.75	
193	40	19.75	
194	40	20.5	
195	40	19.925	
Calculate			
Clear			
Number of lots: 5			
Preceding Section: 19.44 ft			
Calculation:			
Total no of lots entered: 5			
Total frontage entered: 196.24 ft			
40% from total frontage entered: 78.50 ft			
No of lots used in the calculation: 5			
Setback range used: 18.75 ft - 20.90 ft			
Total frontage used in the calculation: 196.24 ft			

Lot Used	
Lot	Frontage (ft)
191	36.24
192	40.00
193	40.00
194	40.00
195	40.00

**EXHIBIT "A"**  
Page No. 3 of 8  
Case No. DIR-2016-2381-CDP  
- MEL



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**2325 WILSON AVE.**

REVISIONS		
#	date	remarks

Issue Date:  
6/17/16  
Project Number:

**Site Plan**  
Coastal Commission  
Exhibit 2  
A-5-VEN-17-0016

CDP-MEL



Coastal Commission  
Exhibit 2  
A-5-VEN-17-0016  
Page 24 of 28

Owner  
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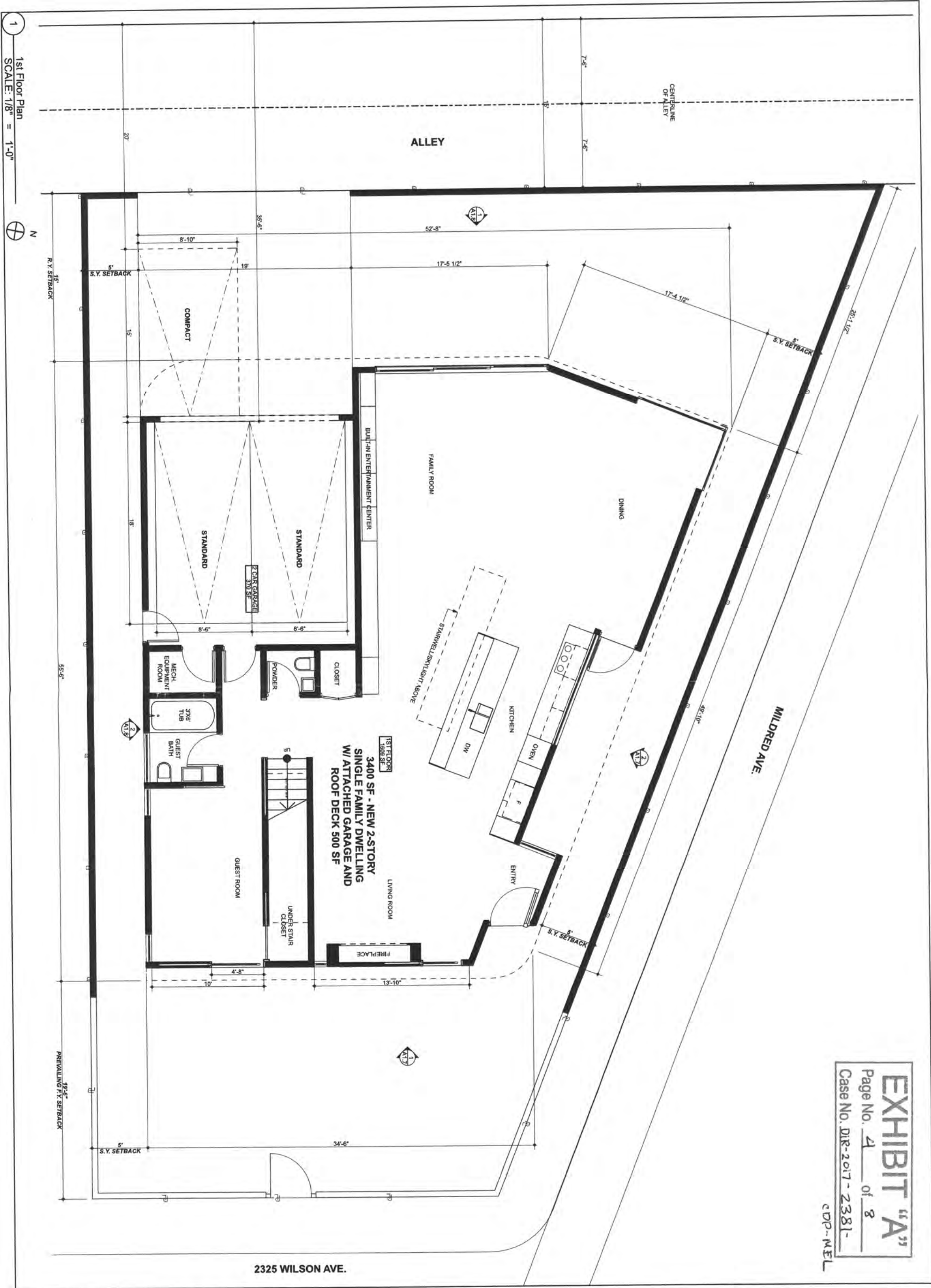
2325  
WILSON AVE.

REVISIONS		
#	date	remarks

Issue Date: 6/17/16  
Project Number: 2016\_06-17-pln: A1.4  
These drawings, specifications, ideas, designs, and arrangements presented hereby are not to remain the property of Dan Brun. He and his firm shall be compensated for their work on this project. No part of these drawings or specifications shall be used for any other project without the written consent of Dan Brun. These drawings and specifications shall constitute the final and conclusive evidence of acceptance of these restrictions.

1st Floor Plan

A1.4







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**2325  
WILSON AVE.**

REVISIONS		
#	date	remarks

Issue Date: 6/17/16  
Project Number:  

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2nd Floor Plan

Coastal Commission  
A-5-  
Exhibit 2

A-5-  
VEN-17-0016

2nd Floor Plan  
SCALE: 1/8" = 1'-0"





CDP - MEL



Coastal Commission  
Exhibit 2  
A-5-VEN-17-0016  
Page 26 of 28

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2325  
WILSON AVE.

REVISIONS

#	date	remarks
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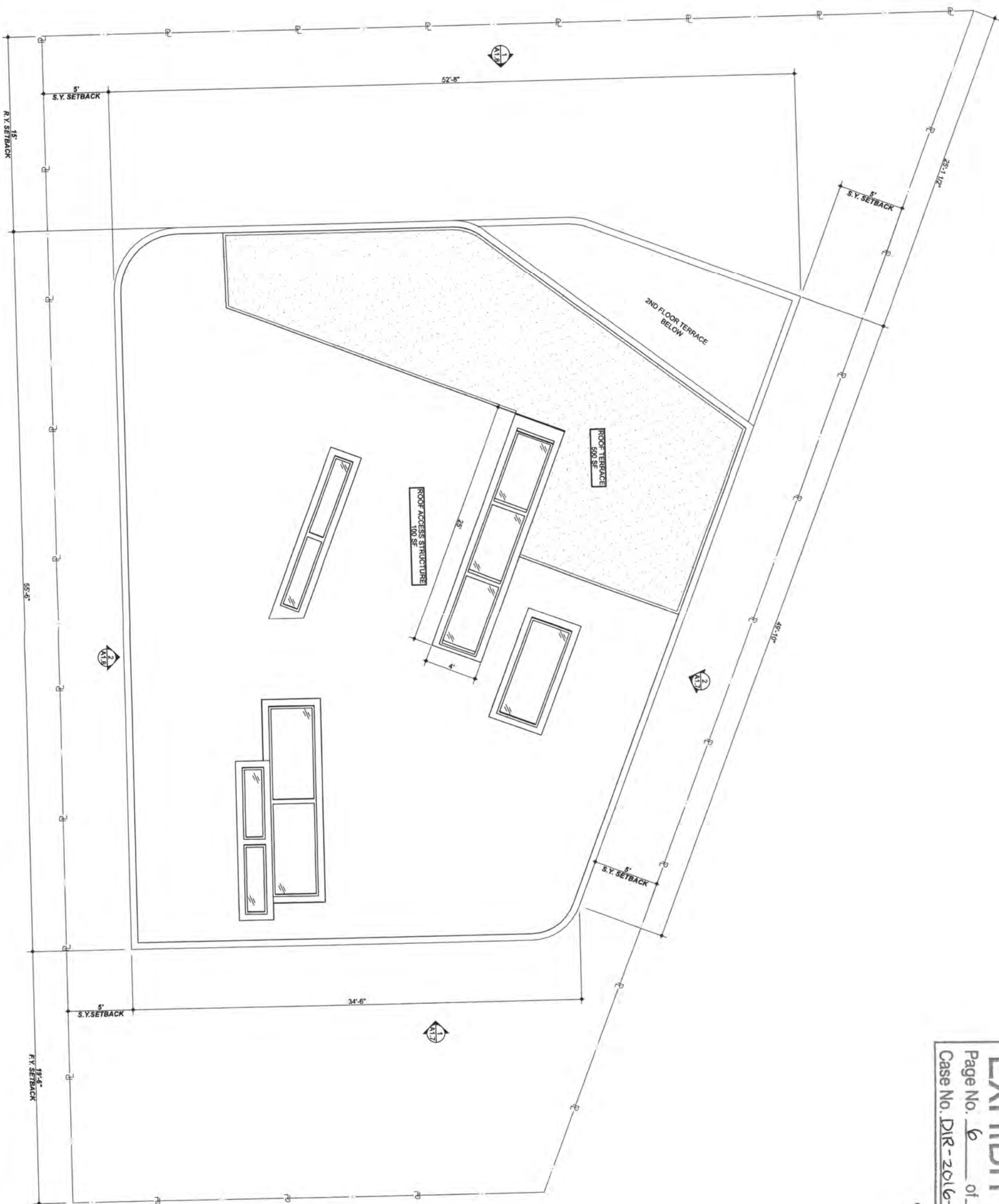
Issue Date:  
6/17/16  
Project Number:

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Roof Plan

A1.6

1 Roof Plan  
SCALE: 1/8" = 1'-0"





**Owner**  
Pied a Terre LLC  
13101 Washington Ave.  
Los Angeles CA 90048  
**Architect**  
Dan Brown  
8553 Wilshire Boulevard Suite 503  
Los Angeles, CA 90048  
P: 310.855.3555 F: 310.855.3550

**2325  
WILSON AVE.**

**REVISIONS**  
# date remarks

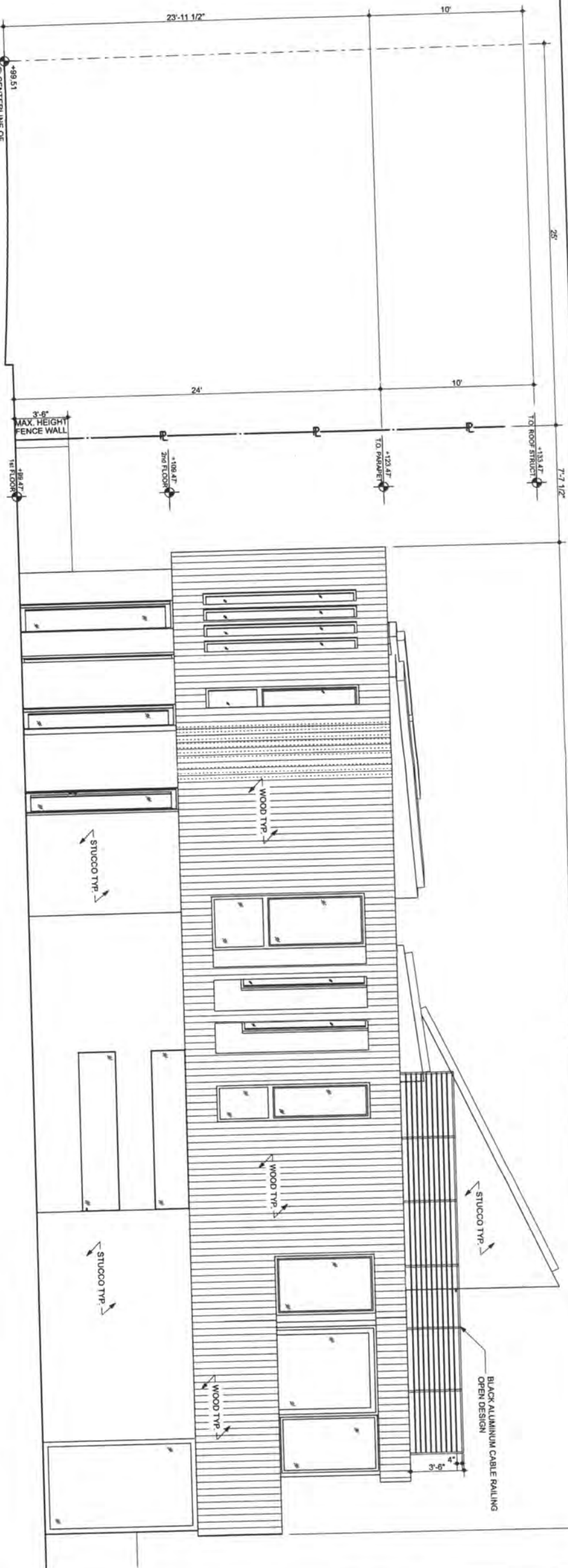
Issue Date:  
11/30/16  
Project Number:

These drawings, specifications, lists, designs, and arrangements have been prepared by the Architect and shall remain the property of the Architect. No part thereof shall be copied, reproduced, or used in connection with any work or project other than the specific project for which they were prepared and designed without the written consent of the Architect. Your use of these drawings or specifications shall constitute your acceptance of these restrictions.

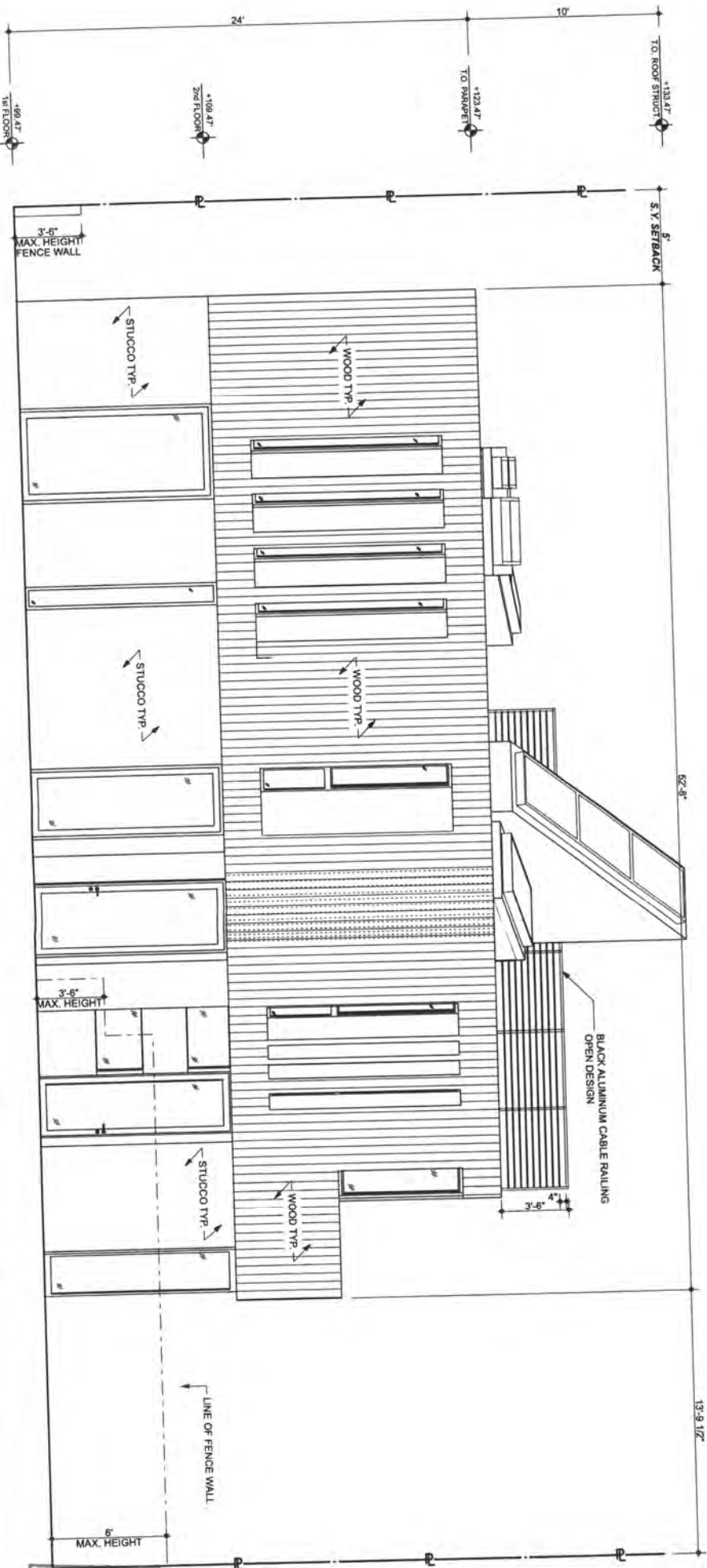
Elevations

**EXHIBIT "A"**  
Page No. 7 of 8  
Case No. DIR-2016-0016  
Exhibit 2

CDP-MFL  
Case No. DIR-2016-0016  
Exhibit 2



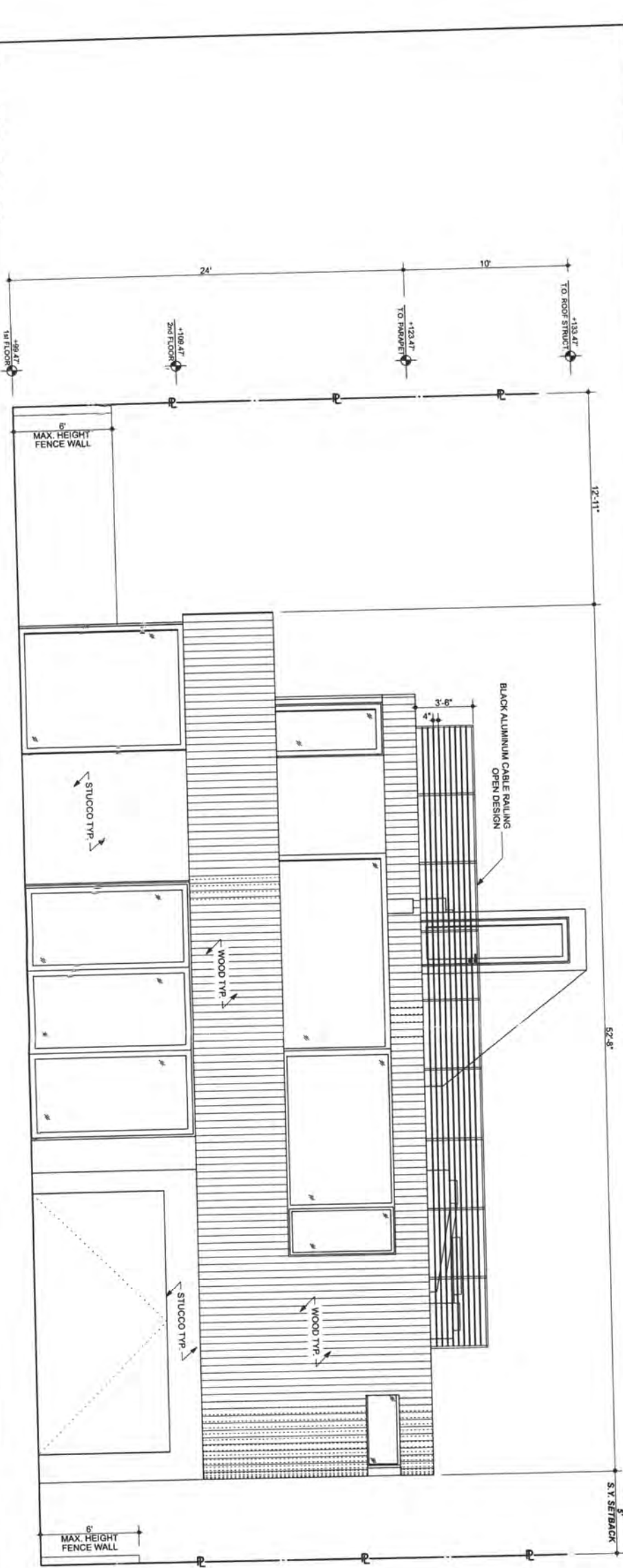
**2**  
North Elevation  
SCALE: 1/8" = 1'-0"



**1**  
East Elevation  
SCALE: 1/8" = 1'-0"



2 South Elevation  
SCALE: 1/8" = 1'-0"



1 West Elevation  
SCALE: 1/8" = 1'-0"



**Owner**  
Pied a Terre LLC  
13101 Washington Ave.  
Los Angeles CA 90066  
**Architect**  
Dan Brown  
6353 Wilshire Boulevard Suite 603  
Los Angeles, CA 90048  
P: 310.855.3555 F: 310.855.3550

**2325  
WILSON AVE.**

REVISIONS		
#	date	remarks

Issue Date: 11/30/16  
Project Number: 2709\_161130\_A-5-VE-N-17-0016  
These drawings, specifications, and arrangements are the property of Dan Brown. No part thereof shall be copied, reproduced, or used in connection with any work or project other than the specific project for which they were prepared and approved without the written consent of Dan Brown. Viscap applied with these drawings as specifications shall constitute evidence of acceptance of these restrictions.

Elevations

**EXHIBIT "A"**  
Page No. 8 of 8  
Case No. DIR-2016-2381-  
CDP-KEL

Coastal Commission  
Exhibit 2

**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

**APR 17 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: See attached

Mailing Address: 3003 Ocean Front Walk

City: Venice

Zip Code: 90291

Phone: (310) 721-2343

**SECTION II. Decision Being Appealed**

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

Demolition of an existing 1-story single-family dwelling, and the construction, use and maintenance of a 3,400 square foot 2-story single family dwelling with an attached 2-car garage and a rooftop deck.

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

2325 Wilson Ave, between Mildred Ave &amp; Olive Ave, APN: 4228010012

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-17-0016

DATE FILED:

April 17, 2017

DISTRICT:

South Coast

Coastal Commission

Exhibit 3

A-5-VEN-17-0016

Page 1 of 10



**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.

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

Date: APRIL 17, 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:

**APPELLANTS--2325 Willson Ave  
Appeal to Coastal Commission of City CDP**

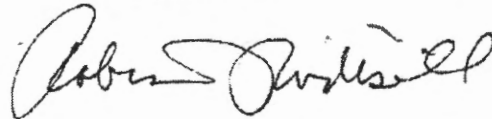
**SECTION V. Certification**

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

**DATED: April 17, 2017**

**Signature:**

**Robin Rudisill  
3003 Ocean Front Walk, Venice, CA 90291**



**Janet Lent  
2329 Cloy Ave, Venice, CA 90291**



**Frank Defurio  
2341 Boone Ave, Venice, CA 90291**



**Judy Esposito  
2341 Boone Ave, Venice, CA 90291**



**Lisa Bartoli  
19 19th Ave, Venice, CA 90291**



**Anita Zubere  
19 29th Ave, Venice, CA 90291**



**Pamela Harbour  
2330 McKinley Ave, Venice, CA 90291**



**Laurent Combredet  
2333 Boone Ave, Venice, CA 90291**



**Laurie Hubbard Combredet  
2333 Boone Ave, Venice, CA 90291**



**Richard Stanger  
2409 Clark Ave, Venice, CA 90291**



**Charmaine Soo  
2409 Clark Ave, Venice, CA 90291 Charmaine S. Soo**

**Coastal Commission**

**Exhibit 3**

**A-5-VEN-17-0016**

**Page 3 of 10**

Tom Johnstone  
2342 Cloy Ave, Venice, CA 90291

*Tom Johnstone*

Lisa Farr Johnstone  
2342 Cloy Ave, Venice, CA 90291

*Lisa F. Johnstone*

Marianne Pogoler  
2340 Boone Ave, Venice, CA 90291

*Marianne Pogoler*

Anne Mullins  
2417 Cloy Ave, Venice, CA 90291

*Anne Mullins*

Kennallee Mattson  
2329 Boone Ave, Venice, CA 90291

*Kennallee Mattson*

Sandra Wilson  
2420 Cloy Ave, Venice, CA 90291

*Sandra C. Wilson*

Anna Lee  
2348 Wilson Ave, Venice, CA 90291

*Anna Lee*

Bill Mattson  
2329 Boone Ave, Venice, CA 90291

*Bill Mattson*

Lisa Masse  
2417 Boone Ave, Venice, CA 90291

*Lisa Masse*

Stacy Fong  
2342 Cloy Ave, Venice, CA 90291

*Stacy Fong*

Luis Perez  
2417 Boone Ave, Venice, CA 90291

*Luis Perez*

Clay Boss  
2404 Cloy Ave, Venice, CA 90291

*Clay Boss*

Terry Sidell  
2338 Cloy Ave, Venice, CA 90291

*Terry Sidell*

Coastal Commission

Exhibit 3

A-5-VEN-17-0016

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**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: March 3, 2017

7. Local government's file number (if any): DIR-2016-2381-CDP-MEL

**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:  
Fabienne Korchia, Pied A Terre, LLC, 13101 W. Washington Ave., Los Angeles, CA 90066  
And  
Dan Brunn, Dan Brunn Architecture, 6363 Wilshire Blvd, Los Angeles, CA 90048
- 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)



**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.

Since the Venice Coastal Zone is primarily a residential community beyond the beach and popular ocean front boardwalk, which includes some commercial stretches, residential development is a significant factor in determining Venice's community character. Venice's historical character, diverse population, as well as its expansive recreation area--Ocean Front Walk (the Boardwalk), and its wide, sandy beach--make it a popular destination not only for Southern Californians but also for national and international tourists. Accordingly, Venice has engendered a status as one of the more unique coastal communities in the State, and therefore, a significant Coastal Resource to be protected. Thus, the preservation of Venice as a "Special Coastal Community"--an eclectic community with a unique, historic social and architectural character--is a statewide issue; and the City's approval of this significantly out of character development does raise issues of statewide significance with regards to Venice's community character.

**A. ANALYSIS OF LOCAL CDP FINDINGS**

**Finding 1.**

Coastal Act Section 30250 discussion: The proposed project is located in a suburban residential single-family low-density neighborhood, not an urban residential neighborhood as is indicated in the Finding. The Finding also erroneously states that: "The project does not deviate from the surrounding homes....." which is not true and no evidence is presented to support that.

Coastal Act Section 30251 discussion: It is incorrect to consider compatibility within 100 feet. This is the area used for Noticing of surrounding residents, but it does not represent an appropriate or effective area for an analysis of compatibility with the surrounding existing neighborhood. It is standard practice to use the block on which the project is located for the neighborhood analysis. The term used here "immediate vicinity" is not clear and thus cannot be effectively used for evidence towards the Finding conclusion that "many other homes in the immediate vicinity are two-stories." Also, the statements "The massing is consistent with two-story structures in the area where the second story is a flat roofline," "Per the applicant, the massing of the proposed development reflects a similar scale to other homes in the area," and "The development is 1 foot below the allowable height limit" do not constitute evidence that the project is in conformity with Chapter 3 of the Coastal Act. There is no evidence supporting the conclusions made for this Finding.

Sections 30251 and 30253 of the Coastal Act require permitted development to be visually compatible with the character of surrounding areas and require protection of communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses. The within Project is not consistent with 30251 and 30253 of the Coastal Act because its mass, scale and density are not consistent with the character of this Venice neighborhood, as the Substantial Evidence shows that the proposed project has a FAR (ratio of square footage of the project to square footage of the lot) of .708, or almost double the average FAR for the surrounding neighborhood of .455; and the Substantial Evidence shows that the homes in the surrounding neighborhood are predominantly single-story, as 16 of the 25 homes on Wilson Ave are one story. See Exhibit A. The supporting

Coastal Commission

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provided to Coastal Staff.

The Finding is also deficient as the Certified Land Use Plan Policies for Preservation of Venice as a Special Coastal Community I.E.1. General and I.E.2. Scale are not addressed in the Finding.

Policy I.E.1. states: "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."

Policy I.E.2. states: "New development within the Venice Coastal Zone shall respect the scale and character of the community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods."

The proposed project is not in conformance with these two policies, as the Substantial Evidence shows that it is grossly materially incompatible with the existing surrounding neighborhood. (See Exhibit A.)

The Local CDP's Findings of consistency or conformance are not supported by substantial evidence.

**Finding 2.**

The project will prejudice the City's ability to prepare a local coastal program in conformity with Chapter 3 of the Coastal Act, because the project will set an adverse precedent against which further new developments will be evaluated because the project's size and scale are incompatible with the scale and character of the adjacent neighborhood, and thus the City decision maker abused its discretion in the conclusion for this Finding.

Certified Land Use Plan Policy I.A.2. Preserve Stable Single-Family Residential Neighborhoods states: "Ensure that the character and scale of existing single-family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development."

Certified Land Use Plan Policy I.A.3. Single-Family Dwelling – Low Density Southeast Venice states: "Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood."

The statement in Finding 2. that "Policy I.A.2. and Policy I.A.3. describe the intention to preserve single-family neighborhoods and allow for infill development, provided that it is compatible with and maintains the density, character, and scale of the existing development is faulty, as the Finding goes on to say only that the project is in compliance with the density and development standards set forth in the Certified Land Use Plan and not with the "density character, and scale of the existing development."

In addition, there is an access issue in that the third parking space is located in the rear yard, which removes that portion of the yard for use and for open space and for on-site recreation consistent with the existing scale and character of the neighborhood, as required by Policy I.A.3. In addition, as the third parking space is a tandem parking space, it is more likely that the residents will park on the street than use the third tandem space.

The Local CDP's Findings of consistency or conformance are not supported by substantial evidence.

**Finding 3.**

Coastal Commission

Exhibit 3

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The Finding also states that the proposed project is consistent with the requirements for the Southeast Venice Subarea, which is not correct. Those requirements state that the project must be compatible with and maintain the density, character and scale of the existing development, and it does not. Not only is the density, character and scale of existing development not maintained by the proposed project, but there is Substantial Evidence showing that the density, character and scale of the project is grossly materially incompatible with the surrounding existing neighborhood development. (See Exhibit A.)

The Local CDP's Findings of consistency or conformance are not supported by substantial evidence.

**Finding 4.**

None of the examples given are for a low-density single-family residential neighborhoods in the Venice Coastal Zone and thus should not be given as examples of guiding decisions of the California Coastal Commission for this construction project that is located in a low density single-family neighborhood. If anything, these examples prove that such comparable large projects are most appropriate for higher density neighborhoods. It is noted that the final project listed, 458 E. South Boulevard, is supposed to read 458 E. South Venice Boulevard, which is located in a Medium density multiple-family residential area.

The Local CDP's Findings of consistency or conformance are not supported by substantial evidence.

**Finding 6.**

The Categorical Exemption for the project was issued in error. CEQA prohibits use of a categorical exemption when "there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances." (CEQA Guidelines paragraph 15300.2(c)). The project's incompatibility with the surrounding existing neighborhood will substantially degrade the existing visual character of the project site and its surroundings. Thus, for reasons of both Cumulative Impact and Significant Effect, the Categorical Exemption cannot be used.

The Local CDP's Findings of consistency or conformance are not supported by substantial evidence.

**B. LACK OF PROTECTION OF THE CITY OF L.A.'S VENICE COASTAL ZONE NEIGHBORHOODS:**

Our neighborhoods here in Venice, WEST of Lincoln Blvd., are not under any protection from the constant devouring of our homes and construction of homes grossly out of scale with our existing neighborhoods. Small homes are being demolished and replaced by McMansions. It's a fast spreading cancer, ensuring the sure death of our Neighborhoods if we can't stop it very soon!

Neither the City of L.A. nor the Venice Neighborhood Council are taking into consideration the compatibility of new OR remodel projects' mass, scale, landscape and character to the existing neighborhoods! The result is ruinous !!!

We have been told by the City Planners responsible for the local CDP's and related Findings that it is not required that the City or the Coastal Commission analyze projects for protection of neighborhood character or visual resources via an analysis of compatibility of the project to the ~~Coastal Commission~~ existing surrounding neighborhood.

Coastal Commission

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Is this true? Has the law changed? Has the interpretation of the law changed?

Venice residents are terribly concerned that the Coastal Commission does not add the expected layer of regulation in the coastal zone (except for the dual zone areas right next to the ocean and our canals), and so our neighborhoods are WORSE OFF than neighborhoods not in the Coastal Zone. This is because although we have laws to protect our coastal neighborhoods, not only does the City not follow these laws, but we don't even get the benefit of the FAR limits put into place elsewhere in the City. Our politicians, especially our Councilmember, harm us by saying that we don't need those FAR limits as we are protected in the Coastal Zone, and then they do NOTHING when the City does NOT follow the Coastal Zone laws, such as assuring compatibility of massing, scale, and landscape (i.e. "character") to the existing neighborhood, for all new development and renovations (Certified Land Use Policy I.E.2.).

The land use process is completely broken in the Venice Coastal Zone. Our Council District 11 Councilmember is completely unresponsive to multiple requests for urgent meetings re. our serious land use concerns. We are told that he is unavailable because he is so busy meeting with developers and even going out to lunch with them....when we, as residents, have no access to him at all. Our Councilmember is supporting developers 100% at the complete and PERMANENT ruination of our precious coastal neighborhoods. The L.A. City Council, particularly Councilmember Bonin, is negligent and derelict in their duty in not protecting the Venice Coastal Zone single-family residential neighborhoods at least as much as single-family residential neighborhoods elsewhere in Los Angeles, and in addition this shows what is in essence "selective enforcement" of the rules protecting the single-family residential neighborhoods of the City of Los Angeles and of the General Plan.

We had understood that a good part of the reason for the Coastal Commission and its California Coastal Act is because it is known that corruption and political interference has in the past occurred in this regard, especially in the extremely valuable coastal areas. Thus, the Coastal Act limits what can be built. Even with this protection, this is a difficult task, up against such obstacles as corruption, ideological entrenchment, and special interest lobbyists/corporate power. This is why we NEED the Coastal Commission to take their role as regulator of the coast 100% seriously and to invoke the law and require the City to do the same! The coast is too fragile and too vulnerable to allow "home rule" to take priority and thus allow the statewide public interests to be overruled for purposes of a local government's needs or wishes. The safeguarding of the broader public interests must be given overriding consideration.

But the laws are NOT being followed, which is criminal, and the City and State each know exactly what each other is doing and they are LETTING IT HAPPEN. We see it clearly, and we know you see it. Please take steps to stop this.

As you know, when massive structures go up, we not only lose our coastal neighborhoods' charm and put our Coastal Commission-designated status as a Special Coastal Community at risk, but we lose our views, LIGHT and even AIR FLOW. It IS CRIMINAL AND WE MUST STOP IT. WE NEED YOUR HELP TO DO SO.



# Exhibit A

## Neighborhood FAR Calculation\*

### 2325 South Wilson Ave. Three Story Proposed Development

**Total Homes: 25**

**FAR AVERAGE: 0.455**

**Total Single Stories: 16**

**Proposed Development FAR: 0.708**

**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

**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.

May 17, 2017

**2325 Wilson**  
California Coastal Development Permit

Appeal Response

To Whom It May Concern,

I am a licensed architect in the State of California representing my client in development of a new single family residence in the coastal zone. Having more than a decade of experience in the Coastal Zone, we set out to design a project that would take neighborhood considerations and zoning regulations seriously from the onset.

This will be my fifth project in the area, having had a lot of experience working in the neighborhood, we set out to design a house that would integrate well, and take scale and community appeal into account.

The design is not only below other recently approved projects' floor area ratios, but it also offers alternating setbacks, recesses to the elevation and materials that are well suited for the neighborhood. We made sure not to propose a box project, as opposed to many current developments and existing block residences in the vicinity.

Our project has an FAR of 0.7, with recently approved projects ranging between 0.8 to 1.16, we are well below community scale.

We appreciate your review and thank you for your consideration.

Sincerely,



Dan Brunn, AIA

Coastal Commission  
Exhibit 4  
A-5-VEN-17-0016  
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