

CALIFORNIA COASTAL COMMISSION

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W23f

A-5-VEN-17-0019 (HOHNEN)

JUNE 7, 2017

CORRESPONDENCE

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May 31, 2017

VIA US MAIL & EMAIL

California Coastal Commission
South Coast Area Office
200 Ocean Gate, Suite 1000
Long Beach, California 90802-4302
c/o Charles R. Posner
Supervisor of Planning
Chuck.Posner@coastal.ca.gov

Re: California Coastal Commission Appeal Number A-5-VEN-17-0019; June 7, 2017
Agenda Item W23f; 628 San Juan Avenue, Venice, California 90291

Dear Honorable Commissioners:

We write on behalf of our client Juliette Hohnen (“Hohnen”) regarding California Coastal Commission (the “Commission”) Appeal Number A-5-VEN-17-0019 (the “Appeal”) for the property located at 628 San Juan Avenue, Venice, California 90291 (the “Property”). On May 19, 2017, Commission staff issued a staff report (the “Staff Report”) recommending the Commission determine the Appeal raises no substantial issue at the Commission’s public hearing on the Appeal scheduled for June 7, 2017 (Agenda Item W23f). We write in full support of the Staff Report’s analysis and conclusion, and respectfully request that the Commission adopt staff’s recommendation and determine that no substantial exists with respect to the grounds on which the Appeal has been filed.

Ms. Hohnen seeks to convert an existing two-story duplex into a single-family residence. The scope of work includes a 604 square-foot addition, but no change in building height or parking (the “Project”). The City of Los Angeles (the “City”) previously approved Local Coastal Development Permit No. ZA-2014-4054 to authorize the construction of the Project.

In accordance with the Commission’s factors that guide a substantial issue determination, the City’s decision was substantially supported by substantial evidence

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and findings. The Project is limited in scope and is consistent with the type and character of development in the surrounding Venice area. The Project is over ½ mile from the beach and no coastal resources are affected. The Project will not prejudice the ability of the City to prepare a Local Coastal Program and the Appeal does not raise issues of regional or statewide significance. Moreover, we agree with the Staff Report's conclusion that despite the Appeal's focus on the City's Mello Act determination, the Commission has no authority to review and invalidate the City's Mello Act determination.

For all of the foregoing reasons, as set forth more fully in the Staff Report, we respectfully request that the Commission determine that no substantial issue exists with respect to the Appeal.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Elisa Paster".

ELISA L. PASTER
of GLASER WEIL FINK HOWARD AVCHEN & SHAPIRO LLP

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