

## **CALIFORNIA COASTAL COMMISSION**

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



# **F10a**

**A-5-VEN-17-0034 (FEIGE)**

**AUGUST 11, 2017**

## **EXHIBITS**

### **Table of Contents**

Exhibit 1 – Project Location

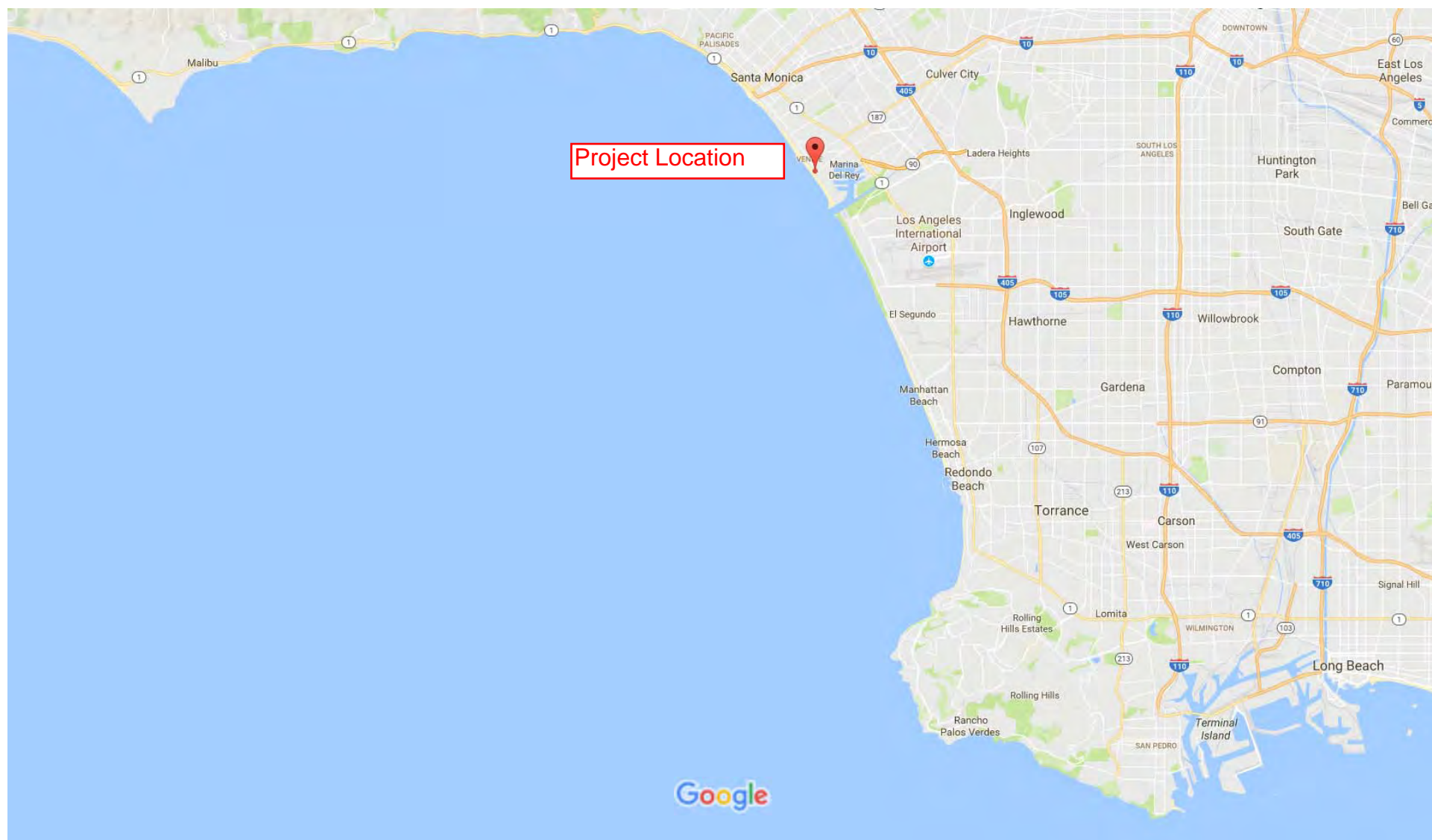
Exhibit 2 – Local CDP DIR-2016-4484

Exhibit 3 – Project Plans

Exhibit 4 – Appeal

Exhibit 5 – Letters and Pictures submitted by Applicant

Google Maps 16 30th Ave



Map data ©2017 Google United States 2 mi

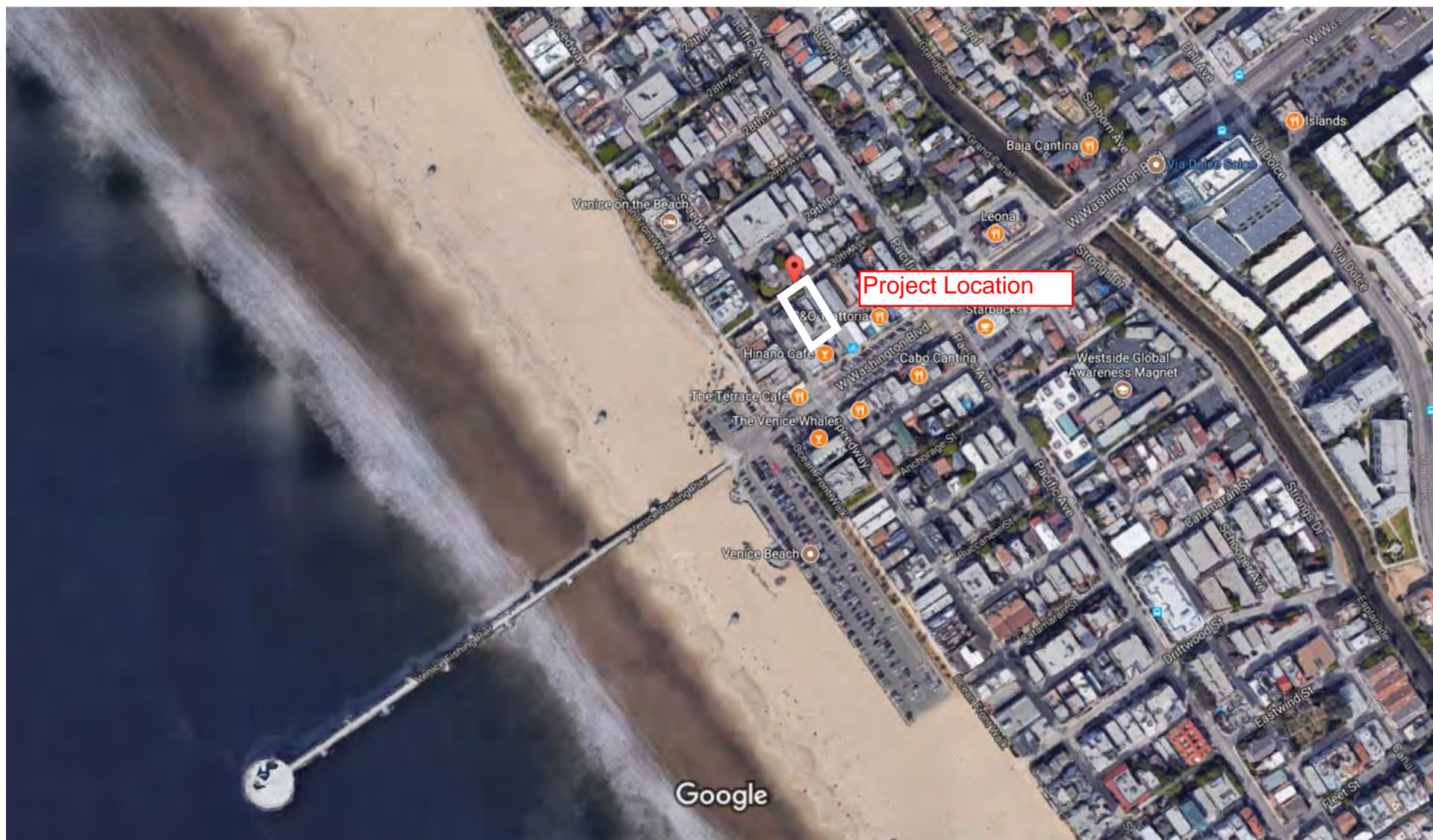
Coastal Commission

A-5-VEN-17-0034

## Exhibit 1

Page 1 of 3

Google Maps 16 30th Ave



Imagery ©2017 Google, Map data ©2017 Google United States 200 ft

Coastal Commission

A-5-VEN-17-0034

Exhibit 1

Page 2 of 3



Google Maps 16 30th Ave



Imagery ©2017 Google, Map data ©2017 Google United States 20 ft

Coastal Commission

A-5-VEN-17-0034

Exhibit 1

Page 3 of 3

**DEPARTMENT OF  
CITY PLANNING**

**CITY PLANNING COMMISSION**

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
SAMANTHA MILLMAN  
MARC MITCHELL  
VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP  
DIRECTOR  
(213) 978-1271

KEVIN J. KELLER, AICP  
DEPUTY DIRECTOR  
(213) 978-1272

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

<http://planning.lacity.org>

**JOINT DETERMINATION BY THE DIRECTOR  
AND ZONING ADMINISTRATOR**

May 5, 2017

**Owner/Applicant**

David Feige  
16 E. 30<sup>th</sup> Avenue  
Venice, CA 90291

**Representative**

Adam Licht  
Sanders Architects  
13274 Fiji way  
Marina Del Rey, CA 90292

**Case No.** DIR-2016-4484-CDP-SPP

ZA-2016-4485-ZAA

**CEQA:** ENV-2016-4486-CE

**Location:** 16 E. 30<sup>th</sup> Avenue

**Council District:** 11 – Mike Bonin

**Neighborhood Council** Venice

**Community Plan Area:** Venice

**Specific Plan:** Venice Coastal Zone –

North Venice Subarea

**Land Use Designation:** Low Medium II Residential

**Zone:** RD1.5-1-O

**Legal Description:** Short Line Beach Subdivision  
No. 3, MB 5-116, Block 24, Lot  
25

**Last Day to File an Appeal:** May 22, 2017

**DETERMINATION – Coastal Development Permit**

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, Section 11.5.7, and the Venice Coastal Zone Specific Plan (Ordinance No. 175,693), I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve** a Coastal Development Permit authorizing the remodel and addition to a one-story, 1,745 square-foot single-family dwelling comprised of a new 1,198 square-foot second story and 1,594 square-foot third story; resulting in a three-story, 2,754.97 square-foot single-family dwelling with a rooftop deck, maintaining a total of two parking spaces onsite within the Dual Permit Jurisdiction of the Coastal Zone, and

**Approve** a Project Permit Compliance Review

**DETERMINATION – Zoning Administrator's Adjustment**

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, I hereby:

Coastal Commission  
A-5-VEN-17-0034

**Approve** a Zoning Administrator's Adjustment from Section 12.09-B.1 to grant a front yard setback of 5 feet in lieu of the 15 feet otherwise required in the RD1.5-1 Zone.

Exhibit 2  
Page 1 of 20

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to ENV-2016-4486-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:

## 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 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. **Coastal Development Permit.** Approved herein is:
  - a. **Density.** A maximum density of one dwelling unit per lot shall be permitted.
  - b. **Height.** The subject project shall be limited to a maximum height of 28 feet, measured from the centerline of 30<sup>th</sup> Avenue.
  - c. **Roof Deck.** The roof deck railings shall be of an open design and shall be limited to a height of 42 inches.
  - d. **Roof Structures.** Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the height limit by a maximum of five feet.
  - e. **Parking and Access.** Two parking spaces shall be provided within an attached garage, accessed from the rear alley, 30<sup>th</sup> Place.
4. **Walk Street. (Design Criteria).** The building materials, articulation, massing, and scale of the proposed project shall substantially comply with those specified on the plans labeled Exhibit "A," in the subject case file.
5. **Permanent Public Right-of-Way Encroachments.** Fences shall be permitted in string line with existing fences on the same side of 30<sup>th</sup> Avenue and shall not exceed a height of 42 inches. No other encroachments, including hedges or other accessory structures, shall be permitted within five feet of the centerline of 30<sup>th</sup> Avenue. Prior to the issuance of a building permit, a revocable encroachment permit, or proof of filing for a revocable permit, shall be obtained from the Department of Public Works – Bureau of Engineering (BOE) for any encroachments within 30<sup>th</sup> Avenue. Permanent encroachments shall be limited to grade level uses including gardens, patios, landscaping, ground level decks, and fences.
6. **Zoning Administrator's Adjustment.** The project shall provide a front yard setback of at least 5 feet. The ground floor shall maintain the existing nonconforming side and rear yard setbacks. The new second and third story shall conform to the side and rear yard setback requirements of the RD1.5 Zone, to the satisfaction of the Department of Building and Safety.
7. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
8. 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.

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 2



9. 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.
10. 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.
11. 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.
12. 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**

13. **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.
14. **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.
15. **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.
16. **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.
17. **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

Coastal Commission  
A-5-VEN-17-0034

Exhibit 2



the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

**18. Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

**19. 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 \$50,000. 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.

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 2

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.

"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.

## **BACKGROUND**

The subject site is a relatively flat, rectangular lot with a width of approximately 30 feet and depth of 88 feet, with a total lot area of 2,650.5 square feet. The site is developed with a one-story, 1,745 square-foot, single-family dwelling providing frontage on 30<sup>th</sup> Avenue. The project site is zoned RD1.5-1-O with a land use designation of Low Medium II Residential and is located within the Los Angeles Coastal Transportation Corridor Specific Plan, Venice Coastal Zone Specific Plan (North Venice Subarea), a Calvo Exclusion Area, Methane Zone, Liquefaction Area, Tsunami Inundation Zone, Zone B (Flood Hazard Management Specific Plan, Ordinance No. 172,081), and within 6.1 kilometers from the Santa Monica Fault.

The applicant is requesting a Coastal Development Permit authorizing the remodel and addition to a one-story, 1,745 square-foot single-family dwelling comprised of a new: 1,198 square-foot second story, 1,594 square-foot third story, and rooftop deck within the Dual Jurisdiction of the Coastal Zone. The applicant is also requesting a Zoning Administrator's Adjustment to allow a front yard setback of five feet, in lieu of the 15 feet required in the RD1.5 Zone and also requires a Project Permit Compliance Review because the project is located on a Walk Street within the Venice Coastal Zone Specific Plan.

The subject site and properties on 30<sup>th</sup> Avenue are zoned RD1.5-1-O and are developed with single and multi-family residential structures ranging in height from one to three stories. The property is also proximate to the Washington Boulevard commercial corridor zoned C1-1-O, located on the south side of 30<sup>th</sup> Place (rear alley). There are approximately 18 lots in the neighborhood block, bound by Pacific Avenue to the east and Speedway to the west. Of the 18 lots, seven structures are three stories in height, eight structures are two stories in height, two structures are one story (including the project site), and one lot is under construction. The majority of the residential structures on Speedway, fronting Ocean Front Walk, are three stories in height.

30<sup>th</sup> Avenue is a Walk Street, limited to use by pedestrians, maintaining a walkway of 10 feet in width.

30<sup>th</sup> Place is an alley, improved to a width of approximately 20 feet.

Speedway is a Local Street designated to a right-of-way of 60 feet and a roadway width of 36 feet. However the right-of-way is improved as an alley, with a width of approximately 24 feet.

Pacific Avenue is designated as an Avenue II with a right-of-way width of 86 feet and roadway width of 56 feet.

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

DIR-2016-4749-CDP-MEL – On December 13, 2016, a project was filed requesting a coastal development permit and Mello Act compliance review for the demolition of a multi-family residential structure and the construction of a new three-story single-family dwelling, located at 3011 South Ocean Front Walk, within the dual permit jurisdiction of the Coastal Zone.

DIR-2014-3904-SPP – On January 26, 2015, the Director of Planning approve a project permit compliance review for the remodel and second-story addition to an existing one-story, single-family dwelling and the demolition of a detached garage located at 32 East 30<sup>th</sup> Avenue, within the single jurisdiction of the Coastal Zone.

ZA-2014-2043-CDP – On April 6, 2015, the Zoning Administrator approved a coastal development permit to allow the demolition of a single-family dwelling and construction of



a 28-foot tall, 3,800 square-foot, single-family dwelling with a rooftop deck, located at 26 East 30<sup>th</sup> Avenue, within the dual permit jurisdiction of the Coastal Zone.

ZA-2013-2609-CDP-MEL – On June 2, 2014, the Zoning Administrator approved a coastal development permit and Mello Act compliance review for the conversion of a duplex into condominium units, in conjunction with Case No. AA-2013-2607-PMLA-CC located at 3009 South Ocean Front Walk, within the dual permit jurisdiction of the Coastal Zone.

DIR-2007-2300-SPPA-SPPM-SPP – On July 23, 2007, the Director of Planning approved a project permit compliance review, specific plan adjustment, and a modification of Case No. DIR-2006-6003-SPP-MEL to allow the addition of 182 square feet and a building height of 38 feet in lieu of the permitted 35 feet for a single-family dwelling located at 2903 South Ocean Front Walk, within the dual permit jurisdiction of the Coastal Zone.

DIR-2006-6003-SPP-MEL – on November 27, 2006, the Director of Planning approved a project permit and Mello Act compliance review to allow the conversion of a duplex into a single-family dwelling located at 2903 South Ocean Front Walk, within the dual permit jurisdiction of the Coastal Zone.

ZA-2004-7806-ZAA – On April 6, 2005, the Zoning Administrator approved an adjustment to permit a reduced side yard setback of three feet in lieu of the required four feet for the addition of a partial third story to an existing duplex located at 3009 South Ocean Front Walk, within the dual permit jurisdiction of the Coastal Zone.

ZA-2002-6183-ZAA-SPP – On March 12, 2003, the Zoning Administrator approved an adjustment and project permit compliance review to allow a reduced side yard of three feet in lieu of the four feet required for the proposed third story addition located at 2907 South Ocean Front Walk, within the dual permit jurisdiction of the Coastal Zone.

#### Public Hearing

A Public Hearing was held, by a Hearing Officer, at 11:00 am, on February 6, 2017 at the West Los Angeles Municipal Building, Second Floor Hearing Room, 1645 Corinth Avenue, Los Angeles, CA 90025. The applicant and project representatives were in attendance. The applicant stated that he had reviewed the proposed project and plans with the neighbors. No community members were in attendance. The case was taken under advisement for two weeks to allow time for the Venice Neighborhood Council to provide a formal recommendation.

#### Correspondence

No comments or letters were submitted for consideration.

## 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 subject site is a relatively flat, rectangular lot with a width of approximately 30 feet and depth of 88 feet, with a total lot area of 2,650.5 square feet. The site is developed with a one-story, 1,745 square-foot, single-family dwelling providing frontage on 30th Avenue. The project site is zoned RD1.5-1-O with a land use designation of Low Medium II Residential and is located within the Los Angeles Coastal Transportation Corridor Specific Plan, Venice Coastal Zone Specific Plan (North Venice Subarea), a Calvo Exclusion Area, Methane Zone, Liquefaction Area, Tsunami Inundation Zone, Zone B (Flood Hazard Management Specific Plan, Ordinance No. 172,081), and within 6.1 kilometers from the Santa Monica Fault.

The applicant is requesting a Coastal Development Permit authorizing the remodel and addition to a one-story, 1,745 square-foot single-family dwelling comprised of a new: 1,198 square-foot second story, 1,594 square-foot third story, and rooftop deck within the Dual Jurisdiction of the Coastal Zone. The applicant is also requesting a Zoning Administrator's Adjustment to allow a front yard setback of five feet, in lieu of the 15 feet required in the RD1.5 Zone and also requires a Project Permit Compliance Review because the project is located on a Walk Street within the Venice Coastal Zone Specific Plan.

The subject site and properties on 30th Avenue are zoned RD1.5-1-O and are developed with single and multi-family residential structures ranging in height from one to three stories. The property is also proximate to the Washington Boulevard commercial corridor zoned C1-1-O, located on the south side of 30th Place (rear alley). There are approximately 18 lots in the neighborhood block, bound by Pacific Avenue to the east and Speedway to the west. Of the 18 lots, seven structures are three stories in height, eight structures are two stories in height, two structures are one story (including the project site), and one lot is under construction. The majority of the residential structures on Speedway, fronting Ocean Front Walk, are three stories in height.

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

*Section 30244 requires reasonable mitigation measures to reduce potential impacts on archeological or paleontological resources.* The project proposes the substantial remodel of an existing single family dwelling and includes grading and excavation necessary to construct a new foundation for portions of the existing structure. All such work is subject to review by the Department of Building and Safety and will comply with the requirements of the grading division. The subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are 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

Coastal Commission  
A-5-VEN-17-0034

Exhibit 2

project is located in a residential neighborhood developed with similar single and multi-family dwellings. The subject lot fronts a Walk Street the north and abuts an alley to the south, both right-of-ways are part of the larger circulation network of the City. The property currently maintains a single-family dwelling with access to all public services. As such, the project will be located in an existing developed area contiguous with similar residential uses 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 limited views of Venice Beach and the ocean, the site is more than 700 feet east of the shore, and less than 200 feet from Venice Beach; there are no natural land forms on or near the site. The area is not defined as a potential historic district or scenic area. The project proposes the remodel and addition to an existing one-story single-family dwelling, resulting in a three-story single-family dwelling. The resulting three-story structure is similar, in mass and scale, to the existing residential structures in the neighborhood. The lots adjacent to the site are developed with a three and two-story, multi-family dwellings. As previously discussed, the neighborhood is comprised primarily of three and two story residential structures. The proposed structure will maintain the existing building footprint at the ground floor and will observe the required side yards of four feet at the new second and third story levels. The project will maintain a front yard setback of five feet, the majority of residential structures on the south side of 30<sup>th</sup> Ave maintain a nonconforming front yard setback varying from one to five feet, in lieu of the required 15 feet. As such, the request to maintain a five foot front yard setback is in keeping with the development pattern and siting of structure in the neighborhood. The proposed additions result in a three-story structure that provides an articulated façade and sides, differentiating the ground floor from the third floor with an unenclosed second floor deck. As conditioned, the single-family dwelling is visually compatible with the character of the area.

*Section 30252 states that new development should maintain and enhance public access to the coast.* The project proposes the remodel of an existing single-family dwelling and will add a new second and third story. The structure is located on a lot that abuts a Walk Street, which provides direct pedestrian access to Venice Beach and the coast. All work is limited to the subject lot and the encroachment area adjacent to the pedestrian walkway. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted.

*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 not located within a Flood Zone. The property is located within a Methane Zone, Liquefaction Area, Tsunami Inundation Zone, and within 6.1 kilometers from the Santa Monica Fault. As such, the project is subject to compliance with Zoning, Building, and Fire Safety Code requirements that will minimize risks to life and property in geologic and methane hazard areas.

The proposed remodel and addition to an existing one-story, single-family dwelling will result in a three-story single-family dwelling and would have no adverse impacts on public access, recreation, public views or the marine environment, as the property is located within a developed residential area and located more than 700 feet east of the coast and less than 200 feet from Venice Beach. The project will neither interfere nor reduce access



- In January 2017, the Commission approved an Administrative Permit for the substantial demolition and remodel of a one-story, single-family dwelling resulting in a two-story, 4,020 square-foot, two-story, 30 feet-in-height, single-family dwelling located at 665 Broadway. (Application No. 5-16-0953).
- In December 2016, the Commission approved an Administrative Permit for the substantial demolition and remodel of a one-story single-family dwelling, resulting in a 2,610 square-foot, two-story, single-family dwelling, located at 611 Flower Avenue. (Application No. 5-16-0788).
- In October 2016, the Commission approved a coastal development permit for the construction of a 4,037 square-foot, three-story, 33 feet-in-height, single-family dwelling on a vacant lot, located at 2709 Ocean Front Walk. (Application No. 5-16-0096).
- In January 2016, the Commission approved a coastal development permit for the demolition of a single-family dwelling and construction of a new 30-feet-in-height single-family dwelling with a rooftop deck located at 2512 S. Ocean Avenue. (Application No. 5-16-0251).
- In January 2016, the Commission approved a coastal development permit for the substantial remodel of a one-story single-family dwelling, resulting in a 30-feet-in-height single-family dwelling located at 665 Broadway Avenue (Application No. 5-16-0953).
- 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 August 2015, the Commission approved an administrative permit for a 1,152 square-foot second-story addition (approximately 28 feet tall) to an existing single-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 June 2015, the Commission found that No Substantial Issue exists with respect to the grounds on which an appeal was filed for the partial demolition of a duplex and construction of a three-story (30 feet) duplex with four parking spaces, located at 521 Rose Avenue (Application No. A-5-VEN-15-0029).
- In August 2015, the Commission approved an Administrative Permit for a 1,152 square-foot second-story addition (approximately 28 feet tall) to an existing single-family dwelling, located at 513 28<sup>th</sup> Avenue (Application No 5-15-0764).

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 not located between the nearest public road and the shoreline of any body of water located within the coastal zone, the site is located more than 700 feet east of the coast and less than 200 feet of Venice Beach. Although the project site front a Walk Street, no work is proposed in the right-of-way, the project will not interfere with public access to the coast. The development is consistent with the referenced policies as it is an infill lot surrounded by single- and multi-family dwellings; the zoning of the property allows single-family development and there is no adjoining public access point or public recreation facility that will be affected by this request.

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

A Categorical Exemption, ENV-2016-4486-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 substantial remodel and addition to an existing single-family. The Categorical Exemption prepared for the proposed project is appropriate pursuant to Article III, Section 1, Class 3, Category 1 of the City CEQA Guidelines and Public Resource Code Section 15303.

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 substantial improvements and additions to a single-family dwelling.

Furthermore, the Exceptions outlined in Public Resources Code 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,

tsunami inundation area and methane 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 RD1.5-1 and designated Low Medium II Residential use. The proposed remodel and addition to a single-family dwelling 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 typical 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.

#### **Project Permit Compliance Review**

7. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the Venice Coastal Zone Specific Plan.**

The project consists of the remodel of a one-story single-family dwelling and the addition of a new second and third story with a rooftop deck. As discussed below, the proposed project meets the findings required by Section 8.C of the Venice Coastal Zone Specific Plan. The project is compatible in scale and character with the existing neighborhood and would not be materially detrimental to the immediate neighborhood. The project complies with the applicable General Land Use and Development Regulations set forth in Section 9, Land Use and Development Regulations for the North Venice Subarea set forth in Section 10.F, regulations for Walk Streets as set forth in Section 12, and the Parking provisions set forth in Section 13 of the Specific Plan as evidenced below:

##### **A. Section 8.C. Findings**

The project meets the required findings set forth in Section 8.C of the Venice Coastal Zone Specific Plan, as shown below:

1. *The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.*

Coastal Commission

A-5-VEN-17-0034

Exhibit 2



The subject parcel is a substandard lot fronting 30<sup>th</sup> Avenue, with a width of 30 feet and a depth of 88 feet; a total lot area of approximately 2,650 square feet. The subject property and those parcels immediately surrounding the site are zoned RD1.5-1, consisting of single and multi-family residential structures ranging in height from one to three stories. The property currently maintains a single-family structure; the proposed project will remodel the existing structure and add a new second and third story.

The subject site and properties on 30th Avenue are zoned RD1.5-1-O and are developed with single and multi-family residential structures ranging in height from one to three stories. The property is also proximate to the Washington Boulevard commercial corridor zoned C1-1-O, located on the south side of 30th Place (rear alley). There are approximately 18 lots in the neighborhood block, bound by Pacific Avenue to the east and Speedway to the west. Of the 18 lots, seven structures are three stories in height, eight structures are two stories in height, two structures are one story (including the project site), and one lot is under construction. The majority of the residential structures on Speedway, fronting Ocean Front Walk, are three stories in height. As previously discussed, the project is compatible in scale and character with the existing neighborhood and will not be detrimental to the adjoining properties because the project proposes a height and massing that is consistent with that of existing three-story structures on 30<sup>th</sup> Avenue and seeks a front yard setback that aligns with the prevailing setback of the neighborhood.

2. *The Venice Coastal Development Project is in Conformity with the Certified Venice Local Coastal Program.*

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. The subject property is designated Low Medium II Residential Density in the Venice Local Coastal Program Land Use Plan and is zoned R3-1. The Venice LUP includes the following policies applicable to residential projects:

As discussed, the project consists of the remodel of a one-story single-family dwelling and includes the addition of a new second and third story. The project is located on a residential lot fronting on a Walk Street, within the North Venice Subarea; the lot is zoned RD1.5-1 with a General Plan Land Use Designation of Low Medium II Residential. The project is consistent with the following policies of the Land Use Plan:

Policy I.A.7. Multi-family Residential – Low Medium II Density. Subsection d. outlines density and development standards for the North Venice Subarea: restricting density to one unit per 1,500-2,000 square feet of lot area, that yards shall be required in order to accommodate the need for fire, safety, open space, permeable land area, and on-site recreation consistent with the existing scale and character of the neighborhood. Structures on Walk Streets are limited to a maximum height of 28 feet. The project will maintain one single-family dwelling with the existing building footprint at the ground floor level and proposes a maximum height of 27 feet and 3.5 inches.

Policy II.A.3. Outlines the Parking Requirements for the project: single-family dwellings on lots less than 35 feet in width (if adjacent to an alley) are required to provide two parking spaces; the project provides two parking spaces within an attached garage.

Policy II.C. Includes Residential Development Standards for projects on Walk Streets, that new development shall enhance both public access and neighborhood character. The project fronts 30<sup>th</sup> Avenue to the north. The new façade maintains a visible pedestrian entrance and is varied with steel panels, stucco, and glass guardrails and windows. The frontage is articulated with windows facing the Walk Street as well as decks on the second level and rooftop. The second-level deck creates a relief in the massing of the structure and provides a greater level of transparency to the structure. As such, the proposed improvements to the existing structure will enhance the neighborhood character. No improvements are proposed within the right-of-way that would impede or obstruct public access, the proposed improvements within the encroachment area are limited to ground level uses and fences/wall no greater than 42 inches in height.

As previously discussed, the proposed project is consistent with the zoning and the intent and purposes of the Land Use Plan and the Specific Plan, which are parts of the Venice Coastal Program. As stated above, the project complies with all applicable development requirements of the Venice Coastal Specific Plan.

3. *The applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed project and to register the Replacement Affordable Unit with the Los Angeles Housing Department.*

The proposed project does not include the conversion or demolition of the existing single-family dwelling. Therefore, Replacement Affordable Units are not proposed or required for this project.

4. *The Venice Coastal Development Project is consistent with the special requirements for low- and moderate-income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).*

The proposed project consists of the remodel and additions to an existing single-family dwelling. No Residential Units will be removed or added to the property, as such the project is not subject to the Interim Administrative Procedures for Complying with the Mello Act (Mello Act) and complies with the Mello Act, as set forth in California Government Code Sections 65590 and 65590.1.

In addition to the requisite findings set forth in Section 8.C of the Specific Plan, the project also complies with all applicable provisions of the Specific Plan, as set forth below:

***B. Section 9. General Land Use and Development Regulations***

The project will maintain one residential structure on one residentially zoned lot within the North Venice Subarea. The project height is measured from the midpoint of the centerline of 30<sup>th</sup> Avenue. Although the project proposes a rooftop deck, access will be provided with open, unenclosed stairs. As such, the project complies with Section 9 of the Specific Plan.

***C. Sections 10.D. Land Use and Development Regulations for the North Venice Subarea***

1. *Density.* A maximum of two dwelling units per lot shall be permitted on residentially-zoned lots less than 4,000 square feet. The project consists of the remodel and additions to an existing single-family dwelling; the site density will not change. Therefore the project complies with Section 10.D.1 of the Specific Plan.

2. *Height.* Venice Coastal Development Projects fronting on Walk Streets shall not exceed a maximum height of 28 feet. As shown in Exhibit A, the height measured to the top edge of the roof is less than 28 feet, approximately 27 feet 3.5 inches. Therefore, the height of the structure fronting a Walk Street complies with Section 10.D.2 of the Specific Plan.
3. *Access.* Vehicular access to projects located adjacent to Walk Streets shall be provided from streets or alleys other than Walk Streets. The subject site will maintain access to the existing garage from the adjacent alley, 30<sup>th</sup> Place. As such, the project complies with Section 10.D.3 of the Specific Plan.

*D. Section 12. Walk Streets*

1. *Residential Development Standards.* The project consists of alterations to the existing one-story single-family dwelling and the addition of a new second and third story with a rooftop deck. The project will maintain a visible, well-defined entrance, facing 30<sup>th</sup> Avenue and incorporates windows and decks. The façade is varied and articulated with steel panels and stucco walls, and includes a break in the building wall with an unenclosed second level deck. The proposed improvements will further enhance and improve the existing residential structure, and compliments the existing multi-level, residential structures facing 30<sup>th</sup> Avenue. The project therefore complies with Section 12.A of the Specific Plan.
2. *Permanent Encroachments.* Permanent encroachments within the existing public right-of-way of a designated Walk Street shall be limited to grade level uses including gardens, patios, landscaping, ground level decks, and fences; all encroachments are limited to 42 inches above natural grade. Permanent encroachments must obtain a revocable permit from the Los Angeles Department of Public Works, Bureau of Engineering (BOE). As conditioned, the project complies with Section 12.B of the Specific Plan.

*E. Section 13 – Parking*

1. *Exception.* Any additions or alternation to an existing single-family or multiple-family dwelling are not subject to the Parking Requirements Table in Section 13.D, unless the addition or alterations will result in a new dwelling unit or where more than 50 percent of the existing exterior walls are removed or replaced. As shown in Exhibit A, the project will affect (remove, alter, or enclose) less than 50 percent of the existing exterior walls; the project will alter portions of the existing foundation. As such, the project is not subject to the Parking Requirements Table of the Specific Plan. However, the project will maintain two parking spaces within the existing attached garage, which complies with Section 13 of the Specific Plan.
8. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Mitigation measures are not necessary for the project. A Categorical Exemption, ENV-2016-4486-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 remodel and addition to an existing single-family. The Categorical Exemption prepared for the proposed project is appropriate pursuant to Article III, Section 1, Class 3, Category 1 of the City CEQA Guidelines and Public Resource Code Section 15303.



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 substantial improvements and additions to a single-family dwelling. 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

### **Zoning Administrator's Adjustment**

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative:

9. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject property is a rectangular, substandard RD1.5-1 zoned lot with a width of 30 feet on 30<sup>th</sup> Avenue and a depth of 88 feet. The property is improved with a one-story single-family dwelling and is located within the Venice Coastal Zone Specific Plan – North Venice Subarea, with a General Plan Land Use Designation of Low Medium II Residential. The applicant is requesting a Zoning Administrator's Adjustment from LAMC Section 12.09.1 B.1, to allow a front yard setback of five feet in lieu of the required 15 feet; the existing structure currently maintains a front yard setback of approximately four feet 11 inches. The proposed project will maintain the existing nonconforming side yards of approximately three feet and a rear yard setback of approximately 14.5 feet (including half of the rear alley) at the ground floor. However, the new second and third story will conform to the requirements of the RD1.5-1 Zone, providing side yard setbacks of four feet and a rear yard setback of 15 feet (including half of the rear alley).

The intent of the zoning regulations is to provide adequate open space for light and air, to prevent and fight fires, to conserve property values, and to promote health, safety, and welfare in accordance with the General Plan. These regulations are written on a Citywide basis and do not take into account the unique characteristics of an individual property or neighborhood. Although the requested five-foot front yard setback deviates from the requirements of the RD1.5 Zone, the proposed front yard is consistent with the prevailing front yard setbacks of the area; the majority of structures on the south side of 30<sup>th</sup> Avenue maintain a front yard setback of one foot. Since the subject lot abuts a Walk Street, the property will continue to maintain encroachments within the parkway adjacent to the pedestrian walkway. As such, the requested, reduced front yard setback is consistent with the massing and development pattern of the existing neighborhood. Further, this grant requires that the applicant submit a site plan for review and approval by the Fire Department to ensure that the dwelling provides adequate access in case of emergency. As conditioned, the project will result in development compatible and consistent with surrounding uses, and conforms with the intent of the Zoning Code and Specific Plan.

10. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The applicant is requesting a reduced front yard setback of five feet, in conjunction with

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 2

the remodel and second and third-story additions to an existing one-story single-family dwelling. The adjoining and surrounding properties are zoned RD1.5-1 and developed with single and multi-family dwellings with nonconforming front yard setbacks. The existing one-story structure maintains a front yard setback of approximately four feet 11 inches. The existing two and three-story structures on 30<sup>th</sup> Avenue maintain front yard setbacks ranging from one to 10 feet in depth, the majority of structure on the south side of 30<sup>th</sup> Avenue maintain a nonconforming front yard setback of one foot. As such, the proposed five-foot front yard setback is consistent with the existing front yard setback for the site as well as the residential structures in the neighborhood. The project conforms to the height requirements of the Venice Specific Plan and is compatible with the height and massing of structures proximate to the site. As conditioned, the request is not anticipated to result in any adverse impacts to the surrounding area or degrade adjacent properties.

**11. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlement described herein, the project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. The request is consistent with the following Framework residential objectives and policies:

*Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.*

*Policy 3.5.3: Promote the maintenance of existing single-family neighborhoods and support programs for the renovation and rehabilitation of deteriorated and aging housing units.*

The Land Use Element of the General Plan divides the City into 35 Community Plan areas. The Venice Community Plan designates the property for Low Medium II Residential land uses with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5 and Height District No. 1. As conditioned, the basic use of the property for a single family dwelling use is consistent with the Community Plan, which seeks to "protect the quality of the residential environment and the appearance of communities with attention to site and building design" (Policy 1 1.2). The property is located within the Venice Coastal Zone Specific Plan and is also subject to the policies of the Venice Coastal Zone Land Use Plan, which designates the site for Low Medium II Residential land use. The project is consistent with the policies of the Land Use Plan (for the North Venice Subarea) as outlined in Finding No. 2.

As discussed, the neighborhood is comprised of single and multi-family dwellings that range in height from one to three stories and maintain minimal front yard setbacks ranging from one to 10 feet in depth. Therefore, the requested front yard setback of 5 feet, in lieu of the required 15 feet, conforms to the purpose, intent, and provisions of the General Plan, Venice Community Plan, and the Venice Coastal Zone Land Use Plan and Specific Plan.

## 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 applicant's attention is called to the fact that this authorization 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 this authorization shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Director's determination in this matter will become effective after **15 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:

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

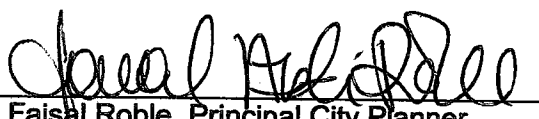
Marvin Braude San Fernando  
Valley Constituent Service Center  
6262 Van Nuys Boulevard, Room 251  
Van Nuys, CA 91401  
(818) 374-5050

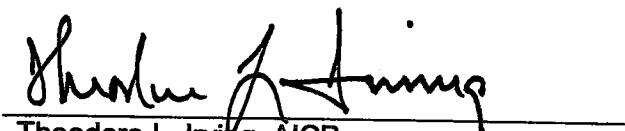
Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

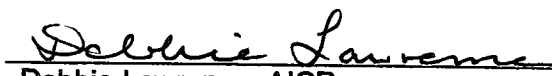
Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission,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

  
Faisal Roble, Principal City Planner

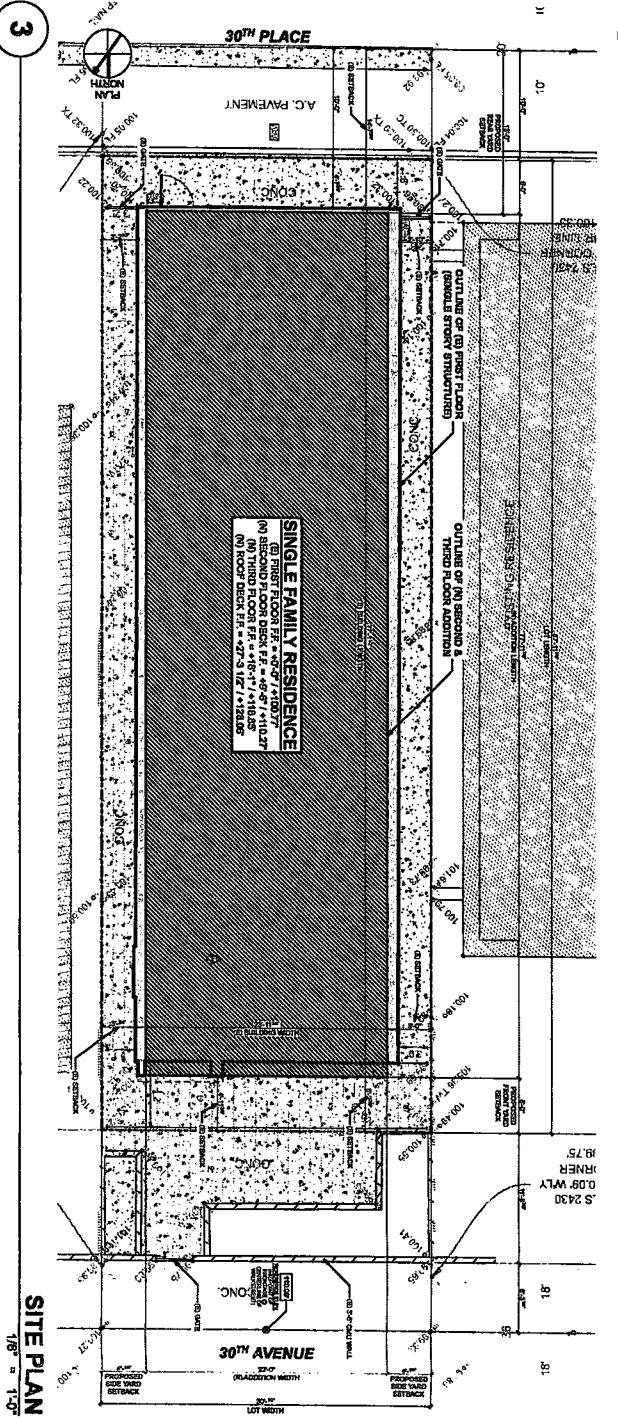
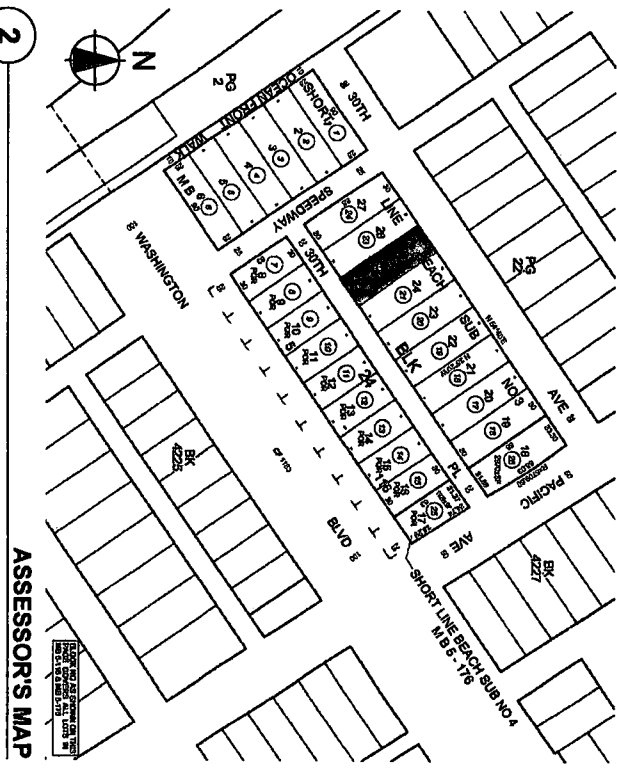
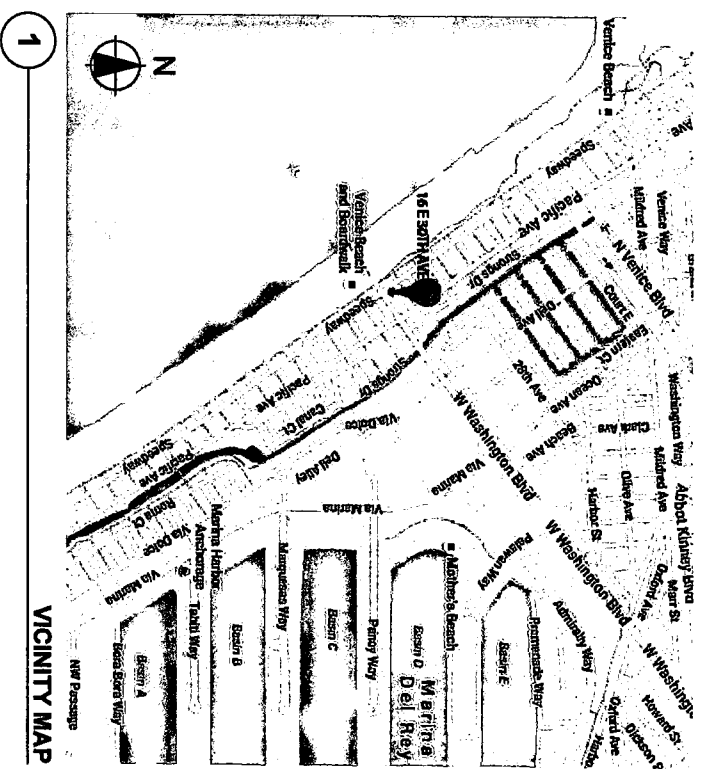
  
Theodore L. Irving, AICP,  
Associate Zoning Administrator

  
Debbie Lawrence, AICP,  
Senior City Planner

  
Alam Choudhury, City Planner

  
Juliet Oh, City Planning Associate  
[juliet.oh@lacity.org](mailto:juliet.oh@lacity.org)  
(213) 978-1186

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 2



GENERAL NOTES

- The contractor is responsible for checking contract documents, field conditions, and dimensions for accuracy and confirming that work is buildable as shown before proceeding with construction. If there are any questions, the Contractor is responsible for obtaining a clarification from the Architect before proceeding with the work.
- The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- The design concept of this project is based on color, design, and texture of finished products specified. If the Contractor fails to order materials in sufficient time for on-site installation within the project, the Architect will not entertain any request for material substitution. Instead, the Contractor shall provide and install temporary finishes or materials satisfactory to the Architect and the Architect shall not be responsible for any delays or costs incurred by the Contractor.
- Reference to materials, brands, and models is to establish type and quality desired. Substitutions of acceptable equals will be permitted if specifically approved in writing by the Architect.
- The design concept of this project is based on color, design, and texture of finished products specified. If the Contractor fails to order materials in sufficient time for on-site installation within the project, the Architect will not entertain any request for material substitution. Instead, the Contractor shall provide and install temporary finishes or materials satisfactory to the Architect and the Architect shall not be responsible for any delays or costs incurred by the Contractor.
- Additional costs are the responsibility of the Contractor. Contractor is to be aware of all lead times for finish materials at the time of pricing to ensure that the materials will be available as the project schedule requires.
- Do not scale the drawings; all written dimensions govern.
- The work shown on these drawings shall conform to all applicable codes and ordinances. Contractor shall check drawings and specifications for discrepancies and notify Architect if any are found.
- Contractor shall also promptly report any discrepancies between existing conditions and those shown on the drawings so that clarification can be issued.
- All clear dimensions are required to be within 1/8" tolerance along the full height and length of the wall.
- All dimensions are measured from face of stud (f.o.s.) unless noted otherwise.
- All partitions are to be checked on the floor for the Architect's approval prior to beginning framing.
- Stop work immediately if the Contractor is not in compliance with the specifications. The Contractor shall be responsible for any delays or costs incurred by the Contractor.
- The Contractor shall patch or otherwise furnish and install materials required to match existing conditions as noted, or to repair existing surfaces damaged during the course of construction. Any conditions requiring detailing should be brought to the attention of the Architect.
- Contractor is to submit 1/2" x 1/2" punch-outs and/or samples of all finish types and colors to the Architect prior to proceeding with installation or application.
- An automatic residential fire sprinkler system is required per LARC section 10122.

APPLICABLE CODES

- BUILDING:** 2013 CALIFORNIA RESIDENTIAL CODE WITH 2014 L.A. CITY AMENDMENTS, REFERRED TO HEREINAFTER AS THE LARC
- ELECTRICAL:** 2013 CALIFORNIA ELECTRICAL CODE WITH 2014 L.A. CITY AMENDMENTS
- ENERGY:** CALIFORNIA ENERGY CODE 2013 (TITLE 24 PART 6) AS ADOPTED BY THE CITY OF LOS ANGELES
- ENVIRONMENTAL:** 2013 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 11 WITH 2014 L.A. CITY AMENDMENTS
- FIRE:** CALIFORNIA FIRE CODE 2013 AS ADOPTED BY THE CITY OF LOS ANGELES AND IN THE LOS ANGELES MUNICIPAL CODE (LAMC)
- MECHANICAL:** 2013 CALIFORNIA MECHANICAL CODE WITH 2014 L.A. CITY AMENDMENTS
- PLUMBING:** 2013 CALIFORNIA PLUMBING CODE WITH 2014 L.A. CITY AMENDMENTS
- STRUCTURAL:** 2013 CALIFORNIA BUILDING CODE WITH 2014 L.A. CITY AMENDMENTS

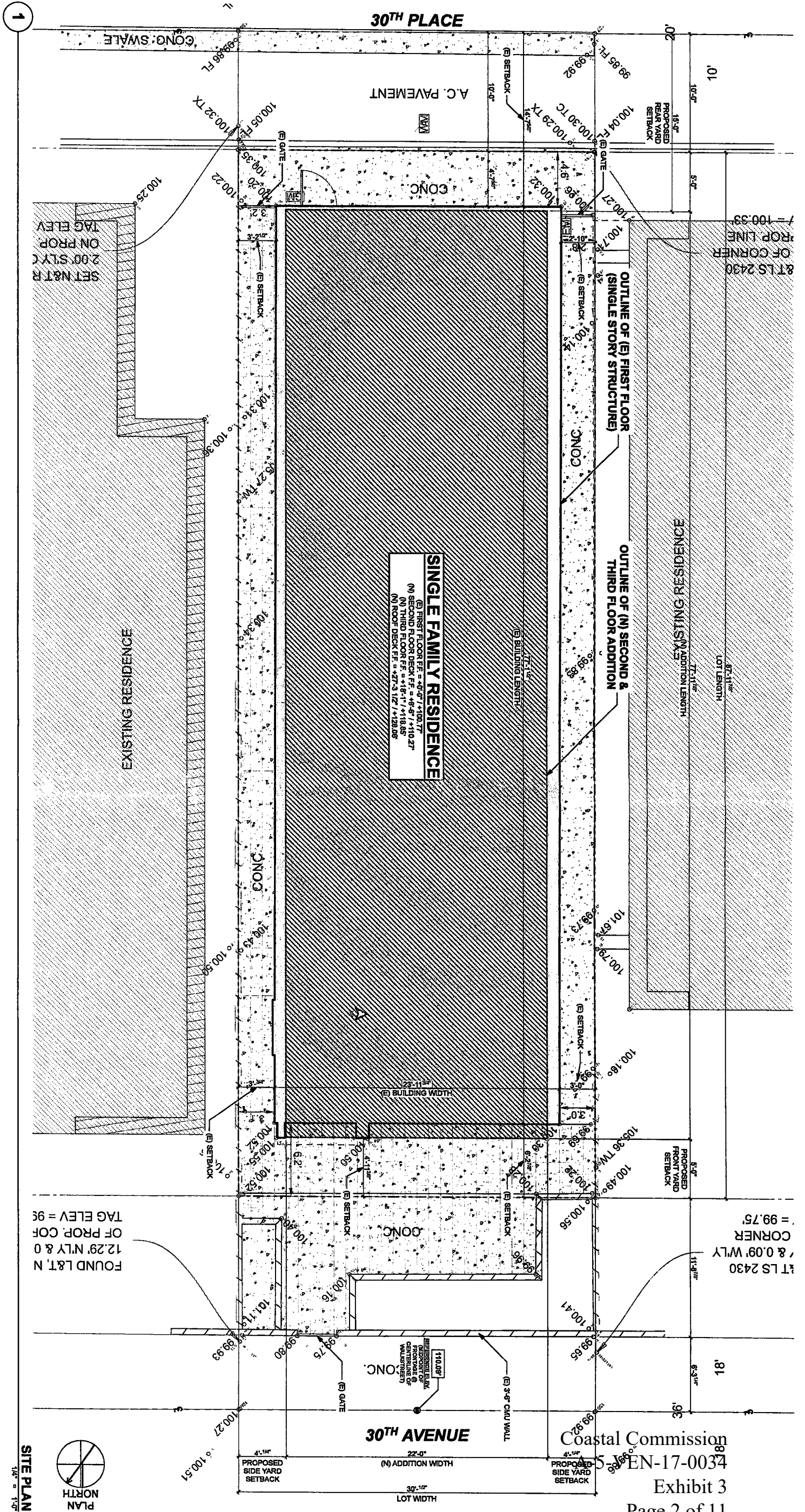
ABBREVIATIONS

APR	above finished floor
A.B.	above base
B.B.	below base
B.M.	benchmark
B.T.M.	below top of main
C.A.	center of area
C.C.	center of circle
C.O.	center of oval
C.P.	center of pipe
C.S.	center of street
C.T.	center of tube
C.V.	center of vein
D.B.	dry base
D.C.	dry center
D.F.	dry face
D.L.	dry line
D.M.	dry mass
D.P.	dry point
D.R.	dry radius
D.S.	dry surface
D.T.	dry top
D.V.	dry volume
D.W.	dry wall
D.Y.	dry yard
D.Z.	dry zone
E.A.	edge of area
E.C.	edge of circle
E.O.	edge of oval
E.P.	edge of pipe
E.S.	edge of street
E.T.	edge of tube
E.V.	edge of vein
E.W.	edge of wall
E.Y.	edge of yard
E.Z.	edge of zone
F.A.	face of area
F.C.	face of circle
F.O.	face of oval
F.P.	face of pipe
F.S.	face of street
F.T.	face of tube
F.V.	face of vein
F.W.	face of wall
F.Y.	face of yard
F.Z.	face of zone
G.A.	ground area
G.C.	ground circle
G.O.	ground oval
G.P.	ground pipe
G.S.	ground street
G.T.	ground tube
G.V.	ground vein
G.W.	ground wall
G.Y.	ground yard
G.Z.	ground zone
H.A.	height of area
H.C.	height of circle
H.O.	height of oval
H.P.	height of pipe
H.S.	height of street
H.T.	height of tube
H.V.	height of vein
H.W.	height of wall
H.Y.	height of yard
H.Z.	height of zone
I.A.	inside of area
I.C.	inside of circle
I.O.	inside of oval
I.P.	inside of pipe
I.S.	inside of street
I.T.	inside of tube
I.V.	inside of vein
I.W.	inside of wall
I.Y.	inside of yard
I.Z.	inside of zone
L.A.	length of area
L.C.	length of circle
L.O.	length of oval
L.P.	length of pipe
L.S.	length of street
L.T.	length of tube
L.V.	length of vein
L.W.	length of wall
L.Y.	length of yard
L.Z.	length of zone
M.A.	mean of area
M.C.	mean of circle
M.O.	mean of oval
M.P.	mean of pipe
M.S.	mean of street
M.T.	mean of tube
M.V.	mean of vein
M.W.	mean of wall
M.Y.	mean of yard
M.Z.	mean of zone
N.A.	normal of area
N.C.	normal of circle
N.O.	normal of oval
N.P.	normal of pipe
N.S.	normal of street
N.T.	normal of tube
N.V.	normal of vein
N.W.	normal of wall
N.Y.	normal of yard
N.Z.	normal of zone
O.A.	outside of area
O.C.	outside of circle
O.O.	outside of oval
O.P.	outside of pipe
O.S.	outside of street
O.T.	outside of tube
O.V.	outside of vein
O.W.	outside of wall
O.Y.	outside of yard
O.Z.	outside of zone
P.A.	point of area
P.C.	point of circle
P.O.	point of oval
P.P.	point of pipe
P.S.	point of street
P.T.	point of tube
P.V.	point of vein
P.W.	point of wall
P.Y.	point of yard
P.Z.	point of zone
R.A.	radius of area
R.C.	radius of circle
R.O.	radius of oval
R.P.	radius of pipe
R.S.	radius of street
R.T.	radius of tube
R.V.	radius of vein
R.W.	radius of wall
R.Y.	radius of yard
R.Z.	radius of zone
S.A.	surface of area
S.C.	surface of circle
S.O.	surface of oval
S.P.	surface of pipe
S.S.	surface of street
S.T.	surface of tube
S.V.	surface of vein
S.W.	surface of wall
S.Y.	surface of yard
S.Z.	surface of zone
T.A.	top of area
T.C.	top of circle
T.O.	top of oval
T.P.	top of pipe
T.S.	top of street
T.T.	top of tube
T.V.	top of vein
T.W.	top of wall
T.Y.	top of yard
T.Z.	top of zone
U.A.	under of area
U.C.	under of circle
U.O.	under of oval
U.P.	under of pipe
U.S.	under of street
U.T.	under of tube
U.V.	under of vein
U.W.	under of wall
U.Y.	under of yard
U.Z.	under of zone
V.A.	volume of area
V.C.	volume of circle
V.O.	volume of oval
V.P.	volume of pipe
V.S.	volume of street
V.T.	volume of tube
V.V.	volume of vein
V.W.	volume of wall
V.Y.	volume of yard
V.Z.	volume of zone
W.A.	width of area
W.C.	width of circle
W.O.	width of oval
W.P.	width of pipe
W.S.	width of street
W.T.	width of tube
W.V.	width of vein
W.W.	width of wall
W.Y.	width of yard
W.Z.	width of zone

PROJECT TEAM

<b>OWNER:</b>	DAVID FEIGE 16 30TH AVE VENICE CA 90291
<b>CONTRACTOR:</b>	TBD
<b>ARCHITECT:</b>	WHITNEY SANDER SANDER ARCHITECTS, LLC 13274 FIJI WAY, SUITE 150 MARINA DEL REY, CA 90292 P: (310)822-0800
<b>STRUCTURAL ENGINEER:</b>	SEAN GALBREATH, S.E. ASHLEY & VANCE ENGINEERING 1443 E. WASHINGTON BLVD., #132 PASADENA, CA 91104 P: (323)744-0010 x189
<b>CIVIL ENGINEER:</b>	TBD
<b>MECHANICAL ENGINEER:</b>	TBD
<b>ELECTRICAL ENGINEER:</b>	TBD
<b>ENERGY ENGINEER:</b>	TBD
<b>ENVIRONMENTAL ENGINEER:</b>	TBD
<b>FIRE ENGINEER:</b>	TBD
<b>PLUMBING ENGINEER:</b>	TBD
<b>SOIL ENGINEER:</b>	TBD
<b>FOUNDATION ENGINEER:</b>	TBD
<b>LANDSCAPE ARCHITECT:</b>	TBD
<b>INTERIOR DESIGNER:</b>	TBD
<b>SCULPTOR:</b>	TBD
<b>PAINTER:</b>	TBD
<b>WALLPAPER HANGER:</b>	TBD
<b>CARPENTER:</b>	TBD
<b>ROOFER:</b>	TBD
<b>GLAZIER:</b>	TBD
<b>IRONWORKER:</b>	TBD
<b>WELDER:</b>	TBD
<b>PAVEMENT SPECIALIST:</b>	TBD
<b>CONCRETE FINISHER:</b>	TBD
<b>SHOWER FABRICATOR:</b>	TBD
<b>BATH TUB INSTALLER:</b>	TBD
<b>HVAC TECHNICIAN:</b>	TBD
<b>ELECTRICIAN:</b>	TBD
<b>PLUMBER:</b>	TBD
<b>MECHANICAL TECHNICIAN:</b>	TBD
<b>WATER HEATER TECHNICIAN:</b>	TBD
<b>SEWER TECHNICIAN:</b>	TBD
<b>LANDSCAPE MAINTENANCE:</b>	TBD
<b>IRRIGATION TECHNICIAN:</b>	TBD
<b>PAINTING:</b>	TBD
<b>WALLPAPERING:</b>	TBD
<b>CARPENTRY:</b>	TBD
<b>ROOFING:</b>	TBD
<b>GLAZING:</b>	TBD
<b>IRONWORK:</b>	TBD
<b>WELDING:</b>	TBD
<b>PAVEMENT:</b>	TBD
<b>CONCRETE:</b>	TBD
<b>STAINLESS STEEL FABRICATOR:</b>	TBD
<b>CUPBOARD FABRICATOR:</b>	TBD
<b>COUNTER FABRICATOR:</b>	TBD





Coastal Commission  
55-EN-17-00374  
Exhibit 3  
Page 2 of 11

FEIGE RESIDENCE  
16 30TH AVENUE, VENICE, CA 90291



sander architects  
13274 Fiji Way, Ste. 150  
Marina del Rey, CA 90292  
t: 310.822.0300  
f: 310.822.0900  
www.sander-architects.com

job 14.173  
drawn AL  
date 10/17/16  
date/issue/rev.  
10/17/16 PLANNING SUBMITTAL

SITE PLAN

A1.31

EXHIBIT "A"

Page No. 3 of 12

Case No. PL-2016-1461-C72-SPP

2A 2016-1461-2A4

**DEN**  
ENGINEERS

3814 DEL AMO BLVD., SUITE 621  
TORRANCE, CA 90503 (310) 842-9433

# SURVEY AND TOPOGRAPHY

**DAVID FEIGE**  
16 30TH AVENUE  
VENICE, CA 90291  
PHONE 212-362-8840



**JOB ADDRESS**  
18 30TH AVENUE  
LOS ANGELES, CA 90231

### **LEGAL DESCRIPTION**

LOT 25, BLOCK 24,  
SHORT LINE BEACH SUB #3  
M.B. 5-118  
APN 4228-023-022

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT

## LEGEND

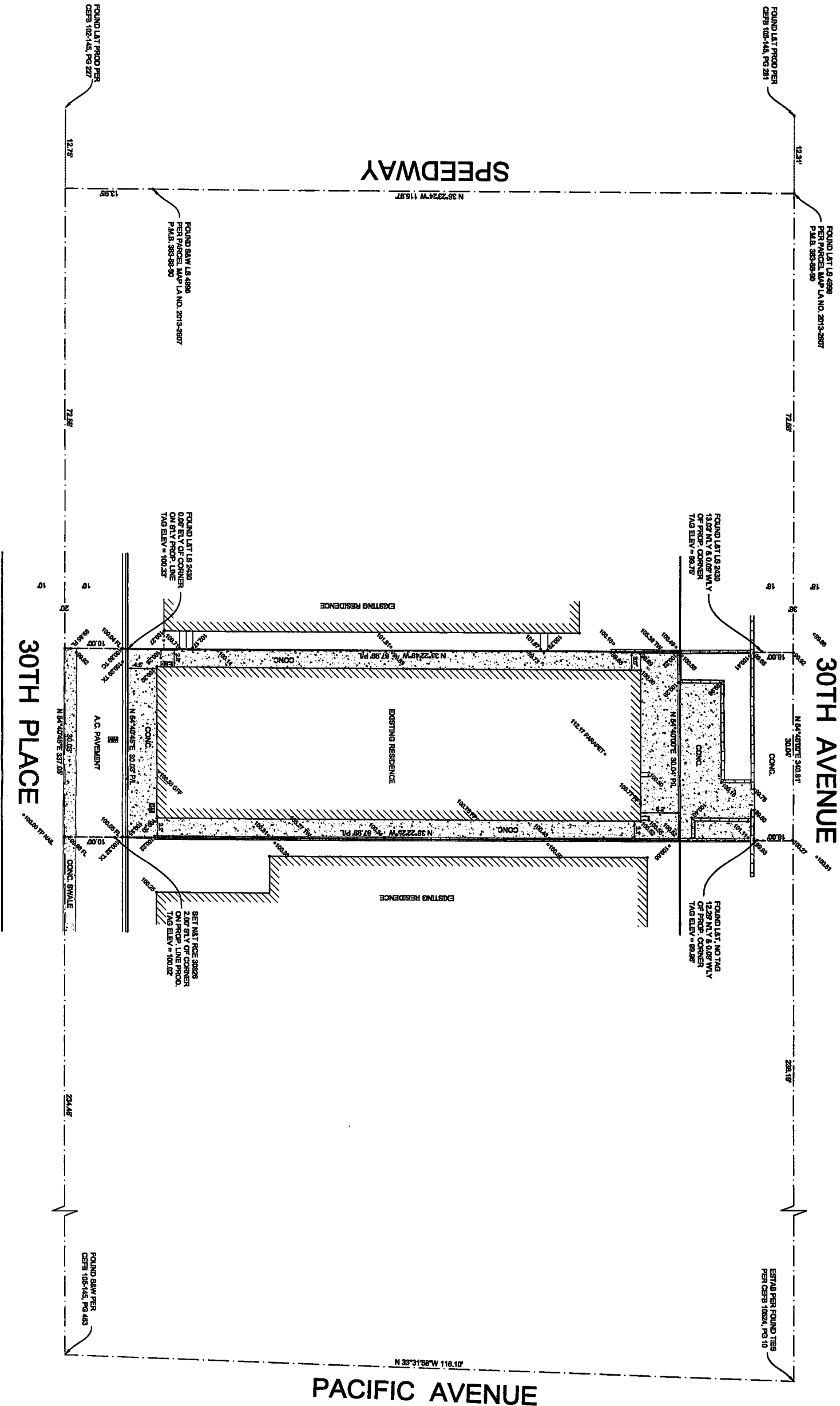
-  EXISTING BUILDING  
 BRICK  
 CONCRETE  
 WOOD DECK  
 • 100.78 EXISTING ELEVATION  
 100 EXISTING CONTOUR

COPYRIGHT

ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DESIGN ENGINEERS SHALL RELIEVE DESIGN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDINGS THAT DESIGN ENGINEERS MAY BE JOINED.

**SHEET 1 OF 1**  
**JOB NO. 16-113**

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 3



**NOTE:**  
A TITLE POLICY WAS NOT PROVIDED TO DIEN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DIEN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.

EXHIBIT "A"  
Page No. 2 of 12  
Case No. DK 2016-4461-CR-SPR  
2A-2016-4461-2A



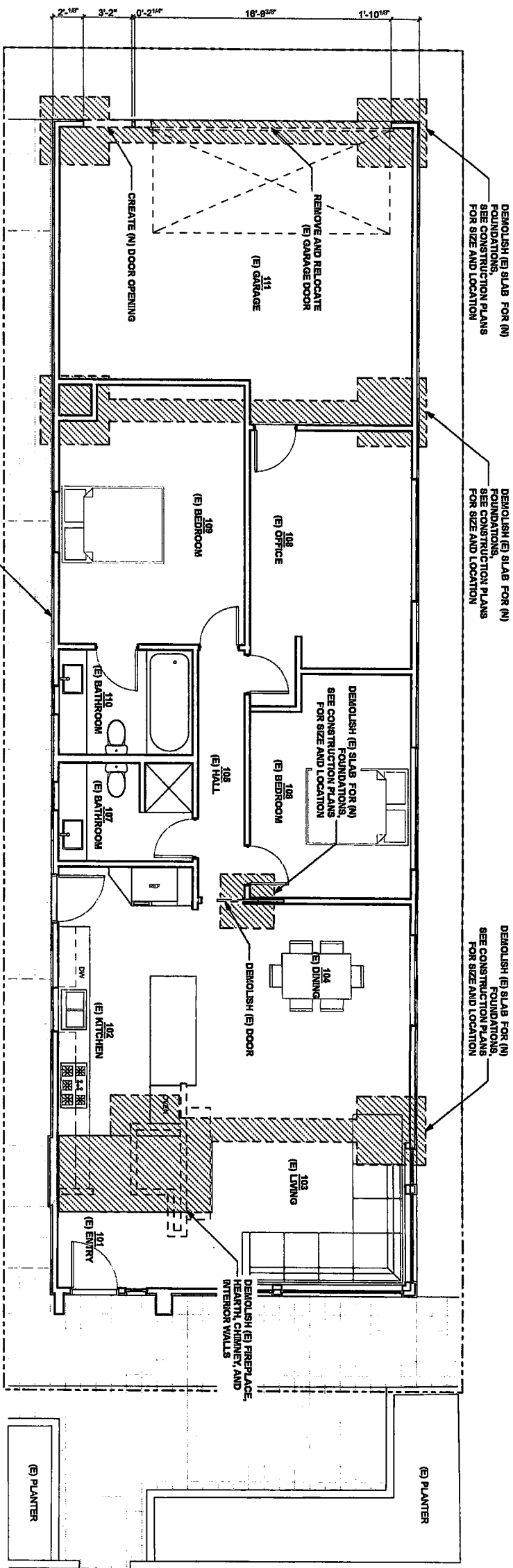
**SCALE 1" = 8'**



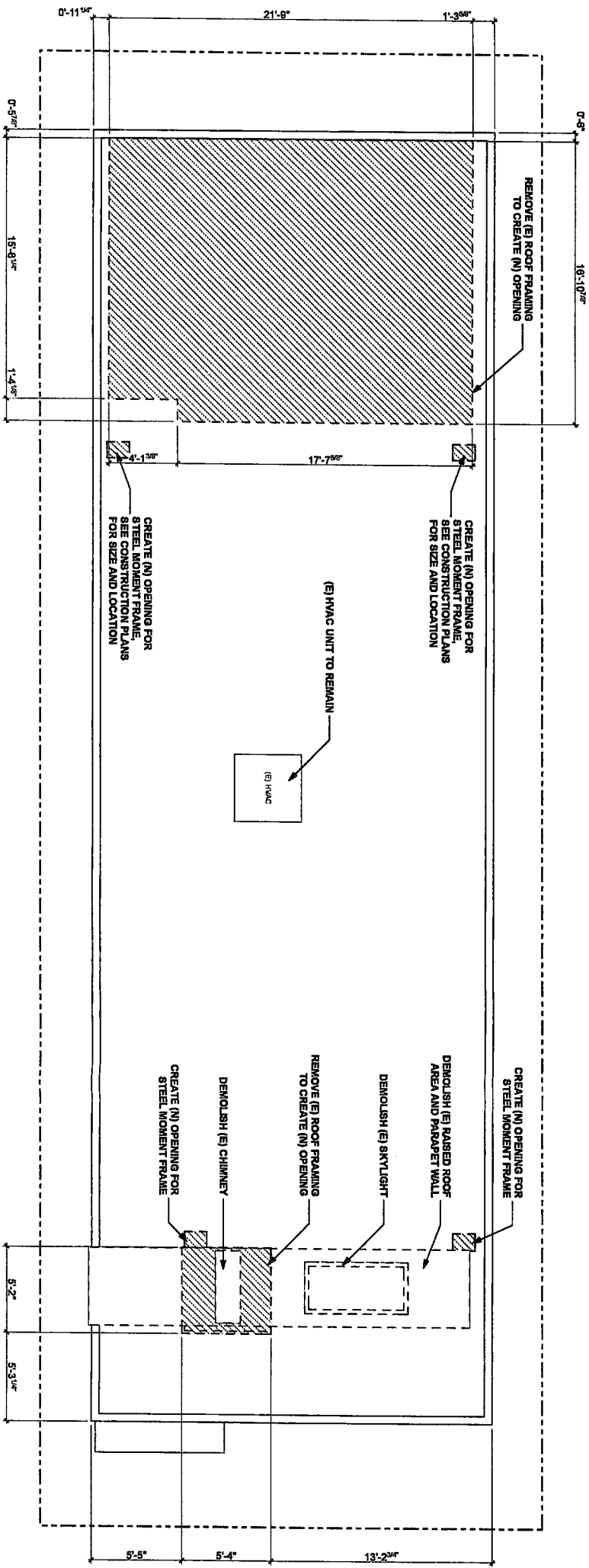
EXHIBIT "A"  
Page No. 4 of 12  
Case No. DM-2016-4464-CDP-SP  
24-2016-4464-2A1A

LEGEND

- EXISTING ELEMENT TO REMAIN
- EXISTING ELEMENT TO BE DEMOLISHED
- OPENING TO BE CREATED IN (E) FLOOR/ROOF

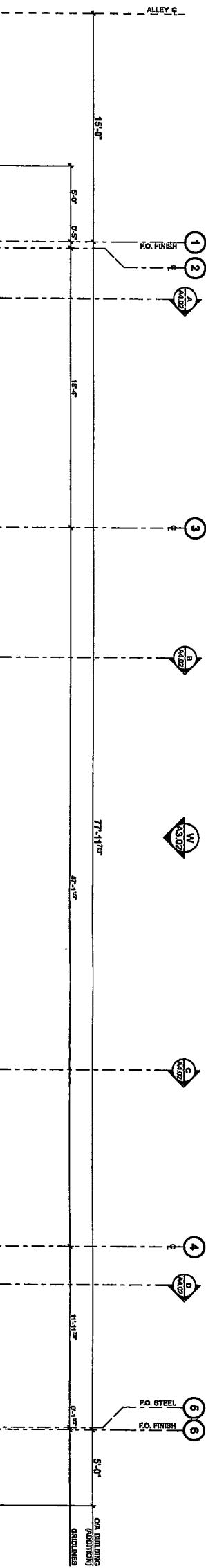


FIRST FLOOR DEMOLITION PLAN  
1/4" = 1'-0"



ROOF DEMOLITION PLAN  
1/4" = 1'-0"





Coastal Commission  
A-5-VEN-17-0034  
Exhibit 3  
Page 5 of 11

sander architects  
13274 Fijl Way, Ste. 150  
Marina del Rey, CA 90292  
t: 310.822.0300  
f: 310.822.0900  
www.sander-architects.com



FEIGE RESIDENCE  
16 30<sup>TH</sup> AVENUE, VENICE, CA 90291

job 14.173  
drawn AL  
date 10/17/16  
date issue/rev.  
10/17/16 PLANNING DEPARTMENT

FIRST FLOOR  
PLAN  
A2.01

FIRST FLOOR PLAN  
1/4" = 1'-0"

NOTES	LEGEND
-------	--------

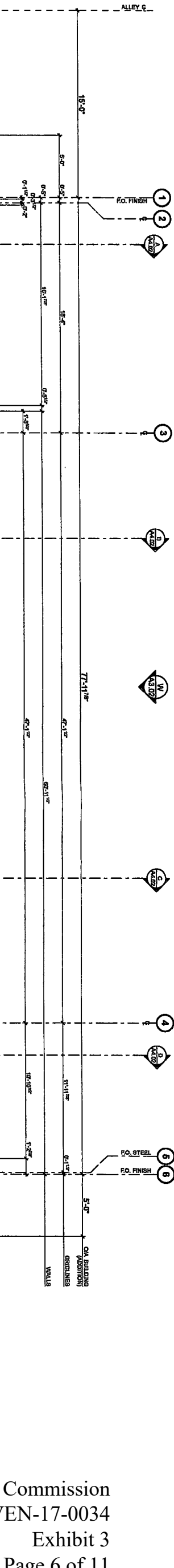
EXISTING WALL  
NEW WALL

EXHIBIT "A"

Page No. 5 of 12

Case No. DW-2016-111614-002-SR

2A 2016-111614-002-SR



Coastal Commission  
A-5-VEN-17-0034  
Exhibit 3  
Page 6 of 11

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

NOTES	LEGEND
1)	EXISTING WALL
	NEW WALL

EXHIBIT 'A'  
Page No. 6 of 12  
Case No. 24-2016-4464-CDD-88P

24 2016 4464-2A

FEIGE RESIDENCE  
16 30TH AVENUE, VENICE, CA 90291



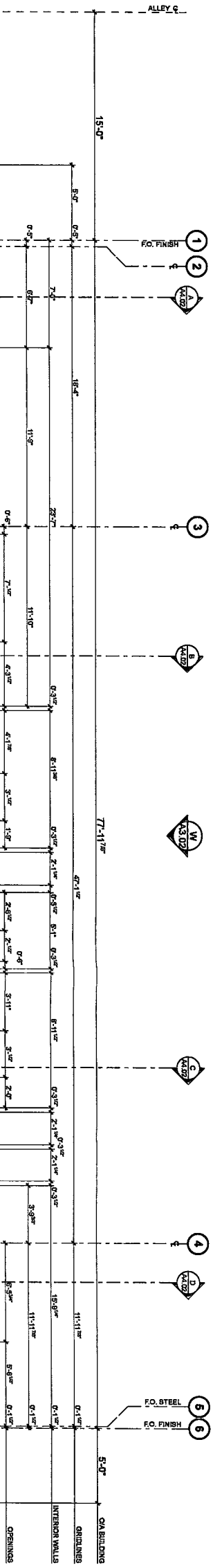
sander architects  
13274 Fiji Way, Ste. 150  
Marina del Rey, CA 90292  
t: 310.822.0300  
f: 310.822.0900  
www.sander-architects.com

Job 14.173  
drawn AL  
date 10/17/16  
date/issue/rev.  
10/17/16 PLANNING SUBMITTAL

A2.02

SECOND FLOOR PLAN





Coastal Commission  
A-5-VEN-17-0034  
Exhibit 3  
Page 7 of 11

sander architects  
13274 Fiji Way, Ste. 150  
Marina del Rey, CA 90292  
t: 310.822.0300  
f: 310.822.0900  
www.sander-architects.com



**FEIGE RESIDENCE**  
16 30<sup>TH</sup> AVENUE, VENICE, CA 90291



**THIRD FLOOR PLAN**  
1/4" = 1'-0"

**NOTES**

1)

**LEGEND**

- EXISTING WALL
- NEW WALL

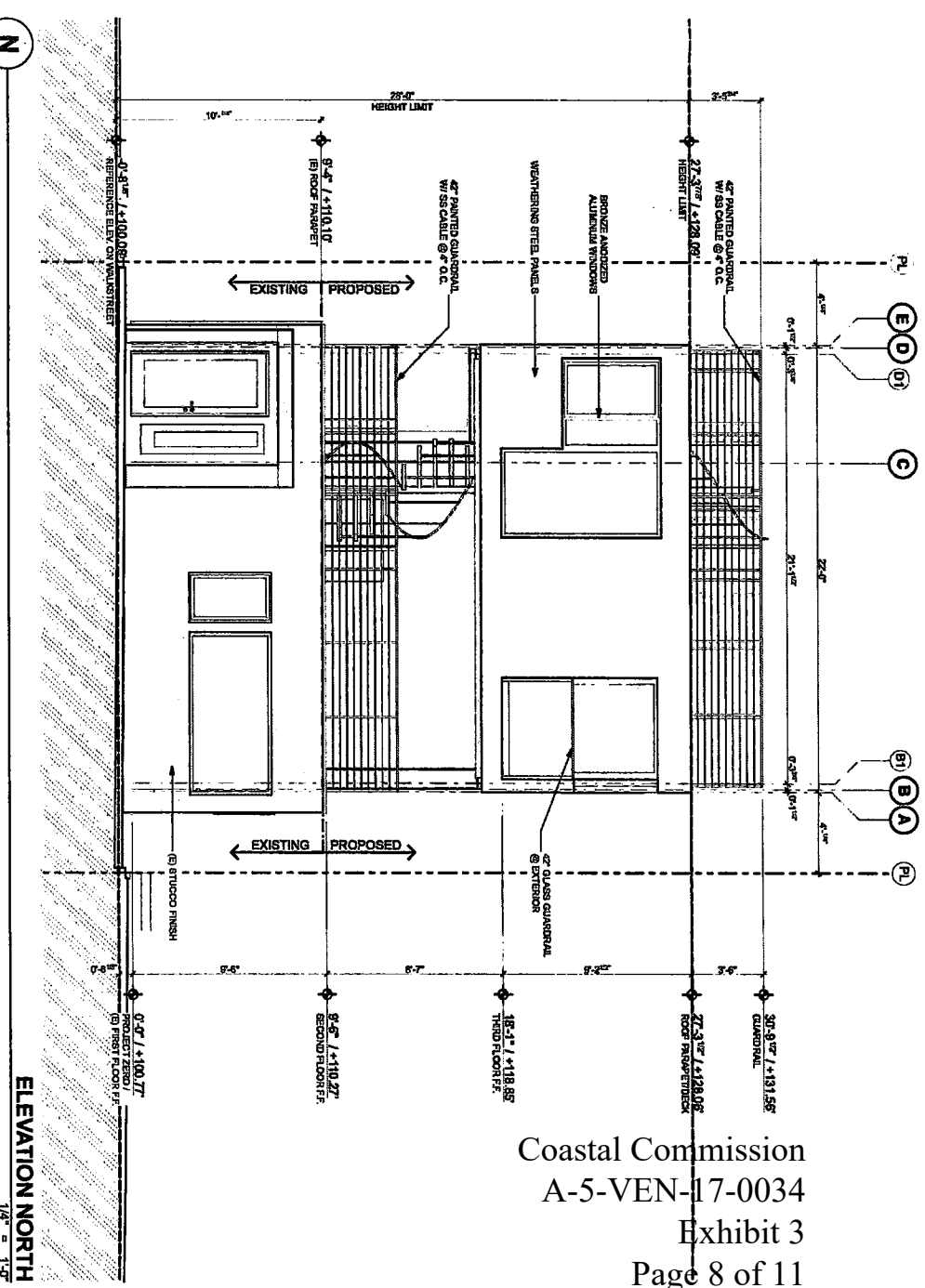
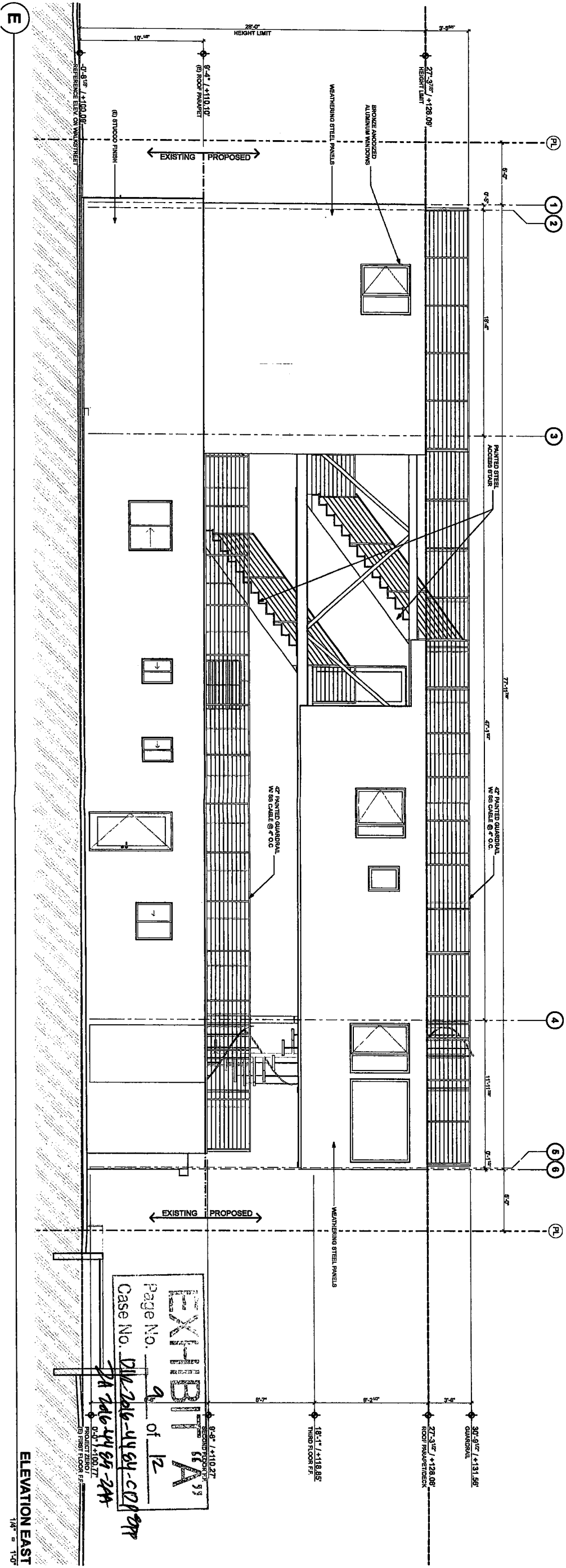
job 14.173  
drawn AL  
date 10/17/16  
date/issue/rev.  
10/17/16 PLANNING SUBMITTAL

**EXHIBIT "A"**  
Page No. 7 of 12  
Case No. MW-2016-4464-CP-89

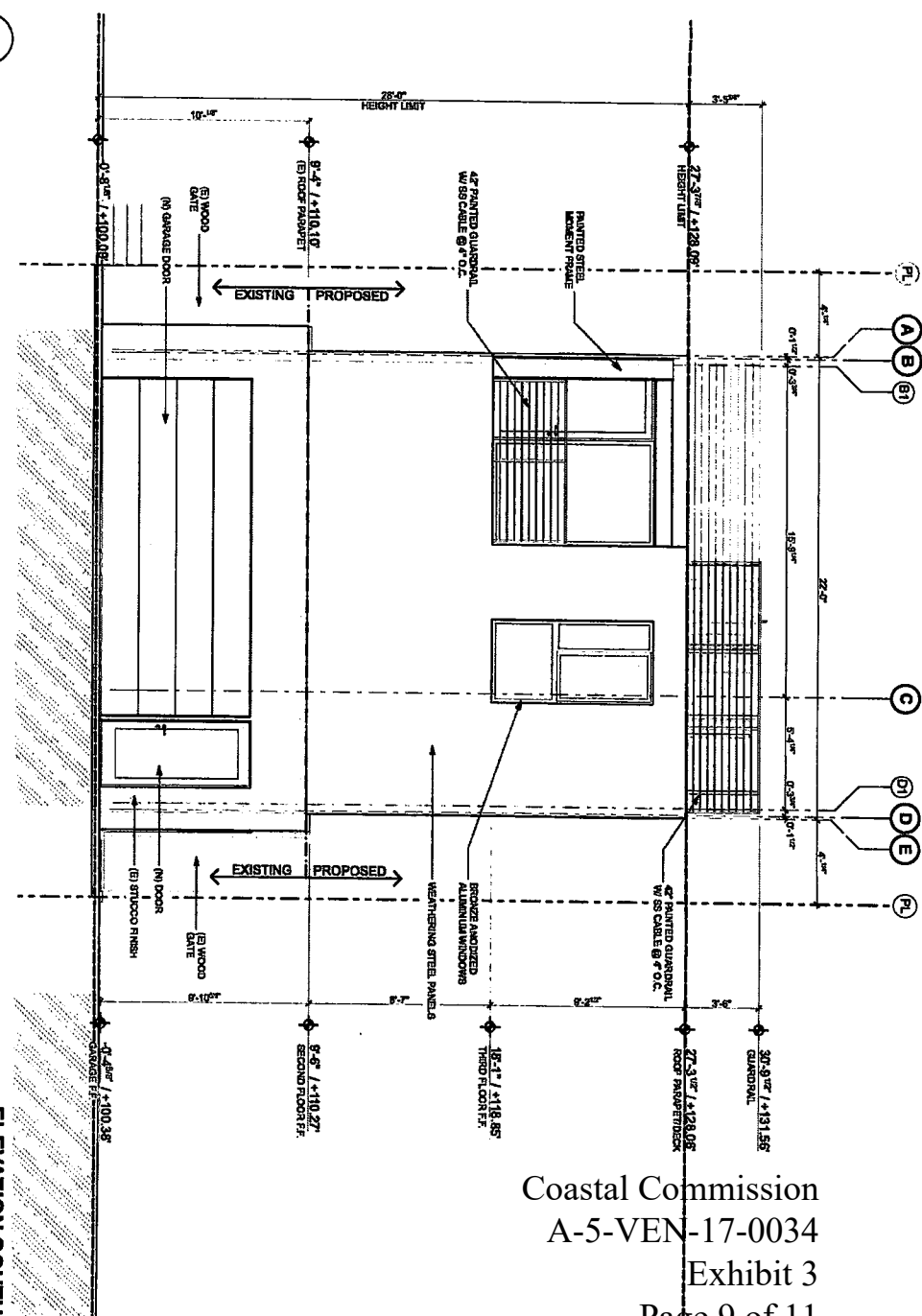
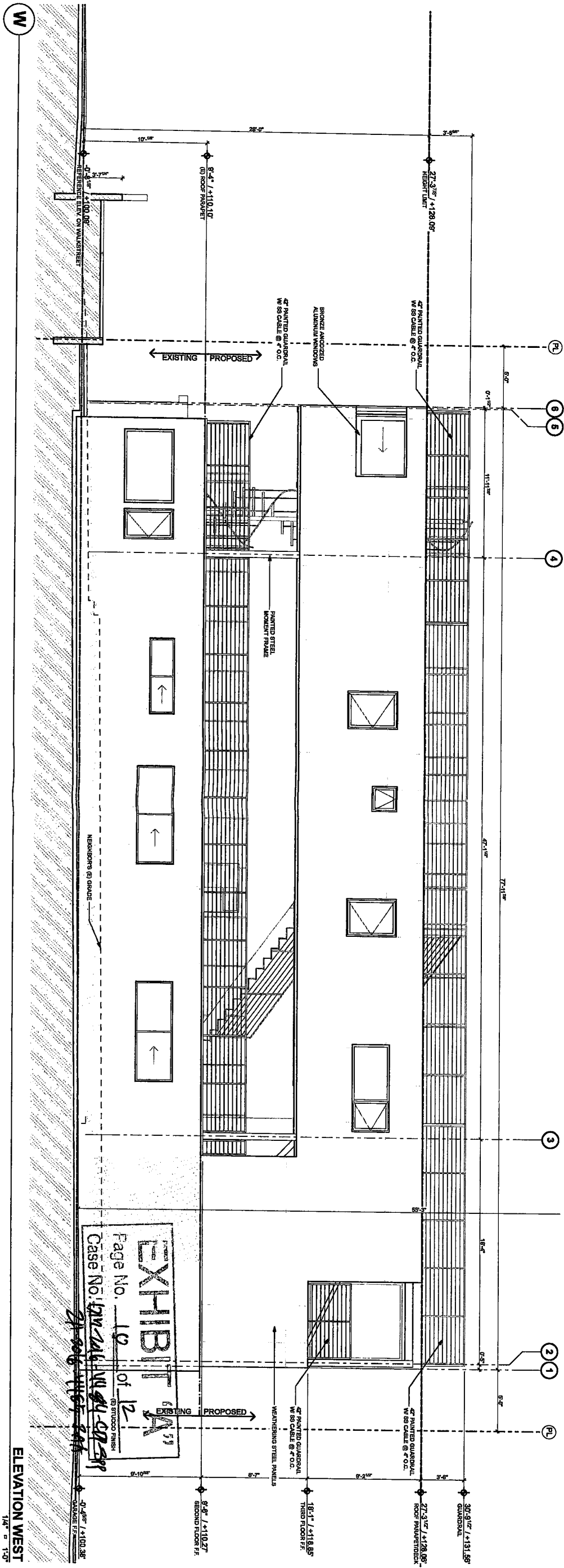
242016-4464-2A

THIRD FLOOR  
PLAN

A2.03



Coastal Commission  
A-5-VEN-17-0034  
Exhibit 3  
Page 8 of 11



Coastal Commission  
A-5-VEN-17-0034  
Exhibit 3  
Page 9 of 11

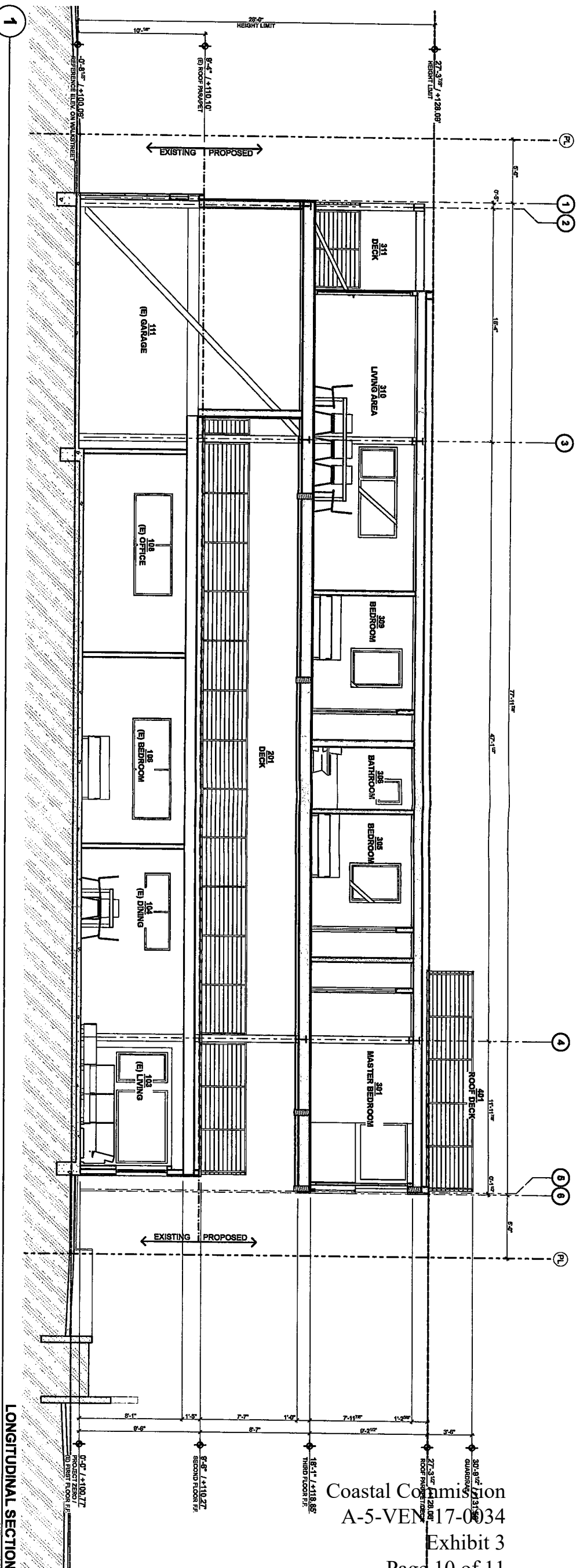
job 14.173  
drawn AL  
date 10/17/16  
detail/issue/rev.  
10/17/16 PLANNING DEPARTMENT

FEIGE RESIDENCE  
16 30<sup>TH</sup> AVENUE, VENICE, CA 90291

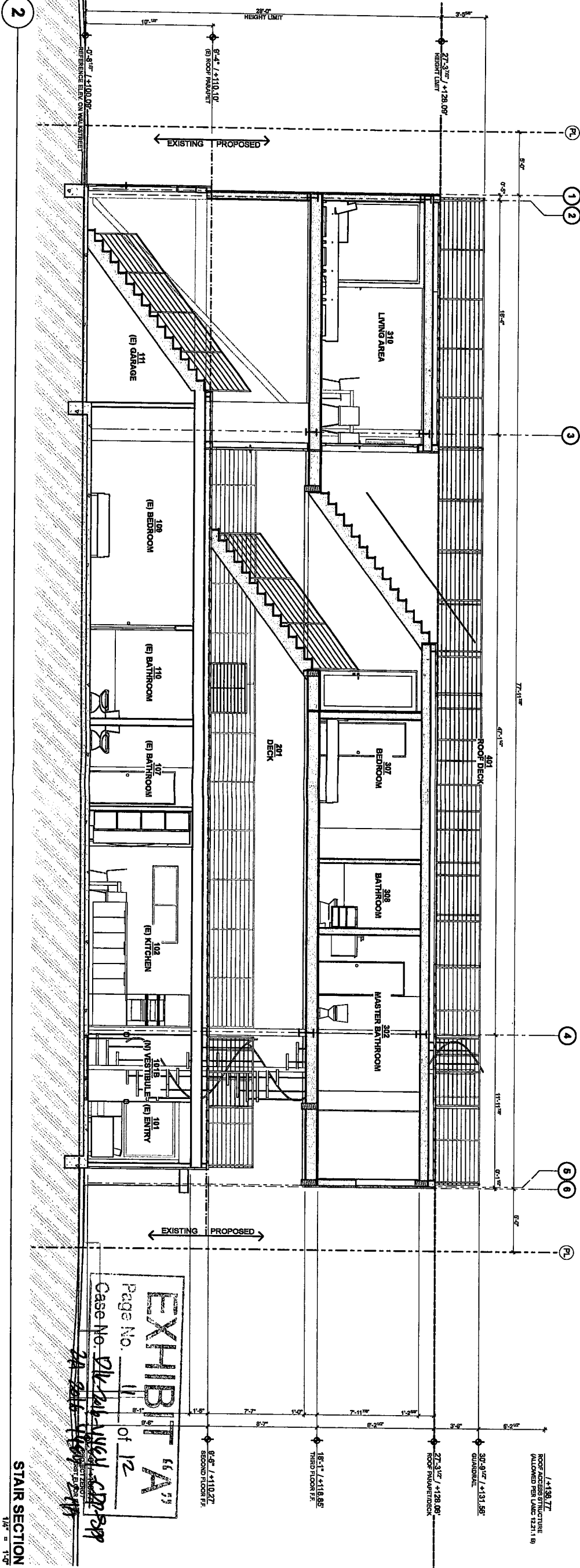


sander architects  
13274 Fijl Way, Ste. 150  
Marina del Rey, CA 90292  
t: 310.822.0300  
f: 310.822.0900  
www.sander-architects.com

EXTERIOR  
ELEVATIONS  
A.3.02.



LONGITUDINAL SECTION  
1/4" = 1'-0"



STAIR SECTION  
1/4" = 1'-0"

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 3  
Page 10 of 11

**EXHIBIT "A"**  
Page No. 11 of 12  
Case No. 24-246-14641-CP-2099  
24-246-14641-CP-2099

job 14.173  
drawn AL  
date 10/7/16  
date issued/rev.  
10/7/16  
PLANNING DEPARTMENT

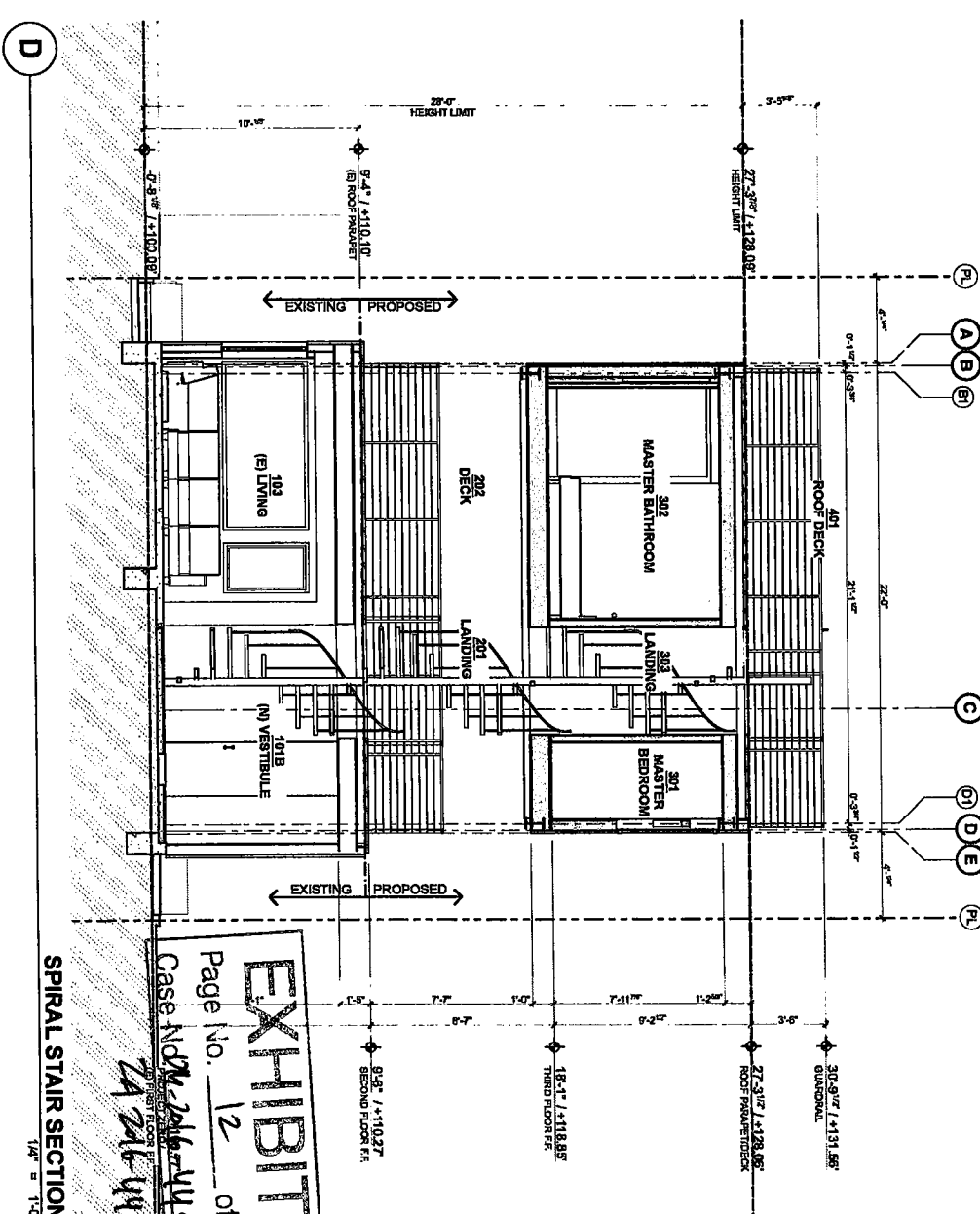
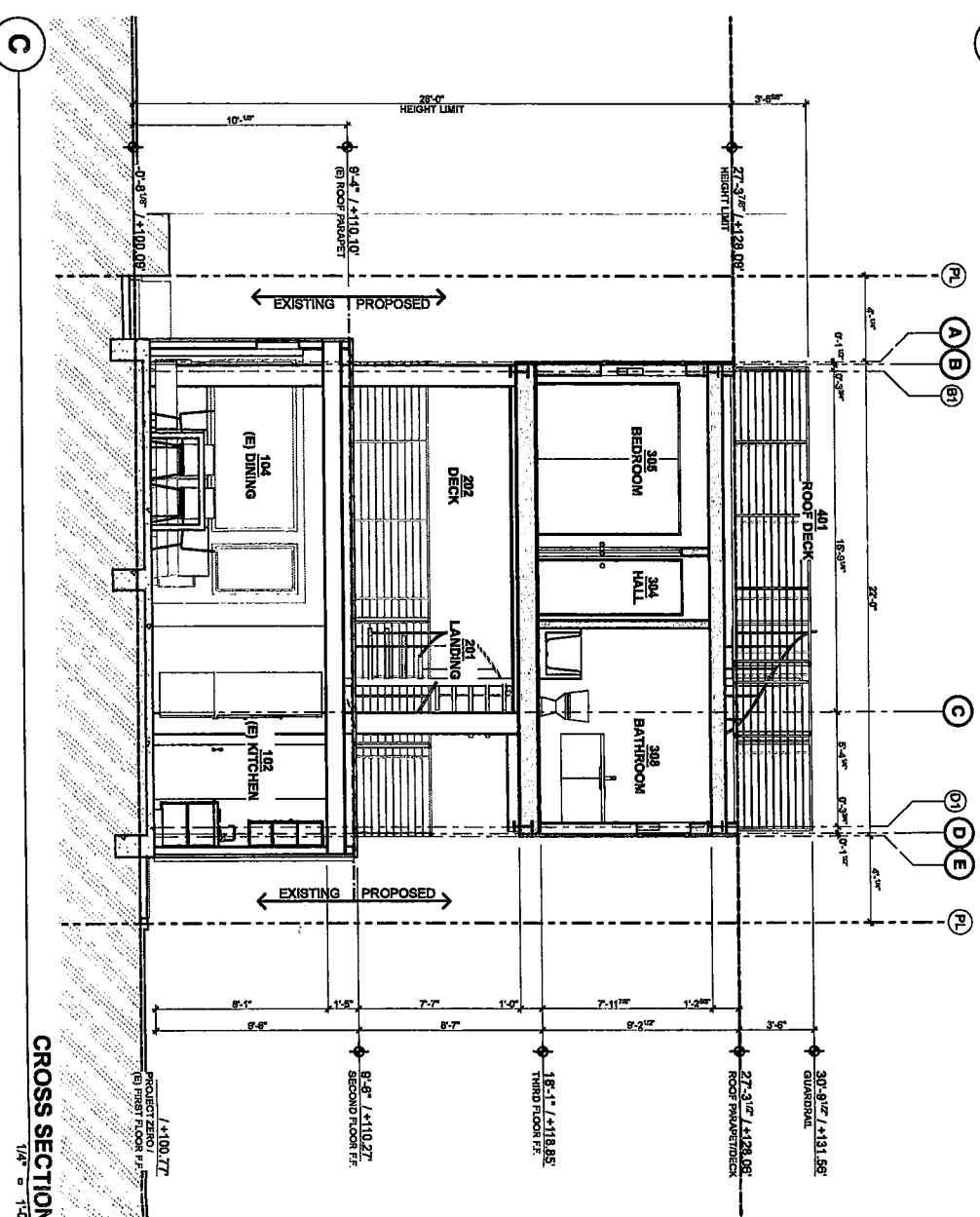
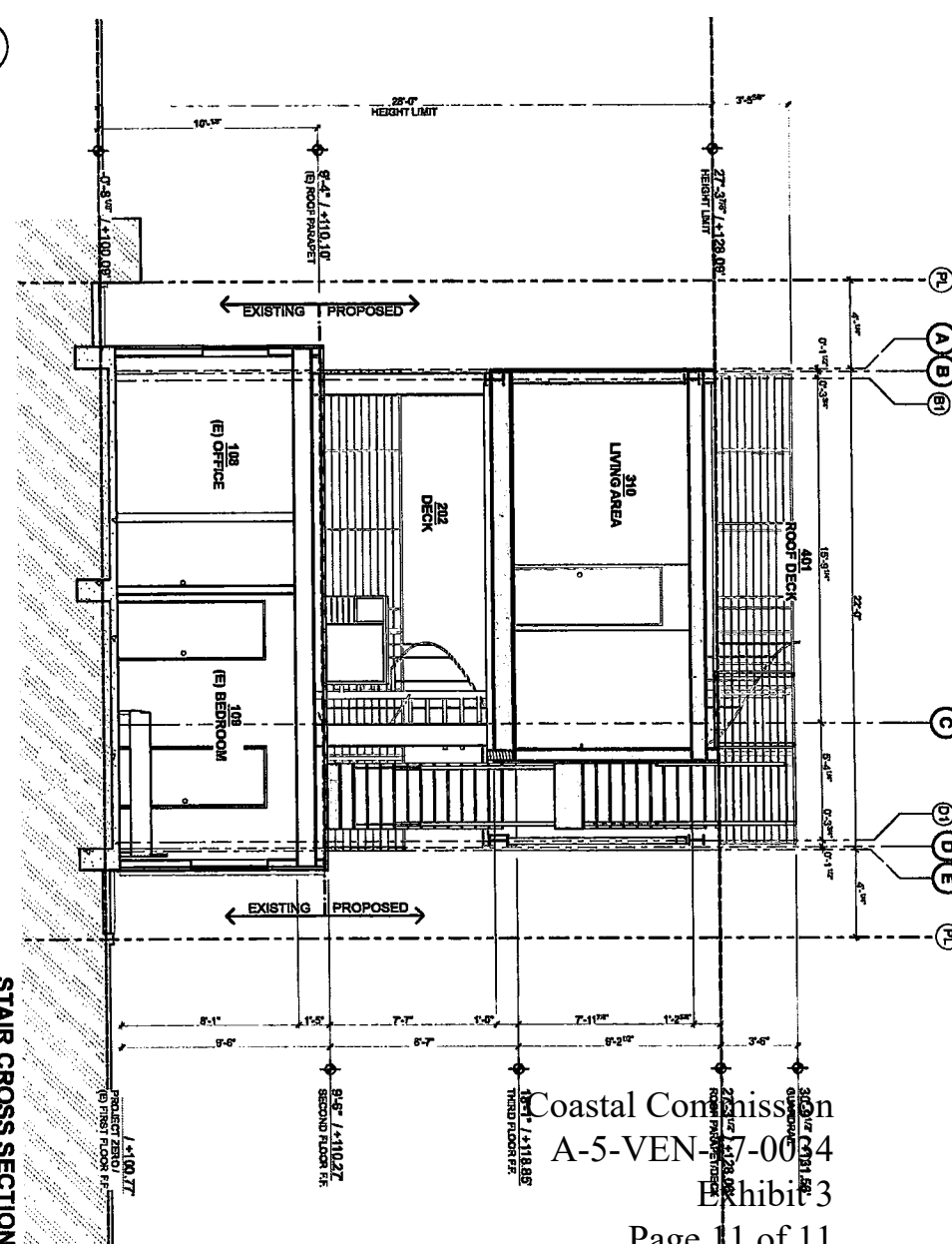
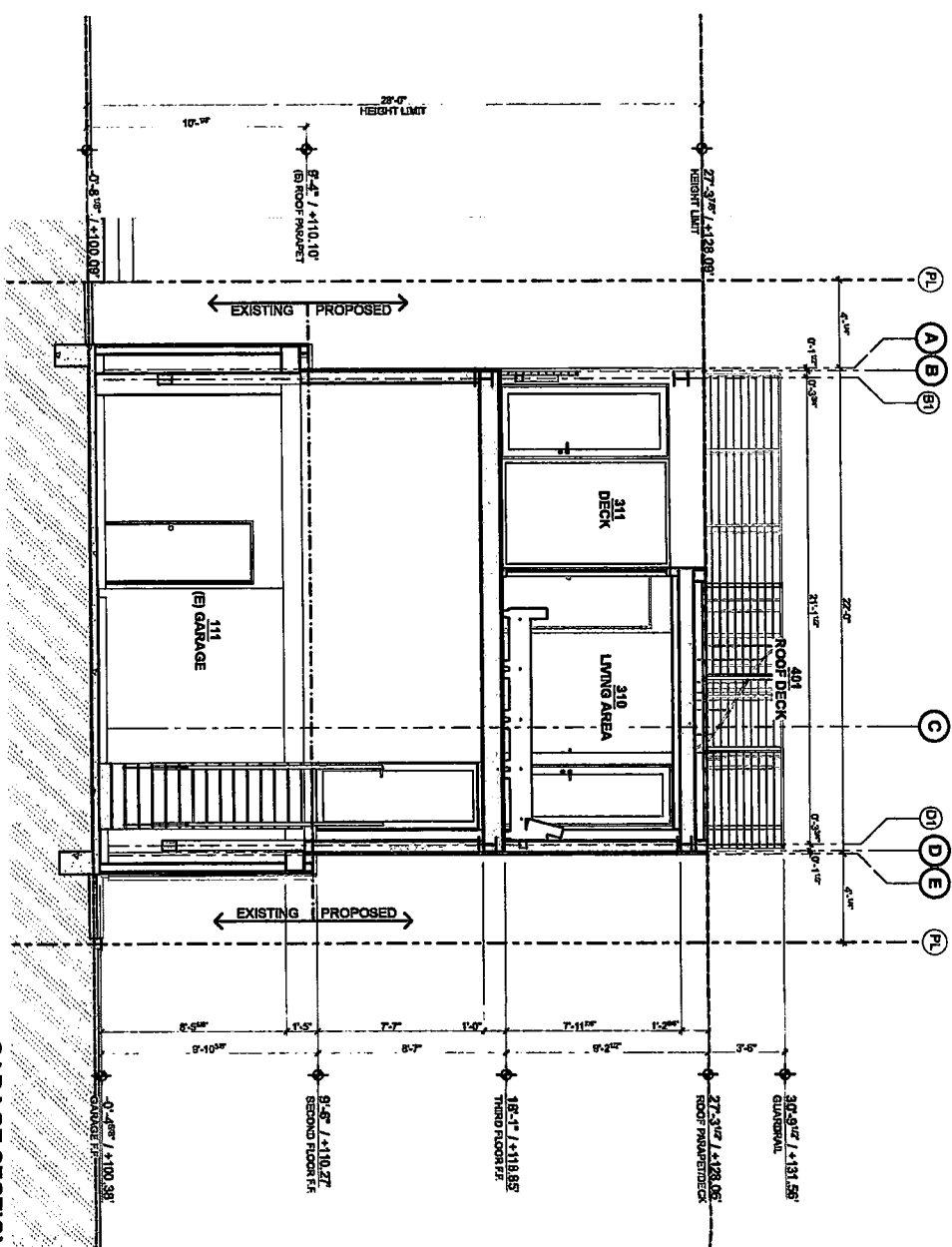
**FEIGE RESIDENCE**  
16 30<sup>TH</sup> AVENUE, VENICE, CA 90291



**sander architects**  
13274 Fil Way, Ste. 150  
Marina del Rey, CA 90292  
t: 310.822.0300  
f: 310.822.0900  
www.sander-architects.com

BUILDING  
SECTIONS

A4.01.



Coastal Commission  
A-5-VEN-17-0034  
Exhibit 3  
Page 11 of 11

## A COASTAL COMMISSION

e  
000  
4302APPEAL FROM COASTAL PERMIT  
DECISION OF LOCAL GOVERNMENTRECEIVED  
South Coast Region

JUN 29 2017

SECTION I. Appellant(s)

Name, mailing address and telephone number of appellant(s):

Coastal Commission Executive Director, John Ainsworth  
200 Oceangate, Suite 1000  
Long Beach, CA 90802 (562) 590-5071CALIFORNIA  
COASTAL COMMISSIONSECTION II. Decision Being Appealed

1. Name of local/port government: City of Los Angeles
2. Brief description of development being appealed: Remodel and addition to a one-story single family residence, resulting in a three-story, 2,755 sq. ft. single family residence, with a two-car garage and a rooftop deck, on a lot facing a walkstreet.
3. Development's location (street address, assessor's parcel no., cross street, etc.):  
16 30<sup>th</sup> Avenue, Venice, City of Los Angeles.
4. Description of decision being appealed:
  - a. Approval; no special conditions: \_\_\_\_\_
  - b. Approval with special conditions: XX
  - c. 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-17-0034DATE FILED: June 29, 2017DISTRICT: South Coast



5. Decision being appealed was made by (check one):
- a. Planning Director/Zoning Administrator: XX
  - b. City Council/Board of Supervisors: \_\_\_\_\_
  - c. Planning Commission: \_\_\_\_\_
  - d. Other: \_\_\_\_\_
6. Date of local government's decision: May 5, 2017
7. Local government's file number: DIR-2016-4484 (CDP)

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties.  
(Use additional paper as necessary.)

1. Name and mailing address of permit applicant:

David Feige  
16 E. 30<sup>th</sup> Avenue  
Los Angeles, CA 90291

2. Name and mailing address of permit applicant's agent:

Adam Licht, Sanders Architects  
13274 Fiji Way  
Marina del Rey, CA 90292

2. 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.

a. \_\_\_\_\_  
\_\_\_\_\_  
Venice, CA 90292

b. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Coastal Commission

A-5-VEN-17-0034

Exhibit 4

Page 2 of 4

#### SECTION IV. Reasons Supporting This Appeal

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, which continues on the next page. Please 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.

The size, mass and scale of the City-approved development may adversely affect community character and could prejudice the City's ability to prepare a Local Coastal Program (LCP). The local coastal development permit authorizes a three-story structure that provides only a five-foot front yard setback, in lieu of the required fifteen foot front yard setback. The building façade provides minimal articulation and does not include a stepped back design on the upper floors. Therefore, the proposed development is not visually incompatible with the character of the 30<sup>th</sup> Avenue walkstreet.

The primary issues involving consistency with the Coastal Act and the certified Venice Land Use Plan (LUP) are: 1) the building's minimal setback from the walkstreet, 2) the mass and scale of the structure, and 3) whether the project is substantial new development rather than a "remodel/addition".

The proposed project appears to be substantial new development rather than a "remodel/addition" which the City approval authorizes. The local coastal development permit authorizes demolition of significant portions of the existing one-story house, including the entire roof and substantial portions of the interior and exterior walls, in order to build a new foundation to support a three-story steel frame for the addition of two new upper levels. The distinction between describing the development as a remodel versus substantial redevelopment is important because the City approval of the project as a remodel allows the project to maintain non-conforming front yard and side yard setbacks. Substantial redevelopment of the property would require that the development conform to current standards, including the provision of a fifteen foot front yard setback and wider side yards. The projects side yard setbacks on the ground floor do not conform to current standards.

Certified LUP Policy I. E. 5 states:

**Nonconforming Structures.** *Where extensive renovation of and/or major addition to a structure is proposed and the affected structure is nonconforming or there is another nonconforming structure on the site, or a project is proposed that would greatly extend the life of a nonconforming structure or that eliminates the need for the nonconformity, the following shall apply: Unless the City finds that it is not feasible to do so, the project must result in bringing the nonconforming structure into compliance with the current standards of the certified LCP, unless in its nonconformity it achieves a goal associated with community character (i.e. the reuse and renovation of a historic structure) or affordable housing that could not be achieved if the structure conforms to the current standards of the certified LCP.*

In regards to community character, the certified Venice LUP requires that projects on walkstreets provide facades that "shall be varied and articulated to provide visual interest to pedestrians." The building's façade provides minimal articulation and the upper floors are not set back further than the lower floor. In fact, the proposed third floor is actually closer to the walkstreet than the lower floor.

Coastal Commission

A-5-VEN-17-0034

Exhibit 4

Page 3 of 4

Certified LUP Policy II. C. 10 states:

***Walk Streets -- Residential Development Standards.*** *New residential development along walk streets shall enhance both public access and neighborhood character. Building materials, colors, massing and scale of new structures shall complement those of existing structures in the neighborhood. Building facades shall be varied and articulated to provide visual interest to pedestrians. Primary ground floor residential building entrances and frequent windows shall face the walk streets. Front porches, bays, and balconies shall be encouraged. In case of duplexes and low density multiple-family buildings, entries shall be located in the exterior building facade for each residential unit, shall face walk streets, and be well-defined and separate.*

In addition, certified LUP Policy I. A. 2 states:

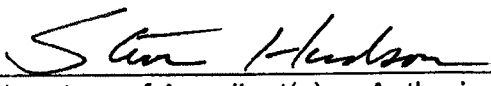
***Preserve Stable Single-Family Residential Neighborhoods.*** *Ensure that the character and scale of existing single-family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development...*

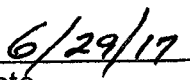
Certified LUP Policy I. E. 2 states:

***Scale.*** *New development within the Venice Coastal Zone shall respect the scale and character of 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. Lot consolidations shall be restricted to protect the scale of existing neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.*

## **SECTION V. Certification**

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

  
Signature of Appellant(s) or Authorized Agent

  
Date

Coastal Commission

A-5-VEN-17-0034

Exhibit 4

Page 4 of 4

Dorothy Mountain  
30 30<sup>th</sup> Avenue  
Venice, CA 90291

**RECEIVED**  
South Coast Region

JUL 27 2017

CALIFORNIA  
COASTAL COMMISSION

Dear Mr. Posner,

I have lived on 30<sup>th</sup> Avenue with my husband Dan for over 20 years. I live just down the street from David Feige at 30 30<sup>th</sup> Avenue (on the same side of the street as him.)

I've lived here a long time and I love my block, and I think David's design is exactly the kind of respectful, interesting kind of addition we want here. He was really clear about leaving space open so it didn't seem too heavy or overbuilt. I've seen the plans, and the renderings of what it will look like and my husband and I think they're great and we really wish you and the costal commission would approve them.

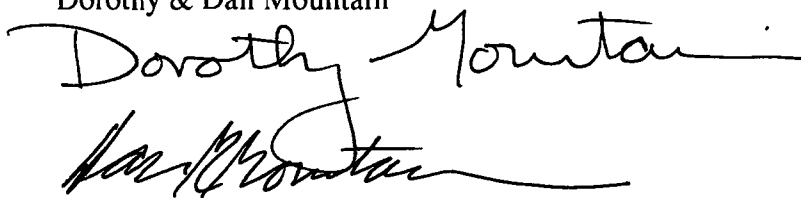
David has lived here for almost 10 years and he's been a great neighbor and a great addition to the block. And unlike lots of other people who just went around and did their plans in secret, he made a point of showing everybody and asking what they thought. We've all known for years he was going to do this and my husband and I really support him and his plans.

Please don't make him make all kinds of changes—at least not in our names. The front of his house is right on the line of all of ours which seems totally reasonable. This block—which is our own little community, is behind this project (not something I could say for the last project you approved on this block!!) I just think this is one of the most interesting designs I've ever seen. I love that the whole second floor is just outdoor space like one huge balcony, and I really like the big windows facing the front too. I just wish you would make it easy for him and for us to move forward with this especially since he's doing it so his wife (who currently lives in NY) and his step kids can all come out and join us in Venice.

Thank you for your time. I know you are all trying to protect our neighborhood and our block but my husband and I really believe that this is one project that deserves to be approved just as it is.

Thank you for your consideration

Dorothy & Dan Mountain



7/14/17

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 5  
Page 1 of 12

Datar Sahi  
24 30<sup>th</sup> Avenue  
Venice, CA 90291

July 15, 2017

**RECEIVED**  
South Coast Region

**JUL 27 2017**

**CALIFORNIA  
COASTAL COMMISSION**

Charles R. Posner  
Coastal Program Analyst  
California Coastal Commission  
200 Oceangate - Tenth Floor.  
Long Beach, CA 90802

Dear Mr. Posner and Coastal Commission:

My name is Datar Sahi, and I live on 30th Avenue two doors down (east) of David's place at 16 30th Avenue. I am a software engineer and have lived on the block for more than 5 years.

Venice is going through a lot of changes and we are losing many historic qualities of Venice Beach bungalow living. The city of Venice is between identities and we need to protect the individuals that create and invest in the charm of the community and people who actually love living here. We need to discourage large structures built with the explicit purpose of profit where the owners do not take up residency. David has been my neighbor for years and loves Venice as much as I do. David's plans are modern but they also have a Venice charm to them. His floor plans prioritize open space and originality similar to the one-of-a-kind homes in the neighborhood by Frank Geary and other tasteful and historical architects that have built properties in our community through the years.

The house next door to me was just completed after 1.5 years of construction. It has been established that the owner built it up so they could "flip" the house. It is gratuitous in size, it lacks originality (same exact plans have been built a few times in the city) and the owners were not respectful to the neighbors during construction. I complained several times to the city about this monster house that taken over views and cast enormous shadows in every direction. I never heard back and the house continues to burden everyone but the owners. This house should have never been approved.

Dave, on the other hand, would like to add to the charm of the block and has involved the neighbors in his drafting of the plans. He has no second floor which is a unique and practical way to add something charming to the block while preserving the views and sovereignty of our lovely charming neighborhood.

I don't normally get involved in this kind of stuff, but it seems that your commission should be halting projects like the one that the developers just built - and approving the one you are now questioning.

Thank you for your time and I hope you'll let Dave build what he's planning.

Thank you for your consideration.



Datar Sahi  
24 30th Avenue  
Venice, CA 90291

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 5  
Page 2 of 12

**JUL 27 2017**

**Herb Jordan**  
22 30<sup>th</sup> Avenue  
Venice, CA 90291

**CALIFORNIA  
COASTAL COMMISSION**

July 16<sup>th</sup>, 2017

Dear Coastal Commission,

I live at 22 30<sup>th</sup> Avenue in Venice exactly one house east of David Feige on the same side of the street. My wife Margaret and I are his immediate neighbors and the people most affected by his planned house addition, and we are writing to urge you to approve his plans. We are entirely cool with what he is doing. In fact we are enthusiastic supporters.

Obviously, no one likes construction and everyone would prefer to leave everything exactly as it is, but that is not the world we live in. And we accept that. And given that there will be change, there is no better person on this block than David and no better design than the one he is proposing.

More than two years ago, when he was first considering building up so that his (rather large blended) family could come join him, we all sat down over some wine and talked about this. I explained about my view and my house, and he showed his rough vision for a kind of floating third floor. I thought it was cool then, and when I saw the renderings and saw that David made a point to preserve my views and not obstruct my little balcony I was appreciative—not just because he did that—he is that kind of guy, but also because it worked so well with the design.

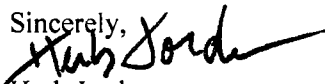
From a design point of view, I like the fact he has set the house and the top floor right in a nice line with the house below. He is not some greedy developer who is trying to max out his property—this is a guy who is respected and liked on our block and in our community who has designed something cool and modern and interesting in a way that respects us all and respects this street.

He is taking nothing from any of us and adding a really interesting place. It would be really wrong for you guys to try to stop that or alter it—and we say that as the people most affected by the project.

I am a musician, and a lawyer, and I have lived on this block for many years. I think the design is great and interesting and will be a terrific addition to our little walk street. It is contemporary and modern and cool looking with a huge open space and big windows and interesting modern exterior. It does not feel like a big ugly thing (like the Spec house that just went in three doors down). Instead it respects the current structure, and connects it in an interesting way.

I feel very strongly that David should be able to fulfill his vision. I am entirely down with it and support him and the house design 100 percent. I ask you to simply approve his design and plans. If you have any questions or want any further comments or information, please do feel free to contact me at (310) 6123-4517.

Thank you for your consideration of this matter.

Sincerely,  
  
Herb Jordan  
22 30<sup>th</sup> Avenue  
Venice, CA 90291

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 5  
Page 3 of 12



**JUL 27 2017**

**CALIFORNIA  
COASTAL COMMISSION**

July 15, 2017

To Whom it May Concern

My name is David Weissman, I am a jewelry designer and have lived on the block for more than seven years. I live on 30<sup>th</sup> Avenue directly across the street from David Feige and 16 30<sup>th</sup> Avenue.

I am writing to ask you to approve his plans. I really like the design and I think it will add to the block. David talked to all the neighbors during the years he has been working on the house design and we all really like it. It is considerate and does not feel overbearing or too massive or anything.

Unlike the various developers around, David has not only been a great neighbor, but has actually included all of us in the design process and tried to make something that was not open and interesting and consistent with the cool vibe of Venice. And I believe he has done that. The fact that the third floor kind of floats up there makes it appear much less imposing, and is very architecturally interesting.

The set back of the house is right on a line with all the other house on that side of the block and does not go out any further than the huge house they just built at 26 30<sup>th</sup>. Unlike that one which goes all the way up and is built to the lot lines, the house Dave wants to build has a ton of open space where the second floor is.

This is one plan you should approve. Dave just wants to build a pretty addition to the house for when his wife and step kids move out here. I support him in doing that and I support the design as it is. Please just approve it.

Thank you.



David Weissman  
19 30<sup>th</sup> Avenue  
Venice, CA 90291

Rob Saliamonas  
40 30<sup>th</sup> Ave  
Venice, CA 90291

July 18, 2017

**RECEIVED**  
South Coast Region

**JUL 27 2017**

**CALIFORNIA  
COASTAL COMMISSION**

Dear Mr. Posner and the Costal Commission,

I live down the street from Dave. I'm on the same side of the street but closer to Pacific. I'm a carpenter, and I've lived in Venice for over 20 years. I'm writing because I think you should approve the plans for Dave's house. It's a very cool design and it will fit in really well with our block. I've looked at the plans and the renderings and I think the house design is interesting and will fit in well with our block. The house is set back pretty much in a line with everyone and I don't think it's any higher or further forward than the one that went up right by me at 26 30<sup>th</sup>—and that was a developer not an actual member of our community. Also I think the open space is cool. It's like he's building a second floor—just higher up in the air, instead of building one really tall floor.

I know you guys are trying to protect us and preserve Venice and our coastline, and I am down with that. But fair is fair. You should be cracking down on the dudes who just want to turn a profit, and flip our houses, not the good people who support and respect our community. I've all known for years that Dave wanted to build, and like the rest of the block, I got to see the plans, and think the design is great just as it is.

I support him and I know the rest of our block and all our neighbors do too.

Thanks,

Rob

A handwritten signature in black ink, appearing to be 'Rob Saliamonas', with a long horizontal line extending to the right.

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 5  
Page 5 of 12

Mitchell Klein  
27 30<sup>th</sup> Avenue  
Venice, CA 90291  
MrKlein@Aol.com

**RECEIVED**  
South Coast Region

**JUL 27 2017**

CALIFORNIA  
COASTAL COMMISSION

July 17<sup>th</sup>, 2017

Charles Posner  
California Coastal Commission  
200 OceanGate - Tenth Floor.  
Long Beach, CA 90802

Dear Mr. Posner and Members of the Coastal Commission,

My name is Mitchell Klein and I am the owner of 27 30<sup>th</sup> Avenue—a home across the walk street and a few houses to the East of David Feige's house, and I am writing to urge you and the commission to approve his plans.

Like everyone, I love Venice, and I want to protect my block. But I have seen his house, reviewed his plans and read your objections, and I think your concerns are entirely misplaced. I believe that the house is not only appropriate in terms of mass, scale and setback, but that it will enhance the cool-factor of the block. The design is awesome. The open second floor is really cool. David has talked to me for years about his vision and I really think you should allow him to fully realize it.

We all want to protect Venice and this area, we all want architecturally interesting additions rather than just huge ugly structures that max out the square footage. And we want residents—our neighbors and community members to be able to live their dreams not just let developers who want to flip places make as much money as possible.

Since I took the time to look at the plans, let me be specific: The setback is perfectly reasonable. It is entirely on a line with the folks across the street—in fact it's a bit further back than Jordan and Datar's place, and totally consistent with our block. I saw that you characterized it as a five foot setback, as if it were further forward, but this is not the case (something that was confirmed with Robin Rudisil and other neighbors as well as with the maps.

Coastal Commission  
A-5-VEN-17-0034  
Exhibit 5  
Page 6 of 12


The massing and scale are not only appropriate but considerate. I know David has always wanted to have a kind of vertical indoor/outdoor living and this design makes it so that the entire second floor is open to the air. I think that's great, I think it makes for something that is visually interesting and well articulated.

This isn't the kind of issue I usually get involved with. In fact it is probably the first time I've been moved to voice an opinion about this kind of stuff at all. But to the extent that the commission is interested in our community's voice, (or mine) please hear me (and us) loud and clear: this is the kind of project that should be approved and the kind of person who should be helped along by our government and our representatives, not held back. This is a thoughtful, decent, appropriate design. Please just approve it.

Sincerely,

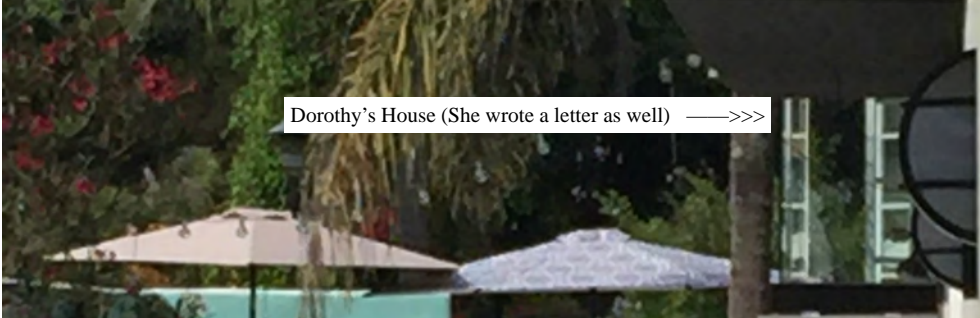
A handwritten signature in black ink, appearing to read 'MKlein', with a stylized, cursive script.

Mitchell Klein



This is Jordan's balcony (jutting forward of the forward line of my house)


This is my front portico—  
as far forward as the house goes or will go



Dorothy's House (She wrote a letter as well) ——>>>

This is 26 30th ——>>

Th



Datar's Wall (he too wrote a letter)

Jordan's Wall (he wrote a letter in support)

My wall





Text

The balconies of 26 30th Avenue  
<<<—extending out over the alleuy (which I do not do)

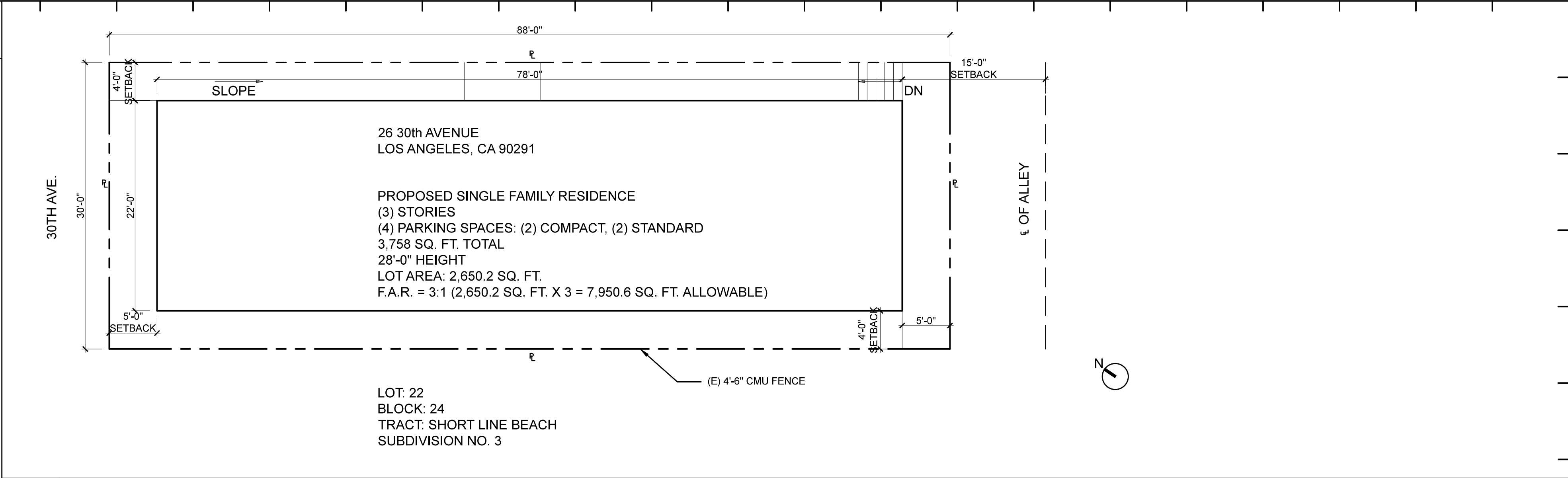
My Garage

## PROJECT INFORMATION

PROJECT SUMMARY:	(N) (3) STORY SINGLE FAMILY DWELLING
SCOPE OF WORK :	DEMOLITION OF EXISTING HOUSE. FOUNDATION, STRUCTURE, ENCLOSURE CONSTRUCTION INCLUDING MECHANICAL, ELECTRIC, PLUMBING WORK ON NEW 12-UNIT MULTI-FAMILY RESIDENCES
PROJECT ADDRESS:	26 30TH AVE., LOS ANGELES, CA 90291
ZONE:	RD-1.5-1.0
TYPE OF CONSTRUCTION:	TYPE V SPRINKLERED
LOT AREA:	2,650.2 SQ. FT.
OCCUPANCY GROUP:	R-3, U
OCCUPANT LOAD:	N/A
TOTAL PROJECT AREA:	3,758 SQ.FT.
TOTAL BUILDABLE AREA:	1,716 SQ. FT.
F.A.R.:	3:1 = 7,950.6 SQ. FT.
NUMBER OF STORY:	3
FRONT SETBACK:	5 FT.
SIDE SETBACK:	4 FT.
REAR SETBACK:	15 FT. CENTERLINE OF ALLEY
MAX. HEIGHT:	28 FT.
PARKING REQUIREMENT:	2
PARKING PROVIDED:	4
LEGAL DESCRIPTION:	
ASSESSOR PARCEL NO (APN):	4226-023-019
MAP REFERENCE NUMBER:	M B 5-116
TRACT:	SHORT LINE BEACH SUBDIVISION NO. 3
BLOCK:	24
LOT:	22
BASIC ZONING:	
ALQUIST-PRIOLO FAULT ZONE:	NO
COUNCIL DISTRICT:	11
COMMUNITY REDEVELOPMENT AREA:	NO
DISTRICT MAP:	105A145
FLOOD HAZARD ZONE:	NO
HILLSIDE GRADING AREA:	NO
HILLSIDE ORDINANCE AREA:	NO
PLANNING AREA & COMMUNITY NAME:	VENICE
GEOGRAPHICALLY ORIENTED PARCEL INFORMATION:	
BUILDING AND SAFETY BRANCH OFFICE:	WLA
CENSUS TRACT:	2739.02
COASTAL ZONE CONSERVATION ACT:	NO
ENVIRONMENTALLY SENSITIVE AREA:	NO
EARTHQUAKE-INDUCED LIQUEFACTION AREA:	YES
METHANE HAZARD SITE:	METHANE ZONE
NEAR SOURCE ZONE DISTANCE:	5.4
PARCEL AREA (SQFT):	7,113.8 SQ. FT.
THOMAS BROTHERS MAP GRID:	671-H7

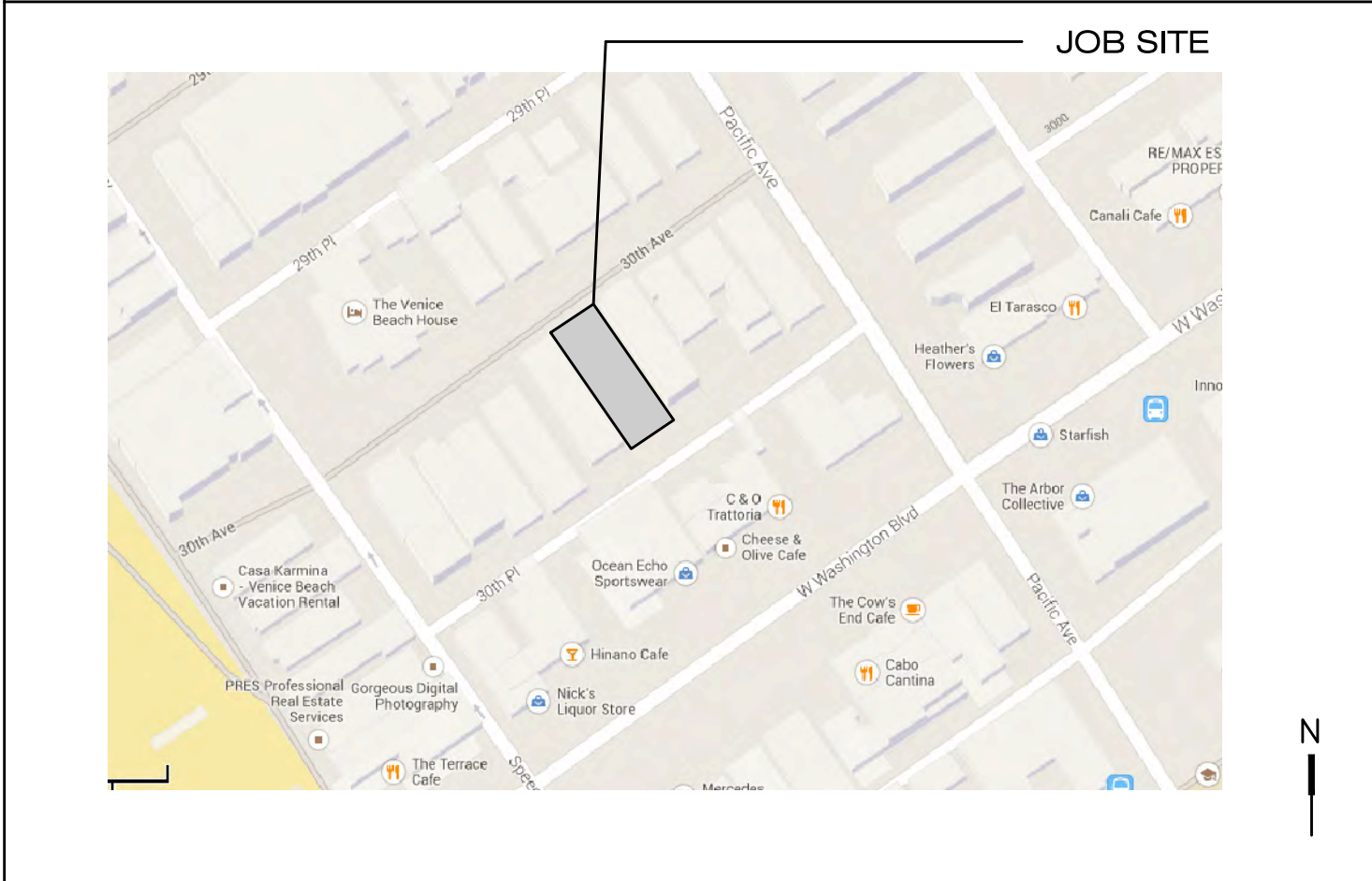
CITY DOCUMENTS ASSOCIATED WITH PARCEL:	
CITY PLANNING CASES:	1) CPC-24385 2) CPC-2005-8252-CA 3) CPC-2000-4046-CA 4) CPC-1998-119-LCP 5) CPC-1987-648-ICO 6) CPC-17629
ORDINANCE:	1) ORD-175694 2) ORD-175693 3) ORD-172897 4) ORD-172819 5) ORD-145252 6) ORD-130335
ENVIRONMENTAL:	1) ENV-2005-8253-ND 2) ENV-2005-8253-MND 3) ENV-2002-6836-SP 4) ENV-2001-846-ND 5) ED-73-307-ZC

SPECIFIC PLAN AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR  
VENICE COASTAL ZONE



1	SITE PLAN	SCALE: $\frac{1}{8}" = 1'-0"$
---	-----------	-------------------------------

VICINITY MAP



**REVISIONS**

---



---



---



---



---




---

**breakformdesign**

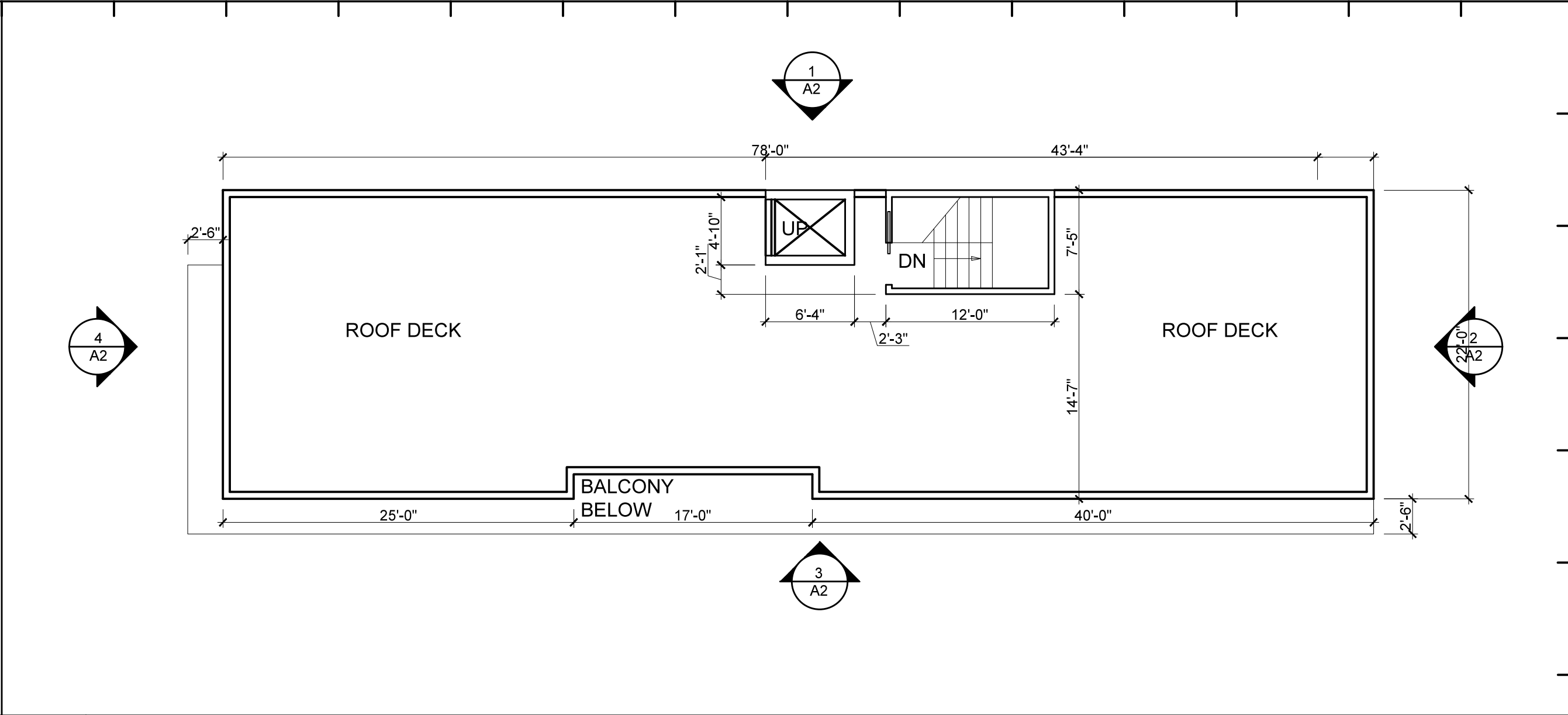
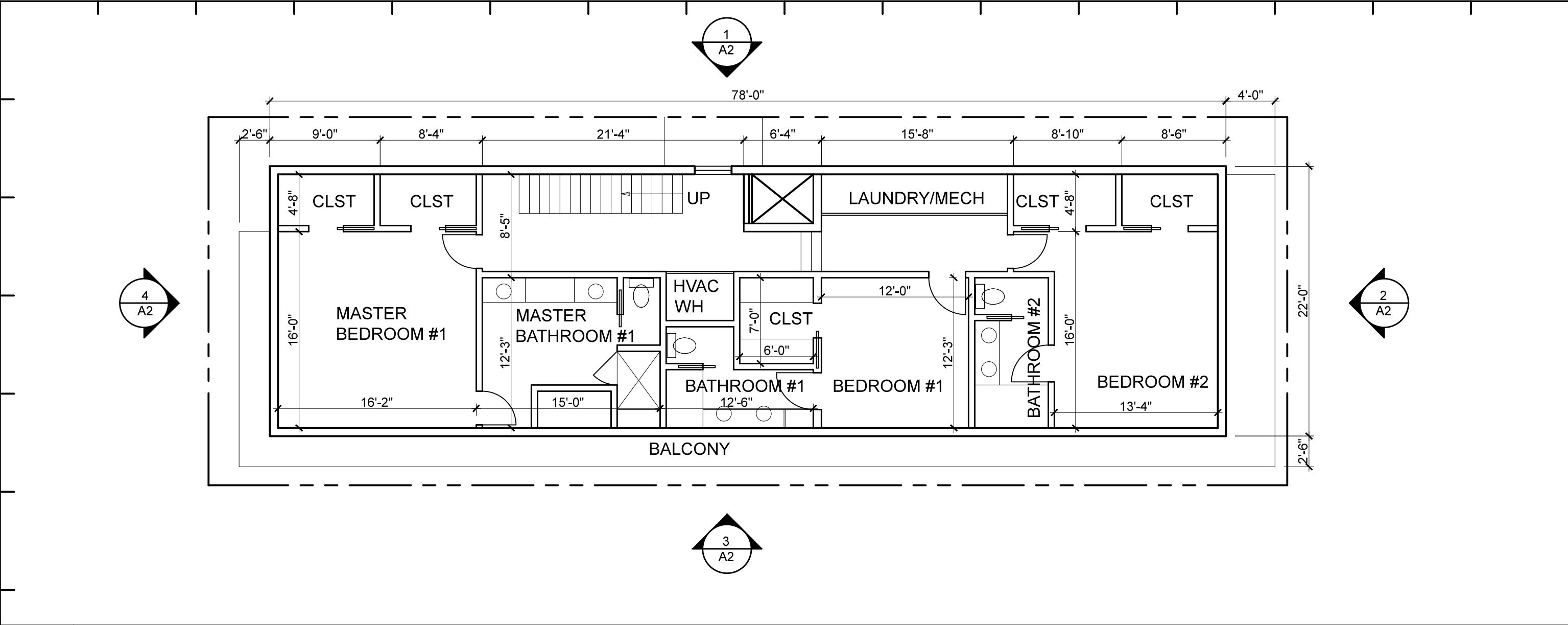
**BREAKFORM DESIGN**  
109 Eucalyptus Drive, El Segundo, CA 90245  
Office: 310.322.3700 Fax: 310.356.3841

26 30TH AVENUE  
LOS ANGELES, CA 90291

<div style="text-align: right;">  </div>	
KEY PLAN	
DRAWN	
MY	
CHECKED	
RD	
DATE	
	XXXX / XX / XX
SCALE	
	AS NOTED
JOB #	
CASWELL APARTMENTS	

A0





1

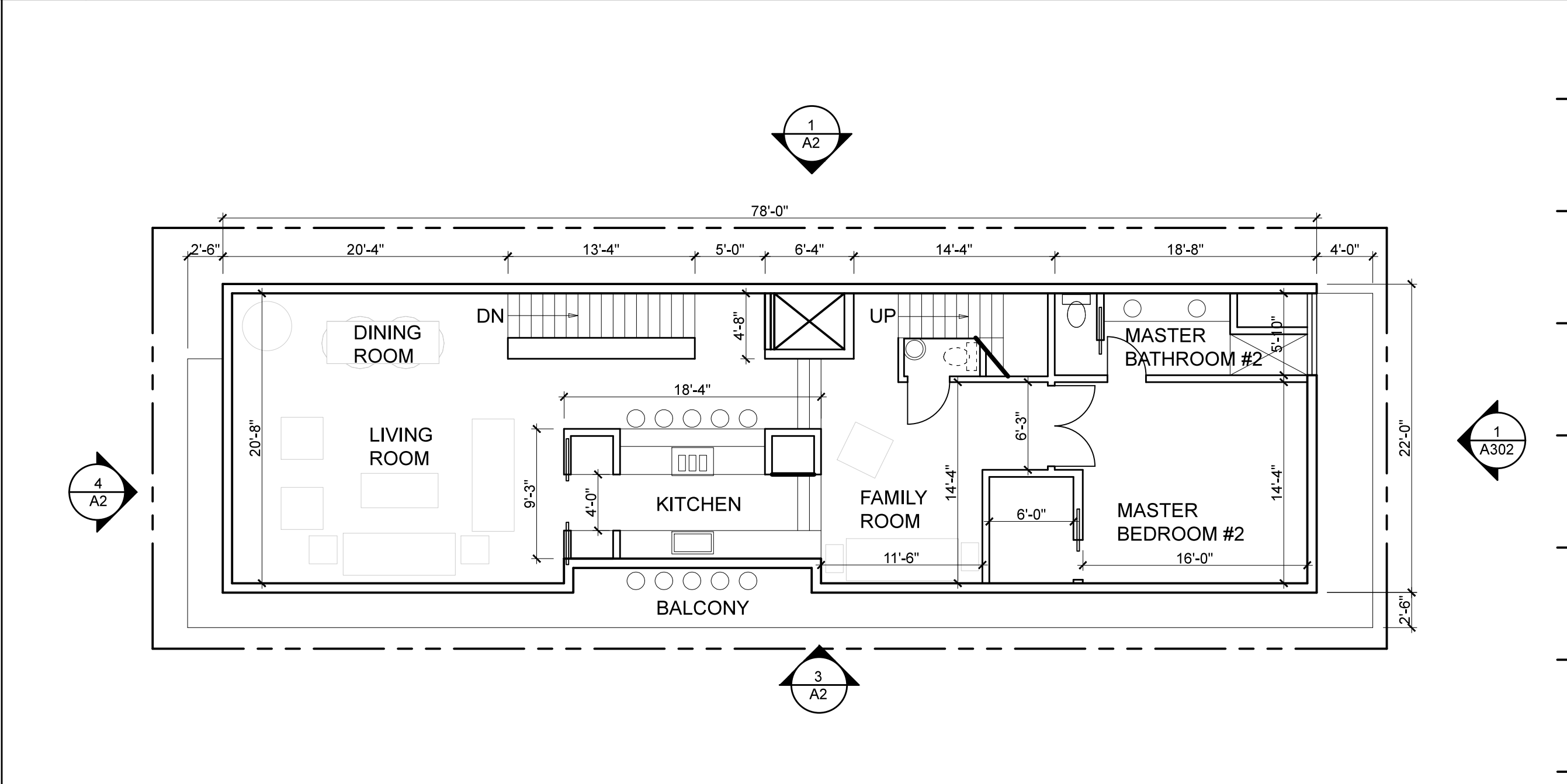
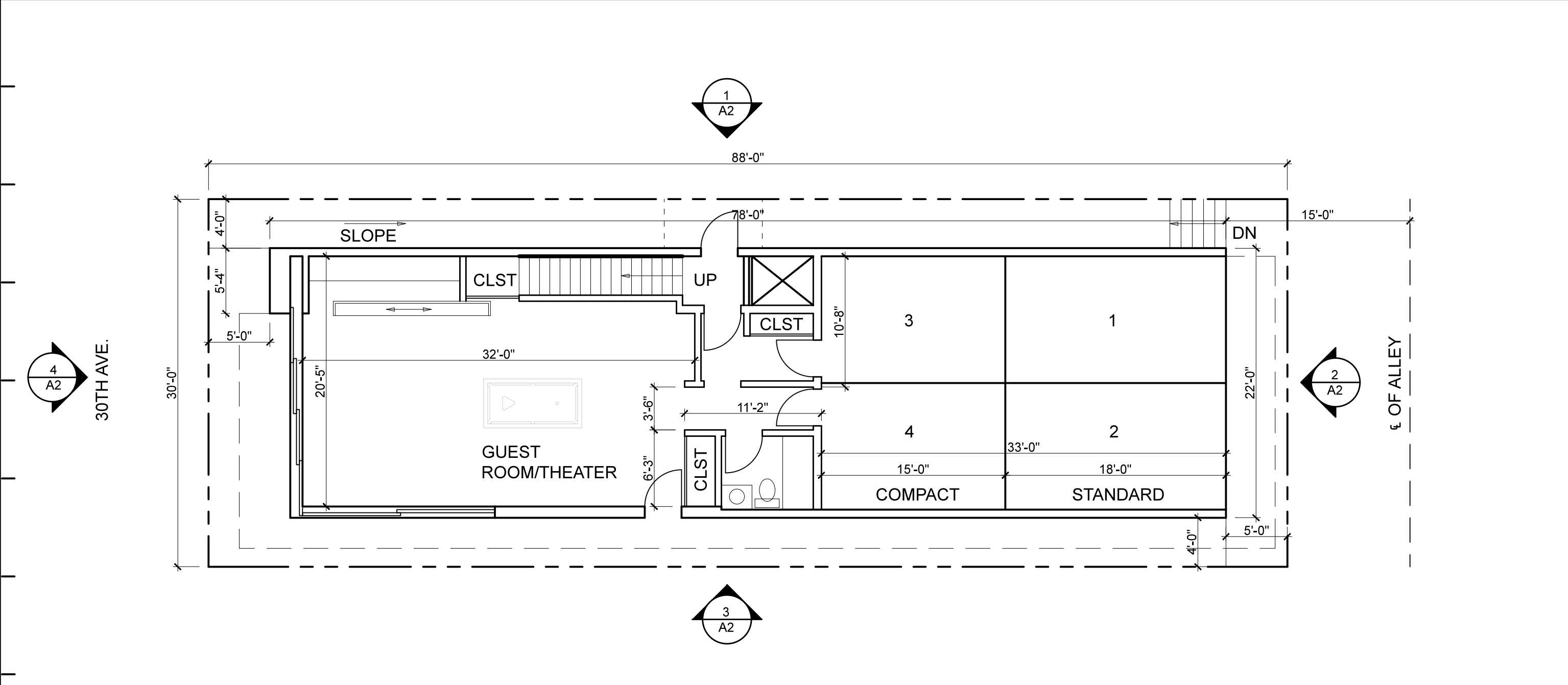
SECOND FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$

2

ROOF PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$



3

FIRST FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$

4

THIRD FLOOR PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$

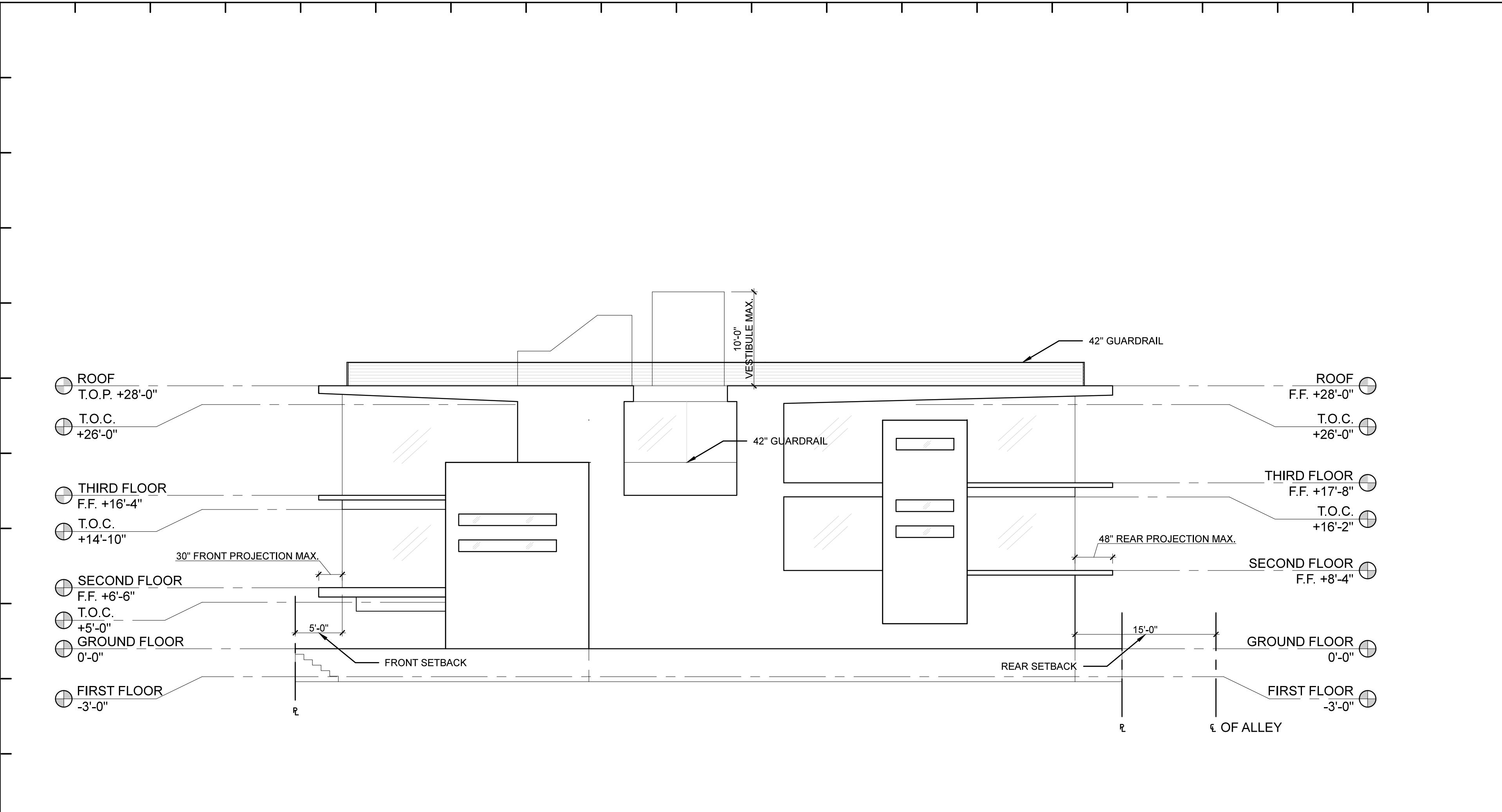
REVISIONS

**breakformdesign**  
BREAKFORM DESIGN  
109 Eucalyptus Drive, El Segundo, CA 90245  
Office: 310.322.3700 Fax: 310.356.3941

26 30TH AVENUE  
LOS ANGELES, CA 90291

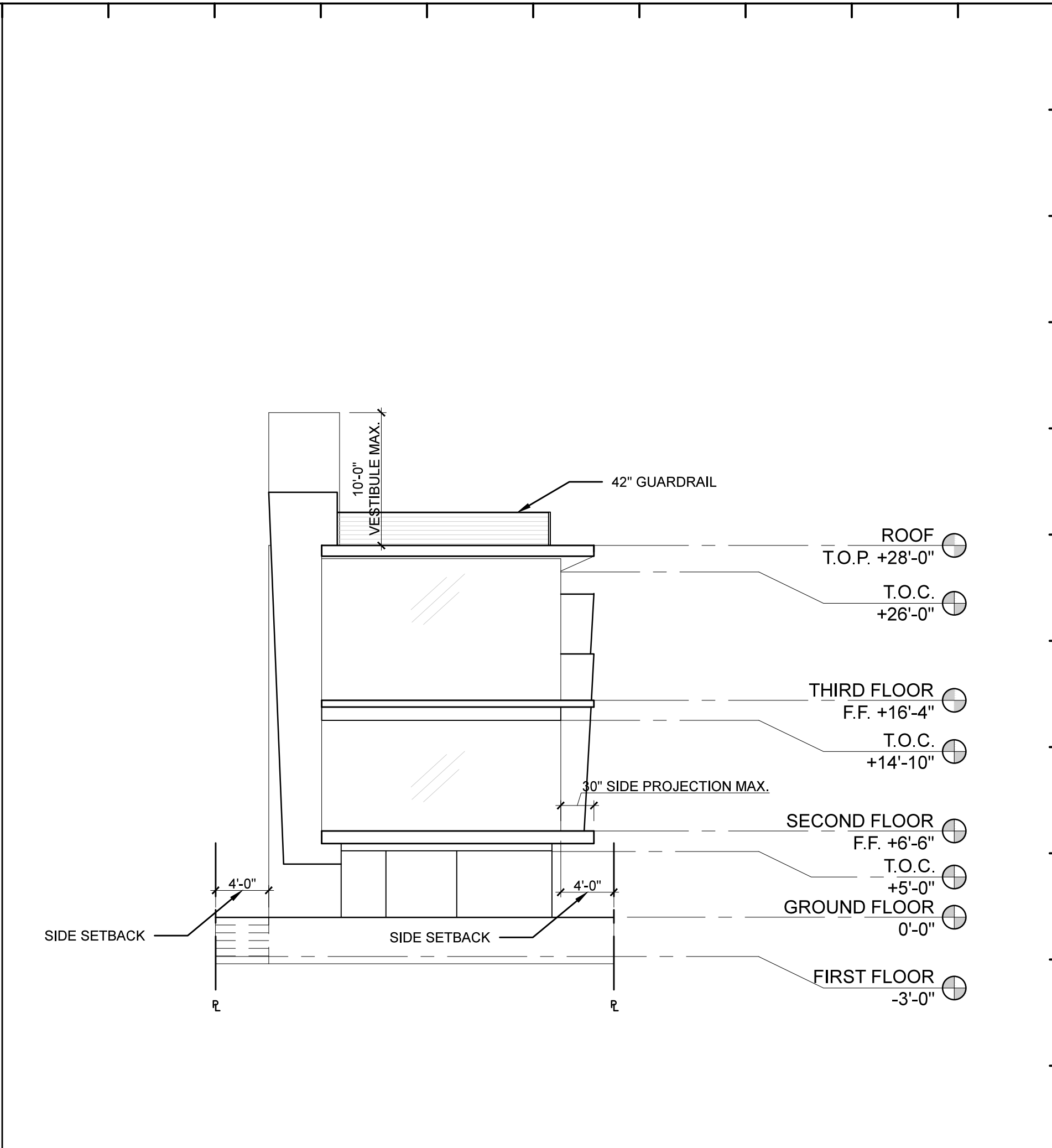
KEY PLAN
DRAWN
MY
CHECKED
RD
DATE
XXXX / XX / XX
SCALE
AS NOTED
JOB #
CASWELL APARTMENTS

A1



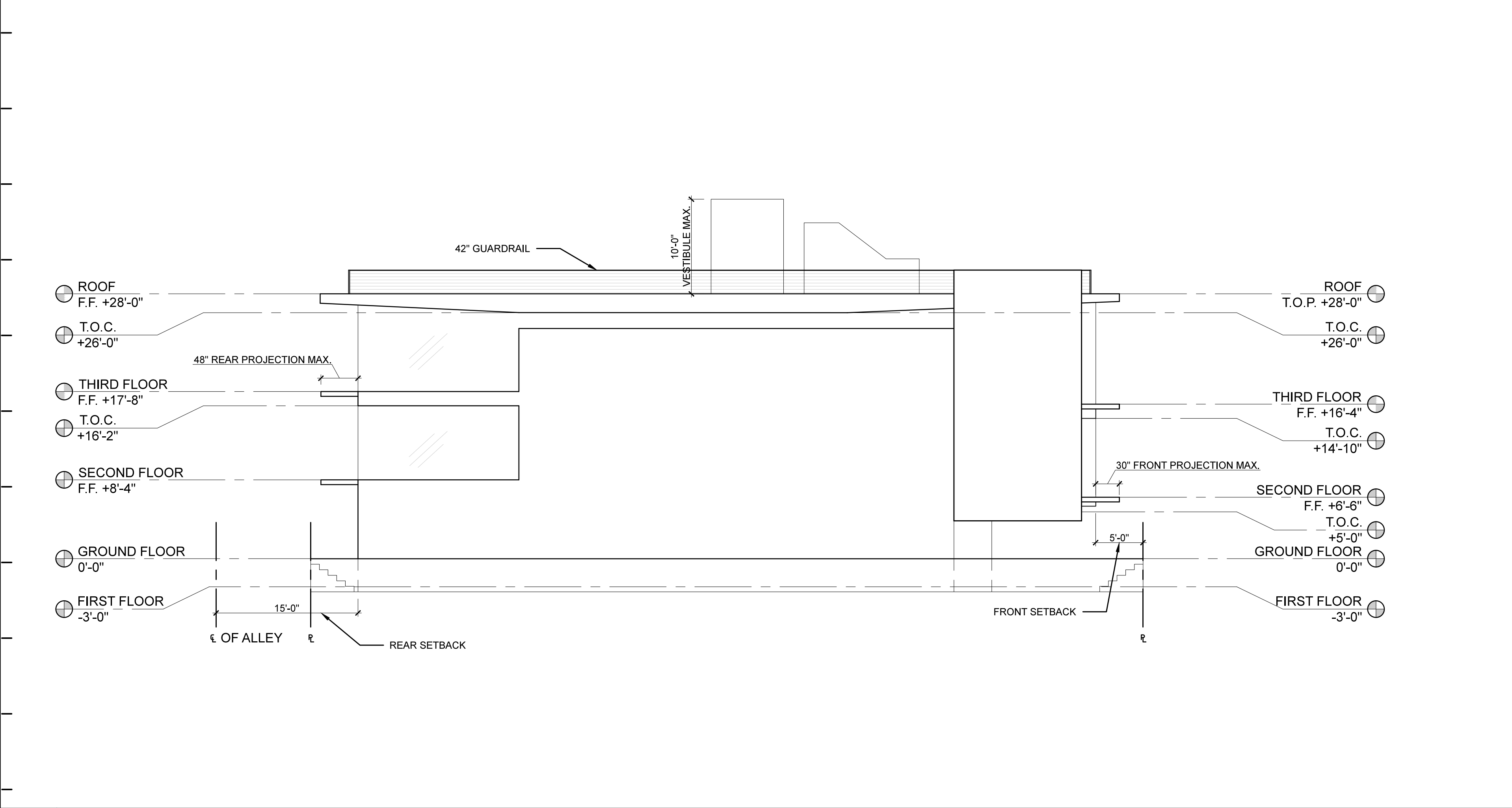
1 SOUTH ELEVATION

SCALE:  $\frac{1}{8}" = 1'-0"$



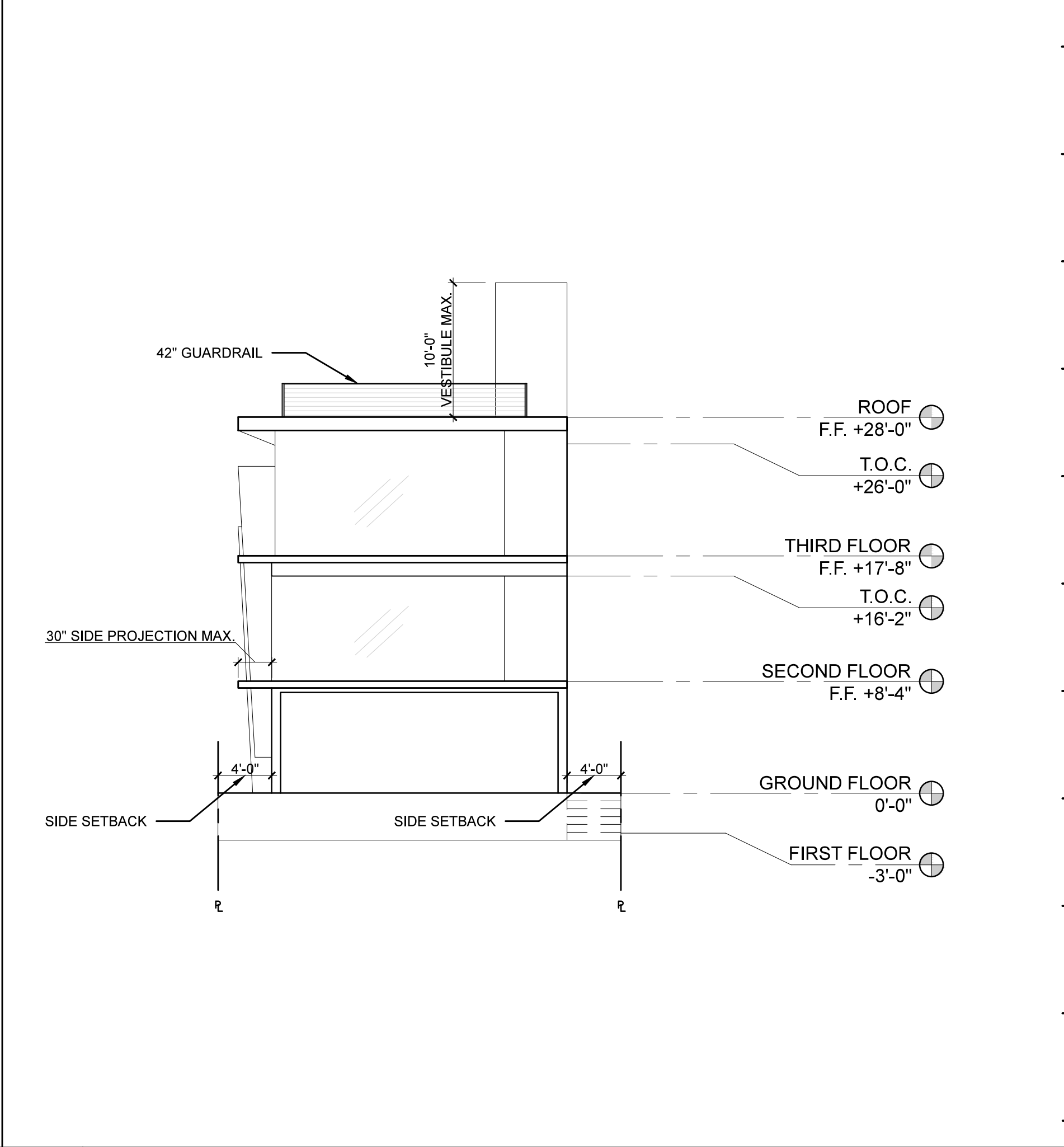
2 WEST ELEVATION

SCALE:  $\frac{1}{8}" = 1'-0"$



3 NORTH ELEVATION

SCALE:  $\frac{1}{8}" = 1'-0"$



4 EAST ELEVATION

SCALE:  $\frac{1}{8}" = 1'-0"$

REVISIONS

**breakformdesign**

BREAKFORM DESIGN  
109 Eucalyptus Drive, El Segundo, CA 90245  
Office: 310.322.3700 Fax: 310.356.3641

26 30TH AVENUE  
LOS ANGELES, CA 90291

KEY PLAN
DRAWN
MY
CHECKED
RD
DATE
XXXX / XX / XX
SCALE
AS NOTED
JOB #
CASWELL APARTMENTS

A2