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Th12c

A-5-VEN-20-0039 (HOLZMAN)

OCTOBER 8, 2020

EXHIBITS

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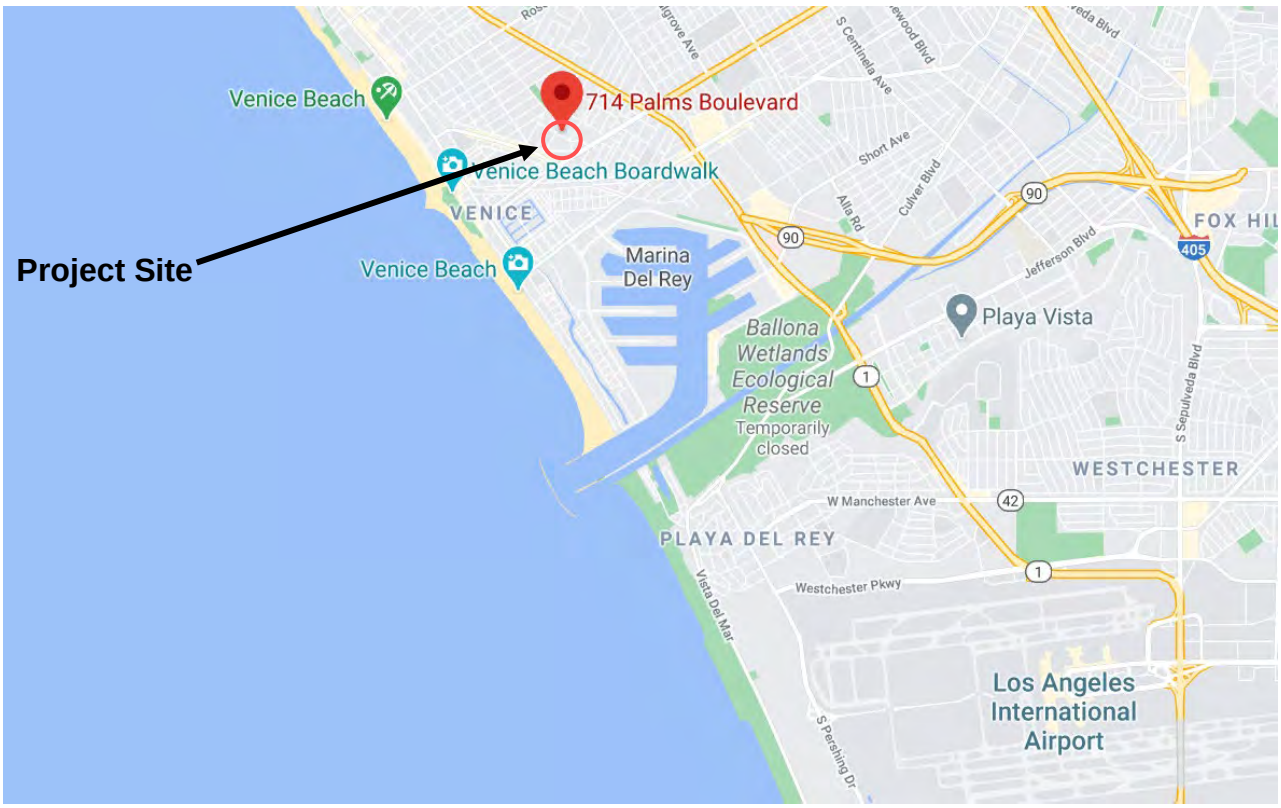
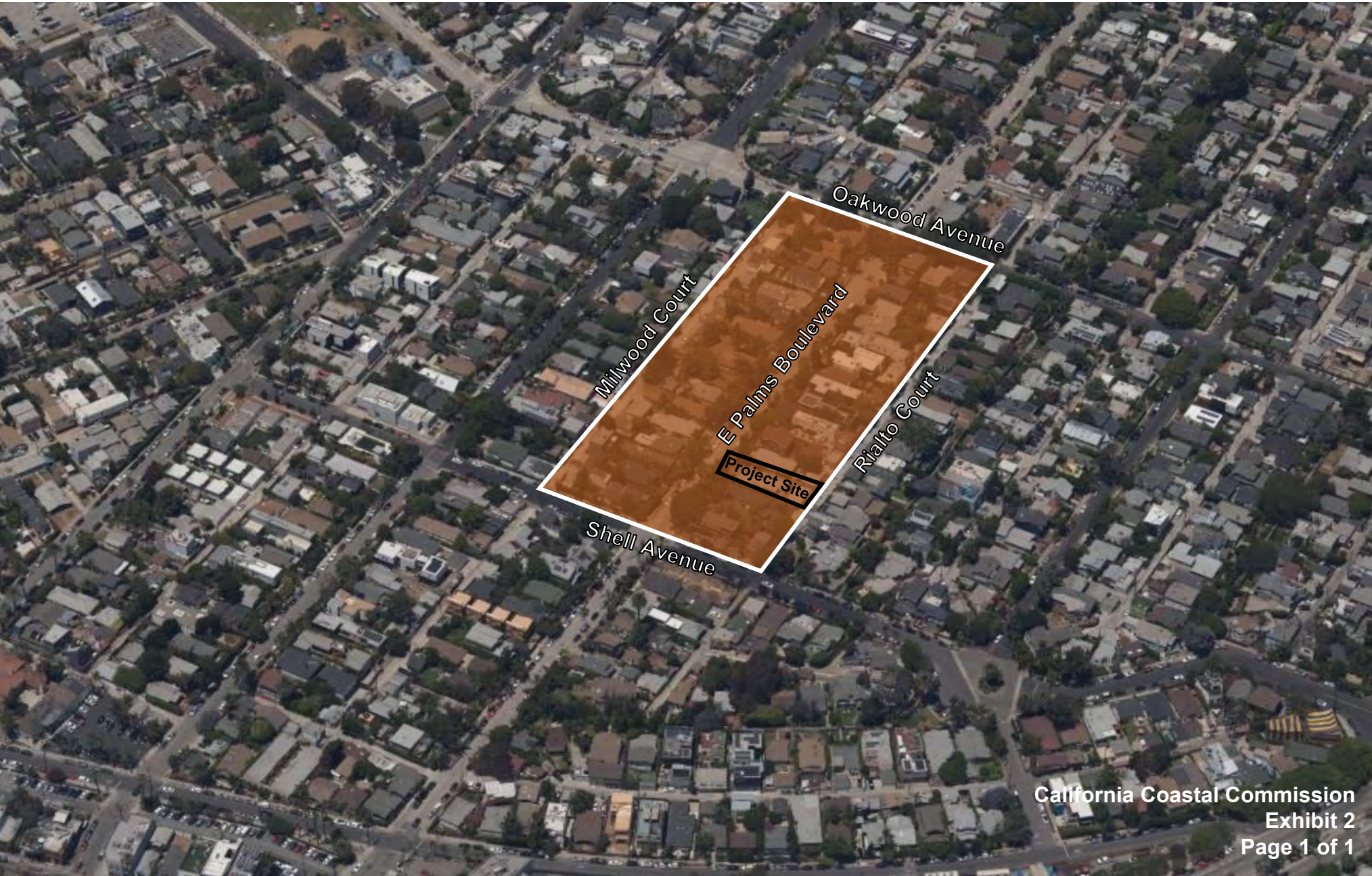


Exhibit 2 – Survey Area Map



CITY OF LOS ANGELES
CALIFORNIA

DIRECTOR'S DETERMINATION

June 23, 2020

Owner/Applicant
Eli & Stephanie Holzman
Holzman Living Trust
730 Superba Avenue
Los Angeles, CA 90291

Representative
Chris J. Parker
Pacific Crest Consultants
23622 Calabasas Road,
Suite 100
Calabasas, CA 91302

Case No.	DIR-2018-7251-CDP-MEL
Related Case:	ADM-2018-7253-VSO-ADU
CEQA:	ENV-2018-7254-CE
Location:	714-716 East Palms Boulevard
Council District:	11 - Bonin
Neighborhood Council	Venice
Community Plan Area:	Venice
Specific Plan:	Venice Coastal Zone – Milwood Subarea
Land Use Designation:	Low Medium I Residential
Zone:	R2-1
Legal Description:	Lot 4, Block 6, Venice Park Tract
Last Day to File an Appeal:	July 7, 2020

Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15303 (Class 3) , and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

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

> **Approve** a Coastal Development Permit authorizing the demolition of a one-story duplex and construction of a new two-story, 1,321 square-foot, single-family dwelling and 437 square-foot, attached Accessory Dwelling Unit (ADU), providing four parking spaces, and the construction of a new swimming pool, located in the Single Permit Jurisdiction area of the Coastal Zone; and

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

> **Approve** a Mello Act Compliance Review for the demolition of two Residential Units and construction of two new Residential Units in the Coastal Zone.

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. **Density.** One new single-family dwelling and one new ADU shall be constructed.

4. **Height.** Projects having a varied roofline (slope greater than 2:12) shall not exceed a maximum height of 30 feet, provided that any portion of the roof that exceeds 25 feet is set back from the required front yard at least one foot in depth for every foot in height above 25 feet measured from the centerline of Palms Boulevard to the highest point of the roof excluding roof deck railings that do not exceed 42 inches and are of an open design. As shown in Exhibit A, the project proposes both a varied roof and flat roof. The varied roofline has a maximum height of 28 feet 11 inches and the flat roof portion has a maximum height of 24 feet 3 ½ inches.

5. **Parking and Access**. The subject project shall provide four parking spaces onsite: three spaces shall be provided for the single-family dwelling and one space shall be provided for the ADU. Parking shall be accessed from the rear alley, Rialto Court.

6. **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.

7. No deviations from the Venice Coastal Specific Plan have been requested or approved herein. All applicable provisions of the Specific Plan shall be complied with, as further noted in ADM-2018-7253-VSO-ADU or any subsequent Venice Sign Off (VSO).

8. **Single Permit Jurisdiction Area.** The project is located within the Single Permit Jurisdiction area of the California Coastal Zone. The applicant shall provide a copy of the Coastal Commission's Notification that the City's coastal development permit is effective.

9. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.

10. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

11. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

12. Prior to the sign-off of plans by the Development Services Center, the applicant shall submit the plans for review and approval to the Fire Department. Said Department's approval shall be included in the plans submitted to the Development Services Center.

13. Prior to the commencement of site excavation and construction activities a Construction Site Notice shall be posted on the site in a manner, which is readily visible to any interested party.

14. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

Administrative Conditions

15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

16. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

17. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

19. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

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

21. **Indemnification and Reimbursement of Litigation Costs.**

    Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $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.

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, residential lot with a width of 40 feet and depth of 132 feet 5 ½ inches, with a total lot area of 5,299.2 square feet. The property fronts Palms Boulevard to the northwest and abuts Rialto Court, an alley. The subject lot is zoned R2-1 with a General Plan land use designation of Low Medium I Residential. The property is located within the Los Angeles Coastal Transportation Corridor Specific Plan Area, Venice Coastal Zone Specific Plan (Milwood Subarea), Milwood Venice Walk Streets Historic District, Calvo Exclusion Area, Urban Agriculture Incentive Zone, Liquefaction Zone, and within 5.02 kilometers from the Santa Monica Fault.

The neighborhood and properties immediately surrounding the property are developed mainly with one and two-story residential structures comprised of single and multi-family dwellings in the R2-1 zone. The lots maintain moderate landscaping and vegetation.

The applicant is requesting a Coastal Development Permit and Mello Act Compliance Review for the demolition of an existing one-story duplex and detached accessory structure and construction of a new 1,321 square-foot, two-story, single-family dwelling, attached 437 square-foot ADU, swimming pool, and attached three-car garage. A total of four onsite parking spaces are provided: three spaces in the attached garage and one uncovered tandem space behind the garage. The lot is currently improved with a 1,968 square-foot one-story duplex and detached garage.

Palms Boulevard is a Collector Street, designated to a right-of-way width of 66 feet and a roadway width of 40 feet; the actual right-of-way width is approximately 50 feet and a roadway width of 32 feet. The street is improved with a curb, gutter, and sidewalk.

Rialto Court is a Local Street (Standard), designated to a right-of-way width of 60 feet and a roadway width of 36 feet; the road is used as an alley with an actual right-of-way and roadway width of 15 feet.

Previous zoning related actions onsite:

ZA-2018-7252-F – On December 10, 2018, an application was filed, requesting a Zoning Administrator's Determination for the construction, use, and maintenance of a front yard over-in-height fence with a maximum height of six (6) feet in lieu of the 3 feet 6 inches otherwise permitted under Section 12.22-C.20(f). The application was withdrawn on May 1, 2020.

ADM-2018-7253-VSO-ADU – On December 10, 2018, an application for a Venice Sign Off (VSO), administrative review, was filed. Review was conducted to find the proposed demolition of a duplex and construction of one single-family dwelling unit and ADU complies with the applicable provisions of the Venice Specific Plan.

Previous zoning related actions in the area include:

DIR-2019-2122-CDP-MEL – On December 5, 2019, the Director of Planning approved a Coastal Development Permit authorizing the demolition of a one-story, 1,453 square-foot duplex and the construction of a new two-story, 4,001 square-foot single-family dwelling with an attached 318 square-foot Accessory Dwelling Unit (ADU), an attached three-car garage, a roof deck, and a basement having no habitable rooms; providing a total of four

parking spaces are provided onsite, located in the Single Permit Jurisdiction of the California Coastal Zone, located at 702 & 704 East Milwood Avenue.

DIR-2018-6377-CDP-MEL – On November 25, 2019, the Director of Planning approved a Coastal Development Permit authorizing the demolition of a 1,157 square-foot one-story, single-family dwelling and detached garage and construction of a 3,501 two-story single-family dwelling; providing three parking spaces in an attached garage, located in the Single Permit Jurisdiction of the California Coastal Zone, located at 738 East Palms Boulevard.

DIR-2019-2583-CDP-MEL – On September 3, 2019, the Director of Planning approved a Coastal Development Permit authorizing the construction of a new two-story, 973 square-foot Accessory Dwelling Unit (ADU) with a 373 square-foot roof deck, and an existing detached, one-car garage; a total of two parking spaces are provided onsite, located in the Single Permit Jurisdiction of the California Coastal Zone, located at 721 East Superba Avenue.

DIR-2018-6689-CDP-MEL – On August 30, 2019, the Director of Planning approved a Coastal Development Permit authorizing the construction of a one-story, 638 square-foot Accessory Dwelling Unit (ADU); a total of four parking spaces are provided onsite: three are maintained in an existing garage for the single family dwelling and one space is provided for the new ADU, located in the Single Permit Jurisdiction of the California Coastal Zone, located at 742-746 East Milwood Avenue.

DIR-2018-706-CDP-MEL – On December 12, 2018, the Director of Planning approved a coastal Development Permit authorizing the demolition of a two-story single-family dwelling at 723 Palms Boulevard and a one-story single-family dwelling at 725 Palms Boulevard, and construction of a new two-story, 4,237 square-foot single-family dwelling on two consolidated lots; a total of three parking spaces are provided onsite, located in the Single Permit Jurisdiction of the California Coastal Zone, located at 723 & 725 East Palms Boulevard.

DIR-2017-2944-CDP-MEL – On May 1, 2018, the Director of Planning approved a Coastal Development Permit authorizing the demolition of an existing one-story, single-family residence and detached garage and the construction of a new two-story, 3,616 square-foot single-family home with a roof deck, an attached two-car garage, and a swimming pool; a total of three parking spaces are provided onsite, located in the Single Permit Jurisdiction of the California Coastal Zone, located at 640 East Milwood Avenue.

Public Hearing

A Hearing Officer (Kenton Trinh) held a public hearing on February 18, 2020 at 10:30 a.m. at the West Los Angeles Municipal Building. The applicant and architect and one member of the public attended the public hearing.

The applicant, Chris Parker, provided a brief overview of the proposed project and requested entitlements.

The following member of the community provided comments:

Lydia Ponce, a nearby resident, spoke in opposition of the proposed project:

- Wants to work together with applicant to resolve issues.
- The proposed project will result in cumulative impacts.

- The subject property is located in a multi-family zone and the construction of a single-family dwelling should not be allowed.
- The proposed project violates the Coastal Act and CEQA.
- The proposed project will result in construction and traffic impacts.

The case was taken under advisement to allow additional comments to be submitted.

Correspondence

Venice resident, Eileen Pollack Erickson, submitted an email on January 17, 2019 writing in opposition to a Zoning Administrator's Determination allowing a 6-foot tall front yard fence in lieu of 3 feet 6 inches. She feels it will detract from the sense of community within the neighborhood.

Ms. Erickson submitted a second letter dated February 17, 2020, again writing in opposition to the project. In addition to the opposition of the 6-feet fence, she is also opposed to the demolition of four RSO units. She recommends denying the Coastal Development Permit.

Mary Jack submitted an email on February 18, 2020 in which she states she is opposed to the project due to the destruction of four RSO units.

Sue Kaplan, a nearby resident in the Milwood Venice Historic Walk Street District, submitted a letter dated July 17, 2019. She is opposed to a Zoning Administrator's Determination allowing a 6-foot tall front yard fence in lieu of 3 feet 6 inches. She feels it will create a dangerous precedent because it is not compatible with the district and community character. In addition, she feels tall fences invite crime because it closes off the property from the street and neighbors.

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.**

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 Archaeological and Paleontological Resources.
Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required. The project will demolish an existing single-story duplex and accessory structure and construct a single-family dwelling with an attached ADU. 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 Location; existing developed area.
(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. The proposed project is located in a residential neighborhood developed with similar single and multi-family dwellings. The lot fronts Palms Boulevard and abuts Rialto Court in the rear, which provides pedestrian and vehicular access to the site and the project will provide four required onsite parking spaces. The proposed new dwelling and ADU will maintain existing connections and 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 Scenic and Visual Qualities.
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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting. The subject site and surrounding area are relatively flat with no views to and along the ocean; no natural land forms will be altered as part of the project. The project will demolish an existing duplex and detached accessory structure and construct a two-story single-family dwelling with an attached ADU and is located within a residential neighborhood developed primarily with one and two-story structures, there are approximately eleven two-story structures

within the neighborhood block. The proposed development is limited to the property line and will not encroach onto the public right-of-way. The proposed development complies with the density, buffer/setback, yard, and height standards outlined in Policy I.A.6 of the Venice Land Use Plan. The proposed structure is set back more than 30 feet from the front property line and provides a smaller building footprint than the existing structure. As proposed, the new single-family dwelling and ADU are visually compatible with the character of the area and will visually enhance the existing neighborhood.

Section 30252 Maintenance and Enhancement of Public Access.
The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development. The project proposes the demolition of a duplex and detached accessory structure and construction of a new two-story single-family dwelling with an attached ADU. The subject site is located approximately 0.75 miles from the Pacific Ocean shoreline. The project complies with the minimum parking requirements of four onsite parking spaces. No permanent structures would be placed within the public right-of-way and public access to the coast would not be impacted.

Section 30253 Minimization of Adverse Impacts.
New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses. The property is located within 5.02 kilometers from the Santa Monica Fault and within a Liquefaction Zone. 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 property is located within Zone X, outside the flood zone.

The project site is also located within an area that may be affected by Sea Level Rise. On August 12, 2015, the Coastal Commission adopted a Sea Level Rise Policy Guidance document, updated and adopted On November 7, 2018. This policy document provides a framework and directions for local jurisdictions to address sea level rise (SLR) in Local Coastal Programs (LCPs) and Coastal Development Permits (CDPs). In May 2018, the City completed an initial sea level rise vulnerability assessment for the Venice Coastal Zone. The report provides that: *Existing wide beaches generally protect Venice from coastal hazards. Coastal assets along or near the beachfront are potentially vulnerable during a large storm event in combination with SLR greater than 3.3 feet. After 4.9 feet SLR, beachfront assets are more vulnerable to damage from flooding or potential erosion of the beach. A SLR of 6.6 feet is a tipping point for Venice's exposure to extreme coastal*

wave events. Beachfront and coastal assets could flood annually, beaches could be greatly reduced in width, and high water levels could greatly increase potential for flooding of inland low-lying areas. As discussed in the analysis, there is considerable uncertainty around the timing of SLR, how coastal processes may be affected, and what adaptation approaches will be applied in the future (VSLRVA, pg. 45). Policies and development standards to address the potential impacts of SLR would be addressed in the City's LCP for the Venice Coastal Zone.

The Coastal Storm Modeling System (CoSMoS) was utilized to analyze the project's vulnerability to flood hazards, considering a scenario of a minimum 6.6-foot sea level rise and a 100-year storm scenario. Based on this scenario, the proposed development could potentially be affected by flooding as a result of SLR, however, the potential for such flooding in severe storm events is likely to increase towards the end of the project life (based on a typical development life of 75 years). The proposed project does not include any basement areas. Furthermore, any repair, demolition, and/or new construction as a result of any flooding would be subject to additional review. As conditioned, the proposed development is consistent with Section 30253 of the Coastal Act.

The proposed development 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 0.75 miles from the Venice Beach shoreline. The project will neither interfere nor reduce access to the shoreline or beach. There will be no dredging, filling or diking of coastal waters or wetlands associated with the request, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed dwelling will not block any designated public access views. As conditioned, the proposed project is in conformity with Chapter 3 of the California Coastal Act.

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

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

As discussed, the project consists of the demolition of a one-story duplex and accessory structure and construction of a two-story single-family dwelling with an attached ADU. The subject site is zoned R2-1 with a land use designation of Low Medium I Residential.

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

Policy I.A.1 identifies general residential development standards regarding roof access structures and lot consolidation restrictions. The project does not propose any lot consolidation or roof access structures.

Policy I.A.6. outlines density and development standards for areas designated for Multi-Family Residential – Low Medium I Density in the Milwood Subarea: restricting density to two units per lot and limiting height to 30 feet for buildings utilizing a stepped back or varied

roofline. The portion that exceeds 25 feet in height shall be set back from the required front yard one foot for every foot in height above 25 feet. As previously discussed, project consists of the demolition of a duplex and accessory structure and the construction of a single-family dwelling with an attached ADU, proposing a varied roofline with a maximum height of 28 feet and 11 inches and a flat roofline with a maximum height of 24 feet and 3 ½ inches, measured from the centerline of Palms Boulevard.

Policy II.A.3. outlines the parking requirements for residential projects: multiple dwelling projects on lots 35 feet or more in width (if adjacent to an alley) are required to provide two spaces for each dwelling unit and one guest parking space for each four or fewer units. The lot is 40 feet wide and would require five parking spaces. However, the project proposes an Accessory Dwelling Unit and not a typical dwelling unit. The new ADU complies with the State standards (detached ADUs are limited to a maximum size of 1,200 square feet and need only provide one parking space) and provides an opportunity for infill development that would not impact coastal resources. The project will provide three required onsite parking spaces for the single-family dwelling and provide one parking space for the ADU. Vehicular access will continue to be provided from the rear alley, Rialto Court.

The proposed development is consistent with the policies of the Land Use Plan and the standards of the Specific Plan and will not prejudice the ability of the City to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act.

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

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources.

The project proposes the demolition of a single-family dwelling and detached accessory structure and construction of a new two-story single-family dwelling with an attached ADU. The Regional Interpretive Guidelines have been reviewed, analyzed, and considered, and the proposed project will be in substantial conformance with the guidelines. In addition to the Regional Interpretative Guidelines, the policies and development standards of the Venice Local Coastal Program Land Use Plan and Venice Coastal Zone Specific Plan have also been reviewed, analyzed, and considered. The proposed project will also be in substantial conformance with the policies and development standards of the Land Use Plan and Specific Plan.

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

The project consists of the demolition of a single-family dwelling and detached accessory structure and construction of a new two-story single-family dwelling with an attached ADU; providing four parking spaces and is located within the Single Permit Jurisdiction of the California Coastal Zone, where the local jurisdiction (City of Los Angeles) issues Coastal Development Permits. The Coastal Commission will render decisions on appeals of the City's Coastal Development Permits or Coastal Exemptions. The Coastal Commission took action on the following residential projects in the Venice Coastal Zone:

- In February 2020, the Coastal Commission approved a Coastal Development Permit to authorize the demolition of a 2-story, 25-foot high, 1,856 square foot duplex and construction of a 3-story, 28-foot high, 2,799 square foot single-family dwelling with a 2-story, 815 square foot accessory dwelling unit and 3 onsite parking spaces, on a lot located in the Dual Permit Jurisdiction Area of the Coastal Zone at 21 29th Avenue, Venice, Los Angeles County (Application Nos. A-5-VEN-19-0022 & 5-19-0949).

- In August 2019, the Coastal Commission approved a Coastal Development Permit to authorize the demolition of a 2-story, 1,693 square-foot single-family residence built circa 1985 and construction of a 3-story, 30-foot high, 3,631 square-foot single-family residence with an attached 427 square-foot two-car garage and one additional on-site parking space on the driveway apron, and a 473 square-foot roof deck with 42-inch high railings on an approximately 2,850 square-foot canal-fronting lot, on a lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 237 Linnie Canal, Venice, Los Angeles County (Application No. 5-19-0233).

- In June 2019, the Coastal Commission approved a Coastal Development Permit to authorize the remodel and 987 square-foot addition to an existing 1,615 square-foot single family residence, demolition of an existing 456 square-foot detached garage, and construction of a new detached 688 square-foot accessory dwelling unit above a 555 square-foot three-car garage on a 3,780 square-foot lot, on a lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 17 Jib Street, Venice, City of Los Angeles, Los Angeles County (Application No. 5-19-0129).

- In August 2018, the Coastal Commission approved a Coastal Development Permit to authorize the demolition of a 1-story, 700 square-foot single-family dwelling, and the construction of a 2-story, 24-foot high, approximately 2,878 square-foot single-family dwelling with an attached 2-car garage and roof deck, on a lot located in a Single Permit Jurisdiction Area of the Coastal Zone at 2412 Clement Avenue, Venice, Los Angeles County (Application No. A-5-VEN-17-0072).

- In June 2018, the Coastal Commission approved a Coastal Development Permit to authorize the demolition of a 756 square-foot single-family home on two adjoining residential lots and construction of an approximately 24-foot high, 1,560 square-foot, 3-level, single family residence with a rooftop deck and attached two-car garage on one 2,011.6 square-foot lot, located in a Single Permit Jurisdiction Area of the Coastal Zone at 678 Marr Street, Venice, Los Angeles County (Application No. A-5-VEN-17-0044).

- In February 2018, the Coastal Commission approved a Coastal Development Permit to authorize the addition to a one-story 1,331 square-foot single-family residence on a 2,650 square-foot walk-street lot, resulting in a three-story, 28-foot high, 3,075 square-foot single-family residence with a 413 square-foot two-car garage and an 819 square-foot roof-deck with a 10-foot high roof access structure, on a lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 16 30th Avenue, Venice, Los Angeles

County (Application Nos. 5-17-0695 & A-5-VEN-17-0034).

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

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

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

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

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

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

The subject property is located approximately 0.75 miles from the Venice Beach shoreline. Despite the distance to the water, the project could have a cumulative effect on public access to the coast if it resulted in a loss of on-street parking spaces or did not provide adequate parking for the dwelling. The proposed project provides the required four parking spaces onsite accessed from the rear alley, Rialto Court. The sidewalk along Palms Boulevard will remain unaffected by the project. As proposed, the project will not conflict with any public access or public recreation policies of the Coastal Act.

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

A Categorical Exemption, ENV-2018-7254-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 demolition of a one-story duplex and accessory structure and construction of a two-story, 1,321 square-foot, single-family dwelling with an attached 437 square-foot ADU; providing four parking spaces. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Section 15301 (Class 1) and 15303 (Class 3).

The Class 1 Categorical Exemption allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The Class 1 Categorical Exemption includes demolition and removal of individual small structures: (1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption; (2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes

and similar structures where not more than six dwelling units will be demolished; (3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use; (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project includes the demolition of a duplex and accessory structure and qualifies for this exemption.

The Class 3 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. The Class 3 categorical exemption further allows for construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project includes the construction of a new single-family dwelling and attached ADU and qualifies for this exemption.

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

(a) Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as an environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is not located in a fault or flood zone, nor is it within a landslide area. Although the project is located within a liquefaction area, 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 R2-1 and designated Low Medium I Residential use. The project will demolish an existing duplex and accessory structure and construct a single-family dwelling with an attached ADU and will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.). The project will not result in significant cumulative impacts.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typically to a residential neighborhood, no unusual circumstances are present or foreseeable.

(d) Scenic Highways. The project site is not located on or near a designated state scenic highway.

(e) Hazardous Waste Sites. The project site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. The subject site and existing structure have been identified as a non-contributor within the Milwood Venice Walk Streets Historic District (SurveyLA, 2015). The Office of Historic Resources (OHR), reviewed the project and confirmed that as proposed the project appears to be in scale with the identified historic district and will not have a negative impact. 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.

Mello Act Compliance Review

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

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

The project includes the demolition of an existing duplex located on a 5,299.2 square-foot lot in the Venice Coastal Zone. A Determination issued by the Los Angeles Housing and Community Investment Department (HCIDLA) dated May 9, 2019 states that the property currently consists of a duplex. The unit at 714 East Palms Boulevard consists of a one (1) bedroom unit and 716 East Palms Boulevard consists of a three (3) bedroom unit. The current owners acquired the property on October 11, 2017. HCIDLA collected data from December 2015 through December 2018, utilizing data provided by the current owners and previous owners. Both 714 and 716 East Palms Boulevard were rented throughout the thirty-six (36) month look back period of December 2015 – December 2018. 714 East Palms Boulevard accumulated an average of $2,478.10 of monthly rental income. The unit located at 716 East Palms Boulevard accumulated an average of $2,734.44 in monthly rental income. The average monthly rents are above HCD Land Use Schedule 7's threshold of affordability for a one (1) bedroom household and a three (3) bedroom household. The data collected from December 2015 – December 2018 show that no affordable units exist on the property. Therefore, no Affordable Existing Residential Units are proposed for demolition or conversion; and the applicant is not required to provide any Affordable Replacement Units.

8. **Categorical Exemptions (Part 2.4) Small New Housing Developments**

The project proposes the construction of two new Residential Units. Pursuant to Part 2.4.2 of the Interim Administrative Procedures, developments which consist of nine or fewer Residential Units are Small New Housing Developments and are categorically exempt from the Inclusionary Residential Unit requirement. Therefore, the proposed development of two new Residential Dwelling Units is found to be categorically exempt from the Inclusionary Residential Unit requirement for New Housing Developments.

ADDITIONAL MANDATORY FINDING

9. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, outside the flood zone.

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 $2,500 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

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

APPEAL PERIOD - EFFECTIVE DATE

The Director's determination in this matter will become effective after **10 working 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	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2912

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

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

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Faisal Roble, Principal City Planner

Prepared by:

Juliet Oh, Senior City Planner

VPB:FR:JO:BB

Los Angeles
HOUSING+COMMUNITY
Investment Department

Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: May 9, 2019

TO: Debbie Lawrence, Senior City Planner
City Planning Department

FROM: Marites Cunanan, Senior Management Analyst I
Los Angeles Housing and Community Investment Department

SUBJECT: **Mello Act Determination for 714-716 East Palms Boulevard, Venice, CA 90291**

Planning Case #: DIR-2018-7251-CDP-MEL

Based on information provided by the Current Owners, Eli Holzman and Stephanie Holzman of the Holzman Living Trust, the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that no affordable units exist at 714-716 East Palms Boulevard, Venice, CA 90291 (APN: 4241-015-022).

Per the statement on the application, the Current Owners are proposing to demolish the existing one (1) story duplex and detached garage in order to construct a new, two (2) story single family dwelling with attached garage and attached accessory dwelling unit.

Eli Holzman and Mary Stephanie Holzman, Trustees of the Holzman Living Trust dated December 4, 2015 (Current Owners) acquired the property located on 714-716 East Palms Boulevard, Venice, CA 90291 from John R. Stern and Joan L. Stern, Trustees of the Stern Trust dated June 9, 2008 (Previous Owners) on October 11, 2017.

The Current Owners have not applied for a Building Permit or a Demolition Permit with the Department of Building and Safety.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act requires HCIDLA to collect tenant income verification documents if available, or monthly housing cost data as substitute, for at least the previous three (3) years prior to the date of application with the Department of City Planning (DCP). The Owner filed an application with DCP on December 10, 2018. Therefore, HCIDLA must collect data from December 2015 through December 2018.

On January 30, 2019, HCIDLA mailed two certified letters to the property. USPS attempted to deliver the letter addressed to 714 East Palms Boulevard multiple times, but since it was unable to be delivered, it was sent back to HCIDLA on March 4, 2019. The letter addressed to 716 East Palms Boulevard was delivered to Peter Bassett on February 15, 2019. HCIDLA has not received a response to the letter.

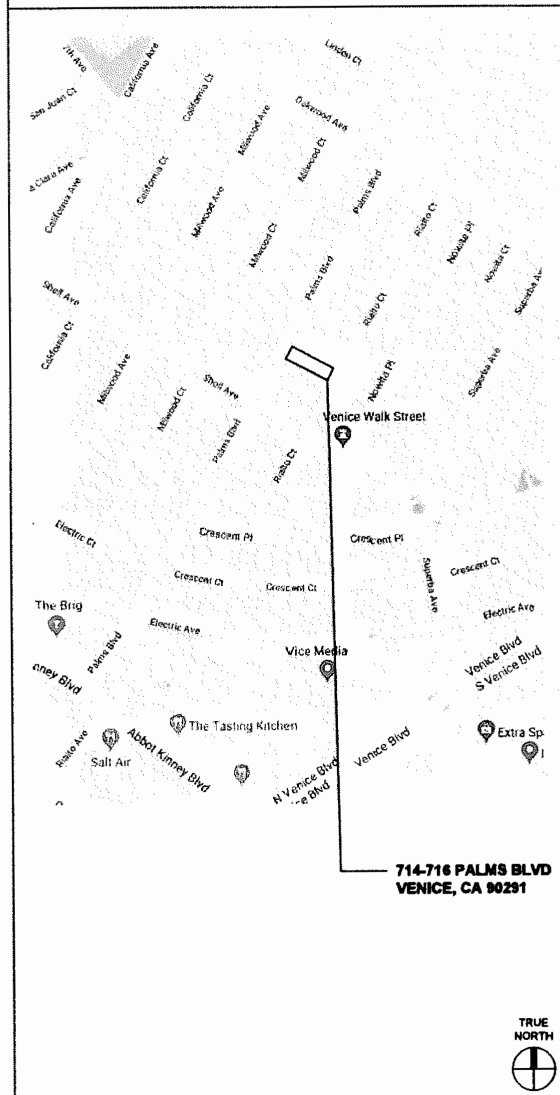
Based on information provided by the Current Owners and Previous Owners, from December 2015 through December 2018, the property located at 714 East Palms Boulevard accumulated an average of $2,478.10 in monthly rental income. From December 2015 through December 2018, the property located at 716 East Palms Boulevard accumulated an average of $2,734.44 in monthly rental income. The average monthly rents are above HCD Land Use Schedule 7's threshold of affordability for a one (1) bedroom household and a three (3) bedroom household.

Based on the information provided, HCIDLA has determined that no affordable units exist at 714-716 East Palms Boulevard, Venice, CA 90291.

cc: Los Angeles Housing and Community Investment Department File
Eli Holzman and Stephanie Holzman of the Holzman Living Trust
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.
Juliet Oh, City Planning Department

MAC:kl

VICINITY MAP



PROJECT INFORMATION

PROJECT ADDRESS:
714-716 E PALMS BLVD
VENICE, CA 90291

PROJECT DESCRIPTION:
CONSTRUCTION OF NEW 2-STORY SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE AND ADU.

LEGAL DESCRIPTION:	
ASSESSOR PARCEL NUMBER	4241015022
TRACT	VENICE PARK TRACT
LOT	4
BLOCK	6
PLANNING & ZONING INFORMATION:	
ZONING	R2-1
LOT/PARCEL AREA	5,299.2 SQ FT
CONSTRUCTION TYPE	VB
HEIGHT:	
NUMBER OF STORIES	2
MAXIMUM HEIGHT	30'-0" WITH A STEPPED BACK ROOFLINE (PER VENICE COASTAL SPECIFIC PLAN) 25'-0" WITH A FLAT ROOFLINE (PER VENICE COASTAL SPECIFIC PLAN)
PROPOSED HEIGHT	28'-11" W/ A STEPPED BACK ROOFLINE (MEASURED FROM THE ELEVATION AT THE CENTERLINE OF PALMS BLVD) 24'-3 1/2" W/ A FLAT ROOFLINE (MEASURED FROM THE ELEVATION AT THE CENTERLINE OF PALMS BLVD)
PARKING:	
REQUIRED	3 FOR DWELLING + 1 FOR ADU
PROVIDED	3 (IN NEW ATTACHED GARAGE) +1 (UNCOVERED FOR ADU)
SETBACKS:	
FRONT YARD	15'-4¼" (CALCULATED PREVAILING SETBACK)
SIDE YARD	4'-0" (10% OF LOT WIDTH SINCE LOT IS LESS THAN 50' IN WIDTH)
REAR YARD	15'-0" (PER CITY OF LA)
FIRE PROTECTION:	
FULLY SPRINKLERED	YES, AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER NFPA 13D
FLOOR AREA:	
LOT DIMENSIONS	40'-0" x 132'-5 ½"
GROSS SITE AREA	5,299.2 SQ FT
MAXIMUM FAR	3:1 BUILDABLE AREA (3,267.2 SF) x 3 = 9,801.6 SQ FT
EXISTING FLOOR AREA	2,007.0 SQ FT + 627 SQ FT (DETACHED GARAGE)

	ZONING CODE	BUILDING CODE	SCHOOL FEES
PROPOSED FLOOR AREA	1758 SF	2405 SF	2077 SF

SEE G050 FOR FLOOR AREA CALCULATIONS

EXHIBIT "A"
Page No. 1 of 12
Case No. PIR-2019-7251-CDP-MEL

CONTACT INFORMATION

OWNER:
ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVENUE
LOS ANGELES, CA 90027
323-666-9399

GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE.
LOS ANGELES, CA 90026
310-625-2325

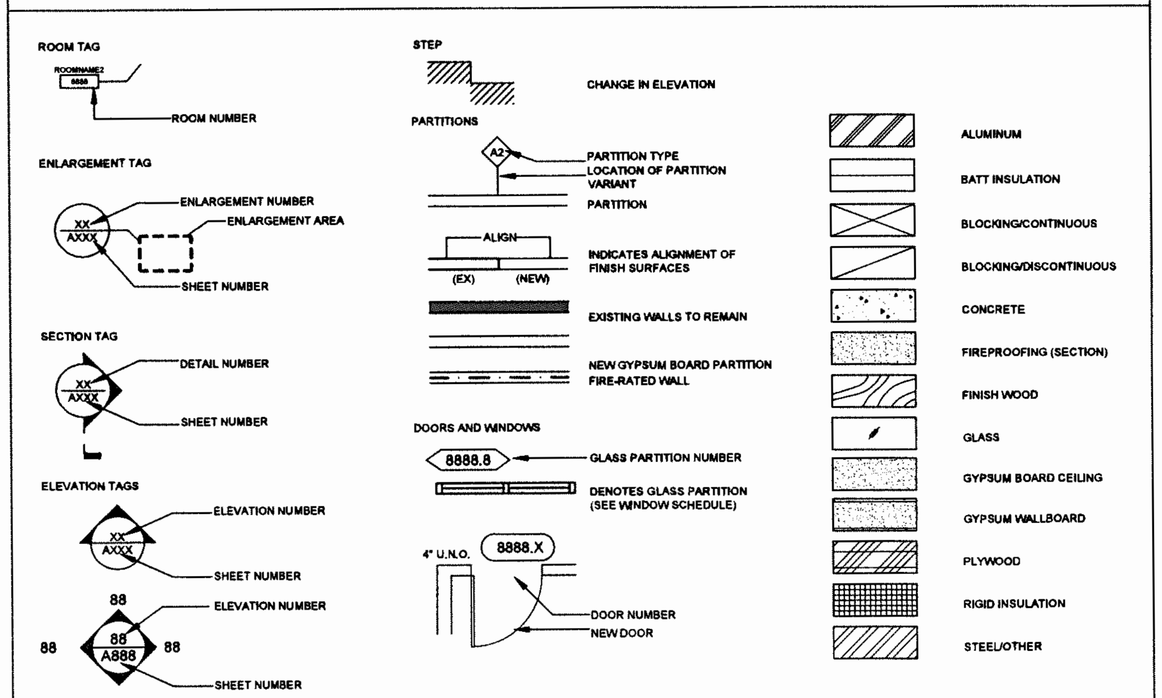
APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2017 LABC
2017 LA CITY GREEN BUILDING STANDARDS CODE
VENICE COASTAL ZONE SPECIFIC PLAN

LEGEND

A.C.T.	ACOUSTIC CEILING TILE
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
ALUM.	ALUMINUM
	ANGLE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
APPROX.	APPROXIMATELY
@	AT
BM.	BEAM
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BRD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CEM.	CEMENT
CTR.	CENTER
CLR.	CLEAR
CLO.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CNTR.	COUNTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
D.O.	DOOR OPENING
DN.	DOWN
DWR.	DRAWER
DWG.	DRAWING
DTL.	DETAIL
(E)	EXISTING
EA.	EACH
E.	EAST
ELEC.	ELECTRICAL
E.P.	ELECTRICAL PANEL BOARD
	ELEVATION
	ELEVATOR
EMER.	EMERGENCY
ENLG.	ENLARGED
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXST.	EXISTING
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FIN.	FINISH
FT.	FEET
F.A.	FIRE ALARM
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FPRF.	FIRE PROOF
F.B.	FLAT BAR
FL.	FLOOR
FLUOR.	FLUORESCENT
FT.	FOOT
F.S.	FULL SIZE
FURR.	FURRING
FUT.	FUTURE
GALV.	GALVANIZED
GA.	GAUGE
GL.	GLASS
GR.	GRADE
GND.	GROUND
GYP.	GYPSUM
GYP.	GYPSUM WALLBOARD
G.F.I.	GROUND FAULT INTERRUPTER
HDW.	HARDWARE
HDWD.	HARDWOOD
HGT.	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HORZ.	HORIZONTAL
HR.	HOUR
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAM.	LAMINATE
LT.	LIGHT
MFR.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
(N)	NEW
NOM.	NOMINAL
	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
N.	NUMBER
OBS.	OBSCURE
OCC.	OCCUPANCY
OFF.	OFFICE
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
O.D.	OUTSIDE DIAMETER
O.A.	OVERALL
O.F.C.I.	OWNER FUNISHED, CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
PR.	PAIR
PLAS.	PLASTER
P. LAM.	PLASTIC LAMINATE
PL. LAM.	PLASTIC LAMINATE
PT.	PLATE
PLYWD.	PLYWOOD
(R)	RELOCATE
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
SCH.	SCHEDULE
SCHED.	SCHEDULE
SECT.	SECTION
S.S.K.	SERVICE SINK
SHT.	SHEET
SH.	SHELF
SIM.	SIMILAR
S.C.	SOLID CORE
	SOUTH
SPEC.	SPECIFICATION
SQ.	SQUARE
SS.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
TEL.	TELEPHONE
T.V.	TELEVISION
THK.	THICK
T.J.I.	TRUSS JOIST I-BEAM
T.W.	TOP OF WALL
T.O.W.	TOP OF WALL
T.S.	TUBE STEEL
TYP.	TYPICAL
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
U.S.S.	UNDERSIDE OF STRUCTURE
VERT.	VERTICAL
VEST.	VESTIBULE
WT.	WEIGHT
W.	WEST
W/	WITH
W/O	WITHOUT
WD.	WOOD

CONSTRUCTION LEGEND

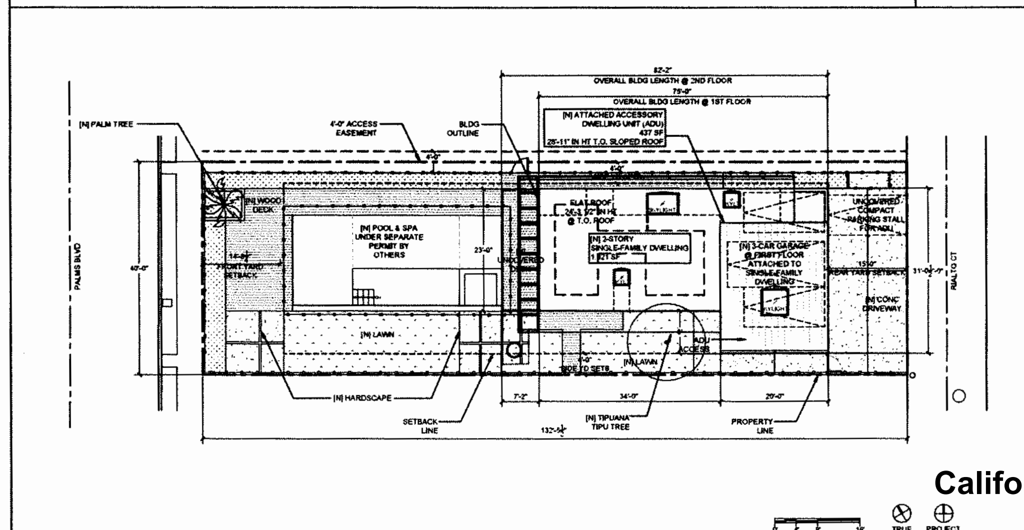


SHEET INDEX

SHEET #	SHEET NAME	CDP APPLICATION 12/10/2018	CDP RESUBMITTAL 12/02/2019	PERMIT SET 12/02/2019	BID SET 03/04/2020	CDP RESUBMITTAL 03/18/2020
	ARCHITECTURAL					
G000	COVER SHEET	●	●	●	●	●
G010	GENERAL NOTES			●	●	
G030	TITLE 24 COMPLIANCE			●	●	
G031	TITLE 24 COMPLIANCE			●	●	
G050	FLOOR AREA CALCULATIONS					●
G060	GREEN BUILDING STANDARDS COMPLIANCE			●	●	
G070	SPECIFICATIONS					
	TOPOGRAPHIC SURVEY	●	●	●	●	●
L300	PLANTING PLAN					
L500	IRRIGATION PLAN					
L501	IRRIGATION LEGEND					
L502	HYDROZONE PLAN					
L503	IRRIGATION NOTES					
L504	IRRIGATION DETAILS					
L505	IRRIGATION DETAILS					
L506	IRRIGATION SPECIFICATIONS					
A020	SITE PLAN	●	●	●	●	●
A021	PREVAILING SETBACK CALCULATION	●	●	●	●	●
A022	LOW IMPACT DEVELOPMENT PLAN			●	●	
A040	DOOR AND WINDOW SCHEDULES			●	●	
A050	FINISH SCHEDULE				●	
A060	FIXTURE SCHEDULE				●	
A070	WALL TYPES					
A080	FIRST FLOOR FINISH PLAN				●	
A090	SECOND FLOOR FINISH PLAN				●	
AD100	DEMOLITION PLAN AND CALCULATIONS	●	●	●	●	●
A100	FIRST FLOOR PLAN	●	●	●	●	●
A101	SECOND FLOOR PLAN	●	●	●	●	●
A102	ROOF PLAN	●	●	●	●	●
A200	EXTERIOR ELEVATIONS	●	●	●	●	●
A201	EXTERIOR ELEVATIONS	●	●	●	●	●
A300	BUILDING SECTIONS	●	●	●	●	●
A400	ENLARGED PLANS AND INTERIOR ELEVATIONS				●	
A401	ENLARGED PLANS AND INTERIOR ELEVATIONS				●	
A402	ENLARGED PLANS AND INTERIOR ELEVATIONS				●	
A600	WINDOW DETAILS			●	●	
A610	DOOR DETAILS			●	●	
A620	STAIR DETAILS					
S.1	STRUCTURAL NOTES			●	●	
S.2	FOUNDATION PLAN			●	●	
S.3	FLOOR FRAMING PLAN			●	●	
S.4	ROOF FRAMING PLAN			●	●	
D.1	STRUCTURAL DETAILS			●	●	
D.2	STRUCTURAL DETAILS			●	●	
D.8	STRUCTURAL DETAILS			●	●	
D.6	STRUCTURAL DETAILS			●	●	
D.7	STRUCTURAL DETAILS			●	●	
SSW1	STEEL STRONG-WALL ANCHORAGE DETAILS			●	●	
SSW2	STEEL STRONG-WALL FRAMING DETAILS			●	●	

PLOT PLAN

SCALE: 1/16"=1'-0"



PROJECT NAME & ADDRESS:
714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:
APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6

PROJECT NUMBER: 1630

OWNER:
ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-666-9399

CONSULTANTS:

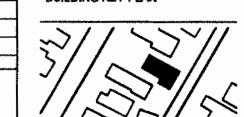
GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE.
LOS ANGELES, CA 90026
T 310-625-2325

LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. ________
STATE OF CALIFORNIA

BUILDING KEY PLAN



SUBMITTAL RECORD:

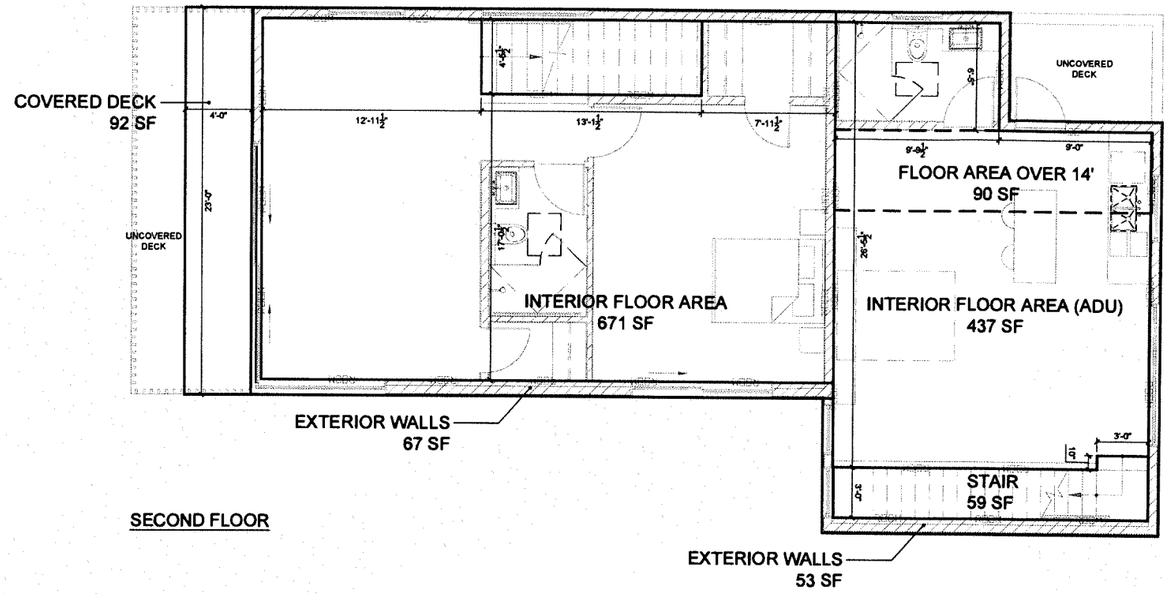
#	DATE	SUBMITTAL NAME
01	12/10/2018	CDP APPLICATION
02	12/02/2019	CDP RESUBMITTAL
03	12/02/2019	PERMIT SET
04	03/04/2020	BID SET
05	03/18/2020	CDP RESUBMITTAL

NOT FOR CONSTRUCTION

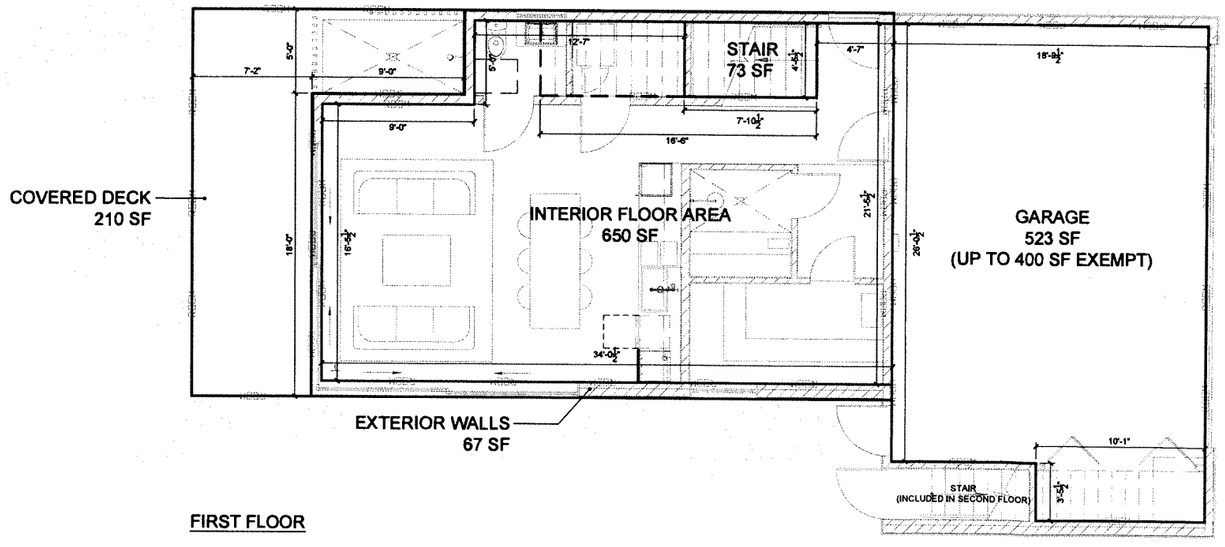
SCALE
NTS

DRAWING TITLE
COVER SHEET

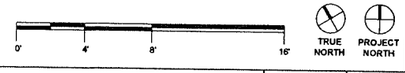
SHEET NUMBER
G000
04.24.2020



SECOND FLOOR



FIRST FLOOR



FLOOR AREA DIAGRAMS

1/4" = 1'-0" | 01

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Case No. DIR-2018-7251-CDP-MEL

	ZONING CODE	BUILDING CODE	SCHOOL FEES
FIRST FLOOR			
INTERIOR FLOOR AREA	650 SF	650 SF	650 SF
STAIRS	EXEMPT	73 SF	73 SF
COVERED EXT. DECKS	EXEMPT	210 SF	EXEMPT
EXTERIOR WALLS	EXEMPT	EXEMPT	67 SF
MECHANICAL ROOMS	EXEMPT	EXEMPT	EXEMPT
GARAGE	EXEMPT	123 SF (523 SF - 400 SF)	EXEMPT
SECOND FLOOR			
INTERIOR FLOOR AREA	671 SF	671 SF	671 SF
COVERED EXT. DECKS	EXEMPT	92 SF	EXEMPT
EXTERIOR WALLS	EXEMPT	EXEMPT	67 SF
MECHANICAL ROOMS	EXEMPT	EXEMPT	EXEMPT
ADU			
INTERIOR FLOOR AREA	437 SF	437 SF	437 SF
FLOOR AREA OVER 14'	EXEMPT	90 SF	EXEMPT
STAIRS	EXEMPT	59 SF	59 SF
EXTERIOR WALLS	EXEMPT	EXEMPT	53 SF

	ZONING CODE	BUILDING CODE	SCHOOL FEES
TOTAL	1758 SF	2405 SF	2077 SF

FLOOR AREA CALCULATIONS | 1/4" = 1'-0" | 01

PROJECT NAME & ADDRESS:

710 RESIDENCE
710 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:

APN: 4241015021
TRACT: VENICE PARK TRACT
LOT: 3
BLOCK: 6

PROJECT NUMBER: 1830

OWNER:

ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:

BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-666-9399

CONSULTANTS:

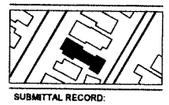
GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE.
LOS ANGELES, CA 90026
310-625-2325

LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. _____
STATE OF CALIFORNIA

BUILDING KEY PLAN



SUBMITTAL RECORD:

#	DATE	SUBMITTAL NAME
01	12/10/2018	CDP APPLICATION
02	12/02/2019	CDP RESUBMITTAL
03	12/02/2019	PERMIT SET
04	03/04/2020	BID SET
05	03/18/2020	CDP RESUBMITTAL

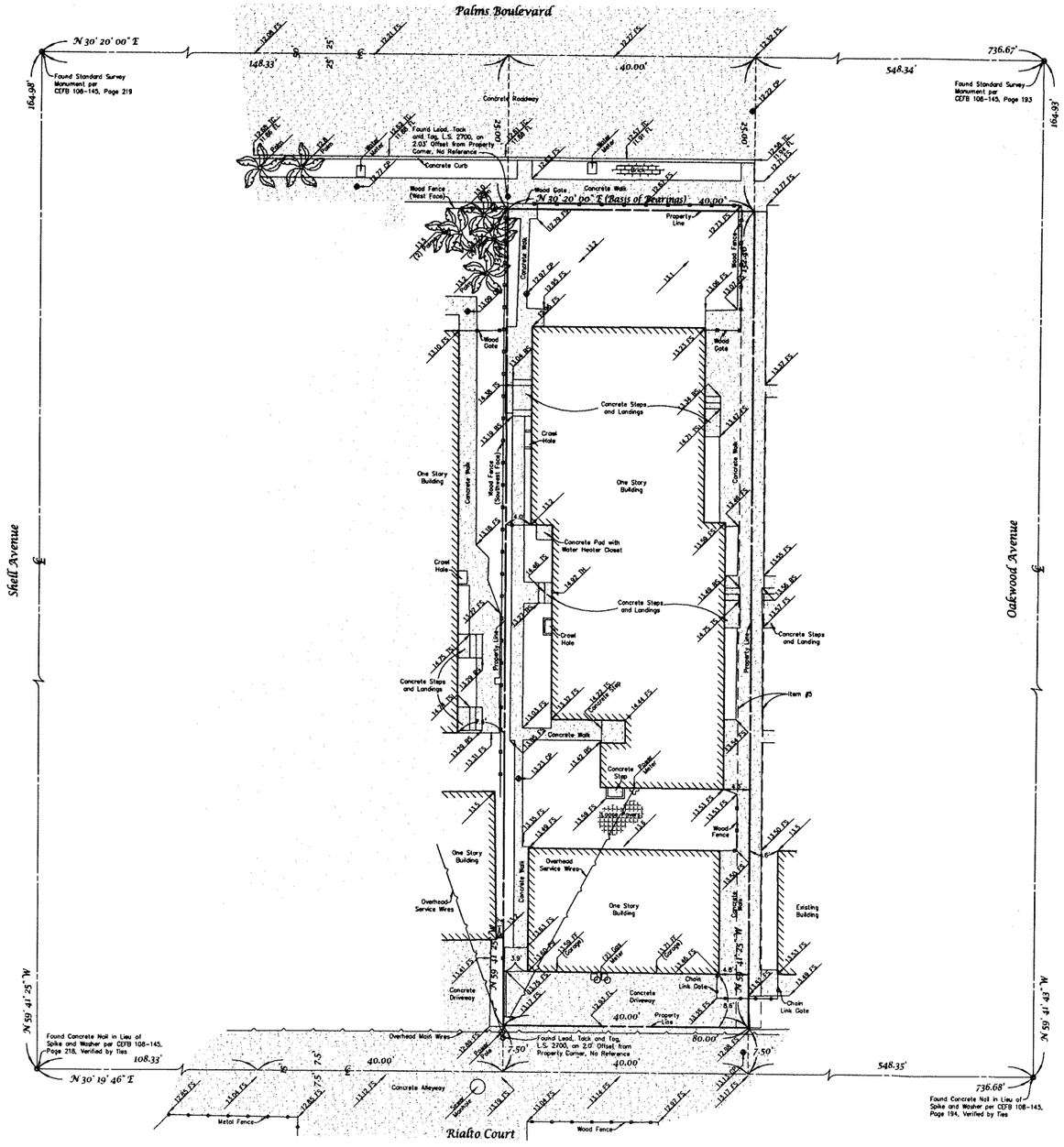
NOT FOR CONSTRUCTION

SCALE
1" = 1'-0"

DRAWING TITLE
RFA CALCULATIONS

SHEET NUMBER
G050

Architectural Survey



Scale: 1" = 8'

Legend

TH = Threshold
FF = Finished Floor
FS = Finished Surface
FL = Flowline
CB = Catch Basin
BW = Bottom of Wall
TW = Top of Wall
TC = Top of Curb
TS = Top of Step
BS = Bottom of Step
CP = Control Point
GR = Ground
Ds = Tree Cluster

Note: Hatch Patterns and Tree Drip Lines Are Not to Scale

LEGAL DESCRIPTION:	LOT 4, IN BLOCK 8 OF VENICE PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 187 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN:	4241-015-022
SITE ADDRESS:	716 PALMS BOULEVARD, LOS ANGELES
AREA:	5,299 SQUARE FEET, 0.12 ACRES
BOUNDARY NOTE:	THE PROPERTY LINES SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED. THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS, AND OCCUPATION.
BASIS OF BEARINGS:	THE BEARING OF NORTH 30° 20' 00" EAST WAS USED ON THE NORTHWESTERLY LINE OF LOTS 3 AND 4 PER VENICE PARK TRACT, MAP BOOK 3 PAGE 187, AS SHOWN HEREON.
BENCH MARK:	THE ELEVATION OF 8.257 ON FOUND WIRE SPIKE AS SHOWN ON LOS ANGELES CITY BENCH MARK NO. 16-01270 ON FILE IN THE CITY OF LOS ANGELES WAS USED AS DATUM FOR THIS SURVEY.
TITLE REPORT:	THE TITLE REPORT DATED OCTOBER 15, 2018 BY EQUITY TITLE COMPANY, ORDER NO. LA1851668, WAS USED FOR THIS SURVEY.
EASEMENTS:	ITEM #3, AN EASEMENT FOR THE EXCLUSIVE RIGHT TO LAY AND MAINTAIN ALL WATER AND GAS PIPES. RECORDED IN BOOK 2856, PAGE 295, OF DEEDS. [BLANKET IN NATURE] ITEM #5, A RECIPROCAL EASEMENT RECORDED SEPTEMBER 13, 2016 AS INSTRUMENT NO. 20161098787, OFFICIAL RECORDS.
DATE OF FIELD SURVEY:	JULY 24, 2018
DATE OF PLAN:	NOVEMBER 1, 2018

Plan Prepared For: Eli and Stephanie Holzman
716 E. Palms Avenue
Los Angeles, CA 90291

Plan Prepared By: M & M & Co.
26074 Avenue Hall, Suite 12
Santa Clarita, CA 91355
(818) 891-9100
Gregory M. Amoroso, L.S. 8771

PROFESSIONAL LAND SURVEYOR GREGORY M. AMOROSO No. 8771 STATE OF CALIFORNIA

EXHIBIT "A"
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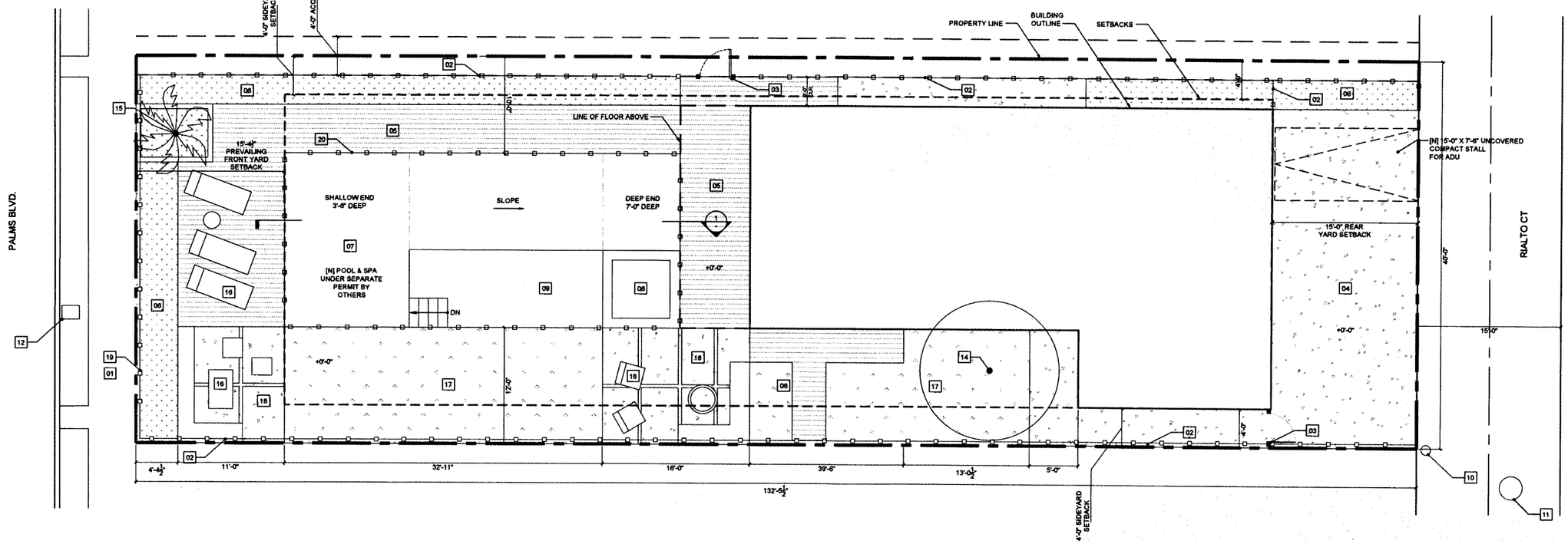
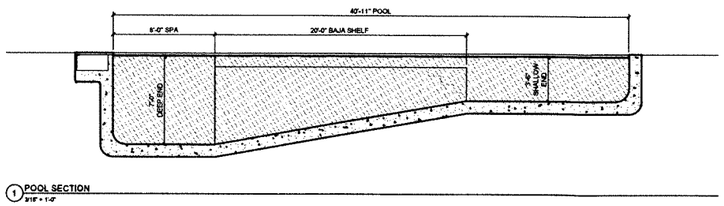
Case No. DIR-2019-7251-CDP-MEL





1 POOL SECTION
3/16" = 1'-0"

PROPERTY INFORMATION:
PROPERTY ADDRESS: 714-716 E PALMS BOULEVARD, VENICE, 90291
APN: 4241015022
LOT: 4
BLOCK: 8
TRACT: VENICE PARK TRACT
SITE AREA: 5,299.2 SF
[E] MULTI-FAMILY DWELLING: 2,007 SF + 627 SF DETACHED GARAGE
[N] SINGLE-FAMILY DWELLING: 1,321 SF + 437 SF ADU

0' 4' 8' 16'

TRUE NORTH | PROJECT NORTH

SITE PLAN

3/16" = 1'-0" | 01

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE
2. DO NOT SCALE TO DRAWINGS
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION
4. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING
5. CONTRACTOR TO COORDINATE UTILITY TRENCH LOCATIONS WITH LANDSCAPE PLANTING PLAN TO AVOID PROPOSED TREES
6. SEE CIVIL DRAWINGS FOR COMPLETE SPOT ELEVATIONS.
7. FOR ANY TREE PLANTING AREA THAT IS ADJACENT TO OR SURROUNDED BY PAVING OR CONCRETE, REFER TO PLANTING PLAN, DETAILS AND SPECIFICATIONS FOR THE EXTENT OF CU STRUCTURAL SOIL TO BE INSTALLED PRIOR TO CONCRETE FLATWORK.
8. ALL ARCHITECTURAL GATES AND FENCING TO BE 6'H GRATING PACIFIC ORSOGRILL "BRITOSTEROPE" OPUS 50
9. PLANTERS AND STEPS SHALL ALIGN WITH SAWCUTS IN CONCRETE WHERE APPLICABLE.
10. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL WITH A MIN FALL OF 6" WITHING THE FIRST 10'

KEYNOTES

01 [E] SIDEWALK	10 [E] POWER POLE	19 [N] 3'-6" HIGH WOOD FENCE
02 [N] 6'-0" HIGH WOOD FENCE	11 [E] SEWER MANHOLE	20 [N] 5'-0" MIN. HIGH POOL FENCE ENCLOSURE
03 [N] 6'-0" HIGH WOOD GATE	12 [E] WATER METER	21
04 [N] CONCRETE DRIVEWAY	13 POOL EQUIPMENT AREA	22
05 [N] WOOD DECKING	14 [N] 60" BOX TIPUANA TIPU TREE	23
06 PLANTING AREA	15 [N] PALM TREE	24
07 [N] 41' x 16' POOL, 5'-6" DEEP	16 [N] FURNITURE BY OTHERS	25
08 [N] 8' X 8' SPA	17 LAWN	26
09 [N] 20' x 8' BAJA SHELF	18 [N] PERMEABLE CONCRETE PAVERS	27

LEGEND

TAGS

- 8888.X DOOR TAG
- +8'-8" XXXX FINISH FLOOR ELEV.
- CHANGE IN ELEV.
- EGRESS
- 01 REVISION
- [E] PALM TREE
- PROPERTY LINE
- SETBACK LINE
- SITE FENCE
- DIRECTION OF SITE DRAINAGE
- CONCRETE HARDSCAPE - NATURAL GRAY, NO INTEGRAL COLOR W/ SOLAR REFLECTANCE OF .39 SRI 41. FINISH: TOP CAST #3
- WOOD DEKCING SEE FINISH DESIGNATION FOR SPECIFICATIONS
- PLANTING ZONE

PROJECT NAME & ADDRESS:

714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:

APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 8

PROJECT NUMBER: 1830

OWNER:

ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:

BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-906-9399

CONSULTANTS:

GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE.
LOS ANGELES, CA 90026
T 310-625-2325

LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren.
STATE OF CALIFORNIA

BUILDING KEY PLAN

SUBMITTAL RECORD:

#	DATE	SUBMITTAL NAME
01	12/19/2018	CDP APPLICATION
02	12/02/2019	CDP RESUBMITTAL
03	1302/2019	PERMIT SET
04	03/04/2020	BID SET
05	03/19/2020	CDP RESUBMITTAL

NOT FOR CONSTRUCTION

SCALE
AS SHOWN

DRAWING TITLE
SITE PLAN

SHEET NUMBER
A020

https://www.ladbsservices2.lacity.org/OnlineServices/PrevailingSetback...

Los Angeles Department of Building and Safety

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Case No. DIR-2018-7251-CDP-MEL

How To Use Prevailing Setback Calculator

Add Lot

714/716 PALMS → 714/716 palms

Clear

Calculate

Number of lots: 15

→ PREVAILING SETBACK 15.38 FT

View Calculation Details

Back

1 of 1

8/23/2018, 2:45 PM

Prevailing Setback Calculator - Detail

https://www.ladbsservices2.lacity.org/OnlineServices/PrevailingSetback...

Calculation Details

Setback Range Used (ft)	No Lots Used	Lots Designation	Frontages Used (ft)	Total Frontage (ft)	Setbacks Used (ft)	Total Setback (ft)
8.50 - 18.00	10	1, 2, 3, 5, 6, 8, 10, 11, 13, 14	43.33, 40.00, 40.00, 40.00, 40.00, 40.00, 40.00, 40.00, 40.00, 40.00	403.33	18.00, 18.00, 15.20, 16.50, 14.60, 11.60, 16.20, 17.00, 8.50, 17.40	153.00

1 of 1

PREVAILING FRONT YARD SETBACK CALCULATIONS | NTS | 01

PROJECT NAME & ADDRESS:

714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:

APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6

PROJECT NUMBER: 1830

OWNER:

ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:

BESTOR ARCHITECTURE

2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-666-9399

CONSULTANTS:

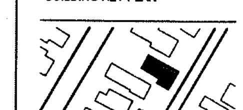
GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE.
LOS ANGELES, CA 90026
T 310-625-2325

LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. ________
STATE OF CALIFORNIA

BUILDING KEY PLAN



SUBMITTAL RECORD:

#	DATE	SUBMITTAL NAME
01	12/10/2018	CDP APPLICATION
02	12/02/2019	CDP RESUBMITTAL
03	12/03/2019	PERMIT SET
04	03/04/2020	BID SET
05	03/18/2020	CDP RESUBMITTAL

NOT FOR CONSTRUCTION

SCALE
NTS

DRAWING TITLE
PREVAILING SETBACK CALCS

SHEET NUMBER
A021
04.24.2020

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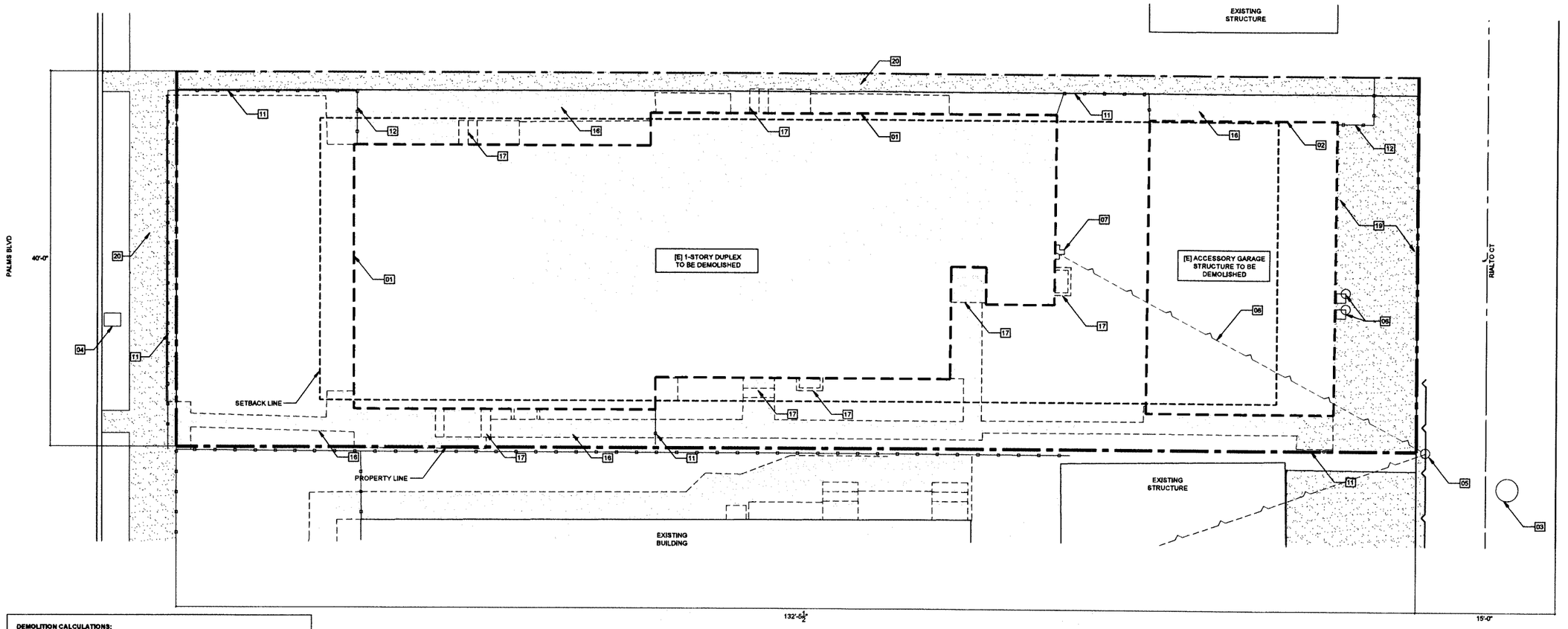
Case No. DIR-2018-7251-CDP-MEL



DEMOLITION CALCULATIONS:

EXISTING STRUCTURES	100% DEMOLITION (EXISTING 1-STORY DUPLEX & DETACHED GARAGE)
EXISTING FENCES & GATES	100% DEMOLITION
EXISTING HARDSCAPE	100% DEMOLITION

DEMOLITION PLAN

3/16" = 1'-0" | 01

DEMOLITION NOTES

1. CONTRACTOR TO LAYOUT ALL DEMOLITION FOR ARCHITECT AND OWNER'S APPROVAL PRIOR TO BEGINNING.
2. PROTECT ALL EXISTING CONSTRUCTION, MATERIALS, EQUIPMENT, SYSTEMS AND FINISHES TO REMAIN, TYP.
3. REMOVE AND DISPOSE OF ALL DEMOLISHED MATERIALS INDICATED ON DRAWINGS IN COMPLIANCE WITH LOCAL ENVIRONMENTAL REQUIREMENTS.
4. SALVAGE AND RECLAIM AS MANY MATERIALS AS POSSIBLE FOR RE-USE IN NEW CONSTRUCTION.
5. OWNER RESERVES THE RIGHT TO SALVAGE ALL REMOVED/DEMOLISHED ITEMS BY OWNER REQUEST. CONSULT WITH OWNER PRIOR TO REMOVING ANY ITEMS IN QUESTION.
6. ANY DAMAGE TO EXISTING CONSTRUCTION OR MATERIALS INDICATED TO REMAIN SHALL BE REPAIRED TO MATCH EXISTING FINISHES.
7. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.

KEYNOTES

01	[E] 1-STORY DWELLING TO BE DEMOLISHED	08	REMOVE [E] OVERHEAD SERVICE WIRES. COORDINATE WITH UTILITY COMPANY AS REQUIRED.	15	[E] WOOD WALL TO BE DEMOLISHED
02	[E] 1-STORY ACCESSORY GARAGE STRUCTURE TO BE DEMOLISHED	09	[E] TREE TO REMAIN. PROVIDE TREE PROTECTION FENCING.	16	[E] CONCRETE WALK TO BE DEMOLISHED
03	[E] SEWER MAN HOLE TO REMAIN	10	[E] PALM TREE TO BE REMOVED AND RELOCATED ON SITE	17	[E] CONCRETE STEPS TO BE DEMOLISHED
04	[E] WATER METER TO REMAIN	11	[E] WOOD FENCE TO BE DEMOLISHED	18	[E] CONCRETE STEP STONES TO BE REMOVED
05	[E] POWER POLE TO REMAIN	12	[E] WOOD GATE TO BE DEMOLISHED	19	[E] CONCRETE DRIVEWAY TO REMAIN
06	RELOCATE [E] GAS METER. COORDINATE WITH UTILITY COMPANY AS REQUIRED.	13	[E] WOOD DECK TO BE DEMOLISHED	20	[E] CONCRETE SIDEWALK TO REMAIN
07	RELOCATE [E] POWER METER. COORDINATE WITH UTILITY COMPANY AS REQUIRED.	14	[E] WOOD STEPS TO BE DEMOLISHED		

LEGEND

EXISTING PALM TREE
PROPERTY LINE
SETBACK LINE
SITE FENCE
CENTERLINE OF STREET OR ALLEY
[E] PAVING TO BE REMOVED
[E] BUILDING TO BE DEMOLISHED AND REMOVED

PROJECT NAME & ADDRESS:

714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:

APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 8

PROJECT NUMBER: 1830

OWNER:

ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:

BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-666-6309

CONSULTANTS:

GEOTECHNICAL ENGINEER:
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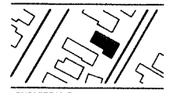
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE.
LOS ANGELES, CA 90026
T 310-625-2325

LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. _____
STATE OF CALIFORNIA

BUILDING KEY PLAN



SUBMITTAL RECORD:

#	DATE	SUBMITTAL NAME
01	12/10/2018	CDP APPLICATION
02	12/02/2019	CDP RESUBMITTAL
03	12/02/2019	PERMIT SET
04	03/04/2020	BID SET
05	03/16/2020	CDP RESUBMITTAL

NOT FOR CONSTRUCTION

SCALE
1" = 1'-0"

DRAWING TITLE
DEMOLITION PLAN

SHEET NUMBER

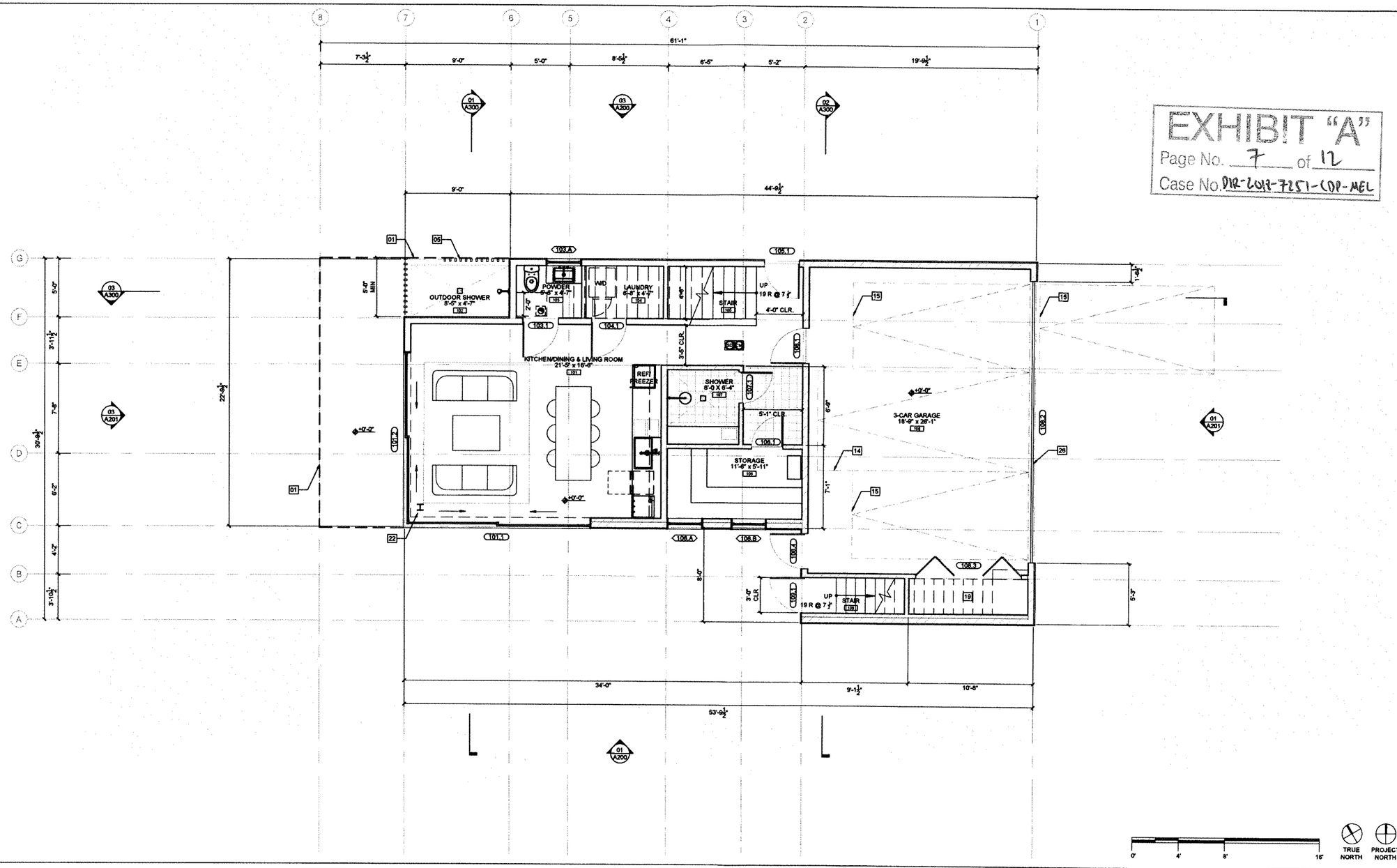


EXHIBIT "A"
Page No. 7 of 12
Case No. DIR-2019-7251-COP-MEL

FIRST FLOOR PLAN

1/4" = 1'-0" | 01

TRUE NORTH | PROJECT NORTH

0' 4' 8' 16'

PLAN NOTES

1. ALL DIMENSIONS ARE FROM F.O. FRAMING TO F.O. FRAMING, UON.
2. NEW HVAC SYSTEM SHALL BE MIN. 94% AFUE EFFICIENCY WITH 14.0 SEER RATING. ALL NEW DUCTS SHALL BE INSULATED MIN. R-4.2.
3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. SMOKE DETECTORS WITH BATTERY BACK-UP AT ALL NEW CONSTRUCTION, a. ON THE WALL OR CEILING CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO SLEEPING ROOM(S) AND IN SLEEPING ROOM(S). b. WHERE CEILING HEIGHT OF AN ADJACENT ROOM OPENS TO A HALLWAY SERVING BEROOM(S) EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, DETECTOR SHALL BE PLACED IN THE ADJACENT ROOM AND WITHIN 12" OF HIGHEST POINT OF CEILING.
5. PROVIDE CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1.
6. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
7. SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
8. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
9. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
10. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULK, PAINTS & COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER LACGBSC CHAPTER 4 (R330).
11. GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED AND INSTALLED IN READILY ACCESSIBLE LOCATION. (EC 210.8(A))
12. ARC-FAULT CIRCUIT-INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (EC 210.12)
13. BUILDING SHALL HAVE PLUMBING FIXTURES THAT MEET THE FLOW RATES SPECIFIED IN THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE.
14. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 418)
15. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS. (PC 508.2)

KEYNOTES

01	LINE OF FLOOR ABOVE	10	SKYLIGHT ABOVE	19	UNDER STAIR STORAGE
02	LINE OF FLOOR BELOW	11	RAILING; 42" MIN. HEIGHT	20	WINDOW SEAT
03	LINE OF ROOF ABOVE	12	16'-0" WIDE GARAGE DOOR	21	PLANTER
04	TRELLIS	13	8'-0" WIDE GARAGE DOOR	22	STEEL H-COLUMN, PAINTED
05	WOOD SLATS	14	STANDARD PARKING STALL, 16'-0" x 8'-6"	23	LAUNDRY CHUTE
06	MILLWORK	15	COMPACT PARKING STALL, 15'-0" x 7'-6"	24	DPERABLE SLIDING WOOD SCREEN
07	WOOD DECKING	16	GUARD WALL; 42" MIN. HEIGHT	25	LINE OF ROOF BELOW
08	LINE OF TRELLIS ABOVE	17	PLANTING AREA; SEE SITE PLAN A020	26	24'-0" WIDE GARAGE DOOR
09	POOL EQUIP. STORAGE UNDER STAIR	18	CLOSET	27	1" MIN. INTERIOR DIA. LISTED RACEWAY FOR FUTURE INSTALLATION OF EVSE

LEGEND

TAGS

- 8888.X — DOOR TAG
- 8888.8 — WINDOW TAG
- 88 — EQUIPMENT TAG
- X — FIXTURE TAG
- X8 — FINISH TAG
- EXHAUST FAN ON HUMIDISTAT [ENERGY STAR CERTIFIED]
- X8 — FINISH FLOOR TAG
- +8'-8" XXXX — FINISH FLOOR ELEV.
- CHANGE IN ELEV.
- EGRESS
- 01 — REVISION
- CARBON MONOXIDE ALARM
- SMOKE DETECTOR

PARTITIONS

- A2 — NEW WOOD PARTITION (WITH TYPE TAG)
- NEW CONCRETE PARTITION (WITH TYPE TAG)

DIMENSIONS

- FACE OF FINISH
- FACE OF FRAMING

PARTITION TYPES

PROJECT NAME & ADDRESS:

714-718 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:

APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 8

PROJECT NUMBER: 1830

OWNER:

ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:

BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-666-9308

CONSULTANTS:

GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
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23622 CALABASAS RD, SUITE 100
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T 818-591-9309

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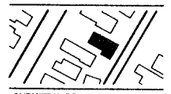
LOS ANGELES, CA 90026
T 310-625-2325

LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. _____
STATE OF CALIFORNIA

BUILDING KEY PLAN



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NOT FOR CONSTRUCTION

SCALE
1" = 1'-0"

DRAWING TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A100

04.24.2020

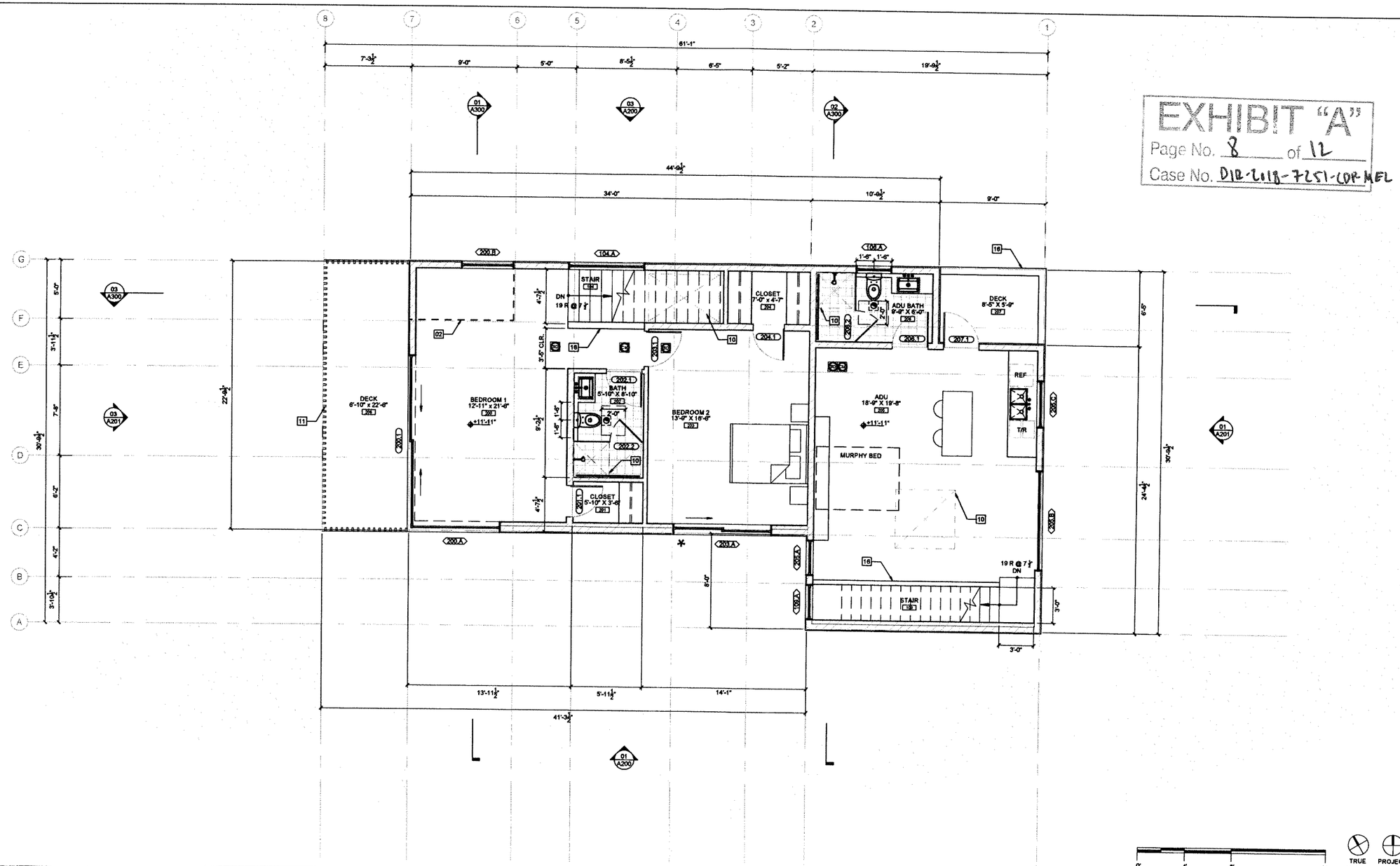

EXHIBIT "A"
Page No. 8 of 12
Case No. DIR-2018-7251-CDP-MEL

SECOND FLOOR PLAN

1/4" = 1'-0" | 01

PLAN NOTES

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KEYNOTES

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LEGEND

TAGS

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- 8888.8 — WINDOW TAG
- 88 — EQUIPMENT TAG
- X — FIXTURE TAG
- X8 — FINISH TAG
- EXHAUST FAN ON HUMIDISTAT [ENERGY STAR CERTIFIED]
- X8 — FINISH FLOOR TAG
- +8'-8" XXXX — FINISH FLOOR ELEV.
- CHANGE IN ELEV.
- EGRESS
- 01 — REVISION
- CO — CARBON MONOXIDE ALARM
- SD — SMOKE DETECTOR

PARTITIONS

- A2 — NEW WOOD PARTITION (WITH TYPE TAG)
- NEW CONCRETE PARTITION (WITH TYPE TAG)

DIMENSIONS

- FACE OF FINISH
- FACE OF FRAMING

PARTITION TYPES

PROJECT NAME & ADDRESS:
714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:
APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6

PROJECT NUMBER: 1830

OWNER:
ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-666-9399

CONSULTANTS:

GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31128 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE.
LOS ANGELES, CA 90026
T 310-625-2325

LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. _____
STATE OF CALIFORNIA

BUILDING KEY PLAN

SUBMITTAL RECORD:

#	DATE	SUBMITTAL NAME
01	12/10/2018	CDP APPLICATION
02	12/02/2019	CDP RESUBMITTAL
03	12/02/2019	PERMIT SET
04	03/04/2020	BID SET
05	03/18/2020	CDP RESUBMITTAL

NOT FOR CONSTRUCTION

SCALE
1/4" = 1'-0"

DRAWING TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A101

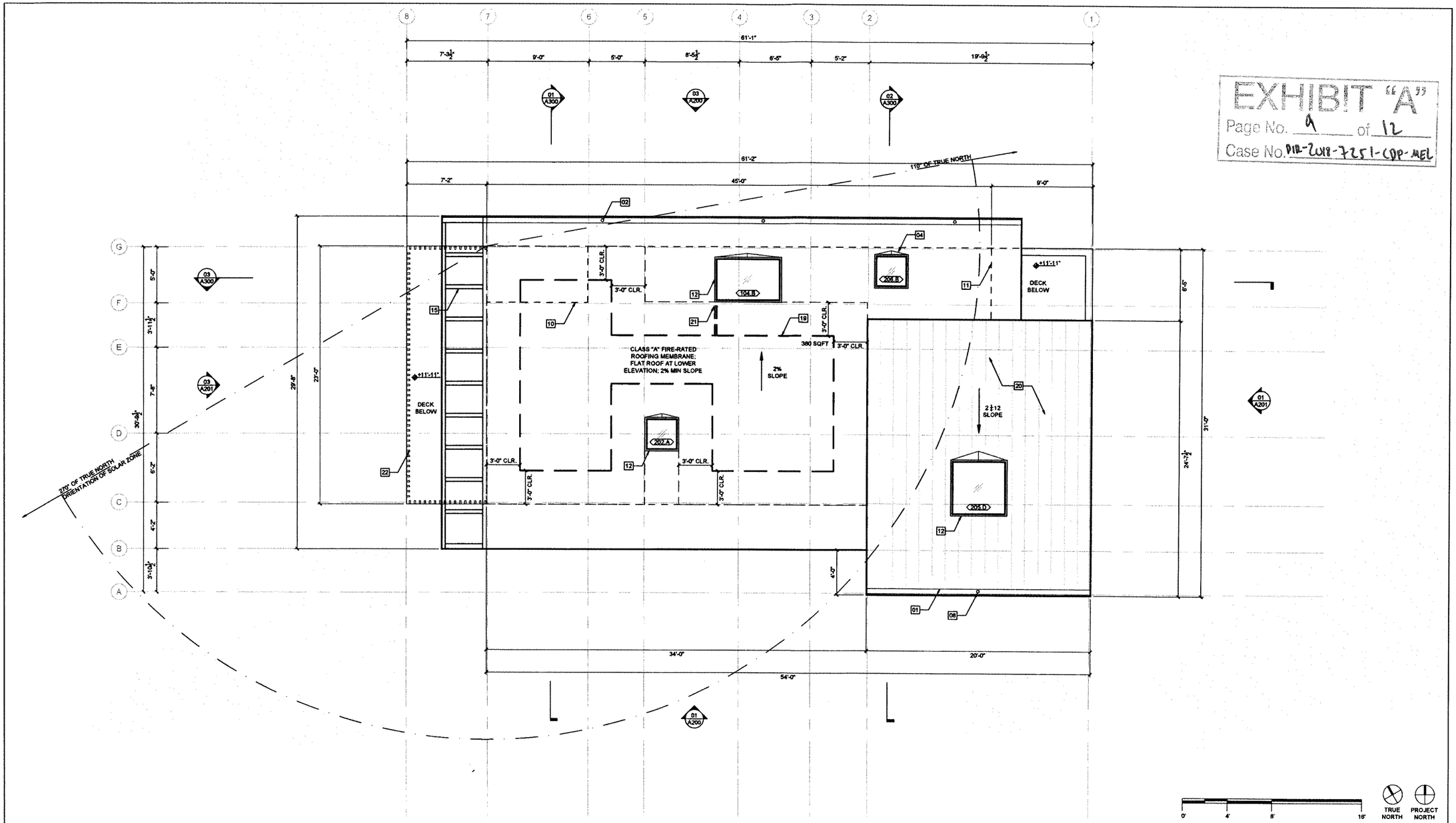

EXHIBIT "A"
Page No. 9 of 12
Case No. DIR-2018-7251-CDP-MEL

ROOF PLAN

1/4" = 1'-0" | 01

PLAN NOTES

1. DO NOT SCALE OFF DRAWINGS. NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS NEEDED.
2. EXTERIOR WALLS ARE 2X6 STUD WALLS, UON.
3. INTERIOR WALLS ARE 2X4 STUD WALLS, UON.
4. ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY.
5. ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS A FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790.
8. ROOF GUTTERS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS (705A.4; R327.5.4)

ATTIC VENTILATION OF 1/150 OF THE OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. FIN. FOR EACH SQ. FT. OF ATTIC AREA) IS REQUIRED (R806.2).

KEYNOTES

01	4" SQUARE INTEGRAL GUTTER	10	EDGE OF BUILDING LINE ON FIRST FLOOR	19	AREA OF FUTURE PHOTOVOLTAIC SYSTEM
02	4" SQUARE GUTTER W/ DOWNSPOUT, TYP.	11	EDGE OF BUILDING LINE ON SECOND FLOOR	20	CLASS "A" FIRE-RATED METAL STANDING SEAM ROOF CUSTOM BILT PRE-WEATHERED GALVALUME SRI = 23, ESR: 2048, LARR# 25177
03	PLUMBING VENT	12	SKYLIGHT	21	PATHWAY OF PIPING TO INVERTERS & WATER-HEATING SYSTEM FOR FUTURE SOLAR PANELS. TO BE LOCATED IN LAUNDRY/STORAGE ROOM BELOW.
04	CRICKET; TYP.	13	PLANTER WITH GLASS RAILING	22	WOOD SLAT RAILING, 42" MIN. HEIGHT
05	WOOD SLATS	14	GLASS RAILING, 42" MIN. HEIGHT	23	
06	FIXED GLAZING; 2% SLOPE MIN.	15	TRELLIS	24	
07	TILE DECKING	16	PLANTER	25	
08	DOWNSPOUT FROM ROOF	17	WOOD DECKING		
09	TRELLIS BELOW	18	BUILT-IN BANQUETTE		

LEGEND

TAGS

- 8888.X — DOOR TAG
- 8888.8 — WINDOW TAG
- 88 — EQUIPMENT TAG
- X — FIXTURE TAG
- X8 — FINISH TAG
- X8 — FINISH FLOOR TAG
- +8'-8" XXXX — FINISH FLOOR ELEV.
- CHANGE IN ELEV.
- MATCHLINE
- TRANSITION
- DIRECTION OF DRAINAGE

LINES

- ROOF EDGE
- FOOTPRINT BELOW

DIMENSIONS

- FACE OF FINISH
- FACE OF FRAMING

PROJECT NAME & ADDRESS:

714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:

APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6

PROJECT NUMBER: 1830

OWNER:

ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:

BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-666-9399

CONSULTANTS:

GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
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LAND USE CONSULTANT:
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23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
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STRUCTURAL ENGINEER:
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LICENSED ARCHITECT
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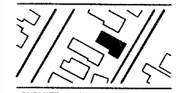
STATE OF CALIFORNIA

BUILDING KEY PLAN



SUBMITTAL RECORD:

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02	12/02/2019	CDP RESUBMITTAL
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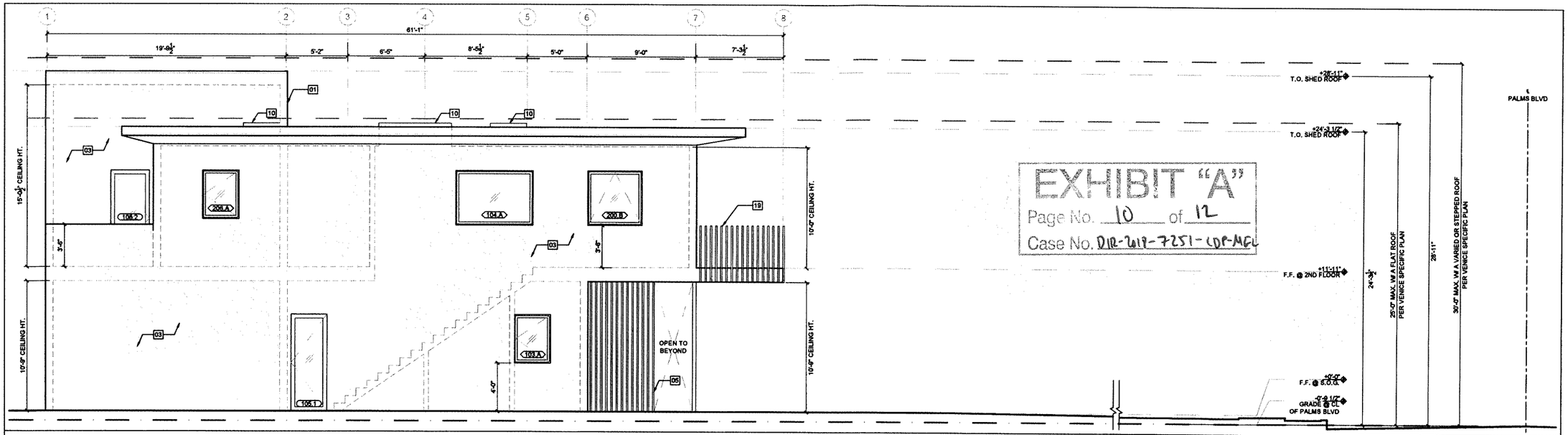
NOT FOR CONSTRUCTION

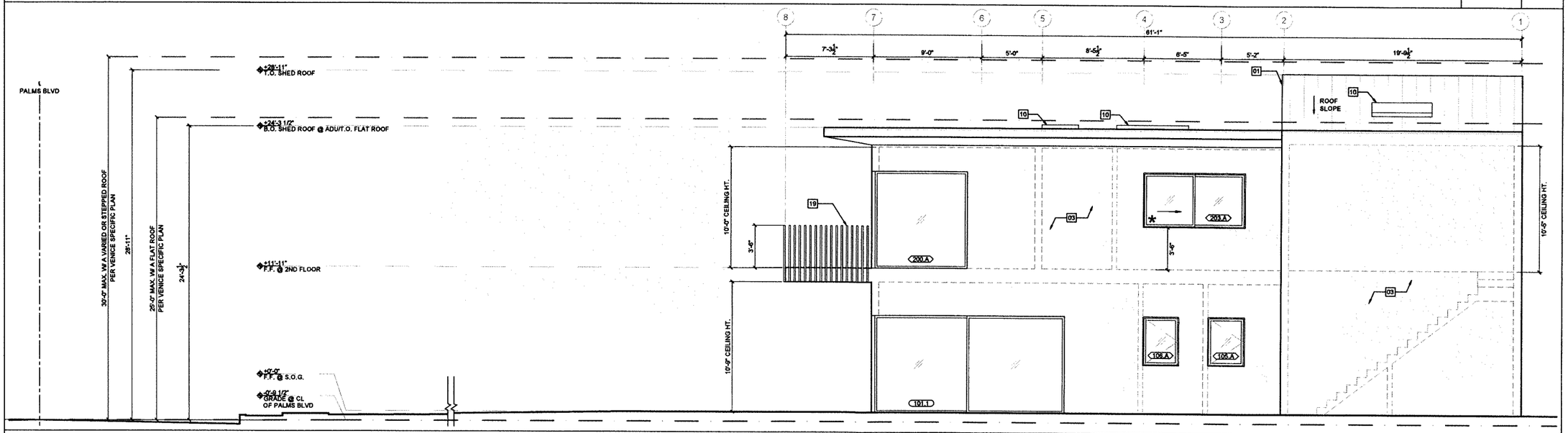
SCALE
1" = 1'-0"

DRAWING TITLE
ROOF PLAN

SHEET NUMBER
A102
04.24.2020



NORTH ELEVATION — 1/4" = 1'-0" — 03



SOUTH ELEVATION — 1/4" = 1'-0" — 01

ELEVATION NOTES

1. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
2. VERIFY ALL DIMENSIONS ON SITE
3. NOTIFY ARCHITECT FOR AND DISCREPANCIES BETWEEN SITE AND PLAN
4. ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH

KEYNOTES

01	CLASS A FIRE-RATED METAL STANDING SEAM ROOF	10	SKYLIGHT	19	WOOD SLAT RAILING, 42" MIN. HEIGHT
02	STUCCO, PTD. WHITE	11	CLASS A FIRE-RATED BUILT-UP ROOF	20	
03	STUCCO, PTD. BLACK	12	16' WIDE ROLL-UP GARAGE DOOR	21	
04	WOOD SIDING	13	8' WIDE ROLL-UP GARAGE DOOR	22	
05	WOOD SLATS	14	NOT USED	23	
06	GLASS RAILING, 42" MIN. HEIGHT	15	GRAY SIDING, TO MATCH PERIMETER FENCE	24	
07	CLERESTORY WINDOWS	16	OPERABLE SLIDING WOOD SCREEN	25	
08	PLANTED EDGE BOX WITH GLASS RAILING, 42" MIN. HEIGHT	17	24' WIDE ROLL-UP GARAGE DOOR, PTD. GRAY	26	
09	WOOD TRELLIS	18	POOL EQUIPMENT ENCLOSURE	27	

LEGEND

HATCHES
- STUCCO
- WOOD

TAGS
- 888.8 DOOR TAG
- 888.8 WINDOW TAG
- 88 EQUIPMENT TAG
- X FIXTURE TAG
- X8 FINISH TAG
- +0'-0" XXXX FINISH FLOOR ELEV.
- MATCHLINE
- 01 REVISION
- EGRESS

PARTITIONS
- X8 NEW PARTITION (WITH TYPE TAG)

DIMENSIONS
- FACE OF FINISH
- FACE OF FRAMING

0' 4' 8' 16'

PROJECT NAME & ADDRESS:

714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:

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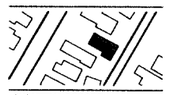

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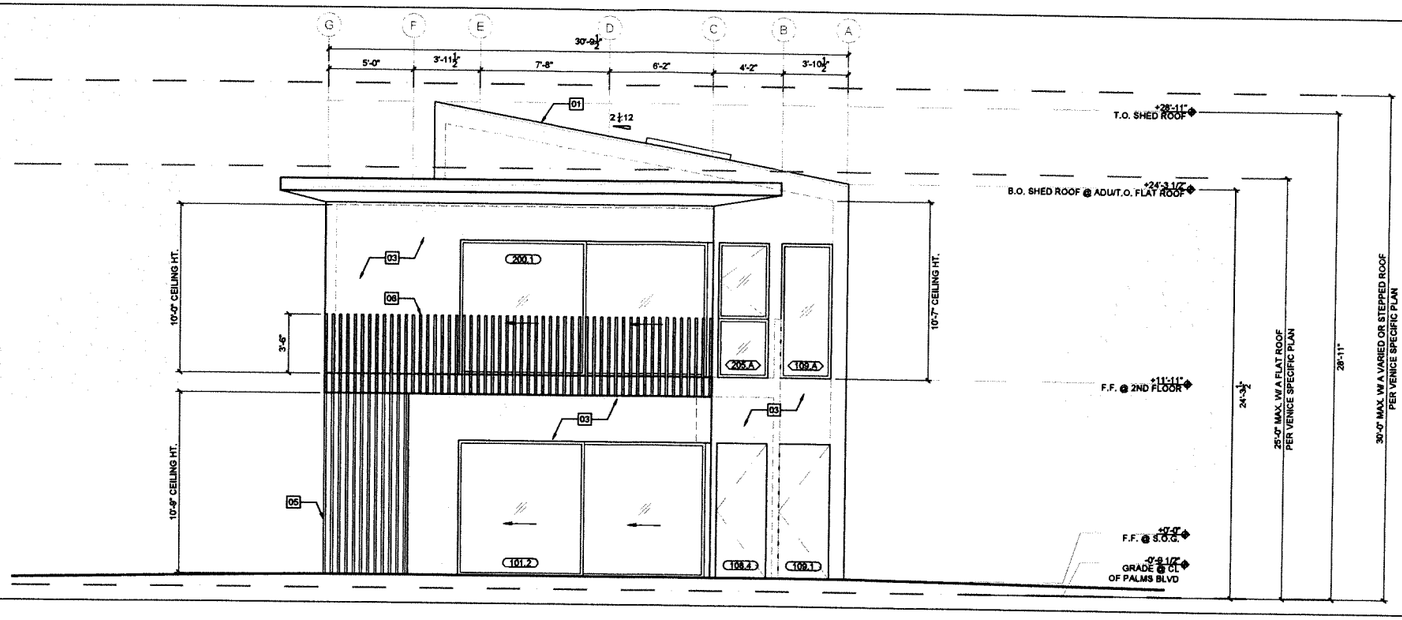
NOT FOR CONSTRUCTION

SCALE
1/4" = 1'-0"

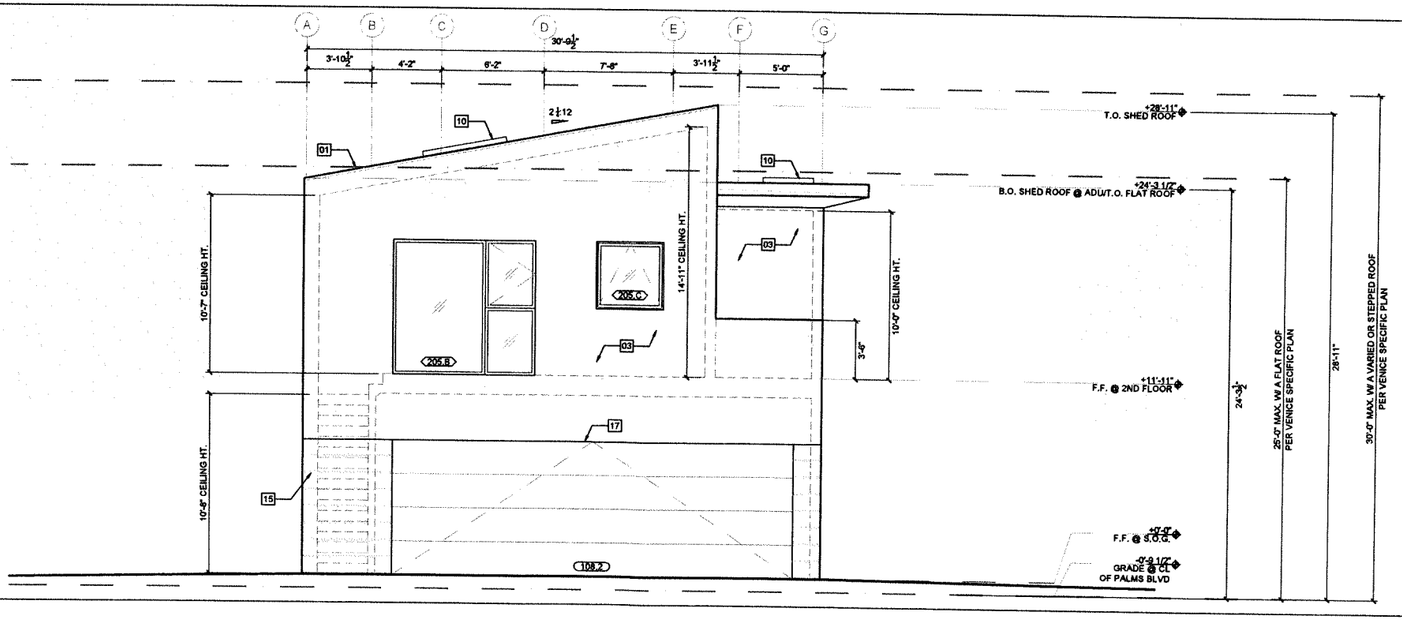
DRAWING TITLE
ELEVATIONS

SHEET NUMBER
A200
04.24.2020

EXHIBIT "A"
Page No. 11 of 12
Case No. DIR-2018-7251-CDP-MEL



WEST ELEVATION — 1/4" = 1'-0" — 03



EAST ELEVATION — 1/4" = 1'-0" — 01

ELEVATION NOTES

1. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
2. VERIFY ALL DIMENSIONS ON SITE
3. NOTIFY ARCHITECT FOR AND DISCREPANCIES BETWEEN SITE AND PLAN
4. ALL DIMENSIONS FROM FACE OF FINISH TO FACE OF FINISH

KEYNOTES

01	CLASS A FIRE-RATED METAL STANDING SEAM ROOF	10	SKYLIGHT	19	WOOD SLAT RAILING, 42" MIN. HEIGHT
02	STUCCO, PTD. WHITE	11	CLASS A FIRE-RATED BUILT-UP ROOF	20	
03	STUCCO, PTD. BLACK	12	18' WIDE ROLL-UP GARAGE DOOR	21	
04	WOOD SIDING	13	8' WIDE ROLL-UP GARAGE DOOR	22	
05	WOOD SLATS	14	NOT USED	23	
06	GLASS RAILING, 42" MIN. HEIGHT	15	GRAY SIDING, TO MATCH PERIMETER FENCE	24	
07	CLERESTORY WINDOWS	16	OPERABLE SLIDING WOOD SCREEN	25	
08	PLANTED EDGE BOX WITH GLASS RAILING, 42" MIN. HEIGHT	17	24' WIDE ROLL-UP GARAGE DOOR, PTD. GRAY	26	
09	WOOD TRELLIS	18	POOL EQUIPMENT ENCLOSURE	27	

LEGEND

HATCHES
- STUCCO
- WOOD

TAGS
- DOOR TAG
- WINDOW TAG
- EQUIPMENT TAG
- FIXTURE TAG
- FINISH TAG
- FINISH FLOOR ELEV.
- MATCHLINE
- REVISION
- EGRESS

PARTITIONS: NEW PARTITION (WITH TYPE TAG)

DIMENSIONS: FACE OF FINISH, FACE OF FRAMING

0' 4' 8' 16'

PROJECT NAME & ADDRESS:
714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:
APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6

PROJECT NUMBER: 1830

OWNER:
ELI & STEPHANIE HOLZMAN
730 SUPERBA AVENUE
VENICE, CA 90291

ARCHITECT:
BESTOR ARCHITECTURE
2030 HYPERION AVE | LOS ANGELES, CA | 90027
323-664-9399

CONSULTANTS:
GEOTECHNICAL ENGINEER:
GROVER HOLLINGSWORTH & ASSOCIATES, INC.
31129 VIA COLINAS, SUITE 707
WESTLAKE VILLAGE, CA 91362
T 818-889-0844

LAND USE CONSULTANT:
PACIFIC CREST CONSULTANTS
23622 CALABASAS RD, SUITE 100
CALABASAS, CA 91302
T 818-591-9309

STRUCTURAL ENGINEER:
CRAIG PHILLIPS ENGINEERING & DESIGN
2123 VESTAL AVE.
LOS ANGELES, CA 90026
T 310-625-2325

LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. ____
STATE OF CALIFORNIA

BUILDING KEY PLAN

SUBMITTAL RECORD:

#	DATE	SUBMITTAL NAME
01	12/19/2018	CDP APPLICATION
02	12/07/2019	CDP RESUBMITTAL
03	12/02/2019	PERMIT SET
04	03/04/2020	BID SET
05	03/18/2020	CDP RESUBMITTAL

NOT FOR CONSTRUCTION

SCALE
1" = 1'-0"

DRAWING TITLE
ELEVATIONS

SHEET NUMBER
A201

04.24.2020

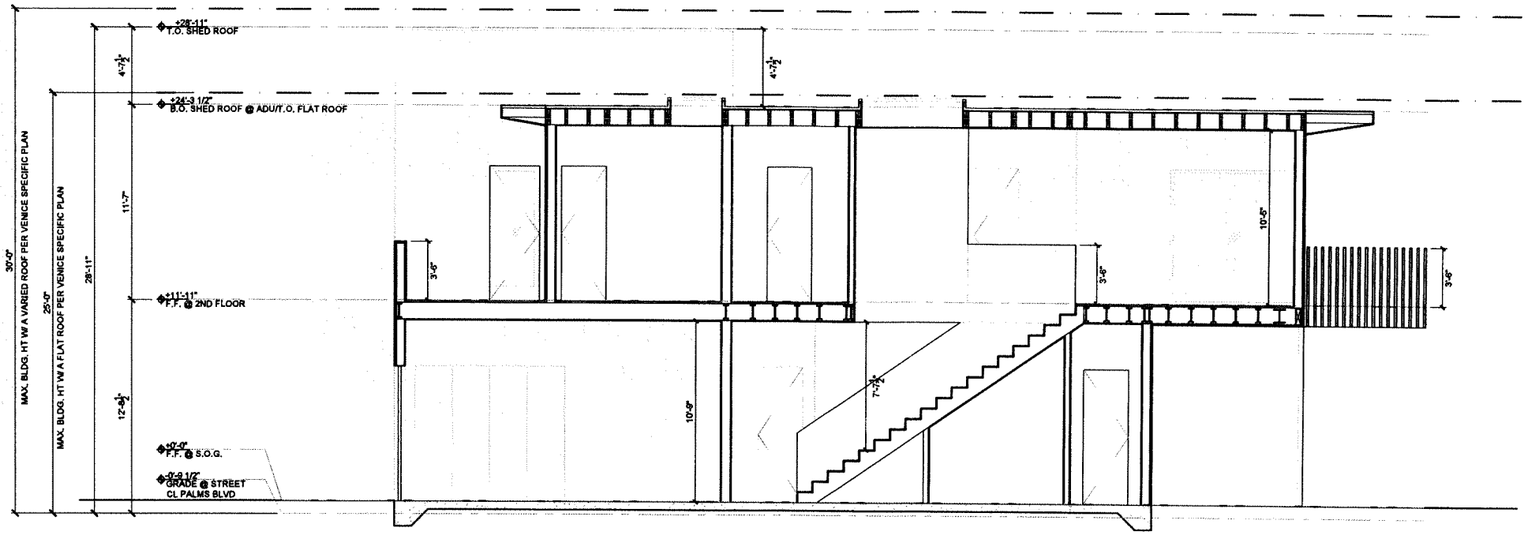
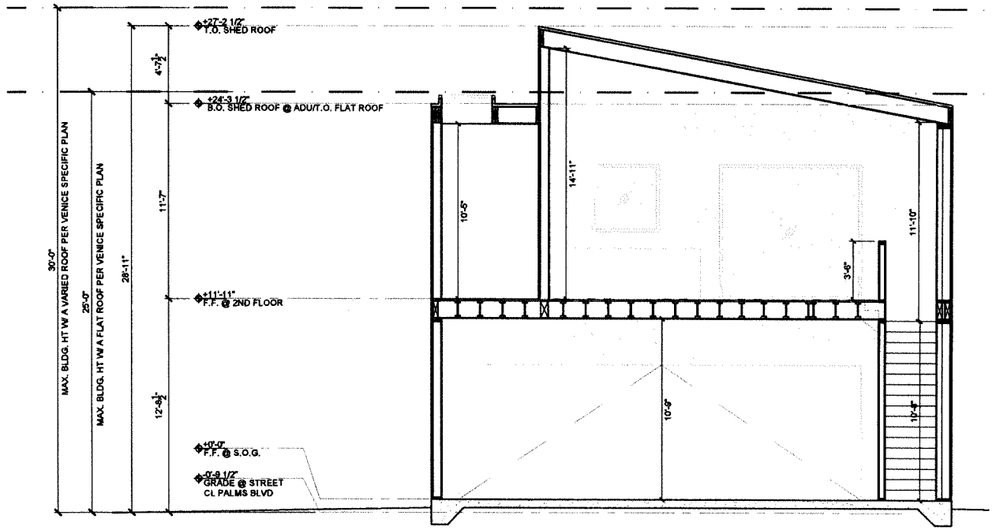
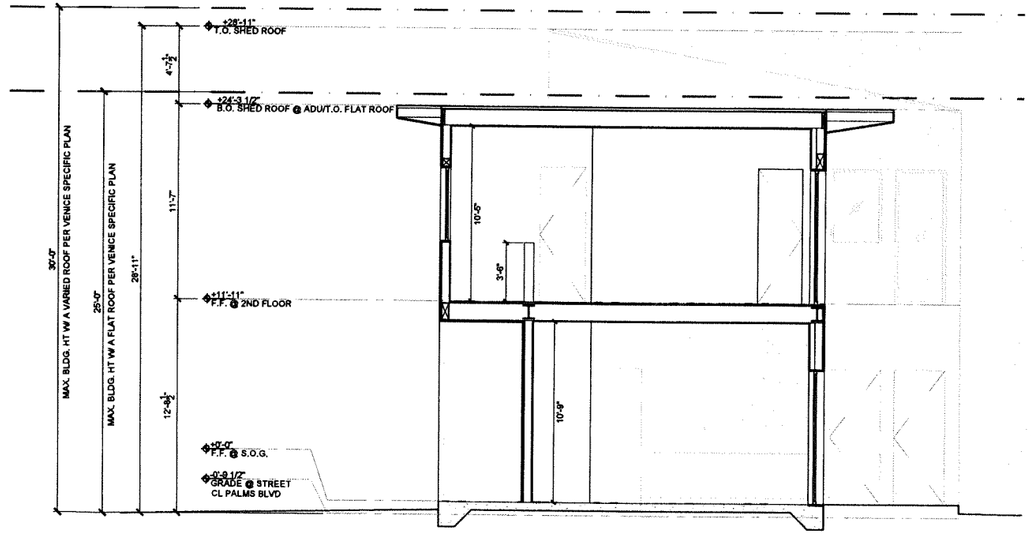


EXHIBIT "A"
Page No. 12 of 12
Case No. DIR-2019-7251-CDP-MEL

SECTIONAL DIAGRAM | 1/4" = 1'-0" | 03



SECTIONAL DIAGRAM | 1/4" = 1'-0" | 02



SECTIONAL DIAGRAM | 1/4" = 1'-0" | 01

SECTION NOTES

1. SEE SCHEDULES FOR ALL DOOR, WINDOW, AND EQUIPMENT DETAILS AND SPECIFICATIONS
2. VERIFY ALL DIMENSIONS ON SITE
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KEYNOTES

01	NOT USED	10	
02		11	
03		12	
04		13	
05		14	
06		15	
07		16	
08		17	
09		18	

LEGEND

HATCHES
- POURED IN PLACE CONCRETE

TAGS
- 888.8 DOOR TAG
- 888.8 WINDOW TAG
- 88 EQUIPMENT TAG
- X FIXTURE TAG
- X8 FINISH TAG
- +/-0'-0" XX.XX FINISH FLOOR ELEV.
- MATCHLINE
- 01 REVISION

PARTITIONS
- X8 NEW PARTITION (WITH TYPE TAG)

DIMENSIONS
- FACE OF FINISH
- FACE OF FRAMING

0' 4' 8' 16'

PROJECT NAME & ADDRESS:

714-716 RESIDENCE
714-716 PALMS BOULEVARD
VENICE, CA 90291

LEGAL DESCRIPTION:

APN: 4241015022
TRACT: VENICE PARK TRACT
LOT: 4
BLOCK: 6

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LICENSED ARCHITECT
BARBARA A. BESTOR
C-26132
Ren. _____
STATE OF CALIFORNIA

BUILDING KEY PLAN

SUBMITTAL RECORD:

#	DATE	SUBMITTAL NAME
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02	12/03/2019	CDP RESUBMITTAL
03	12/03/2019	PERMIT SET
04	03/04/2020	BID SET
05	03/16/2020	CDP RESUBMITTAL

NOT FOR CONSTRUCTION

SCALE
1/4" = 1'-0"

DRAWING TITLE
BUILDING SECTIONS

SHEET NUMBER
A300
04.24.2020

STATE OF CALIFORNIA — NATURAL RESOURCES AGENCY GAVIN NEWSOM, *GOVERNOR*

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802
(562) 590-5071
SOUTHCOAST@COASTAL.CA.GOV

APPEAL FORM

Appeal of Local Government Coastal Development Permit

Filing Information (STAFF ONLY)

District Office: South Coast

Appeal Number: _____

Date Filed: _____

Appellant Name(s): _____

APPELLANTS

IMPORTANT. Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review the appeal information sheet. The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's contact page at https://coastal.ca.gov/contact/#/).

Note regarding emailed appeals. Please note that emailed appeals are accepted ONLY at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the South Coast district office, the email address is SouthCoast@coastal.ca.gov. An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's contact page at https://coastal.ca.gov/contact/#/).

1. Appellant information[1]

Name: Citizens Preserving Venice (Sue Kaplan)

Mailing address: 763 Nowita Place, Venice, Ca 90291

Phone number: 310 822-0161

Email address: preservingvenice@gmail.com

How did you participate in the local CDP application and decision-making process?

☐ Did not participate ☑ Submitted comment ☐ Testified at hearing ☐ Other

Describe: Sue Kaplan submitted 2 comment letters to the City Planners

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe:

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: The City erred approving the permit for the demolition of a duplex in a R2-1 zone.

[1] If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.

2. Local CDP decision being appealed[2]

Local government name: City of Los Angeles

Local government approval body: City of LA Director of PLanning

Local government CDP application number: DIR-2018-7251-CDP-MEL; ADM-2018-725

Local government CDP decision: ☑ CDP approval ☐ CDP denial[3]

Date of local government CDP decision: June 23, 2020

Please identify the location and description of the development that was approved or denied by the local government.

Describe: 714-716 Palms Blvd. Venice 90291

Assessor No. 4241015022

Venice Park Tract Block 6 Lot 4

Demolition of an existing one-story 1,968 sf duplex and detached garage and construction of a 1,321sf sf two-story single family dwelling, attached three-car garage and attached 437 sf ADU.

[2] Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.

[3] Very few local CDP denials are appealable, and those that are also require submittal of an appeal fee. Please see the appeal information sheet for more information.

3. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., the applicant, other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

☑ Interested persons identified and provided on a separate attached sheet

4. Grounds for this appeal[4]

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: _____

_____

See attached Justification.

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

[4] Attach additional sheets as necessary to fully describe the grounds for appeal.

5. Appellant certification[5]

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Citizens Preserving Venice (Sue Kaplan, president)

Sue Kaplan

Signature

Date of Signature 6 August 2020

5. Representative authorization[6]

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

☐ I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

[5] If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

[6] If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

CALIFORNIA COASTAL COMMISSION
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400

DISCLOSURE OF REPRESENTATIVES

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision) or your appeal, then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Public Resources Code, Section 30319). The law provides that failure to comply with this disclosure requirement prior to the time that a communication occurs is a misdemeanor that is punishable by a fine or imprisonment and may lead to denial of an application or rejection of an appeal.

To meet this important disclosure requirement, please list below all representatives who will communicate on your behalf or on the behalf of your business and submit the list to the appropriate Commission office. This list could include a wide variety of people such as attorneys, architects, biologists, engineers, etc. If you identify more than one such representative, please identify a lead representative for ease of coordination and communication. You must submit an updated list anytime your list of representatives changes. You must submit the disclosure list before any communication by your representative to the Commission or staff occurs.

Your Name _____

CDP Application or Appeal Number _____

Lead Representative

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Your Signature _____

Date of Signature _____

Additional Representatives (as necessary)

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Your Signature_____

Date of Signature _____

Citizens Preserving Venice

Reasons for Appeals of City CDPs for 710-712 Palms and 714-716 Palms

NOTE: The appeals for the proposed projects at 710-712 Palms and 714-716 Palms should be evaluated and heard together as they are adjacent, and as they are being developed by a single owner. Thus, the reasons for appeal for each project are combined in this document.

I. PROJECT DESCRIPTIONS

710 Palms---5-VEN-20-0040:
(City: DIR-2018-7237-CDP-MEL; ADM-2018-7239-VSO-ADU; ENV-2018-7240-CE)

Demolition of an existing one-story, 1,445 square foot duplex and detached garage and construction of a two-story, 28-foot high, 2,850 square foot single-family residence with an attached 342 square foot two-car garage and two additional uncovered on-site parking spaces (four parking spaces total) and an attached 191 square foot Accessory Dwelling Unit (ADU).

714-716 Palms---5-VEN-20-0041:
(City: DIR-2018-7251-CDP-MEL; ADM-2018-7253-VSO-ADU; ENV-2018-7254-CE)

Demolition of an existing one-story, 1,986 square foot duplex and detached garage and construction of a two-story, 29 foot high, 1,321 square foot single-family residence with a pool and an attached 523 square foot three-car garage and one additional uncovered on-site parking space (four on-site parking spaces total) and an attached 437 square foot ADU.

II. SUMMARY OF REASONS FOR THE APPEALS

The City erred and abused its discretion by allowing the loss of existing multi-family housing in the Milwood subarea and by allowing the inadequately-sized ADUS instead of requiring replacement of the two units.

The 700 block of Palms has a mix of single-family dwellings and duplexes (or triplexes) and is currently 51% multi-family. Losing these two duplexes will have a significant adverse impact on multi-family housing in the Milwood Subarea of the Venice Coastal Zone.

The lot size is 5,299 square feet for both 710-712 Palms and 714-716 Palms. The properties are each currently developed with a duplex.

Certified LUP Policy I. A. 6:
Multi-family Residential – Low Medium I Density
Southeast Venice and Milwood
Use: "Two units per lot, duplexes and multi-family structures"
Density: "One unit per 2,500 square feet of lot area."

Also, preservation of existing housing stock is one of the main Venice Coastal Issues as per the certified LUP, page I-3

The proposed projects for the construction of single-family dwellings of 2,850 square feet at 710-712 Palms, with an ADU of 191 square feet, and 1,321 square feet at 714-716 Palms, with an ADU of 437 square feet, do not conform with the certified LUP requirements noted above and thus would prejudice the ability of the City to prepare a Coastal Act Chapter 3 compliant LCP. These are large single-family dwellings with tiny accessory uses (6% of the residential dwelling for 710-712 Palms) in an area with a multi-family housing coastal land use designation. As per the Coastal Commission, small ADUs do not address the loss of density resulting from a proposed development.

Also, permitting new single-family dwellings would have a significant adverse cumulative impact on the character of the area, whose designation is for multi-family housing, as well as on housing density. The small size of both ADUs cannot be considered as a real dwelling unit and they are extremely unlikely to be used as a separate unit as that size would not adequately accommodate a family. The Coastal Commission has previously indicated that an ADU as replacement for a unit in an existing multi-family structure needs to be at least livable, which, as they said, means that a couple or a parent and child could live in it (needs at least one bedroom).

Commission Responses to Loss of Density and the Use of ADUs:

At the June 12, 2020 Hearing, Agenda Item 17b; 2812-2814-2816-2818 Grand Canal, A-5-VEN-18-0049, the following comments were made regarding the adverse impacts to housing and affordable housing by using ADUs to maintain density:

> *"Until recently, the accepted status quo has been to effectively down zone and/or allow projects to strip neighborhoods of existing density, affordable*

character and sense of community. Venice in particular has been burdened by these unfortunate land use decisions, contributing to de-densification and displacement. This cumulative impact has been measurable and observable over the course of decades, and it must be addressed." – Jason P. Douglas, Senior Deputy for Planning, Bonin, Councilmember for CD-11, Hearing: 04:30:59 speaking in support of the Appeal.

"I think … if there's some …, discussion of reasonable size so that they're not tiny, I think that would be appropriate. (ibid. Vice Chairman Brownsey: 4:59:30)

"… I'm moved by the fact that he [Bonin], and I believe he lives in the, in the Venice community as well [he lives in the adjacent neighborhood of Mar Vista], *is concerned about this. I think the, the reduction in affordable housing is still an issue, because even if you build, if, if the ADU, and I think it was a JADU that was suggested - not a second one. They don't have to be rented. (ibid. Commissioner Diamond: 05:03:2)*

"… that we insist on an ADU that is actually, meets that two-bedroom bar. So that would be 1,000 square feet or larger, and I'm not sure what the top end would be, but 1,000 square feet allowed by the state, by right, and the JADU, which is the junior accessory dwelling, accessory dwelling unit, being at least at 500 square feet, which actually creates a fairly decent size, living sized space. …" (ibid. Commissioner Rice: 05:08:01)

The Applicant withdrew the project and has returned to the Commission with a design that includes a reasonably sized ADU and JADU as the Commissioners requested. [to be heard on August 12, 2020]

Also, as per a recent Coastal Staff Report (5-19-1220):

"…in light of a persisting lack of housing supply across the state (particularly in the coastal zone), it has become apparent that replacement of a full housing unit with an ADU/JADU is likely an insufficient approach to preserving housing density in the Coastal Zone." and

"…due to their size, ADUs are more easily left vacant or used by the residents of the primary single-family residence, rather than rented out." and

"…ADUs do not necessarily provide a meaningful residential unit that is comparable to a unit in a duplex or multi-family structure and, in this case, is not likely to adequately mitigate the impact of removal of a multi-family structure. Thus, the project as proposed with only one residential unit and an ADU is not consistent with Sections 30250 and 30253 of the Coastal Act." and

"However, in light of a persistent lack of housing supply across the state and in the coastal zone, it has become apparent that replacement of a full housing unit with an ADU/JADU may not always preserve housing density in the Coastal Zone in a manner consistent with Chapter 3 policies. ADUs/JADUs are important mechanisms to increase the potential number of independent housing units that can be rented out separately from the primary residence. However, ADUs are dependent on the single-family residence to serve as a housing unit and cannot be sold separately from the primary residence. This differs from a duplex, where the units can have separate utility connections and can be sold independently from one another. In addition, it is more difficult to enforce the continuous provision of an ADU as compared to a duplex, and ADUs are more easily left vacant or used by the occupants of the primary residence. Therefore, there is no guarantee that an ADU will be used or rent out as a second unit, especially in this case, where an approximately 700 sq. ft. unit is a small component of a much larger 6,800 sq. ft. house, and could easily be used by the homeowner rather than rented."

III. ERRORS IN SPECIFIC FINDINGS

The City Decision Maker erred and abused its discretion in making several erroneous and inadequate findings.

*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. The applicable findings include: 1) that the development is in conformity with Chapter 3 of the California Coastal Act of 1976; 2) that the permitted development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformity with Chapter 3 of the California Coastal Act of 1976; 3) That the Interpretative Guidelines for Coastal Planning and Permits as established by the California Coastal Commission have been reviewed, analyzed, and considered in the light of the individual project in making its determination; 4) that the decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code*

A. FINDING 1: There is inadequate factual and legal support to find that the development is in conformity with Chapter 3 of the Coastal Act.

1. No analysis of whether the project protects Venice as a Special Coastal Community

The City of Los Angeles' Chapter 3-related findings in Finding 1 do not address (and even seem to purposefully evade) Coastal Act Section 30253(e) and certified Land Use Plan Policy I. E. 1. re. the protection of Venice as a "Special Coastal Community." Thus, Finding 1. does not support the determination that the Project complies with Chapter 3 of the Coastal Act. There is no consideration of Venice as a "Special Coastal Community" as identified in Coastal Act Section 30253(e) and Policy 1. E. 1 of the LUP.

> *Coastal Act Section 30253 Minimization of Adverse Impacts: New development shall … (e) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are proper visitor destination points for recreational uses.*
>
> *Policy 1. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.*

The City Decision maker erred and abused its discretion by not making a finding regarding Coastal Act Section 30253 and LUP I. E. 1. as Venice is a special community and in addition the neighborhood where the project is located is an Historic District (as per the City's SurveyLA) and thus a special neighborhood.

2. No Analysis of Cumulative Impact

The Coastal Act Chapter 3 requires consideration of cumulative impacts for all development. Coastal Act Section 30105.5 defines Cumulative Impact as:

> *""Cumulatively" or "cumulative effect" means the incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects"*

In order for any development to be approved in the Coastal Zone it must not have significant adverse individual or cumulative effects. The City Decision Maker erred in each case by not concluding that the demolition of a duplex would cause a significant adverse cumulative impact in this multi-family subarea and immediate neighborhood. The two adjacent properties, owned by the same applicant, are to be developed by demolishing two duplexes and building two single family dwellings with small ADUs. If approved, other similarly sized lots with multifamily residences within this area could redevelop the lots with single-family residences. The projects, when viewed cumulatively with past similar projects in the area (evidence to be provided), could set a precedent for redevelopment other surrounding multi-family residences with single-family residences, which would downzone an area that is intended to provide multi-family structures under the certified LUP.

An ADU in the place of a second multi-family residential unit in our multi-family neighborhoods should not be allowed. ADUs are an accessory use and in practice generally are much smaller than a residential unit and also provide less parking. It's clear from experience "on the ground" that most ADUs cannot house a family and are more likely than not to be used as a bedroom, guest room, family room, office, etc. for the single-family dwelling.

Given that the subject lot can accommodate two residential units, approving a single-family residence (even with an ADU) has the potential to set a negative precedent with respect to housing density Given that the subject lot can accommodate two residential units, approving a single-family residence (even with an ADU) has the potential to set a negative precedent with respect to housing density and the character of this and the character of this and the surrounding multi-family neighborhoods. The immediate loss of two duplexes simultaneously, together with a significant number of other similar projects in Venice that have been approved in the past few years (evidence to be provided) and the future probable similar projects is causing an adverse cumulative impact on the character of the surrounding multi-family neighborhoods and on housing density in the Venice Coastal Zone.

The character of the neighborhood supports the maintenance of existing housing units, consistent with Coastal Act Sections 30250 and 30253 with regard to development in areas that can accommodate it. The development of a single-family residence in this area could have a cumulative impact on the overall character of the surrounding area, inconsistent with Section 30251 of the Coastal Act.

Thus, the City Decision Maker erred and abused its discretion in not finding that there is a cumulative impact to these multi-family neighborhoods.

B. FINDING 2: The project will prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformance with Coastal Act Chapter 3.

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act.

The City Decision Maker erred and abused its discretion by permitting on each lot the demolition of two duplexes for purposes of the construction of two single family dwellings, in a R2-1 zone, as this violates the applicable multi-family land use designation development standards for Use (Two units per lot, duplexes and multi-family structures) and Density (One unit per 2,500 square feet of lot area) in certified LUP Policy I.A.6. Any decision that does not conform to the certified LUP would

prejudice the ability of the City to prepare a LCP that conforms with the Chapter 3 policies of the Coastal Act.

IV. ENVIRONMENTAL JUSTICE

The loss of affordable housing must be evaluated in the implementation of the Coastal Act's Environmental Justice provisions and related policy in consideration of this appeal.

We've seen our multi-family neighborhoods be attacked over and over again, with approval after approval of single-family dwellings that replace an existing multi-unit residential structure, which has caused and continues to cause a particularly detrimental impact on our lower income residents and long-term renters.

With the housing crisis worsening, losing 4 rent-stabilized/RSO units in two duplexes on two separate lots and building two single family dwellings with two tiny ADUs in their place is not compatible with the character of the immediate neighborhood, is a dangerous precedent and presents a significant adverse cumulative impact of loss of potential affordable housing for all of Venice and especially for its multi-family neighborhoods.

V. CONCLUSION

Please find Significant Issue and give your Staff an opportunity to make a recommendation that could help to reverse this adverse cumulative impact thereby preserving our housing stock and protecting our multi-family neighborhoods.

Sue Kaplan, President
for Citizens Preserving Venice

Citizens Preserving Venice (CPV), a nonprofit 501c(3), founded as a group dedicated to preserving and protecting the character and scale of Venice as a Special Coastal Community. We work with the Venice community preserving the history, including the social, cultural and economic diversity, and protecting affordable housing by promoting healthy growth throughout Venice.

710 Palms---5-VEN-20-0040; 714-716 Palms---5-VEN-20-0041

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