

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4830
(562) 590-5071



W16b

A-5-VEN-21-0067 (Boyd & Guglielmino)

November 17, 2021

EXHIBITS

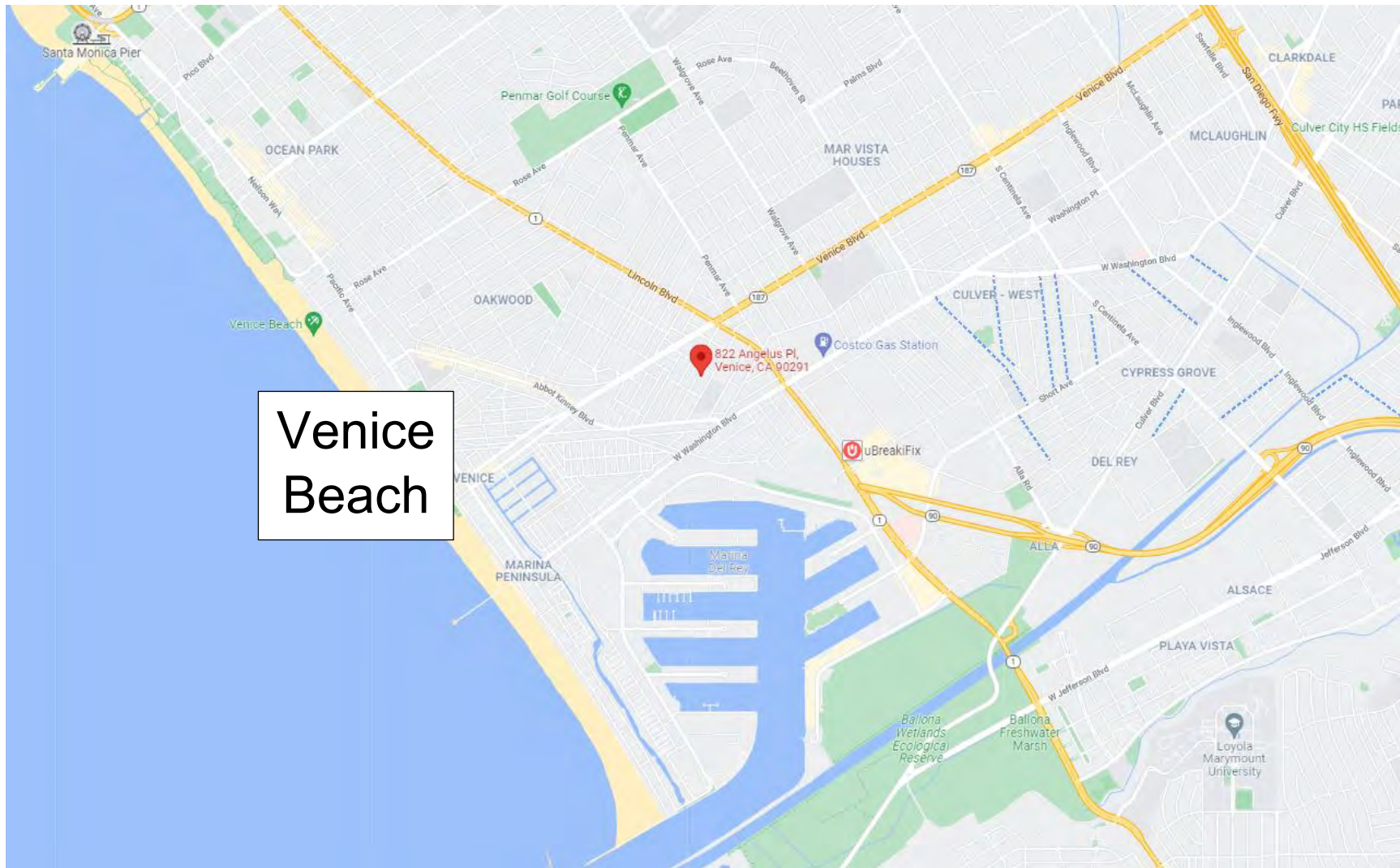
EXHIBIT 1 - VICINITY MAP AND PROJECT SITE.....2

EXHIBIT 2 - PROJECT PLANS.....4

EXHIBIT 3 - CITY OF L.A. DIRECTOR'S DETERMINATION LETTER.....11

EXHIBIT 4 - APPEAL.....31

EXHIBIT 5 - CCC & CITY SURVEY AREA.....54



Venice
Beach



EXHIBIT "A"

Page No. 2 of 7
Case No. DIR-2020-4803-CDP-MEL

PROJECT:

822 ANGELUS
PL.

ARCHITECT:



DesignUniversal
ARCHITECTURE AND DESIGN

ROBERT THIBODEAU
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VENICE, CA 90291
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FX: 310.452.8171

OWNER:

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Matt Alan Boyd
mattalanboyd@gmail.com

760.224.2624

CONTRACTOR:

STRUCTURAL ENGINEER:

PETER T. ERDELYI &
ASSOCIATES, INC.
Architectural Engineering I
Structural Design I
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E-mail: akram@erdeliyi.com

SURVEYOR:

M & M & Co.
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Santa Clarita, CA 91355
Gregory M. Amoroso, L.S. 8771
(818) 891-9100

REVISION / ISSUE:	DATE:
1. CLIENT REVIEW	11/06/2019
2. CLIENT REVIEW	14/01/2020
3. PLANNING CASE	27/05/2020

AS BUILT / DEMO

DATE: 05/07/2020 DRAWN: JO SCALE:

AS BUILT / DEMO FLOORPLAN 1
Scale: 1/4" = 1'-0"

LEGEND	(N) WALLS	DETAIL MARKER	INT ELEV MARKER	WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM	HOSE BIB
	(E) WALLS	SECTION MARKER	WALL TYPE (SEE A-6.0 FOR DETAIL)	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HUMIDISTAT (50 CFM MIN)	DOWNSPOUT
	DEMO WALLS				
	DEMO ROOF				

A-1.0

California Coastal Commission

A-5-VEN-21-0067

Exhibit 2

Page 2 of 7

EXHIBIT "A"

Page No. 3 of 7

Case No. DIR-2020-4803-CDP-MEL

PROJECT:

822 ANGELUS
PL.

ARCHITECT:



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ARCHITECTURE AND DESIGN

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OWNER:

822 Angelus - project address
Matt Alan Boyd
mattalanboyd@gmail.com
760.224.2624

CONTRACTOR:

TBD.

STRUCTURAL ENGINEER:

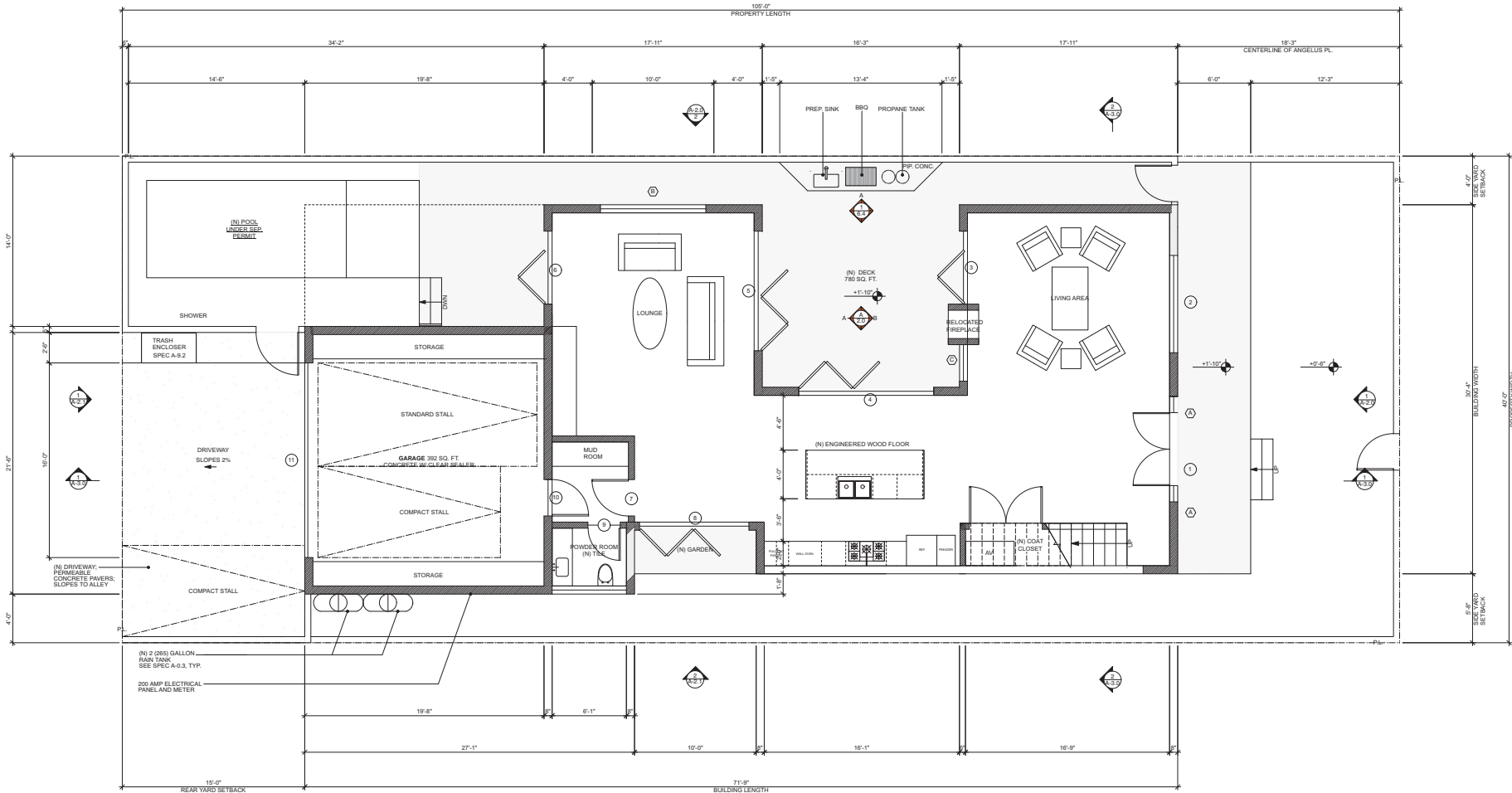
PETER T. ERDELYI &
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REVISION / ISSUE:	DATE:
1. CLIENT REVIEW	11/06/2019
2. CLIENT REVIEW	14/01/2020
3. PLANNING CASE	27/05/2020

FIRST FLOOR PLAN



FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

1

LEGEND	(N) WALLS	DETAIL MARKER	INT ELEV MARKER	WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM	HOSE BIB
	DEMO WALLS	SECTION MARKER	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE ELECTRICAL (SEE SPEC A-8.0 FOR DETAIL)	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE ELECTRICAL (SEE SPEC A-8.0 FOR DETAIL)	DOWNSPOUT



TRUE NORTH

PLAN NORTH

California Coastal Commission

A-5-VEN-21-0067

Exhibit 2

Page 3 of 7

A-1.1

DATE: 05/07/2020 DRAWN: JO SCALE:

EXHIBIT "A"

Page No. 4 of 7

Case No. DIR-2020-4803-CDP-MEL

PROJECT:
822 ANGELUS
PL.

ARCHITECT:

DesignUniversal
ARCHITECTURE AND DESIGN

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OWNER:
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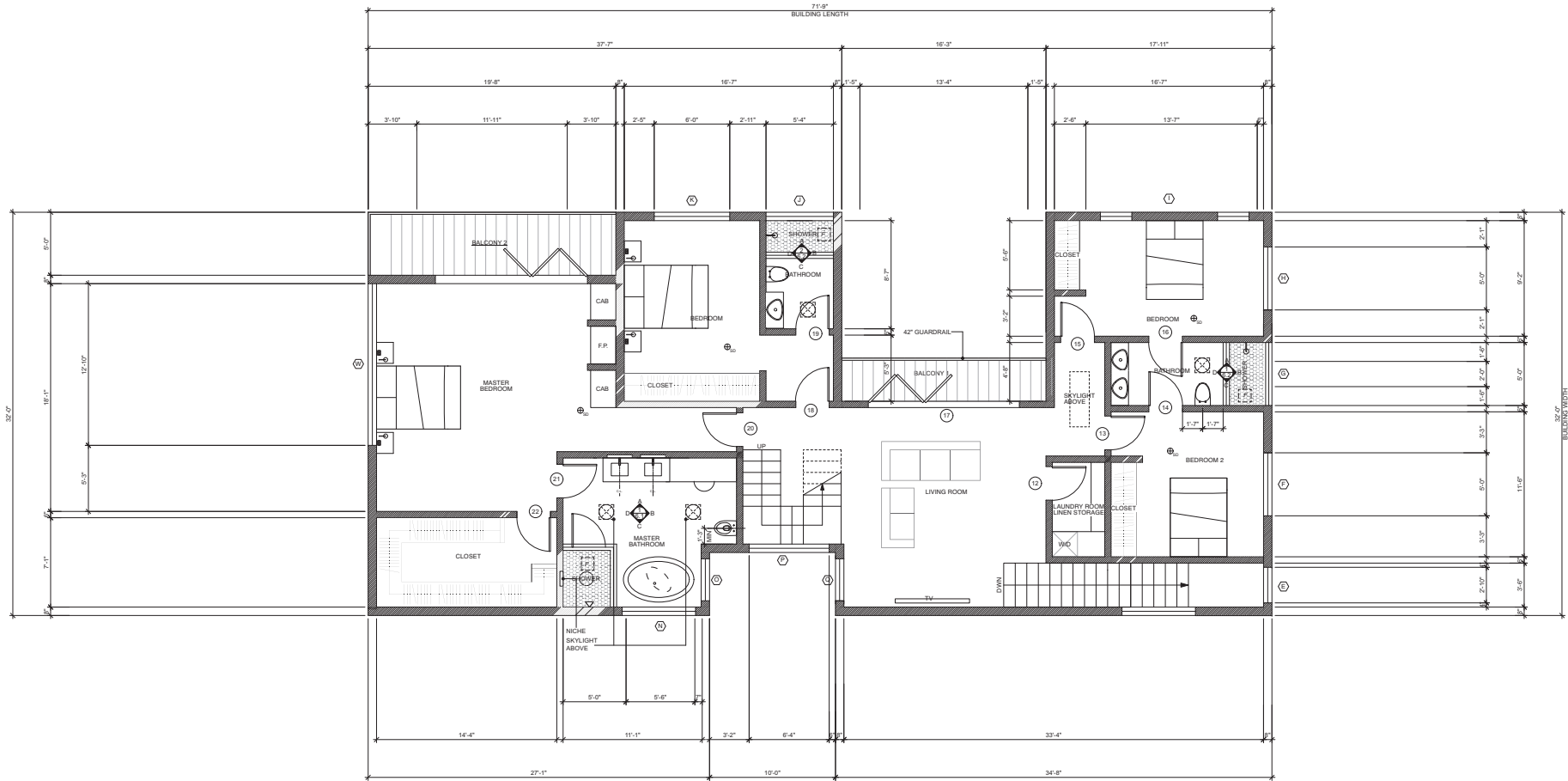
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REVISION / ISSUE:	DATE:
1. CLIENT REVIEW	11/09/2019
2. CLIENT REVIEW	14/01/2020
3. PLANNING CASE	27/05/2020

SECOND FLOOR PLAN



SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

LEGEND	(N) WALLS	DETAIL MARKER	INT ELEV MARKER	WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM	HOSE BIB
	DEMO WALLS	SECTION MARKER	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE ELECTRICAL (SEE A-8.0 FOR DETAILS)	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE ELECTRICAL (SEE A-8.0 FOR DETAILS)	DOWNSPOUT



California Coastal Commission

A-5-VEN-21-0067

Exhibit 2

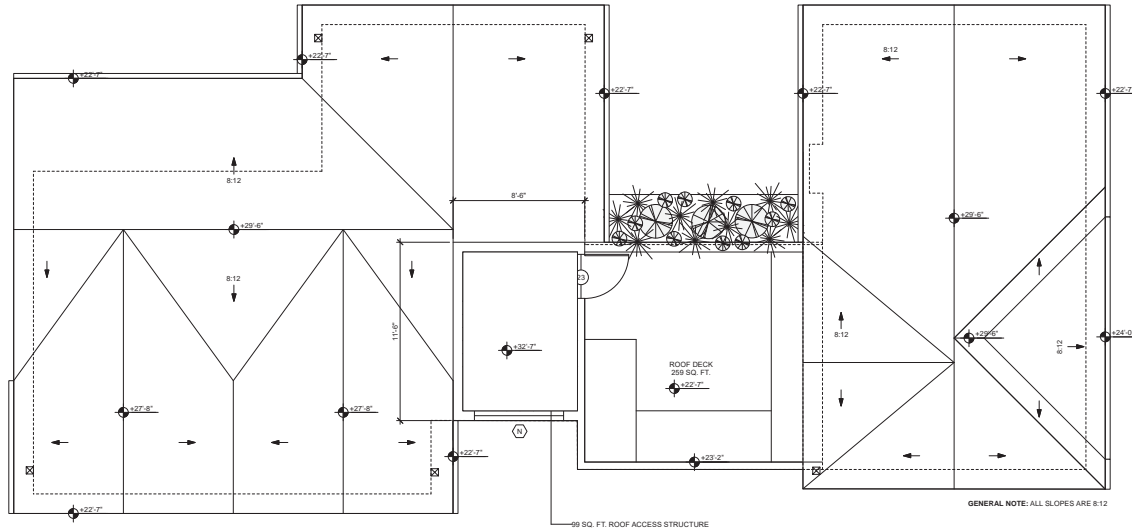
Page 4 of 7

A-1.2

EXHIBIT "A"

Page No. 5 of 7

Case No. DIR-2020-4803-CDP-MEL



ROOF PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
822 ANGELUS PL.

ARCHITECT:
DU
DesignUniversal
ARCHITECTURE AND DESIGN
ROBERT THIBODEAU
812 LINCOLN BLVD.
VENICE, CA 90291
PH: 310.452.8161
FX: 310.452.8171

OWNER:
MATT BOYD & ALEXANDRA GUOLIMINO
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CONTRACTOR:

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SURVEYOR:
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PH: 310.659.0871

REVISION / ISSUE:	DATE:
1. CLIENT REVIEW	08/11/2019
2. CLIENT REVIEW	01/14/2020
3. PLANNING CASE	05/27/2020
4. PLAN CHECK SUBMITTAL	04.30.2021

ROOF PLAN

LEGEND	(N) WALLS	DETAIL MARKER	INT ELEV MARKER	WALL MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE ALARM	ENERGY STAR EXHAUST FAN W/ ACCESSIBLE HANDICAPED ENTRY (20 CFM MIN)	HOSE BIB	DOWNSPOUT





+19'-0"
 TOP OF PITCHED
 +28'-4"
 SECOND FLOOR FINISH CEILING
 @ HIGHEST POINT

+22'-11"
 ROOF DECK
 +21'-7"
 SECOND FLOOR FINISH CEILING
 @ LOWEST POINT

+13'-11"
 SECOND FLOOR FINISH FLOOR
 +11'-9"
 FIRST FLOOR FINISH CEILING

+1'-9"
 FIRST FLOOR FINISH FLOOR
 +0'-0"
 FINISH
 +21'-0" (+18'-26")
 C.L. OF ANGELUS PL.

PROJECT:

822 ANGELUS
PL.

ARCHITECT:



DesignUniversal
ARCHITECTURE AND DESIGN

ROBERT THIBODEAU
612 LINCOLN BLVD.

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OWNER:

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Matt Alan Boyd

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EXTERIOR ELEVATIONS

DATE:	DRAWN:	SCALE:
05/07/2020	JO	1/4" = 1'-0"

A-2.0

California Coastal Commission

A-5-VEN-21-0067

Exhibit 2

Page 6 of 7

EXHIBIT "A"
 Page No. 6 of 7
 Case No. DIR-2020-4803-CDP-MEL

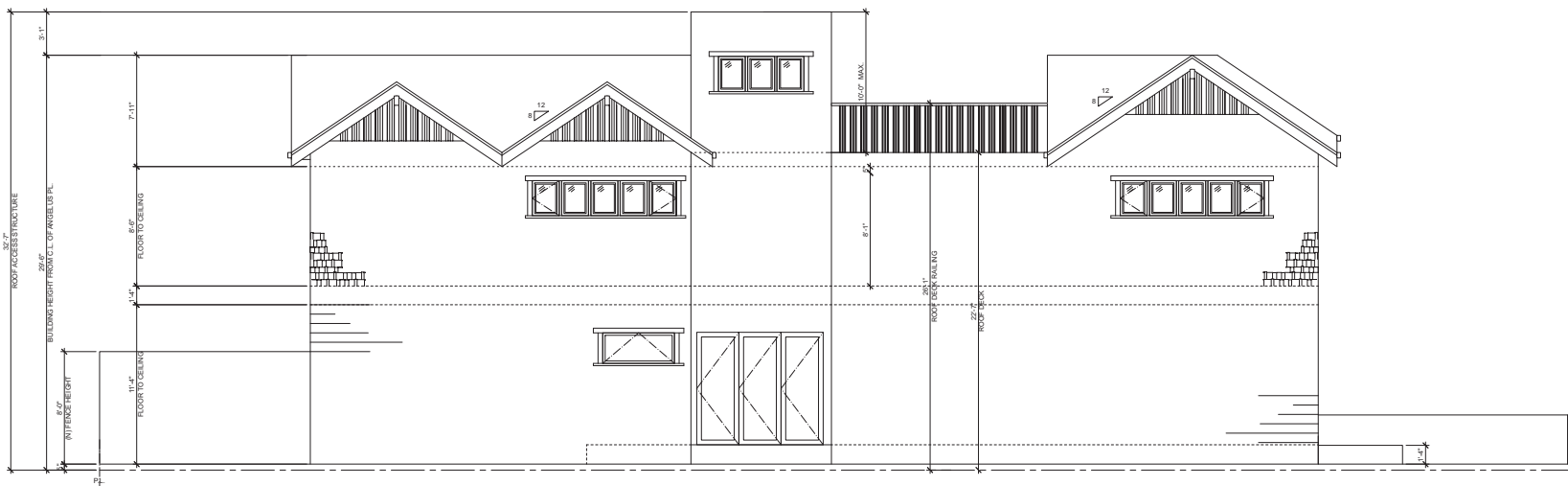


+19'-0"
 TOP OF PITCHED
 +28'-4"
 SECOND FLOOR FINISH CEILING
 @ HIGHEST POINT

+22'-11"
 ROOF DECK
 +21'-7"
 SECOND FLOOR FINISH CEILING
 @ LOWEST POINT

+13'-11"
 SECOND FLOOR FINISH FLOOR
 +11'-9"
 FIRST FLOOR FINISH CEILING

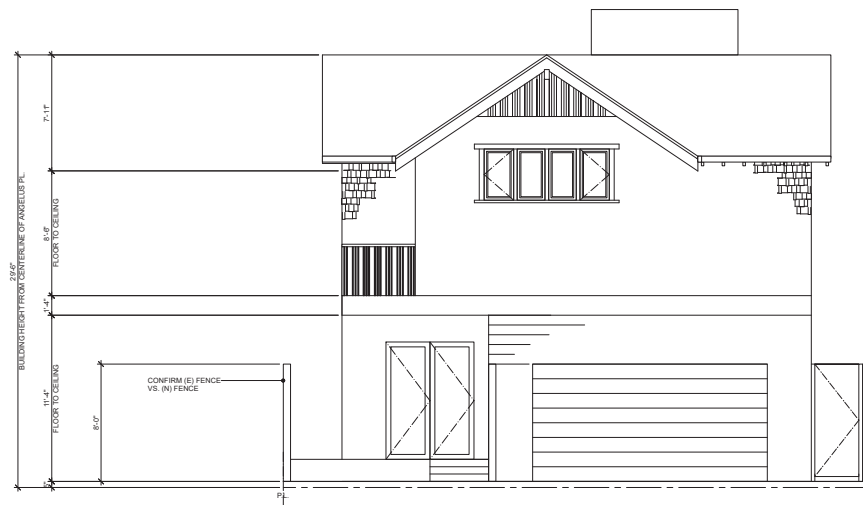
+1'-9"
 FIRST FLOOR FINISH FLOOR
 +0'-0"
 FINISH
 +21'-0" (+18'-26")
 C.L. OF ANGELUS PL.



EXTERIOR ELEVATION (SOUTH)

Scale: 1/4" = 1'-0" 2

EXHIBIT "A"
 Page No. 7 of 7
 Case No. DIR-2020-4803-CDP-MEL



EXTERIOR ELEVATION (WEST)

Scale: 1/4" = 1'-0" 1

128'-0"
 TOP OF PITCHED
 128'-4"
 SECOND FLOOR FINISH CEILING
 @ HIGHEST POINT

122'-11"
 ROOF DECK
 121'-7"
 SECOND FLOOR FINISH CEILING
 @ LOWEST POINT

13'-1"
 SECOND FLOOR FINISH FLOOR
 11'-9"
 FIRST FLOOR FINISH CEILING

11'-9"
 FIRST FLOOR FINISH FLOOR
 10'-5"
 GRADE
 10'-0" (+18.20)
 C.L. OF ANGELUS PL.

128'-0"
 TOP OF PITCHED
 128'-4"
 SECOND FLOOR FINISH CEILING
 @ HIGHEST POINT

122'-11"
 ROOF DECK
 121'-7"
 SECOND FLOOR FINISH CEILING
 @ LOWEST POINT

13'-1"
 SECOND FLOOR FINISH FLOOR
 11'-9"
 FIRST FLOOR FINISH CEILING

11'-9"
 FIRST FLOOR FINISH FLOOR
 10'-5"
 GRADE
 10'-0" (+18.20)
 C.L. OF ANGELUS PL.

PROJECT

822 ANGELUS
 PL.

ARCHITECT



DesignUniversal

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ROBERT THIBODEAU

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REVISION / ISSUE	DATE
1. CLIENT REVIEW	08/11/2019
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3. PLANNING CASE	05/27/2020
4. PLAN CHECK SUBMITTAL	04/30/2021

EXTERIOR ELEVATIONS

DATE	DRAWN	SCALE
07.28.21	BIK	1/4" = 1'-0"

A-2.1

California Coastal Commission

A-5-VEN-21-0067

Exhibit 2

Page 7 of 7

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
RENEE DAKE WILSON
VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
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VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

DIRECTOR'S DETERMINATION

August 17, 2021

Owner/Applicant

Matthew Boyd & Alexandra
Guglielmino
822 E. Angelus Place
Venice, CA 90291

Representative/Architect

Robert Thibodeau
DU Architects
812 Lincoln Blvd
Venice, CA 90291

Case No. DIR-2020-4803-CDP-MEL

CEQA: ENV-2020-4804-CE

Related Case: ADM-2020-5553-VSO

Location: 822 East Angelus Place

Council District: 11 – Mike Bonin

Neighborhood Council: Venice

Community Plan Area: Venice

Specific Plan: Venice Coastal Zone –
Southeast Venice Subarea

Land Use Designation: Low Medium I Residential

Zone: R2-1

Legal Description: Lot 7, Block A, Venice of
America Extension Tract

Last Day to File an Appeal: August 31, 2021

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 single-family dwelling, garage, and accessory structure and the construction of a new, two-story, 2,795 square foot, single-family dwelling with an attached garage, swimming pool and roof deck. The project provides a total of three (3) parking spaces and is in the Single Permit Jurisdiction area of the Coastal Zone; and

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

Approve a Mello Act Compliance Review for the demolition and construction of one Residential Unit in the Coastal Zone.

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

**California Coastal Commission
A-5-VEN-21-0067**

Exhibit 3

Page 1 of 20

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. **Single Permit Jurisdiction Area.** The project is located with the Single Permit Jurisdiction Area of the California Coastal Zone. Prior to the issuance of any permits, the applicant shall provide a copy of the Coastal Commission's Notification that the City's Coastal Development Permit is effective.
4. **Density.** A maximum density of two dwelling units per lot shall be permitted, as restricted by Section 10.G.2 (1). The proposed project will construct one single-family dwelling.
5. **Height.** The development shall be limited to a maximum height of 25 feet for flat portions of the roof and 30 feet for varied rooflines (slope greater than 2:12), measured from the midpoint of the centerline of Angelus Place. Any portion of the roof that exceeds 25 feet shall be set back from the required front yard at least one foot in depth for every foot in height above 25 feet. The proposed project shall have a maximum varied roofline height of 29 feet – 6 inches and flat roof height of 22 feet – 7 inches as shown in "Exhibit A."
6. **Parking and Access.** As shown in "Exhibit A" and as approved by the Department of Building and Safety, the project shall provide a minimum of three parking spaces, all vehicle access shall be from the rear alley.
7. **Roof Structures.** The Roof Access Structure (RAS) is limited to a maximum height of 35 feet, measured from the centerline of Angelus Place to the top edge of the RAS. The area within the outside walls shall be minimized and shall not exceed 100 square feet as measured from the outside walls. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the height limit by a maximum of five feet.
8. **Roof Deck.** Railings used on the proposed rooftop deck, exceeding the flat roof height of 25 feet, shall be of an open design and shall be limited to a height of 42 inches. Solid glass railings shall be included in the measurement of building height.
9. 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-2020-5553-VSO or any subsequent Venice Sign Off (VSO).
10. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
11. 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.
12. 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.

13. 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

14. **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.
15. **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.
16. **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.
17. **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.
18. **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.
19. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
20. **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 located on a relatively flat, rectangular through lot with a width of 40 feet and depth of 105 feet, resulting in a total lot area of 4,212 square-feet. The property fronts East Angelus Place to the northwest and abuts an unnamed alley at the rear of the lot. The project site is located within the Los Angeles Coastal Transportation Corridor, Venice Coastal Zone Specific Plan (Southeast Venice Subarea), and the Single Permit Jurisdiction Area of the California Coastal Zone. The project site is also in a Liquefaction Zone and within 5.5 kilometers from the Santa Monica Fault.

The applicant is requesting a Coastal Development Permit and Mello Act Compliance Review authorizing the demolition of a one-story, 816 square-foot single-family dwelling (maintaining one exterior wall along the northerly side yard), and accessory structure and the construction of a new, two-story, 2,795 square foot single-family dwelling with an attached garage, swimming pool, and roof deck. The project provides a total of three (3) parking spaces onsite.

The project site is zoned R2-1 and designated for Low Medium I Residential land uses in the Venice Community Plan area. The lots along this block of East Angelus Place are also zoned R2-1 and developed with single and multi-family dwellings ranging from one to two-stories in height. The adjacent streets in every direction are also zoned R2-1 and improved with a mix of single and multi-family dwellings. The lots on this block of Angelus Place feature extensive landscaping and vegetation.

Angelus Place is a designated Local Street with a right-of-way of 60 feet and a roadway width of 36 feet; the actual right-of-way width is 40 feet with a roadway width of 24 feet. Angelus Place is improved with an asphalt roadway, trees, curb, gutter, and sidewalk.

Alley (Unnamed) has a right-of-way width and roadway width of 14 feet. Vehicle access to the proposed garage is provided from the alley.

Previous zoning related actions on the site include:

ADM-2020-5553-VSO – On February 11, 2021, Planning Staff reviewed the proposed project for compliance with the Venice Coastal Zone Specific Plan and completed a Venice Sign-Off.

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

DIR-2017-1563-CDP-MEL - On July 30, 2019, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review authorizing the demolition of an existing one-story single-family dwelling and the construction of a new two-story, 3,538 square-foot single-family dwelling. The project provides a total of three parking spaces on site and is in the Single Permit Jurisdiction Area of the Coastal Zone at 726 West Howard Street.

DIR-2019-1457-CDP-MEL – On July 25, 2019, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review authorizing the demolition of an existing two-story single-family dwelling and the construction of a new two-story, 4,132 square foot single family dwelling with a basement, a roof deck, and an attached two-car garage. The project provides a total of three parking spaces on site and is in the Single Permit Jurisdiction Area of the Coastal Zone at 623 East Boccaccio Avenue.

DIR-2018-7296-CDP - On May 22, 2019, the Director of Planning approved a Coastal

Development Permit authorizing the remodel and addition to an existing 1,563 square-foot, one-story single-family dwelling, resulting in a two-story, 2,600 square-foot single-family dwelling. The project provides a total of three parking spaces on site and is in the Single Permit Jurisdiction Area of the Coastal Zone at 704 East Angelus Place.

DIR-2017-1608-CDP-MEL - On October 23, 2017, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review authorizing the demolition of an existing single-family dwelling and the construction of a new, two-story, 2,600 square-foot single-family dwelling with an attached garage. The project provides a total of three parking spaces on site and is in the Single Permit Jurisdiction Area of the Coastal Zone at 2405 South Boone Avenue.

DIR-2017-1947-CDP – On September 5, 2017, the Director of Planning approved a Coastal Development Permit authorizing a 1,292 square-foot addition and remodel to an existing 905 square-foot, one-story single-family dwelling resulting in a 3,134 square-foot, two-story single-family dwelling. The project will maintain the nonconforming, one-car garage and is in the Single Permit Jurisdiction Area of the Coastal Zone at 811 East Coeur D’Alene Avenue.

DIR-2016-2381-CDP-MEL – On March 3, 2017, the Director of Planning approved a Coastal Development Permit and Mello Act Compliance Review authorizing the demolition of a single-family dwelling and the construction of a new two-story, 3,400 square-foot single-family dwelling with an attached two-car garage and roof deck. The project provides a total of three parking spaces on site and is in the Single Permit Jurisdiction Area of the Coastal Zone at 2325 South Wilson Avenue.

DIR-2016-750-CDP-MEL-1A – On November 16, 2016, the West Los Angeles Area Planning Commission granted the appeal in part and overturned the Director of Planning’s approval of a Coastal Development Permit for a project that proposed the demolition of a single-family dwelling and the construction of a two-story, 3,044 square-foot single-family dwelling. The project provided a total of three parking spaces and is in the Single Permit Jurisdiction Area of the Coastal Zone at 720 West Angelus Place.

Public Hearing

A Hearing Officer, Kevin Fulton, held a Coastal Development Permit public hearing on February 16, 2021, at 10:00 a.m. in conformity with the Governor’s Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the public hearing was conducted virtually and telephonically. The applicant, their representative, and two members of the public attended the public hearing.

The applicant (Alexandra Guglielmino) and their representative & architect (Robert Thibodeau) provided a brief overview of the proposed project:

Robert Thibodeau (representative & architect)

- The applicants are currently living in the existing dwelling, it is not a speculation project.
- They want to demolish most of the existing dwelling and construct a new two-story dwelling.
- Project designed in traditional craftsman style, consistent with surrounding dwellings.
- The two courtyards along the side yards are intended to break up the massing.
- Project also includes a small roof deck centrally located in the proposed structure.

Alexandra Guglielmino (applicant & owner)

- They love the property, but the existing dwelling is not big enough for their family.
- They intend to maintain as much of the existing landscaping as possible.

- Moved to neighborhood so their son could attend Coeur D'Alene Elementary.

Stewart Oscars (resident, Angelus Place):

- Requested that Director of Planning deny the project as presented.
- Solid front wall lacks relief, a step back is needed there for design variation.
- The roof deck and 2nd floor balconies create concerns for the neighbors' privacy.
- Inquired about whether the existing trees on site would be preserved.

Robin Rudisill (resident, Venice):

- Proposed project is twice the size of the average home in the neighborhood.
- Project is out of scale and character with the neighborhood, violates LUP.

Eileen Archibald (resident, Coeur D'Alene Avenue)

- Inquired about the project's vulnerability to tsunami inundation.
- Asked for an explanation of the CEQA exemptions the applicant is seeking.
- Expressed that the existing vegetation on site should be preserved.

In response, Mr. Thibodeau stated that he didn't believe there were any tsunami related requirements for this property since it is outside of a flood zone. He also disagreed with Ms. Rudisill's interpretation of the LUP and noted the other two-story structures on the block. He further claimed that two of the adjacent property owners support the project and that they have conducted sufficient community outreach.

Correspondence

A comment was submitted by Eileen Archibald after to the public hearing. Ms. Archibald stated that the applicant's representative made unprofessional comments during the public hearing and reiterated the right of community members to express concerns about development.

Three comment letters were submitted by Stewart Oscars before & after the public hearing urging denial of the project as presented. He expressed concern that the proposed project was out of scale with the neighborhood due to its design and building footprint. He stated that the project description listed in the Venice Neighborhood Council agenda was deceptive because it referred to the project as a "major renovation" instead of a "demolition" as listed on the hearing notice.

A comment was submitted by Dr. Deborah Bird after the public hearing. Dr. Bird stated that the project's imposing footprint would lessen the quality of life for all surrounding neighbors and decried the increasing prevalence of "...these Darth Vader-like box houses..." in Venice. She requested amendments that would ensure the project is more respectful of the neighborhood character.

A comment was submitted by Andree Armand after the public hearing. Mr. Armand stated that the project was disproportionate in size relative to the other homes on the 800 block of Angelus Place and requested that the applicant shrink the building size or add a second story setback.

A comment was submitted by Allison Fuller after the public hearing. Ms. Fuller implored the Planning Department to listen to the neighbors and prevent this project from taking away sun, sky, and light from the adjacent property owners.

A comment was submitted by Marjori Madura after the public hearing. Ms. Madura stated that the mass and scale of the project does not fit with the existing streetscape and requested that the applicant shrink the building size or add a second story setback.

A comment was submitted by April McKay after the public hearing. Ms. McKay expressed concern

about the lack of variation along the front façade and stated that the project is out of character with the neighborhood.

A comment was submitted by Jennifer Luke after the public hearing. Ms. Luke claimed that the project would be 3.5 times larger than the existing home and would reduce quality of life in the neighborhood.

A comment was submitted by Sue Kaplan of Citizens Preserving Venice following the public hearing urging denial of the project as presented. Ms. Kaplan expressed concern that the project would do considerable damage to the scale and character of the neighborhood. She also stated that the project would violate the Venice Coastal Zone Land Use Plan and requested that staff conduct a cumulative impacts analysis.

In a phone call with Planning Staff, the applicant's representative relayed that the Venice Neighborhood Council (VNC) voted to approve the project as presented in a meeting on February 16, 2021. Planning Staff independently verified this by reviewing the meeting minutes from the VNC meeting on that date.

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, significant resources, and coastal access. Applicable provisions 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-family dwelling and construct a new single-family dwelling. 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 in a highly developed residential neighborhood zoned R2-1 comprised of similar single and multi-family dwellings. Building records show that the 26 other parcels on this block were developed between 1913 -1962. The proposed project would maintain the existing site density of one single-family dwelling. It will continue to be served by existing police and fire stations and will maintain connections and access to all public services required for residential uses, including water and sewage, waste disposal, gas, and electricity. As such, the project will be located in an existing developed area with similar residential uses that is able to accommodate new development.

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 landforms will be altered as part of the project. The project will demolish an existing one-story, single-family dwelling and construct a two-story single-family dwelling with an attached garage, swimming pool, and roof deck. The subject site is on a through lot with frontage along Angelus Place to the northwest. Vehicular access to the lot is provided via the unnamed rear alley. The proposed development is in an area characterized as a medium density residential neighborhood developed primarily with single and multi-family dwellings ranging from one to two stories in height. The front of the proposed structure will be oriented towards Angelus Place, providing pedestrian access. There are 25 lots on this block of Angelus Place (bounded by Grandview Avenue and Oakwood Avenue), excluding the subject property. These lots are improved with single and multi-family dwellings, of which twenty (20) are one-story, two (2) are two-story, and three (3) have a partial second story. Both dwellings with a full second story are located near the subject site at 819 & 818 East Angelus Place respectively. The adjacent streets in every direction are also zoned R2-1 and improved with a mix of single and multi-family dwellings ranging from one to two stories in height. The proposed development is limited to the property line and will not encroach onto the public right-of-way.

The project's consistency with development standards in the Certified LUP is important in assessing the project's compatibility with the character of the surrounding area. The Certified LUP states that "[t]he development standards also define for each land use designation a density of housing units and lot coverage to maintain the scale and character of existing residential neighborhoods and minimize the impacts of building bulk and mass." (LUP, p.II-2.) The proposed development complies with the density, buffer/setback, yard, and height standards outlined in Policies I.A.1 & I.A.6 of the Venice Land Use Plan (LUP), further discussed in Finding No. 2. Most structures in the area were built prior to the certification of the LUP in 2001 and adoption of the Venice Specific Plan in 1999 and 2004. The structures built after certification of the LUP were reviewed and approved, as complying with the density, buffer/setback, yard, and height standards in the LUP as well as the applicable policies of the Coastal Act. Following the adoption of the LUP, much of the Venice Coastal Zone has seen new residential development. In this area, single-family dwellings have been remodeled and expanded or demolished and replaced with new single-family dwellings. As discussed during the Coastal Commission's adoption of the LUP, "the Venice LUP anticipated that homes in Venice would be replaced over time and that larger homes could be built, as long as the LUP's land use designations and limits on height, roof access structures, and lot consolidations are observed...[and] will effectively control the character and scale of existing single-family neighborhoods" (A-5-VEN-17-0016, 2020). Moreover, the project includes several design elements consistent with the other homes on the block, including a pitched roof with deep overhanging eaves, and traditional casing around the windows. As proposed, the new single-family dwelling is 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 subject property is located one (1) mile from Venice Beach and 3,462 feet from the Venice Canals. The project is limited to the subject property, providing adequate parking for the proposed dwelling unit; three on-site parking spaces. No improvements are proposed or required within the right-of-way, and the project will not obstruct access to or from the site. No permanent structures would be placed within the public right-of-way and public access to the coast would not be obstructed. As such, the proposed project will not conflict with any public access policies of the Coastal Act.

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 project site is not located on a bluff or cliff but is in a Liquefaction Zone. It is also located within 5.5 kilometers of the Santa Monica Fault. The proposed project will be subject to all relevant developmental regulations and regulatory compliance measures established by the various City departments and the Conditions of Approval imposed herein. Compliance with such requirements will minimize risks to life and property in areas of geologic hazard. Although the LUP identifies Venice as a Special Coastal Community, the subject site is located within a residential neighborhood and not within an area identified as a popular visitor destination for recreational use.

The proposed project would develop a new two-story, single-family dwelling on a lot currently improved with a one-story single-family dwelling. The proposed use 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 one mile from Venice Beach. 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 would demolish an existing one-story, single-family dwelling and accessory structure and construct a two-story single-family dwelling with an attached garage, swimming pool, and roof deck. The project provides a total of three (3) parking spaces onsite. The subject site is zoned R2-1 with a General Plan 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 proposes a roof access structure that is 99 square feet in area, measured from the exterior walls, and is designed to reduce its visibility from adjacent public walkways. Additionally, the roof access structure will rise 7 feet – 7 inches above the flat roof height limit. No lot consolidation is proposed.

Policy I.A.6 includes development standards for projects in areas designated for Multi-family Residential – Low Medium I Density in the Southeast Venice Subarea. Here, the LUP restricts density to one unit per 2,500 square feet of lot area and limits building height to 30 feet for varied rooflines. The proposed project consists of the development of one new single-family dwelling with a varied roofline maximum height of 29 feet – 6 inches, as measured from the centerline of Angelus Place.

Preservation of Venice as a Special Coastal Community

Policy I.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.*

Policy I.E.2. Scale. *New Development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer, and setback) shall be encouraged. All new development and renovations shall respect the scale, massing, and landscape of existing residential neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.*

Policy I.E.3. Architecture. *Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.*

The above-referenced policies are applicable to new Development in the Venice Coastal Zone. Policies I.E.1 and I.E.3 encourage a diversity in architectural style and building materials. The proposed structure incorporates features of a craftsman design, including a pitched roof with deep overhanging eaves, and traditional casing around the windows. Similar to the Section 30251 of the Coastal Act, Policy I.E.2 addresses the importance of visual compatibility with the scale and character of existing development, specifying that

scale refers to bulk, height, buffer, and setback. The proposed two-story development is consistent with the massing and height of the two-story single-family dwellings on Angelus Place.

The Southeast Venice neighborhood consists of homes with varying ages, styles, and sizes. There are 25 lots on this block of Angelus Place (bounded by Grandview Avenue and Oakwood Avenue), excluding the subject property. These lots are improved with single and multi-family dwellings, of which twenty (20) are one-story, two (2) are two-story, and three (3) have a partial second story. Both dwellings with a full second story are located near the subject site at 819 & 818 East Angelus Place, respectively. The adjacent streets in every direction are also zoned R2-1 and improved with a mix of single and multi-family dwellings. The proposed development is limited to the property line and will not encroach onto the public right-of-way. As discussed in Finding No. 2 of the Determination, the project complies with the development standards outlined in Policy I.A.1 and I.A.6 of the LUP. The proposed roof access structure will be 99 square feet and, as conditioned, the roof deck railings do not exceed 42 inches and are of an open design. Therefore, the proposed project complies with Policy I.E.1, I.E.2, and I.E.3 of the LUP.

Policy II.A.3. outlines the Parking Requirements for the project: single-family dwellings on a lot more than 35 feet in width (if adjacent to an alley) are required to provide three parking spaces; the proposed single-family dwelling is on a lot adjacent to an alley that is 40 feet in width and will provide three parking spaces onsite.

The proposed two-story single-family dwelling with an attached garage, swimming pool, and roof deck is consistent with the policies of the Land Use Plan and the standards of the Specific Plan (discussed below) and will not prejudice the ability of the City to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act.

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

The Los Angeles County Interpretative Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretative Guidelines, the guidelines are intended to be used “in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources. In addition to the Regional Interpretative Guidelines, the policies of Venice Local Coastal Program Land Use Plan (the Land Use Plan was certified by the Coastal Commission on June 14, 2001) have been reviewed and considered.

The project consists of the demolition of an existing one-story, single-family dwelling and accessory structure and construction of a two-story, 2,795 square-foot single-family dwelling with an attached garage, swimming pool, and roof deck. The Regional Interpretative Guidelines have been reviewed and the proposed project is consistent with the requirements for the Southeast Venice Subarea; the project also complies with the policies of the LUP and standards of the Specific Plan.

4. **The decision of the permit granting authority has been guided by any applicable**

California Coastal Commission

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 conversion of an existing garage to an accessory dwelling unit and is located within the single permit jurisdiction of the 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 September 2020, the Coastal Commission adopted a final staff report which found no substantial issue with a City approval of a coastal development permit for the demolition of a one-story single-family home and the construction of a two-story, 3,400 square-foot single-family dwelling with an attached two-car garage and roof deck on a lot located in the Single Permit Jurisdiction Area at 2325 Wilson Avenue (Application No. A-5-VEN-17-0016). The Commission found the appeal of the City's CDP raised no substantial issue in June 2017.
- 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 the 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 the Single Permit Jurisdiction Area of the Coastal Zone at 678 Marr Street, Venice, Los Angeles County (Application No. A-5-VEN-17-0044).
- In August 2017, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit issued by the City of Los Angeles, upholding the City's approval of a coastal development permit for the demolition of a two-story single-family dwelling and construction of a new two-story, 3,004 square foot single-family dwelling, in the Single Permit Jurisdiction Area, located at 2318 Clement Avenue (Appeal No. A-5-VEN-15-0036).
- In February 2017, the Commission approved a coastal development permit for the demolition of a one-story single-family home and the construction of a two-story, 2,702 square-foot single-family dwelling with an attached two-car garage and rooftop deck on a lot located in the Single Permit Jurisdiction Area at 3021 Stanford Ave (Application No. 5-16-0685).
- In February 2017, the Commission approved an Administrative Permit for the substantial demolition and remodel of a one-story single-family dwelling, resulting in a 2,670 square-foot, two-story, 25 feet-in-height, single-family dwelling with a rooftop deck, and a new detached two-story recreation room to the rear of the structure, located in the Single Permit Jurisdiction Area at 3024 Stanford Avenue. (Application No. 5-16-0985).

Previous decisions by the Coastal Commission have approved Permits for new residential development that complies with the development standards of the LUP and the applicable provisions of Chapter 3 of the Coastal Act. 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 3,834 feet from the closest body of water within the coastal zone. Despite the distance to the water, the project could have a cumulative effect on public access to the coast if it resulted in a loss of on-street parking spaces or did not provide adequate parking for the dwelling. The project will provide three (3) parking spaces onsite. 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-2020-4804-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 an existing one-story, single-family dwelling and accessory structure and the construction of a two-story single-family dwelling with an attached garage, swimming pool, and roof deck. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15303 (Class 3).

The Class 1 Categorical Exemption includes the minor alteration of existing private structures as well as the 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 proposes the demolition of a single-family dwelling and accessory structure.

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. As previously discussed, the project will construct one new single-family dwelling.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

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

- (a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

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. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

As previously discussed, the project proposes the demolition of a one-story single-family dwelling and accessory structure and the construction of a new, two-story, 2,795 square foot single-family dwelling with an attached garage, swimming pool, and roof deck. The project provides a total of three (3) parking spaces onsite. The project is consistent with the type of development permitted for an area zoned R2-1 and designated for Low Medium I Residential land uses. The adjacent streets in every direction are also zoned R2-1 and improved with a mix of single and multi-family dwellings ranging from one to two stories in height. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

- (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.*

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 activities typical of a residential development that complies with the applicable requirements of the Building Code, Zoning Code, and Specific Plan. Therefore, no unusual circumstances are present or foreseeable.

- (d) *Scenic Highways. A categorical exemption shall not be used for a project, which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject property is located several miles to the southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway.

- (e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

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. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.*

The subject site and existing structure have not been identified as a historic resource or within a historic district (SurveyLA, 2015), the project is not listed on the National or California Register of Historic Places or identified as a Historic Cultural Monument (HCM).

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

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 one (1) Residential Unit, an existing single-family. A Determination issued by the Los Angeles Housing and Community Investment Department (HCIDLA) dated December 2, 2020 states that the property currently maintains one, two-bedroom single-family dwelling. HCIDLA collected data from August 2017 through August 2020, utilizing data provided by the current owners. They provided property tax bills from 2017 and 2018, which were addressed to the previous owner at the

subject property, that showed the homeowner's exemption fee was paid for 2017 and 2018. The owner also provided an executed lease agreements and proof of payments showing that the property had been rented out for the last 24 months of the lookback period. From November 1, 2018 to March 30, 2020, the property was rented for \$5,100 per month. It was rented for \$5,200 per month from April 1, 2020 through the end of the lookback period. The total rent collected over the course of 24 months was \$98,236.14, which is a monthly average of \$4,093.17. The average monthly rent is above HCD Land use Schedule 7's threshold of Affordability for a two (2) bedroom unit. 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 one (1) new Residential Unit. 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 one new Residential Unit 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 in Zone X, areas of 500-year flood: areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year-flood.

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 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.

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 Figueroa Plaza in Downtown Los Angeles, Marvin Braude Constituent Service Center in the Valley, or in West Los Angeles. Applicants are required to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

 for
Faisal Roble, Principal City Planner

Reviewed by:


Juliet Oh, Senior City Planner

Reviewed by:


Elizabeth Gallardo, City Planner

Prepared by:


Kevin Fulton, Planning Assistant
Kevin.fulton@lacity.org

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: 5-VEN-21-0071

Date Filed: October 4, 2021

Appellant Name(s): Stewart Oscars

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 North 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/#/>.

Appeal of local CDP decision

Page 2

1. Appellant information¹

Name: Stewart Oscars
Mailing address: 810 Angelus Place, Venice, CA 90291
Phone number: 310-305-8248
Email address: stewart.oscars@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: 1/26/2021 - meeting with architect and owners.

2/11 and 2/16/2021 - Venice Neighborhood Council, Land Use and Planning Committee, Venice Neighborhood Council, public hearing, & email comments.
2/16/2021 - Los Angeles City Planning - public comments and email comments.

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: City of Los Angeles charges a fee for local appellate CDP process.

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

Appeal of local CDP decision

Page 3

2. Local CDP decision being appealed²

Local government name: City of Los Angeles
Local government approval body: Dept of City Planning
Local government CDP application number: DIR-2020-4803-CDP-MEL
Local government CDP decision: ☒ CDP approval ☐ CDP denial³
Date of local government CDP decision: August 17, 2021

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

Describe: 822 E. Angelus Place, Venice, CA 90291
Venice Coastal Zone - Southeast Venice Subarea.
Lot 7, Block A, Venice of America Extension
Tract.
Approve a CDP authorizing the demolition of
a single family dwelling, garage, and accessory
structure and the construction of a new, two
story, 2795 square foot, single family dwelling
with an attached garage, swimming pool, and
roof deck. The project provides a total of
three (3) parking spaces and is in the Single
Permit Jurisdiction area of the Coastal
Zone.

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.

Appeal of local CDP decision
Page 4

3. Applicant information

Applicant name(s):

Matthew Boyd + Alexandra Guglielmino

Applicant Address:

822 Angelus Place
Venice, CA 90291

4. Grounds for this appeal⁴

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:

Please see attached Appeal Description

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

Appeal of local CDP decision

Page 5

5. 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., 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

6. Appellant certifications

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

Print name Stewart Oscars

Stewart Oscars
Signature

Date of Signature 10/4/2021

7. Representative authorization⁵

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.

Coastal Appeal 822 Angelus Place, Venice
5-VEN-21-0071

Number 5: Interested Parties

Ed Villalpando
824 Angelus Place,
Venice, CA 90291

Barbara Villalpando
824 Angelus Place
Venice, CA 90291

Robin Rudisill
3001 Ocean Front Walk
Venice, CA 90291

Sue Kaplan
763 Nowita Place
Venice, CA 90291

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
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 _____

- 1. The project does not protect the Special Coastal Community of Venice and Finding 1 of the City CDP is in error as it omits consideration of Venice's status as a Special Coastal Community, as required by Coastal Act Section 30253(e) and LUP Policy I.E.1.**

Coastal Act Section 30253(e) Minimization of adverse impacts states:

"New development shall...where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses."

Section 58 (c) of the 1975 Coastal Plan specifically states:

*"Development out of scale, size, or social character shall not be allowed in designated special communities and neighborhoods. In determining the appropriateness of a proposed development, **consideration shall be given to** intensity of use (e.g., lot size, unit size, residential composition, height, bulk), pedestrian accessibility, open space, economic and social factors, and **the cumulative impact that potential development would have on an area's resources.**"*

Section 58 (e) of the 1975 Coastal Plan states:

*"Permissible new or expanded development shall be designed to be compatible with the special values and character of the community and shall avoid the overcrowding of access roads and local streets. **Development shall (1) strengthen the physical form of the community or neighborhood, (2) enhance and restore visual qualities by being of a bulk, height, and color that is compatible with the existing character, (3) harmonize with the essential design characteristics that distinguish the place from other communities.**"*

A Special Coastal Community is defined in the LUP (page I-16) as:

"An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast." (underline added)

The LUP recognizes and designates Venice as a Special Coastal Community. Policy I.E.1 Preservation of Venice as a Special Coastal Community provides:

"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."

LUP Policy Preservation of Venice as a Special Coastal Community I.E.2. Scale states:

“New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. Lot consolidations shall be restricted to protect the scale of existing neighborhoods.”

LUP Policy Preservation of Venice as a Special Coastal Community I.E.3. Architecture states:

“Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.”
(emphasis added)

The Coastal Commission considers Venice to be a “Coastal Resource” to be protected.

The proposed project does not conform with the requirements of the above coastal regulations.

The neighborhood that includes Angelus Place is a special and unique neighborhood. The lots are small and substandard and the street is very narrow compared to surrounding streets. The project does not maintain the neighborhood scale and massing.

In making Finding 1 that the development is in conformity with Chapter 3 of the Coastal Act, the City does not make a finding with respect to protecting the Special Coastal Community of Venice. The City errs and abuses its discretion as it only cites Coastal Act Chapter 3 Section 30253(e) regarding special communities but does not analyze and make a finding re. conformance of the project with this key Chapter 3 section.

The Venice Coastal Zone is a Special Coastal Community, as designated in the original Coastal Plan, which preceded and formed the basis for the Coastal Act, and as designated by the Coastal Commission when it certified the LUP, which means that additional protections are necessary to protect the scale and character of Venice’s unique neighborhoods, as per Coastal Act Section 30253(e) and the LUP guidance in Policies I.E.1., I.E.2. and I.E.3.

Thus, with respect to Venice as a Special Coastal Community, the city erred and abused its discretion as the proposed project does not conform with the requirements of:

Coastal Act Section 30253(e) Minimization of adverse impacts

Sections 58 (c) and (e) of the 1975 Coastal Plan

LUP Policy I.E.1 Preservation of Venice as a Special Coastal Community

LUP Policy I.E.2. Scale

LUP Policy I.E.3. Architecture

- 2. The project is not visually compatible with the mass, scale and character of the surrounding neighborhood and Finding 1 of the City CDP is in error as the project does not conform with Coastal Act Section 30251 or LUP Policies I.E.1., I.E.2., and I.E.3.**

Coastal Act Section 30251 Scenic and visual qualities states:

“The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas”

LUP Policy I. A. 2. Preserve Stable Single-Family Residential Neighborhoods states:

“Ensure that the character and scale of existing single-family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development.”

LUP Policy Preservation of Venice as a Special Coastal Community I.E.2. Scale states:

“New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods. Lot consolidations shall be restricted to protect the scale of existing neighborhoods.”

LUP Policy Preservation of Venice as a Special Coastal Community I.E.3. Architecture states:

“Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.”

ANGELUS PLACE NEIGHBORHOOD

Angelus Place is the middle street of a 3-street neighborhood comprised of Coeur d’Alene Ave, Angelus Place, and Crestmoore Place, and it runs the 2 blocks from Abbot Kinney Blvd to Grandview Ave. The streets serving these 6 blocks are 26 feet wide, creating a closeness not felt by people living on surrounding streets, which are from 6 to 16 feet wider. The lots are small and non-conforming, mostly 40 feet x 105 feet (4,200 sq ft), and the houses are mostly small in scale and mass. This results in a more compact neighborhood than the surrounding areas.

The existing 800 block of Angelus has 26 houses:

21/26 (81%) are single story, average 1,174 sq ft, FAR (Floor to lot Area Ratio) of .28.

3/26 (12%) have partial second story, average 1,426 sq ft, FAR of .34.

2/26 (7%) are 2 story, average 2,630 sq ft, FAR of .63.

The average of all 26 homes on the block is 1,315 sf, FAR of .31.

COMPARABLE PROPERTIES

The properties cited in the City CDP Finding 4. that are used as examples of previous Coastal Commission actions are not located on Angelus Place or in the surrounding three-street neighborhood and they do not represent applicable prior decisions of the Coastal Commission for purposes of supporting this project. As noted above, the Angelus Place surface street is 24 feet wide. The comparable properties used in the City's determination are on streets that are approximately 30 to 50 feet wide, significantly wider than Angelus Place. This difference in surrounding spaces creates a different character to the location—a different feeling of openness or pressure from the buildings on both sides of the street.

CHARACTER, MASS & SCALE NOT COMPATIBLE

Given its size and its unarticulated facade, the proposed 822 Angelus project is not compatible with and will harm (rather than protect) the mass, scale, and character of the existing neighborhood.

822 Angelus would be replacing a 1-story 816 sq ft house with a 2,795 sq ft house, almost 4 times larger than the existing home. Also, there is a roof deck, which would give 822 Angelus residents views into neighboring yards, and privacy and security are being taken from neighbors. A sun/shade study has not been presented.

The neighborhood surrounding 822 Angelus Place is small in scale. Venice's small scale is a part of its character, as per the certified LUP. In fact, as per the Summary of Venice Coastal Issues in the certified LUP (page I-4), **Preservation of Venice** as a Special Coastal Community **and its community character, scale** and architectural diversity is a **priority issue**.

The project would not be in compliance with LUP Policy I.E.2. because at over two times the average size of the block it would not be compatible with the surrounding neighborhood, nor would it be in compliance with LUP Policy I.E.3., which encourages varied styles of architecture while **maintaining the neighborhood scale and massing or LUP Policy I.A.2., which requires that the project is compatible with and maintains the density, character and scale of the existing development**. This **proposed project would not maintain the scale** of the surrounding neighborhood and therefore harms the neighborhood rather than protecting it.

At 2,795 sq ft, the project would be over twice the size of the average house size, of 1,315 sq.ft. The one building larger than this proposed project is a duplex of 2,937 sq. ft. This project is not compatible in mass, scale and character with the existing neighborhood.

In addition, the design of the house includes a flat, unarticulated façade, which will result in a sheer front wall. It will interrupt the pedestrian orientation of the block. The result will create a feeling for pedestrians that they are closed in by the design and that it is a significantly taller building among mostly one-story homes with step backs and varied planes. Thus, the project does not conform with Coastal Act Section 30251 with respect to protection of visual resources and would cause an adverse cumulative impact to the surrounding neighborhood.

Character is not to be based on whether one likes a design but rather on whether its character is compatible and fits into an existing neighborhood without an adverse individual or cumulative effect on the immediate neighborhood (the block), most commonly called the viewshed.

Character has been defined by one industry expert as:

“While the character of a neighborhood is not always easily defined, it is often made up of a collection of buildings, architectural styles, and, a similar scale and massing that, when combined, work together to help impart a specific look and feel of a place.” – Adrian Scott Fine, “Saving Neighborhood Character.” LA Conservancy News. Fall 2014.

The 800 block of Angelus is a small and narrow street. It can be characterized as made up of modest homes, mostly 1 story and in the more traditional building styles: arts and crafts, Spanish, and California bungalows. (The larger surrounding neighborhood, Presidents Row, can also be characterized as such.) 60% of the homes were built before 1930 and 36% between 1940-1950.

The Coastal Commission also designated Carmel as a Special Coastal Community. The unique community and visual character of Carmel as exhibited by the style, scale and rich history of its architecture, together with its beaches, recreational amenities and its landscape, all combine to form the special character of Carmel, a character that is a separate, significant coastal resource worthy of protection in its own right, similar to Venice. Carmel is a coastal resource known internationally as an outstanding visitor destination, similar to Venice. Carmel is primarily a residential community and thus its residential development plays a key role in defining its special character, similar to Venice. Carmel is distinctly recognized for its many small, well-crafted beach cottages, similar to Venice. Large projects have great potential to alter Carmel’s special community character, which is protected by the Coastal Act, similar to Venice. (source of Carmel details: Coastal Commission permit No. 3-02-008).

For the same reasons as Carmel, Venice is considered a “Special Coastal Community” under the Coastal Act due to its unique architectural, social and visual character. Venice’s character is described in the LUP:

- Venice is recognized as an important visitor destination center on the coastline because of its cultural, historical and architectural heritage that is distinctive, as it provides opportunities for pedestrian and bicycle access for visitors to the coast, and as it adds to the visual attractiveness of the coast.
- Historically, Venice has attracted people from all social and ethnic groups.
- Venice remains a quintessential coastal village where people of all social and economic levels are able to live in what is still, by Southern California standards, considered to be affordable housing.
- Diversity of lifestyle, income and culture typifies the Venice community, and its social diversity is to be protected as per the LUP.
- Venice’s residents inhabit many of the small summer homes built on substandard lots
- Because the residential lots are mainly relatively small and substandard, the general pattern of development is one of smaller houses.

- The subdivision patterns in Venice are also unique, the layout of which still reflects the original canal system and rail lines.
- The landscape—the trees of the Oakwood community and the gardens of the North Venice, Milwood and Lost Venice Canals Historic walk streets—is a part of its character.
- Venice is really a group of identifiable neighborhoods.

Because Venice is primarily a residential community, the neighborhood character of residential development in its unique neighborhoods, such as this one, plays a key role in defining the special character of the Venice community as relates to the historic architecture and its small scale.

Existing homes on the 800 Angelus block have a wide variety of architecturally designed front walls: porches, porches with walls, porches with roofs, front walls with sections having varied setback depths, windows and doors set into the walls or flush with the walls or bay windows.

822 Angelus' proposed front wall is a 22-foot high by 32-foot-wide flat wall with a small pitched roof running side to side above the first floor door. This flat front wall is inconsistent with the block's established character, mass and scale. It does not break up the bulk of the front of the 822 Angelus building. The façade is not stepped back on the upper level and there is no other articulation to reduce its massing, which creates a negative visual impact highly visible to pedestrians. The City overlooked the visual impact that the project's massing would have for pedestrians. The project is inconsistent with LUP Policies I.E.2 and I.E.3., which are designed to protect Venice's unique community character, a significant coastal resource. As described above, the City-approved development will have an adverse visual impact to the pedestrian scale of this neighborhood of Venice.

The other two-story homes on the block have stepped back facades or second-story additions toward the rear of the lots, while in this case, the structure lacks articulation and is not stepped back. The portion of the home that rises to the maximum height of approximately 28 feet is at the most visible portion of the structure.

Due to the bulky frontage, the home would appear to be very large compared to other homes in the neighborhood. The lack of articulation, if implemented on future projects, has the potential to adversely impact community character.

Unfortunately, this front wall will dominate the neighboring houses rather than complimenting them. Redesigning the front wall to create texture and variation is needed. One possibility is to set the second floor 4-5 feet back from the front. Another is to vary planes in the wall.

Establishing this flat wall precedent would give birth to the possibility of a negative cumulative effect of maximizing floor space at the expense of compatibility with the character, mass and scale of the surrounding block.

The project is inconsistent with LUP Policy I.E.2, which states, "all new development and renovations should respect the scale, massing, and landscape of existing residential

neighborhoods” and LUP Policy I.E.3, which states, “varied styles of architecture are encouraged ...while maintaining the neighborhood scale and massing” and, by extension, inconsistent with Chapter 3 of the Coastal Act. The LUP recognizes the importance of the existing pedestrian scale single-family residential neighborhoods and the need to conserve them. Therefore, new structures should be sited and articulated to respect a pedestrian scale while also maintaining visually compatibility with surrounding neighborhood.

See examples at EXHIBIT A of the articulation of some of the homes on the block. Also, there is an outdoor kitchen and deck proposed for the south side setback adjacent to 820 Angelus. This is another aspect where the mass, scale and character are not compatible with the existing neighborhood norm.

On the south side of the building, a 16 foot 3-inch-wide section of the exterior wall is cut out and a 15-foot-deep open deck is created. A series of doors open in the recessed wall uniting the deck to the kitchen area. Opposite from the kitchen the deck’s construction continues outside the building, and the deck fills the entire property’s south side setback. The deck’s height matches the interior floor, which is 1 foot 10 inches above grade. An outdoor kitchen counter with sink and cooking unit are constructed on the deck against the wall separating 822 Angelus from 820 Angelus.

It appears the side yard setback will be converted into an extension of the house. No line-of-sight protection nor noise remediation in order to shield the adjacent neighbor from an intrusion is mentioned in the project description.

Lastly, the City CDP is full of conclusory statements, with no logic between the evidence in the neighborhood and their conclusions/findings.

The project does not protect the visual quality of this coastal neighborhood as it is not visually compatible with the character of the block, as required by Coastal Act Section 30251 Scenic and visual qualities.

This project does not respect the scale, massing and landscape of the existing residential neighborhood, as required by LUP Policy Preservation of Venice as a Special Coastal Community I.E.2 Scale.

The project does not maintain the neighborhood scale and massing as required by LUP Policy Preservation of Venice as a Special Coastal Community I.E.3. Architecture and LUP Policy I.A.2. Preserve Stable Single-Family Residential Neighborhoods.

In addition, because the project does not comply with the LUP, which is the detailed guidance for determining whether a project conforms with Coastal Act Chapter 3, by definition it would prejudice the LCP as it is not in conformance with Coastal Act Chapter 3.

The city CDP findings that the project conforms with the standard of review, the Coastal Act, and its guidance, the LUP, are in error and the city has abused its discretion in approving the CDP. The project cannot be approved as proposed

3. The project would cause a significant adverse Cumulative Impact

Coastal Act Section 30105.5 states:

“‘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.”

The City did not make findings regarding cumulative effects. As per Coastal Act Section 30105.5, the cumulative effect needs to be analyzed with respect to how an individual project would impact an existing neighborhood in consideration of past projects, other current projects, and probable future projects. Using this definition, should this project be built, it would result in a significant adverse impact for this sensitive neighborhood. An analysis of past projects, other current projects (there are already two other applications for new development in this immediate neighborhood) and probable future projects should have been a finding in the City CDP and the city erred in not addressing this required finding.

The cumulative effects analysis required by Coastal Act Section 30250 **must** be considered when making a determination on individual residential projects (this is separate from CEQA regulations re cumulative impacts). This requirement has been confirmed by two Superior Court judges who revoked CDPs for failure to do the cumulative impact analyses. The Court’s decisions have been acknowledged by the Coastal Commission and made part of its subsequent reports and findings.

The City errs as it does not consider the cumulative effects of the project on coastal resources, which is required for all projects in the Coastal Zone. The Coastal Act requires that new development not have a significant adverse impact, either individually or cumulatively, on coastal resources. The Coastal Act and LUP protect Venice’s existing scale and character and protect against projects of this size and scale. The City must do an analysis of cumulative impacts on the community character and the scale of this unique coastal neighborhood by considering the impacts of past development in conjunction with current and probable future projects.

The proposed home would be over two times the size of the 1,315 sq ft average of all 26 homes on the block. The effect of allowing such a large precedent would likely lead to future requests for building projects that are even larger and more incompatible with the established neighborhood’s mass, scale, and character, which would cause a significant adverse cumulative impact on community character and scale/mass of the neighborhood.

As noted above, the City also errs in that Finding 1. does not recognize that the Venice Coastal Zone has been designated by both the City and the Coastal Commission as a “Special Coastal Community” (as defined and designated in the LUP) and that it must be preserved and protected from projects like this that would cause a significant adverse cumulative effect on the relatively small scale and unique community character of this unique and special neighborhood.

4. Similar Angelus Place City CDP determination precedent must be followed
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There is a clear precedential decision by the West L.A. Area Planning Commission (WLAAPC), denying the project proposed at 720 Angelus Place, on the same street, in the same neighborhood for the same reasons expressed in this appeal. See City Case No: DIR-2016-750-CDP-MEL-1A

<https://planning.lacity.org/pdiscaseinfo/document/MTY4MDc30/03b6cd7a-61f3-4d27-8bc5-9bb6e20119bc/pdd>

At the November 16, 2016 city appeal hearing of a project for 720 Angelus, the WLAAPC upheld the appeal and overturned the Planning Director's approval of a CDP for the project. The 720 Angelus project proposed demolition of a 1,176 square foot single-family dwelling and accessory structure to construct a two-story, 3,044 square foot single-family dwelling with a maximum building height of 28'. The WLAAPC found that:

- the development is not in conformity with Chapter 3 of the Coastal Act of 1976 and would be out of scale in contrast to the single-family dwellings on Angelus Place,
- the proposed project conflicts with Section 30251 of the Coastal Act, which states the importance of preserving and protecting the scenic and visual qualities of the coastal areas with regards to character, mass and scale as part of the scenic qualities of the Venice Coastal Zone, and that it would create an adverse cumulative impact on this special coastal community,
- policy I.A.2 of the certified LUP states that developments in stable single-family residential neighborhoods must ensure that the character and scale of existing single-family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development, and
- approval of projects that are out-of-character with the surrounding community sets a bad precedent and creates a cumulative impact on the neighborhood, making developing a Local Coastal Program for Venice impossible to be in conformity with Chapter 3 of the Coastal Act. Approval of the proposed project, which is out of scale with and not within the character of the other residential buildings on Angelus Place.....would prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformity with Chapter 3 of the Coastal Act.

The coastal regulations and CDP decisions must be applied consistently within the same neighborhood. It is incumbent upon you to apply the Coastal Zone regulations in this appeal in the same correct way the city's WLAAPC applied the law for the almost identical project on the same street, at 720 Angelus, just a few homes away.

For all of the above reasons, the City has erred and abused its discretion in approving this CDP.

Please declare Substantial Issue the 822 Angelus project as it is being proposed.

EXHIBIT A

810 Angelus

About 40 foot setback front of 1st floor to front of second floor.

Home is three sections.

Front one-story section: the right 1/2 is one car garage. On left is a bedroom.

Middle section is living room.

Back third section is the two story section: first floor is kitchen and bathroom.

Second floor is bedroom and bathroom.



818 Angelus

Varied articulation, partial step back, covered porch, bay window.



828 Angelus

Second story set back, varied roofs



825 Angelus

Varied roof heights, styles.

Second floor front wall some 30 feet setback from first floor front wall.

There's a large front porch and 2 depth first floor front wall.



2. The project is not visually compatible with the mass, scale and character of the surrounding neighborhood and Finding 1 of the City CDP is in error as the project does not conform with Coastal Act Section 30251 or LUP Policies I.E.1., I.E.2., and I.E.3.

Coastal Act Section 30251 Scenic and visual qualities states:

"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas; and, where feasible, to restore and enhance visual quality in visually degraded areas...."

LUP Policy I. A. 2. Preserve Stable Single-Family Residential Neighborhoods states:

"Ensure that the character and scale of existing single-family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development."

LUP Policy Preservation of Venice as a Special Coastal Community I.E.2. Scale states:

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

LUP Policy Preservation of Venice as a Special Coastal Community I.E.3. Architecture states:

"Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing."

ANGELUS PLACE NEIGHBORHOOD 24

Angelus Place is the middle street of a 3-street neighborhood comprised of Coeur d'Alene Ave, Angelus Place, and Crestmoore Place, and it runs the 2 blocks from Abbot Kinney Blvd to Grandview Ave. The streets serving these 6 blocks are 26 feet wide, creating a closeness not felt by people living on surrounding streets, which are from 6 to 16 feet wider. The lots are small and non-conforming, mostly 40 feet x 105 feet (4,200 sq ft), and the houses are mostly small in scale and mass. This results in a more compact neighborhood than the surrounding areas.

The existing 800 block of Angelus has 26 houses:

21/26 (81%) are single story, average 1,174 sq ft, FAR (Floor to lot Area Ratio) of .28.

3/26 (12%) have partial second story, average 1,426 sq ft, FAR of .34.

2/26 (7%) are 2 story, average 2,630 sq ft, FAR of .63.

The average of all 26 homes on the block is 1,315 sf, FAR of .31.

COMPARABLE PROPERTIES

The properties cited in the City CDP Finding 4. that are used as examples of previous Coastal Commission actions are not located on Angelus Place or in the surrounding three-street neighborhood and they do not represent applicable prior decisions of the Coastal Commission for purposes of supporting this project. As noted above, the Angelus Place surface street is 24 feet wide. The comparable properties used in the City's determination are on streets that are approximately 30 to 50 feet wide, significantly wider than Angelus Place. This difference in surrounding spaces creates a different character to the location—a different feeling of openness or pressure from the buildings on both sides of the street.

CHARACTER, MASS & SCALE NOT COMPATIBLE

Given its size and its unarticulated facade, the proposed 822 Angelus project is not compatible with and will harm (rather than protect) the mass, scale, and character of the existing neighborhood.

822 Angelus would be replacing a 1-story 816 sq ft house with a 2,795 sq ft house, almost 4 times larger than the existing home. Also, there is a roof deck, which would give 822 Angelus residents views into neighboring yards, and privacy and security are being taken from neighbors. A sun/shade study has not been presented.

The neighborhood surrounding 822 Angelus Place is small in scale. Venice's small scale is a part of its character, as per the certified LUP. In fact, as per the Summary of Venice Coastal Issues in the certified LUP (page I-4), Preservation of Venice as a Special Coastal Community and its community character, scale and architectural diversity is a priority issue.

The project would not be in compliance with LUP Policy I.E.2, because at over two times the average size of the block it would not be compatible with the surrounding neighborhood, nor would it be in compliance with LUP Policy I.E.3., which encourages varied styles of architecture while maintaining the neighborhood scale and massing or LUP Policy I.A.2., which requires that the project is compatible with and maintains the density, character and scale of the existing development. This proposed project would not maintain the scale of the surrounding neighborhood and therefore harms the neighborhood rather than protecting it.

At 2,795 sq ft, the project would be over twice the size of the average house size, of 1,315 sq.ft. The one building larger than this proposed project is a duplex of 2,937 sq. ft. This project is not compatible in mass, scale and character with the existing neighborhood.

In addition, the design of the house includes a flat, unarticulated façade, which will result in a sheer front wall. It will interrupt the pedestrian orientation of the block. The result will create a feeling for pedestrians that they are closed in by the design and that it is a significantly taller building among mostly one-story homes with step backs and varied planes. Thus, the project does not conform with Coastal Act Section 30251 with respect to protection of visual resources and would cause an adverse cumulative impact to the surrounding neighborhood.

