

COASTAL DEVELOPMENT PERMIT

ZONE CODE SECTIONS 12.20.2 prior to LCP certification.

The MASTER LAND USE APPLICATION INSTRUCTION SHEET-500' RADIUS should also be followed, except that a 100-foot radius map is required, and 6 copies of the site plan are required. The 100-foot radius starts across the street from the subject property.

• dual permit area

• single permit area

1. **CERTIFICATE OF POSTING.** When the Coastal application is accepted for filing, the applicant must post within 24 hours a **NOTICE OF INTENT** sign (sample attached) at a conspicuous place, easily read by the public, and as close as possible to the site of the proposed development. The notice shall indicate that an application for a permit for the proposed development has been submitted to the City Planning Department. The form to be used for the posting, as well as a statement of Certificate of Posting to be submitted after notice of intent is posted is attached. If the applicant fails to post the completed notice of intent form and sign the Certificate of Posting, the Department will withdraw the application and all processing will stop.

2. **GEOLOGY REPORT.** If the property is in a Hillside area, submit a certified Geology Report.

3. PREVIOUS ACTIONS

Has this property ever had an application submitted to the State Coastal Commission or the City of Los Angeles for Coastal approvals? Yes X No _____

If yes, state the previous application number(s) File number unknown, 1987 3-unit project

Describe on a separate page the facts (dates and determinations) of each of these applications.

4. EXISTING CONDITIONS

a. Existing use of land triplex

b. Number, type and approximate age of structures to be removed/demolished as a result of the project Ø

c. If residential units are being removed or demolished, indicate the number of units and monthly rent Ø

d. Is there any similar housing at this price range available in the area?
Where? N/A

5. **TREES:** Number of existing trees more than 6 inches in diameter (show on plot plan) Ø

6. **TREES:** Number, size and type of trees being removed (show on plot plan) Ø

7. **SLOPE:** State percent of property:

- Less than 10% slope
- 10-15% slope
- Over 15% slope

If slopes over 10% exist, a topographic map will be required. If over 50 acres - 1"=200' scale.

8. Are there any natural or man-made **DRAINAGE CHANNELS** through or adjacent to the property? Yes _____ (show on plot plan) No _____

9. **GRADING**

0-500 cu. yd. 500-5000 cu. yd. _____ 5,000-20,000 cu. yd. over 20,000 cu. yd., indicate number of cu. yd.

Import/export: Indicate the amount of dirt being imported or exported _____ cu. yd. Projects involving import/export of 1000 cubic yards or more are required to complete Haul Route Form.

amount of cut _____ cu yd.
 amount of fill _____ cu yd.
 maximum height of fill slope _____ ft.
 maximum height of cut slope _____ ft.
 amount of import or export _____ cu yd.
 location of borrow or disposal site _____

Grading and drainage plans must be included with this application. In certain areas an engineering geology report must also be included.

10. **ADOPTED COMMUNITY PLAN:** Venice
Plan designation: Low Medium II Residential

11. **PRIVATE OR PUBLIC PROJECT:** private

12. **DETAILED DESCRIPTION OF PROJECT**

a. Residential:

Number of dwelling units: 3 (existing) + 1 (proposed) = 4 total
Type of ownership proposed:

- rental
 - condominiums
 - stock cooperative
 - single family
- Number of bedrooms per unit: Varied
 one _____ two _____
 three _____ four or more _____

b. Commercial, Industrial or Other

type of use N/A
 number of units if hotel/motel _____
 number of employees; total _____
 per shift _____
 number of students/patients/patrons _____
 hours of operation _____ days of operation _____
 number of square feet of each building _____

Type of ownership proposed: N/A

rental
 condominiums
 stock cooperative
 other _____

c. For all projects:

Parking:
 number of spaces existing 8
 number of new spaces proposed 0
 total 8

number of covered spaces 6 number of uncovered spaces 2
 number of standard spaces _____ size _____ } N/A - Existing spaces,
 number of compact spaces _____ size _____ } no change

Does tandem parking exist? yes X no _____
 Is tandem parking proposed? yes _____ no X
 If yes, how many tandem sets? 3 size _____

d. Number of floors including subterranean floors, lofts and mezzanines (Existing) 2 sty + at-grade
 project height: from average finished grade 30 ft. (Proposed) 3 sty basement
 from centerline of frontage road 30 ft.

e. Night lighting of the project Shielded Security lights

f. If fixed seats or beds are involved, how many? N/A

g. Percent of total project proposed for:
 building 48% paving 38%

h. Percent of total project proposed for:
 building 48% paving 38%

landscaping 14% other _____

- i. Estimated cost of the development: \$ 2,500

13. PROJECT IMPACTS

The relationship of the development to the following items must be explained fully. Attach additional sheets if necessary.

- a. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands? No
- b. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast? No
- c. Will alternatives to private vehicle use be provided or facilitated? How will the development affect traffic on coastal access roads? N/A, No new construction proposed
- d. Is the development proposed within or in close proximity to an existing developed area? Will it be visually compatible with the character of surrounding areas? If in a special community or neighborhood, how will it protect the unique local character? yes - no change to exterior proposed
- e. Describe how grading will be conducted so as to minimize alterations to land forms. If on a bluff or in an area of high geologic risk, how will the project design assure stability and minimize erosion? No grading proposed
- f. Does the development involve diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes? What alternatives are available? How will the adverse environmental effects of this be minimized? No
- g. Is the proposed development coastal-dependent? Will it displace any coastal-dependent facilities? No
- h. How will the development affect biological productivity of coastal waters? No new construction proposed
- i. Is the development proposed near sensitive habitat areas, parks or recreation areas? How will the project design prevent adverse environmental impacts on these areas? No
- j. Is the development proposed within or adjoining land suitable for agriculture? Will it convert agricultural land to another use? How is the project consistent with continued local agricultural viability? No
- k. What water conservation features are included in the project? Existing low flow toilets, shower heads, per LA requirements
- l. What energy conservation features are included in the project?
 - Low voltage & fluorescent lighting
 - Wooden roof deck shades roof

- m. Describe current location of service lines for necessary utility connections and any extensions or relocations of service lines. *N/A - no new construction*
- n. Will the development protect existing lower cost visitor and recreational facilities? Will it provide public recreational opportunities? *N/A - no new construction*
- o. Will the development protect or provide low- and moderate-income housing opportunities? Will it displace low- or moderate-income housing? *No*
- p. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such sites be minimized? *No*
- q. List all permits, permissions or approvals required from public agencies for this development and indicate those already applied for or granted. *APCW-2008-1401-SPE-SPP*
- r. Is the project located:
 - 1) Between the sea and the first public road paralleling the sea? *No*
 - 2) Within 300 feet of the inland extent of any beach? *Yes*
 - 3) Within 300 feet of the top of the seaward face of any coastal bluff? *No*

14. **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Fill in the applicable items and attach copy to application:

- a. Categorically Exempt: Class _____ Paragraph _____
- b. Negative Declaration *ENV-2008-1402-ND*, published *8/14/08*
- c. Environmental Impact Report _____
- d. Conditions, mitigation measures or project alternatives required to minimize significant adverse impact.
- e. Date granted _____

15. **JUSTIFICATION**

Justify the proposed project by addressing the following criteria:

- a. The development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code.)
- b. The permitted development will not prejudice 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.
- c. 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 its determination.
- d. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625 (c) of the Public Resources Code.
- e. If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

City of Los Angeles
Department of City Planning
Office of Zoning Administration
200 North Spring Street, Room 763 OR 201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
City Hall
(213) 978-1318 or (213) 482-7077

CERTIFICATE OF POSTING

This certifies that I/we have posted the NOTICE OF INTENT to obtain Coastal permit No. ZA-2008-1401-SPE-CDP-SM-SPP

for development of legalize unpermitted fourth (4th) unit in existing triplex

located at 18 and 20 28th Avenue, Venice 90291

Applicant Howard Robinson
print name

Howard Robinson
signature

6/4/09
date

YOUR APPLICATION WILL NOT BE PROCESSED UNTIL THIS FORM IS RETURNED TO THE LOS ANGELES CITY OFFICE OF ZONING ADMINISTRATION AT THE ABOVE ADDRESS.

NOTICE OF INTENT

NOTICE IS HEREBY GIVEN THAT

I / We _____

Mailing Address _____

have filed an application with the Department of City Planning for a Coastal Development Permit

Proposed Development _____

Reference: Permit _____

POST IN A CONSPICUOUS PLACE ON SITE