

COASTAL DEVELOPMENT PERMIT

ZONE CODE SECTION: 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.

IN ADDITION, ONE EXTRA COPY OF THE MASTER LAND USE APPLICATION, THE COASTAL DEVELOPMENT PERMIT QUESTIONS, THE MELLO ACT FORM, THE RADIUS MAP, THE PLOT PLANS, FLOOR PLANS AND ELEVATIONS ARE REQUIRED.

- checkbox dual permit area checkbox 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 \_\_\_\_\_ No [checked]

If yes, state the previous application number(s) \_\_\_\_\_

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

4. EXISTING CONDITIONS

a. Existing use of land RESIDENTIAL

b. Number, type and approximate age of structures to be removed/demolished as a result of the project 2 SINGLE FAMILY DWELLINGS

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

d. Is there any similar housing at this price range available in the area? Where? ALL IMMEDIATE VICINITY ARE SFD OWNER OCCUPIED

5. TREES: Number of existing trees more than 6 inches in diameter (show on plot plan) 0

6. TREES: Number, size and type of trees being removed (show on plot plan) 0

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Type of ownership proposed:

- rental
- condominiums
- stock cooperative
- other SINGLE FAMILY DWELLING

c. For all projects:

Parking:

number of spaces existing 3 (0 AFTER DEMO)  
 number of new spaces proposed 6  
 total 6

number of covered spaces 6 number of uncovered spaces \_\_\_\_\_  
 number of standard spaces 3 size 8'-6" X 18'-0"  
 number of compact spaces 3 size 7'-6" X 15'-0"

Does tandem parking exist? yes  no   
 Is tandem parking proposed? yes  no   
 If yes, how many tandem sets? \_\_\_\_\_ size \_\_\_\_\_

d. Number of floors including subterranean floors, lofts and mezzanines 2

project height: from average finished grade 24'-6" ft.

from centerline of frontage road 25'-0" ft.

e. Night lighting of the project SHIELDED LIGHTING

f. If fixed seats or beds are involved, how many? 0

g. Percent of total project proposed for:

building 58% paving 4%

landscaping 38% other \_\_\_\_\_

h. Estimated cost of the development: \$ 750,000

13. PROJECT IMPACTS [SEE ATTACHED PAGES]

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?
- b. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?
- c. Will alternatives to private vehicle use be provided or facilitated? How will the development affect traffic on coastal access roads?
- 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?

- 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 of 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.

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### 13. PROJECT IMPACTS

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

- a. **Will the development extent onto or adjoin any beach, tidelands, submerged lands or public trust lands?**  
The development will not extent onto or adjoin any beach, tidelands, submerged land or public trust lands.
- b. **Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?**  
The development will not maintain, enhance or conflict with public access to the shoreline or the coast.
- c. **Will alternatives to private vehicle use be provided or facilitated? How will the development affect traffic on coastal access roads?**  
The development provides covered parking inside the property therefore minimizing the use of street parking and road traffic.
- d. **Is the development proposed within or in close proximity to an existing developed areas? If in a special community or neighborhood, how will it protect the unique local character?**  
The project is located within the community of Venice. Venice is a unique and diverse community. Our proposed development intents to follow Venice's tradition of creative and artistic character. Our proposed project intents to enhance architecturally the communities' architectural and aesthetic character. Thus, the spirit of the design is to protect the area's local character. The proposed design incorporates architectural features such as varied plans and textures encouraged by the spirit of the Venice specific plan.
- 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?**  
-All grading, cutting and filling will be for structural purposes only.  
-The subject property is flat, therefore there will not be any alterations to land forms.  
-Any filling will be done with dirt excavated from the site.  
-The project is not located in an area of high geologic risk or on a bluff.
- 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?**  
The development does not involve diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes.

**g. Is the proposed development coastal-dependent?. Will it displace any coastal-dependent facilities?**

The proposed development will not displace any coastal-dependent facilities.

**h. How will the development effect biological productivity of coastal waters?**

The project is located inland, therefore it will not effect biological productivity of coastal waters.

**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?**

The development is not located near sensitive habitat areas, parks or recreational areas.

**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?**

The development is not located within or adjoining land suitable for agriculture.

**k. What water conservation features are included in the project?**

The proposed development follows the city of Los Angeles standards and requirements for water usage.

**l. What energy conservation features are included in the project?**

The proposed design includes the installation of solar panels. It also includes design features to minimize heating loss and maximizes the use of natural light.

**m. Describe current location of service lines for necessary utility connections and any extensions or relocations of service lines.**

Water: The service line is located in the rear of the lot.

Gas: The service is located in the rear of the property.

Electricity: The services is located in the rear of the property.

The new development proposes to update and replace all existing connections and extensions of service lines with new ones.

**n. Will the development protect existing lower cost visitor and recreational facilities? Will it provide public recreational opportunities?**

The development will not have any impact on existing lower cost visitor and recreational facilities.

**o. Will the development protect or provide low and moderate-income housing opportunities? Will it displace low-or moderate-income housing?**

Existing two Single family dwellings are owner occupied. The proposed development will not displace low-or Moderate income housing

- p. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such sites be minimized?**

The development is not within or near any archeological, paleontological or historic sites.

- q. List all permits, permissions or approvals required from public agencies for this development and indicate those already applied for or granted.**

The following permits are being requested for approval at this time:

Los Angeles Planning Department:

- Venice Plan Permit
- Coastal Development Permit
- Zoning Administrator Adjustment

The following permits have not been applied for yet:

Los Angeles Building & Safety Department:

- General Building Permit

California Coastal Commission Permit *CLEARANCE*

- r. Is the project located:**

- 1) Between the sea and the first public road paralleling the sea?**
- 2) Within 300 ft. of the inland extent of any beach?**
- 3) Within 300 ft. of the top of the seaward face of any coastal bluff?**

- 1) The project is not located between the sea and first public road paralleling the sea.
- 2) The project is not located within 300 ft. of the inland extent of any beach.
- 3) The project is not located within 300 ft. of the top of the seaward face of any coastal bluff.

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