



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012

NOTICE OF PUBLIC HEARING

To Owners: Within a 100-Foot Radius
 Within a 500-Foot Radius
 Abutting a Proposed Development Site

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a determination of the Department of Building and Safety was filed with the Department of City Planning. The appeal alleges that an error or abuse of discretion related to an order, interpretation, requirement, determination or action was made by the Department of Building and Safety in the enforcement of the Zoning Code or other land use ordinance. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the appeal. The Area Planning Commission will consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the appeal. **Please note that your attendance at the hearing is optional.**

Project Site: 2624 South Naples Avenue

Case No. DIR-2018-4597-BSA-1A
Held By: West Los Angeles Area Planning Commission
Date: **June 19, 2019**
Time: **After 4:30 p.m.**
Place: Henry Medina West LA Parking Enforcement Facility
 2nd Floor, Roll Call Room
 11214 West Exposition Blvd.
 Los Angeles, CA 90064
Staff Contact: Juliet Oh, City Planner
 200 North Spring Street, RM 721
 Los Angeles, CA 90012
 juliet.oh@lacity.org
 (213) 978-1186

 apcwestla@lacity.org

Council No: 11 – Bonin
Plan Area: Venice
Zone R2-1
Plan Overlay: N/A

Land Use: Low Medium I Residential

Owner: Wyoming Investment, LLC
 Representative: Steve Kaplan
 Law Office of Steve Kaplan

Appellant: Wyoming Investment, LLC
 Representative: Steve Kaplan
 Law Office of Steve Kaplan

EXISTING USE/OPERATION:
One (1) single-family dwelling.

APPEAL:
Appeal from the determination of the Director of Planning to deny an appeal of the determination of the Department of Building and Safety (LADBS) concerning the revocation of Building Permits No. 14014-10000-04873 for an addition and remodel of an existing single-family dwelling, Supplemental Building Permit Nos. 14014-10001-04873, 14014-10003-048783, and Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for the Venice Coastal Zone.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at planning.lacity.org, by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzied here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

**DETERMINATION
BY
ZONING
ADMINISTRATOR**

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
THEODORE L. IRVING
FRANKLIN N. QUON
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April 15, 2019

Appellant

Wyoming Investment, LLC
16133 Ventura Boulevard, Suite 700
Encino, CA 91436

CASE NO. DIR-2018-4597-BSA
BUILDING AND SAFETY APPEAL
2624 Naples Avenue
Venice Community Plan

Representative

Steve Kaplan
Law Office of Steve Kaplan
16133 Ventura Boulevard, Suite 700
Encino, CA 91436

Zone : R2-1
D. M. : 108-B149
C. D. : 11 – Bonin
Legal Description: Arb 2, Lots 12 and 13,
TR 1112

Pursuant to the provisions of Section 12.26K of the Los Angeles Municipal Code (LAMC), I hereby DENY:

an appeal of the determination of the Department of Building and Safety (LADBS) concerning the revocation of Building Permits No. 14014-10000-04873 for an addition and remodel of an existing single-family dwelling, Supplemental Building Permit Nos. 14014-10001-04873, 14014-10003-04873, and 14014-20002-04873; and Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for the Venice Coastal Zone.

I find that LADBS did not err nor abuse its discretion in making a determination regarding the revocation of the building permits for the two-story addition and remodel to an existing single-family dwelling in the Coastal Zone.

FINDINGS OF FACT

After thorough consideration of the statements contained in the appeal, the information provided by LADBS, the statements made at the public hearing on March 7, 2019, the information submitted to the public record, and the applicable provisions of the LAMC, I find that LADBS did not err or abuse its discretion in this case based on the following findings of fact:

BACKGROUND

The subject property is comprised of two lots (tied) with a total lot area of approximately 6,218 square feet. The subject site fronts Naples Avenue with a width of 44 feet and a depth of 141 feet; the lot abuts an alley to the rear which has a width of 15 to 17.5 feet.

The site is zoned R2-1 and designated for Low Medium I Residential land uses in the Venice Community Plan. The property is located within the single-permit jurisdiction area of the Coastal Zone, the Southeast Venice Subarea of the Venice Coastal Zone Specific Plan, and the Los Angeles Coastal Transportation Corridor Specific Plan Area.

The properties immediately to the northwest, south, and east of the site are zoned R2-1 and developed with single-family residential structures that are one and two stories in height. The adjacent properties to the north, across the rear alley, are zoned [Q]C2-1-CDO and developed with two, two-story motel uses.

Naples Avenue is a Local Street with a 60-foot-wide right-of-way and 36-foot-wide roadway; the street is improved with an asphalt roadway, gutter, sidewalks, and street trees.

Alley. The unnamed alley maintains variable width of 15 to 17.5 feet and is improved with an asphalt roadway and concrete gutter.

Previous zoning-related actions on the subject property include:

ZA-2015-2302-CEX – On June 16, 2015, the Department of City Planning approved a Coastal Exemption for a new swimming pool.

ZA-2014-4775-CEX – On December 19, 2014, the Department of City Planning approved a Coastal Exemption for the remodel and 3,417 square-foot, two-story addition to an existing one-story single-family dwelling.

DIR-2014-3760-VSO – On October 8, 2014, the Department of City Planning issued a Venice Sign Off for the remodel and additions to an existing single-family dwelling.

Previous zoning-related actions surrounding the subject property include:

ZA-2009-1348-ZAD – On January 26, 2010, the Zoning Administrator approved a Determination for the continued use and maintenance of a 6-foot 8-inch fence and 8-foot hedge in the front yard, in lieu of the permitted 3 feet 6 inches, located at 1010 West Harding Avenue.

DIR-2001-785-SPP – On June 4, 2001, the Director of Planning approved a Project Permit Compliance Review for the construction of a one-story office building, for automobile rental use, located at 2423 South Lincoln Boulevard.

CDP-2000-874 – On November 17, 2000, the Zoning Administrator approved a Coastal Development Permit for the demolition of an existing motel and the construction, use, and maintenance of a new 44-room motel, located at 2435 Lincoln Boulevard.

ZA-2000-873-PP-CUZ – On November 17, 2000, the Zoning Administrator approved a Conditional Use and Project Permit Compliance for the construction, use, and maintenance of a 42-room motel, located at 2435 Lincoln Boulevard. Two appeals were filed. At its meeting on February 7, 2001, the West Los Angeles

Area Planning Commission denied both appeals and sustained the action of the Zoning Administrator.

STATUTORY PROVISIONS OF AUTHORITY

The provisions of the LAMC establishing authority in regard to this appeal include:

Section 12.26-A of the Municipal Code addresses the functions of the Department of Building and Safety and provides in part, "The Department shall have the power and duty to enforce the zoning ordinances of the City."

Section 12.26-K of the Municipal Code provides in part "The Director of Planning shall have the power and duty to investigate and make a decision upon appeals from determinations of the Department of Building and Safety where it is alleged there is error or abuse of discretion in any order, interpretation, requirement, determination or action made by the Department of Building and Safety in the enforcement or administration of Chapter I of this Code and other land use ordinances in site-specific cases."

ZONING CODE PROVISIONS

The applicable LAMC Sections relative to this matter are as follows:

Section 12.20.2-B Definitions.

Development

".....construction, reconstruction, demolition, or alteration of the size of any structure,

Section 12.20.2-C Use

Exception. The provisions of this section shall not apply to developments which do not need locally issued coastal development permits under the Coastal Act of 1976 or the California Coastal Commission Regulations, Division 5.5 Title 14 of the California Administrative Code.

COASTAL EXEMPTION (CEX) PROVISIONS

The City of Los Angeles is authorized, by the Coastal Commission, to issue Coastal Exemptions (CEX) for projects located within the Single Jurisdiction of the Coastal Zone. City Planning Form CP-1609.3 [9.12.2016] outlines improvements that qualify for a CEX. The Department of City Planning reviews CEXs in accordance with the provisions of Section 30610 of the Coastal Act. In issuing a CEX, a determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below:

- Improvements to Existing Single-Family Residences. This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.
- Improvements to Any Existing Structure Other Than a Single-Family Residence. For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building.
- Repair or Maintenance. This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls;
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS);
- Projects which involve significant grading or boring in a Special Grading or Landslide area;
- Any change of use (to a more or less intensive use).

DEPARTMENT OF BUILDING AND SAFETY'S ACTIONS

On July 12, 2018, the LADBS issued a written report in response to an appeal filed by Steve Kaplan, representing Wyoming Investment LLC (Property Owner and Applicant). The report concluded that the LADBS did not err or abuse its discretion by revoking Building Permit No. 14014-10000-04873 for an addition and remodel to the existing single-family dwelling and Supplemental Permit No. 17016-10000-32448 to capture addition clearances from the Venice Coastal Zone.

On October 19, 2018, the LADBS issued a Notice of Revocation of Building Permit No. 14014-10000-04873 for a two-story addition and remodel to an existing single-family dwelling, Supplemental Building Permit Nos. 14014-10001-04873 and 14014-10003-04873 for revisions to the approved plans, Supplemental Building Permit No. 14014-20002-04873 for collecting additional fees for additional inspection, and Supplemental Building Permit No. 17016-10000-32448 for capturing additional clearances from the Department of City Planning.

On January 10, 2019, the LADBS issued a letter notifying the Appellant that the Department rendered a clarification to the written determination, in response to the appeal. The letter clarifies that the revocation date (of the permit) was issued after the original determination was written and that the new effective date of the Department's determination is October 19, 2018.

**REPORT ON APPEAL FROM LADBS DETERMINATION TO THE DIRECTOR OF
PLANNING PURSUANT TO L.A.M.C. 12.26K (Ordinance No. 175,428)**

REPORT NO. DBS-180071-DCP

JOB ADDRESS: 2624 S. Naples Avenue	Date of Report: July 12, 2018
ZONE: R2-1	Effective Date of Determination: July 18, 2018
C.D.: 11 (Councilmember: Mike Bonin)	Deadline to Appeal to DCP: August 8, 2018
PLANNING AREA: Venice	Appeal Fee: \$500.00

APPEAL:

Determine that the Los Angeles Department of Building and Safety ("LADBS") erred and abused its discretion in revoking the following permits:

- Building Permit No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling;
- Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone.

EXHIBITS:

EXHIBIT A: Building Permit No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling;

EXHIBIT B: Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone for review of actual work done;

EXHIBIT C: Clearance Summary Worksheet for Building Permit No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling;

EXHIBIT D: Clearance Summary Worksheet for Supplemental Building Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone for review of actual work done

APPENDIX: Appeal package submitted by appellant on May 24, 2018

OVERVIEW:

The subject site is located in the Venice area of the City and the lot is zoned R2-1. Currently, there is an existing single family dwelling on site. The property is also located in the Coastal Zone and shall comply with their requirements.

HISTORY:

On November 7, 2014 architectural and structural plans were submitted to the Department of Building and Safety (LADBS) for plan check under Building Permit Application No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling.

On February 18, 2015, Building Permit Application No. 14014-10000-04873 for an addition and remodel to the existing single family dwelling was issued.

On August 11, 2017, LADBS issued a Notice to Stop Construction and Notice of Intent to Revoke Building Permit No. 14014-10000-04873 since the construction did not comply with the conditions of the Department of City Planning Case (DCP) No. ZA-2014-4775-CEX.

On January 8, 2018, LADBS issued Supplemental Permit No. 17016-10000-32448 to capture additional clearances for Venice Coastal Zone for review of actual work done.

On January 31, 2018, LADBS issued Notice to Stop Construction and Notice of Intent to Revoke Building Permit No. 14014-10000-04873 and Supplemental Building Permit No. 17016-10000-32448.

On May 25, 2018, the appellant submitted the appeal (*Appendix*).

DISCUSSION:

The following issues are identified in the appellant's brief (*Appendix*), along with the corresponding response from LADBS:

Issue No. 1

LADBS erred and abused its discretion by revoking Building Permit No. 14014-20000-04873 and Supplemental Building Permit No. 17016-10000-32448 for the addition and remodel to the existing single family dwelling.

LADBS Response to Issue No. 1

The subject site is located within the boundary of the Coastal Zone which requires review and approval from the Department of City Planning (DCP) prior to permit issuance. DCP approved Case No. ZA-2014-4775-CEX for construction at the site, and also stipulated that no more than 42.96% of the exterior walls shall be demolished. During construction, more than 50% of the exterior walls were demolished, which is not allowed by Case No. ZA-2014-4775-CEX. Also, LADBS was notified by DCP that the clearance approved by Supplemental Permit No. 17016-10000-32448 was signed off in error and requests that LADBS revoke the subject permits.

CONCLUSION:

LADBS did not err or abuse its discretion by revoking Building Permit No. 14014-10000-04873 for an addition and remodel to the existing single family, and Supplemental Permit No. 17016-10000-32448 to capture additional clearances from Venice Coastal Zone.

APPEAL TO THE DIRECTOR OF PLANNING

An appeal of the Department of Building and Safety's action was filed by the appellant, Wyoming Investment LLC, on August 8, 2018 to the Director of Planning. Pursuant to LAMC Section 12.26-K, the appeal requested a Director of Planning determination as to whether LADBS erred or abused its discretion in revoking the following building permits: permit no.14014-10000-04873 for a two-story addition and remodel to an existing single-family dwelling, supplemental building permit nos. 14014-10001-04873 and 14014-10003-04873 for revisions to the approved plans, supplemental building permit no. 14014-20002-04873 for collecting additional fees for additional inspection, and supplemental building permit no. 17016-10000-32448 for capturing additional clearances from the Department of City Planning.

APPELLANT'S POINTS:

The appellant raised the following points in the appeal to the Director of Planning regarding LADBS's action. The Zoning Administrator will respond to each of these points and then conclude the determination.

1. **The Department of City Planning approved the remodel of the existing single-family dwelling.**

The appellant states the Department of City Planning approved a Coastal Exemption under Case No. ZA-2014-4775-CEX, to allow a remodel with the removal of no more than 42.96 percent of the structures exterior walls.

ZONING ADMINISTRATOR'S RESPONSE:

On this issue there is no dispute. On December 19, 2014, the Department of City Planning issued Coastal Exemption No. ZA-2014-4775-CEX for the remodel of a single family home in the R2 zone and a 3,417 square foot, two story addition. The Coastal Exemption further limited the case to demolishing no more than 42.69% of the exterior walls of the building. It should be noted that the Coastal Exemption placed a limit on the amount of exterior walls of the structure which could be removed. This is important because the regulations for the granting of a Coastal Exemption state that under no circumstances shall a Coastal Exemption be issued for the following scopes of work – Remodels which involve the removal of 50% or more of existing exterior walls If the remodel and addition had required more than 50% or more of the exterior walls then a Coastal Development Permit (CDP)

would have been required. A CDP requires a fully noticed public hearing before a Department of City Planning Hearing Officer and the writing of an appealable determination. The Coastal Exemption requires no hearing and no appealable determination.

2. **The Department of Building and Safety Inspector allowed the removal of existing exterior walls with termite damage.**

The appellant states that extensive termite damage was found to exist in the exterior walls by the contractor and the LADBS Inspector; that the Inspector allowed the removal of the damaged walls, exceeding 50 percent, and for work to continue. Construction was completed and the applicant has been unable to secure a Certificate of Occupancy.

ZONING ADMINISTRATOR'S RESPONSE:

While the Building Inspector may have allowed the developer to remove the termite damaged walls, the developer still had to abide by the conditions of the Coastal Exemption. Once the developer needed to exceed the conditioned 42.69 % of the exterior walls, a new Coastal Exemption should have been filed for, or if it went beyond 50%, a full Coastal Development Permit should have been requested. This did not happen. Nor could ignorance of the rules be claimed as if this were a simple homeowner not familiar with the rules. In this case, the applicant is a developer who has either built a number of projects in Venice or who has expanded existing structures with additions.

3. **The property owner substantially complied with the terms and conditions of the Coastal Exemption approved by the Department of City Planning.**

The appellant asserts that any deviation from the provisions of the CEX, which limit work affecting the exterior walls to less than 50 percent, was approved and allowed by the LADBS Inspector due to termite damage.

ZONING ADMINISTRATOR'S RESPONSE:

Again, while the Building Inspector may have permitted the removal of the termite-infested walls, the applicant should have filed for either a new Coastal Exemption or a full Coastal Development Permit. The application for a Coastal Exemption clearly states that if the project requires repair or replacement of roofing, replacement of equipment, etc. such repair or replacement may not result in any changes, enlargement or expansion of the building. In this case, there was an expansion of the building, though permitted by the Exemption, which exceeded the condition of the Exemption, which did not permit more than 42.69% of the exterior walls to be removed. There is nothing wrong with removing termite-damaged wood, but it should be done within the strictures of the permit. While the Building Inspector may have permitted it, the Department of City Planning did not and this constituted a violation of the Condition of Approval. As previously stated, this oversight was important as it resulted in the applicant not filing a Coastal Development Permit, which would have resulted in neighborhood input into the project where previously there had been none. The first opportunity that the

neighborhood had to comment was at the public hearing for the Building and Safety Appeal where it was pointed out that the demolition of the fence between the project's rear yard and the adjacent alley resulted in an increase in criminal activity in the area. This could have been a condition of a Coastal Development Permit if the Department of City Planning knew that this could possibly be a problem.

Additionally, the application for a Coastal Exemption requires that demolitions required by LADBS have been issued a Nuisance and Abatement or Order to Comply by the Department for abatement of an unsafe or substandard condition. In this case, no such order was given to the project. There was the building permit with no real written mention of a termite problem. Verbal permission does not constitute an Order to Comply, and the Department of Building and Safety did not err or abuse its discretion in revoking the subject Building Permit or not issuing a Certificate of Occupancy. The last line of the application for a Coastal Exemption states: "If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void. In this case, the project resulted in the demolition of more than 50% of the outer walls of the structure and is a violation of the Exemption, which is based on Section 30610 and the interpretations thereof by the California Coastal Commission staff. Thus, the Exemption upon which the Building Permit was based was null and void which also makes the Permit null and void unless the applicant files for a Coastal Development Permit to correct the deficiencies in the project.

PUBLIC HEARING

A Notice of Public Hearing was sent to the applicant/owner, appellant, Department of Building and Safety, owners of all properties abutting, across the street/alley, or having a common corner with the subject property, and all persons known to have an interest in the matter. All interested persons were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project.

The hearing was held by Associate Zoning Administrator Charles Rausch, from the Office of Zoning Administration who acted under Case No. DIR-2018-4597-BSA on March 7, 2019, at the Second Floor Hearing Room of the West Los Angeles Municipal Building, at 1645 Corinth Avenue, Los Angeles, CA 90025. The hearing was attended by the appellant's attorney, a staff member from the Department of Building and Safety and five residents of Naples Street.

The purpose of the hearing was to obtain testimony from affected and/or interested persons regarding the project. The following testimony was provided:

The applicant's representative stated:

- The original developer lost the house to the loan's financier. I am representing the financial backers of the project;
- There is a difference between the CEX's requirement that no more than 42.9 % of the outside walls be maintained and the Department of Building and Safety's definition of a remodel in which the building's foundation and one wall constitute 50% of the wall area;

- The Department of City Planning in their conditions for the CEX stated that no more than 42.9% of the exterior walls could be removed;
- A Building Inspector noted that the walls were extensively damaged by termites and allowed the developer to remove all of the termite-damaged wood, which resulted in more than 50% of the exterior walls being removed. Even though this exceeded the Condition, he allowed the construction to move forward. At the time that the applicant was filing for a Certificate of Occupancy, it was noted that the Condition had not been complied with and the building permit was revoked even though construction had been completed; and
- Building and Safety erred and abused their discretion by allowing the applicant to finish the project while violating the Condition of the CEX and then revoking the permit.

The representative of the Department of Building and Safety stated that even if a Building Inspector allows a project to go forward while it is violating its conditions, the building permit can be revoked at any time if it violates a Condition of Approval. That is what happened in this case. The applicant needs to either fix the condition of the project, which he can't do, or file for a new entitlement which fixes the problem.

The neighbors of the project on Naples Street made the following points:

- The applicant basically demolished the building violating the Condition of Approval in the CEX by taking down three full walls and then taking down the fourth in violation. We also asked the crew working on the project not to open or remove an existing gate on the property which opened onto an alley which separates the homes on Naples from the commercial strip along Lincoln Boulevard to the east of us. Homeless people hang out in the alley and can gain easy access to our yards if the gates are left open;
- The home on the said address was purchased in July of 2014. It was stated that a tenant would be moving in in a month or so. No one moved in, and the house was put back on the market. Only one open house was held and the house was not sold;
- In the spring of 2015, a construction crew arrived, tore off the roof and demolished three walls. One wall was maintained. I looked up the permit and noted that it was for a remodel and addition. When the other three walls were completed, the one which was not demolished was taken down and it became obvious that this was basically a new structure which got around the rules for the filing of a Coastal Development Permit which would have been required if more than 50% of the exterior walls were removed from a project. We were excluded from the process by this noncompliance with the rules. The house is much bigger than anything else on the street;
- We noticed that the problems with noncompliance when the applicant could not get a Certificate of Occupancy because the permit had been revoked. It was also noted that the "remodel" did not comply with Title 24 of the State Energy Code. To comply, it will require extensive remodeling of the structure;
- The original structure was built with a reduced side yard which was not been approved by Planning. Because it is in violation of Coastal Development rules, Title 24 and the Zoning Code, we believe that in order to bring the building into compliance with all of these rules it will have to be demolished and new construction begun after all of the proper permits are received; and
- The developer's construction staff were inconsiderate and not only opened the gate but knocked down the rear wall including the gate for ease of moving

construction material into the yard. This resulted in people shooting drugs in the yard after the workers left and bothering surrounding homeowners.

CORRESPONDENCE

March 5, 2019 – A comment letter was submitted by a neighbor, outlining issues related to the construction activity and management, lack of public outreach, and code violations. The contents of the letter are included in the summarized comments from the public hearing as they were from the same person.

DISCUSSION

Pursuant to LAMC Section 12.26-K, the Director of Planning has the authority to investigate and make a decision upon appeals from the determinations of LADBS where it is alleged there is error or abuse of discretion in any order, interpretation, requirement determination, or action made by LADBS in the enforcement or administration of Chapter I of this Code and other land use ordinances in site-specific cases.

The Director of Planning's action is limited to determining whether LADBS erred or abused its discretion in revoking the following building permits for the proposed remodel and addition: permit no.14014-10000-04873 for a two-story addition and remodel to an existing single-family dwelling, supplemental building permit nos. 14014-10001-04873 and 14014-10003-04873 for revisions to the approved plans, supplemental building permit No.14014-20002-04873 for collecting fees for additional inspection, and supplemental building permit no.17016-10000-32448 for capturing additional clearances from the Department of City Planning.

Projects in the Coastal Zone are required to obtain an additional clearance from the Department of City Planning for adherence to the requirements of the California Coastal Act and the Coastal Commission's Guidelines. The Department of City Planning reviewed the proposed remodel and addition and issued a Coastal Exemption for the scope of work. Case No. ZA-2014-4775-CEX was approved for demolition of 42.69 percent of the existing exterior walls. As stated by the appellant and the LADBS Determination, more than 42.69 percent of the exterior walls were removed during construction. The appellant argues that LADBS permitted the removal of the termite-damaged walls and allowed construction to continue; however, LADBS issued a Notice to Stop Work and Intent to Revoke the aforementioned permits on August 11, 2017 and January 31, 2018. LADBS informed the applicant, the Department of City Planning's approval was conditioned so that no more than 42.69 percent of the exterior walls be demolished. The applicant not only violated the Condition of the Coastal Exemption, but also, the regulation that a Coastal Exemption cannot be granted if more than 50% of the exterior walls are removed as a part of a remodel or expansion of a building. A substantial effort was not made by the applicant to resolve these issues, therefore, the permits (issued for the remodel and addition) were revoked by the Department of Building and Safety on October 19, 2018. The applicant in order to cure these issues without demolishing the existing structure for the violation needs to file for a Coastal Development Permit with the Department of City Planning.

CONCLUSION

The information in the administrative record provided by LADBS, the appellant, and the other interested parties in the form of testimony and correspondence has been reviewed and considered by the Zoning Administrator. The Zoning Administrator, acting on behalf of the Director of Planning, has determined based on the aforementioned information that LADBS did not err or abuse its discretion in revoking the following permits: permit no. 14014-10000-04873 for a two-story addition and remodel to an existing single-family dwelling, supplemental building permit nos. 14014-10001-04873 and 14014-10003-04873 for revisions to the approved plans, supplemental building permit no. 14014-20002-04873 for collecting additional fees for additional inspection, and supplemental building permit no. 17016-10000-32448 for capturing additional clearances from the Department of City Planning. The building permits for the remodel and addition are contingent on compliance with the restrictions of the Coastal Exemption, which restricted demolition to no more than 42.96 percent of the existing exterior walls.

As such, LADBS did not err nor abuse its discretion in revoking all permits issued for the remodel and addition.

CITYWIDE IMPACT

Pursuant to the requirements of Section 12.26 K.4 of the LAMC, the determination herein will NOT have a Citywide Impact as the use of the subject property and circumstances and issues identified in the case are unique to the affected site and will not generally apply to other sites in the City.

APPEAL PERIOD - EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after April 30, 2019, unless an appeal therefrom is filed with the Department of City Planning. 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 Zoning Administrator's action, 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:

Downtown
 Figueroa Plaza
 201 North Figueroa Street,
 4th Floor
 Los Angeles, CA 90012
[\(213\) 482-7077](tel:(213)482-7077)

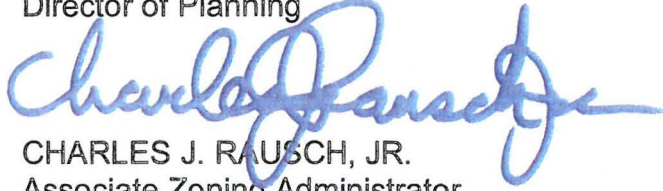
San Fernando Valley
 Marvin Braude San Fernando
 Valley Constituent Service Center
 6262 Van Nuys Boulevard, Rm 251
 Van Nuys, CA 91401
[\(818\) 374-5050](tel:(818)374-5050)

West Los Angeles
 West Los Angeles Development
 Services Center
 1828 Sawtelle Boulevard, 2nd Floor
 Los Angeles, CA 90025
[\(310\) 231-2598](tel:(310)231-2598)

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

Inquiries regarding this matter shall be directed to Juliet Oh, Planning Staff for the Office of Zoning Administration at (213) 978-1186.

VINCENT P. BERTONI, AICP
Director of Planning



CHARLES J. RAUSCH, JR.
Associate Zoning Administrator

CR:JO

cc: Councilmember Mike Bonin
Eleventh District
Adjoining Property Owners
LADBS

**APPEAL
WITH
ATTACHMENTS**



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission
- City Planning Commission
- City Council
- Director of Planning

Regarding Case Number: DIR-2018-4597-BSA

Project Address: 2624 Naples Avenue, Venice

Final Date to Appeal: APRIL 30, 2019

- Type of Appeal:
- Appeal by Applicant/Owner
 - Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 - Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Wyoming Investment, LLC

Company: c/o Law Office of Steve Kaplan

Mailing Address: 16133 Ventura Boulevard, Suite 700

City: Encino State: CA Zip: 91436

Telephone: (818) 377-7440 E-mail: sk.landuselaw@gmail.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?
 - Self
 - Other: _____
- Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Steve Kaplan, Attorney

Company: Law Office of Steve Kaplan

Mailing Address: 16133 Ventura Boulevard, Suite 700

City: Encino State: CA Zip: 91436

Telephone: (818) 377-7440 E-mail: sk.landuselaw@gmail.com

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4/26/19

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Page 1 of 2
(Pages do not include original LOD)

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____ Date: 4/25/19

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <u>\$425.00</u>	Reviewed & Accepted by (DSC Planner): <u>Steven Wechsler</u>	Date: <u>4-26-19</u>
Receipt No: <u>0203626313</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input checked="" type="checkbox"/> Original receipt and BTC receipt (if original applicant)

JUSTIFICATION/REASONS FOR APPEAL OF CASE NO. DIR-2018-4597-BSA

REQUEST:

The Appellant does hereby request the West Los Angeles Area Planning Commission (“WLAAPC”) to direct the Departments of City Planning (“DCP”) and Building & Safety (“LADBS”) to reinstate Building Permit Nos. 14014-10000-04873, 14014-10003-04873, 14014-20002-04873 and 17016-10000-32448 (collectively “Building Permits”) for the property located at 2624 S. Naples Avenue (“Property”).

JUSTIFICATION:

DCP erred in directing LADBS to stop the construction of a single family house located at the Property site and LADBS erred and abused its discretion by issuing Notices to Stop Construction concerning the construction on the subject Property on August 11, 2017 and January 31, 2018 and by revoking the subject Building Permits on both September 27, 2017 and January 31, 2018.

In support of Appellant’s position that DCP and LADBS have erred in revoking the subject Building Permits, please be advised as follows:

On December 19, 2014 per Case Number ZA-2014-4775-CEX (“CEX”), DCP approved the remodel of the subject Property provided that no more than 42.96% of the structure’s exterior walls were to be removed (see attached Exhibit 1);

On February 18, 2015 Building Permit No. 14014-1000-04873 was issued by LADBS for the two-story addition and remodel to an existing single-family dwelling to create a single-family dwelling with an attached garage (see attached Exhibit 2);

On April 7, 2015 an authorized LADBS staff inspector approved the condition of the footing/foundation/slab of the remodel work allowing for the continuation of construction (see the LADBS Inspection Record attached as Exhibit 3). It should be noted that at that time, extensive termite damage to the remaining exterior walls of the structure was found to exist by both the project contractor and the LADBS inspector. **The LADBS inspector allowed the removal of said infested wood thereby allowing the project contractor to remove more than 50% of the exterior walls of the dwelling and to thereafter continue construction of the project.**

As shown on the LADBS Permit and Inspection Report (attached as Exhibit 4), the Property owner completed construction of the dwelling and received LADBS conditional final inspection approval on July 5, 2017 but has been unable to secure the issuance of a Certificate of Occupancy for the completed structure due to the revocation of the Building Permits. The Notices to Stop Construction and Intent to Revoke Building Permits are attached as Exhibit 5.

DIR-2018-4597

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It is the position of the Appellant that the Property owner substantially complied with the terms and conditions of the DCP approved CEX. Any deviation from the CEX requirement of maintaining more than 50% of the exterior walls of the subject structure was approved and allowed by the actions of the LADBS inspector due to the extenuating circumstance of finding termite infested beams which would make the use of said beams unsafe in the construction and completion of the remodeled dwelling.

The owner detrimentally relied on the approval of the LADBS inspector in allowing for the continuation of construction after removal of more than 50% of the exterior walls of the dwelling.

Accordingly, the Appellant submits that the both LADBS and DCP have erred and abused their discretion in this matter by revoking the subject Building Permits thereby causing undue harm to the Property owner.

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EXHIBIT 1

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(/pdiscaseinfo/default.aspx)

Department of City Planning Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: Search Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

0 Case Documents found for Case Number: ZA-2014-4775-CEX

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: ZA-2014-4775-CEX
Case Filed On: 12/19/2014
Accepted for review on: 12/19/2014
Assigned Date: 12/19/2014
Staff Assigned: MINDY NGUYEN
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
ZA Action: APPROVED
ZA Action Date: 12/19/2014
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
2624 S NAPLES AVE 90291	Venice	11

[View All Addresses](#)

Project Description: REMODEL AND 3,417 SQ FT TWO-STORY ADDN TO AN (E) ONE-STORY SFD

Requested Entitlement: IMPROVEMENTS TO AN (E) SFD IN THE SINGLE JURISDICTION COASTAL ZONE; PROJECT TO DEMO 42.69% OF (E) EXTERIOR WALLS

Applicant:

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EXHIBIT 2

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Bldg-Addition GREEN - MANDATORY City of Los Angeles - Department of Building and Safety Issued on: 02/18/2015
 1 or 2 Family Dwelling Regular Plan Check APPLICATION FOR BUILDING PERMIT Last Status: Issued
 Plan Check AND CERTIFICATE OF OCCUPANCY Status Date: 02/18/2015

L TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 1112		13	2	MB 17-120	108B149 712	4237 - 017 - 016

3. PARCEL INFORMATION
 Area Planning Commission - West Los Angeles Census Tract - 2738.00 Near Source Zone Distance - 5.3
 LADBS Branch Office - WLA Coastal Zone Cons. Act - YES Thomas Brothers Map Grid - 672-A5
 Council District - 11 District Map - 108B149
 Certified Neighborhood Council - Venice Energy Zone - 6
 Community Plan Area - Venice Earthquake-Induced Liquefaction Area - Yes

ZONES(S): R2-1

4. DOCUMENTS
 ZI - ZI-2406 Dir Inter of Venice SP for S ORD - ORD-172019 DTRM - DIR-2014-2824-DI CPC - CPC-2000-4046-CA
 SPA - Los Angeles Coastal Transportatic ORD - ORD-172897 CPC - CPC-1984-226-SP CPC - CPC-2005-8252-CA
 SPA - Venice Coastal Zone ORD - ORD-175693 CPC - CPC-1987-643-ICO AFF - 20150028276
 ORD - ORD-168999 ORD - ORD-175694 CPC - CPC-1998-119-LCP

5. CHECKLIST ITEMS
 Special Inspect - Concrete > 2.5ksi Special Inspect - Structural Observation Fabricator Reqd - Structural Steel
 Special Inspect - Field Welding Special Inspect - Structural Wood (periodic) Std. Work Descr - Seismic Gas Shut Off Valve
 Special Inspect - Grade Beam/Caisson Fabricator Reqd - Shop Welds Combine Plumbg - Wrk. per 91.107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s): ROCKPORT DEVELOPMENT INC 2624 NAPLES AVE VENICE CA 90291
 Tenant:
 Applicant: (Relationship: Agent for Owner) LOUIS KIM - 672 S. LA FAYETTE PARK LOS ANGELES, CA 90057 (213) 739-0955

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(01) Dwelling - Single Family	(01) Dwelling - Single Family (07) Garage - Private	Two-story addition and remodel to existing single-family dwelling to create single-family dwelling with attached garage.

9. # Bldgs on Site & Use:
10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: Jesse Cardoza DAS PC By:
 OK for Cashier: Jonathan Antonio Coord. OK:
 Signature: Date:
 For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. To speak to a Call Center agent, call 311. Outside
 LA County, call (213) 473-3231.

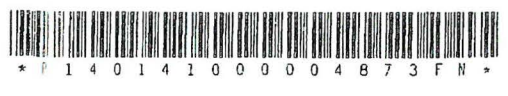
For Cashier's Use Only W/O #: 41404873

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$345,000	PC Valuation:
FINAL TOTAL Bldg-Addition	15,946.11
Permit Fee Subtotal Bldg-Addition	1,923.00
Energy Surcharge	
Electrical	499.98
HVAC	249.99
Plumbing	499.98
Plan Check Subtotal Bldg-Addition	396.90
Off-hour Plan Check	198.45
Plan Maintenance	38.46
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	44.85
D.S. Surcharge	77.03
Sys. Surcharge	231.10
sewer Cap ID:	Total Bond(s) Due:

Payment Date: 02/18/15
 Receipt No: 0202198651
 Amount: \$15,946.11
 Method: Combo
 2015VN91249
 SK
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12. ATTACHMENTS
 Owner-Builder Declaration
 Plot Plan



* P 1 4 0 1 4 1 0 0 0 0 0 4 8 7 3 F N *

EXHIBIT 3

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INSPECTION RECORD



Your feedback is important, please visit our website to complete customer survey at www.ladbs.org/LADBSWeb/customer-survey.jsf
 If you would like to provide additional feedback, need clarification, or have any question regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056

For use by cashier only

2015VN91249

2/18/2015 12:17:20PM

VN 0017 0202198651

14014-10000-04873 F

PERMIT NO : 14014-10000-04873

ADDRESS : 2624 S NAPLES AVE

WORK DESC : TWO-STORY ADDITION AND REMODEL TO EXISTING SINGLE-FAMILY DWELLING TO CREATE SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE.

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation	4-7-15	
Forms	4-7-15	
Reinforcing Steel	4-7-15	
OK to place concrete	4-7-15	
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing	5/21/15	
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code	2/4/16	
Electrical	12/30/15	
Plumbing	12-23-15	
Fire Sprinkler	8-26-15	
Heating & Refrigeration	11/13/16	
Roof Sheathing	7-9-15	
Disabled Access		
Framing	6-21-16	
Insulation	6-21-16	
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing	12-30-15	
Interior Lathing	3-31-16	
Drywall	6-21-16	
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical	7-5-17	
Plumbing	6-23-17	
Gas Test	7-5-17	
Gas		
Heating & Refrigeration	7-5-17	
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD sign-off provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL 3-1-1 OR OUTSIDE CITY OF LOS ANGELES 888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required YES NO

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EXHIBIT 4

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Los Angeles Department of Building and Safety

Certificate Information: 2624 S NAPLES AVE 90291

Application / Permit 14014-10000-04873
Plan Check / Job No. B14LA15358
Group Building
Type Bldg-Addition
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description Two-story addition and remodel to existing single-family dwelling to create single-family dwelling with attached garage.
Permit Issued Issued on 2/18/2015
Issuing Office Valley
Current Status Intent to Revoke on 1/25/2018
Certificate of Occupancy Pending

Permit Application Status History

Submitted	11/7/2014	APPLICANT
Assigned to Plan Check Engineer	11/25/2014	JESSE CARDOZA
Corrections Issued	12/1/2014	JESSE CARDOZA
Reviewed by Supervisor	12/5/2014	BILL STUTSMAN
Building Plans Picked Up	12/5/2014	APPLICANT
Green Plans Picked Up	12/17/2014	APPLICANT
Applicant returned to address corrections	12/23/2014	JESSE CARDOZA
Applicant returned to address corrections	1/22/2015	JESSE CARDOZA
Applicant returned to address corrections	1/29/2015	JESSE CARDOZA
Plan Check Approved	1/30/2015	JESSE CARDOZA
Issued	2/18/2015	LADBS
Intent to Revoke	8/29/2017	SHAHEN AKELYAN
Permit Revoked-Status Void	9/27/2017	SHAHEN AKELYAN
Re-Activate Permit	1/8/2018	CATHERINE NUEZCA GABA
Intent to Revoke	1/25/2018	SHAHEN AKELYAN

Permit Application Clearance Information

Eng Process Fee Ord 176,300	Cleared	12/15/2014	JAMES MORALEZ
Sewer availability	Cleared	12/15/2014	JAMES MORALEZ
Coastal Zone	Cleared	12/19/2014	MINDY NGUYEN
Miscellaneous	Cleared	12/19/2014	MINDY NGUYEN

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 12/18
 4-26-19

Miscellaneous	Cleared	12/23/2014	JULIET OH
Specific Plan	Cleared	12/23/2014	JULIET OH
Green Code	Cleared	12/29/2014	DONALD CRICHLOW
Low Impact Development	Cleared	1/21/2015	MARTIN FRAGOSO
Roof/Waste drainage to street	Cleared	1/23/2015	LEE GUILBEAUX

Contact Information

Contractor	Owner-Builder	
Engineer	Kim, Hong Kook; Lic. No.: C64529	839 S MUIRFIELD RD LOS ANGELES, CA 90005

Inspector Information

BOB DUNN, (310) 914-3981 Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

Footing/Foundation/Slab	4/7/2015	Partial Approval	RONALD WEBER
Underground Mechanical	5/27/2015	Partial Approval	VINCENT COTTON
Deputy Steel/Welding	6/10/2015	Partial Approval	DAVID HEINE
BUILDING-Rough-Frame	7/9/2015	Partial Approval	DAVID HEINE
Green Building Rough	7/9/2015	Not Ready for Inspection	DAVID HEINE
Floor/Roof Diaphragm/Shear Wall	7/13/2015	Not Ready for Inspection	BOB DUNN
HVAC-Rough	9/16/2015	Corrections Issued	MARVIN GODFREY
HVAC-Rough	9/22/2015	Approved	MARVIN GODFREY
Floor/Roof Diaphragm/Shear Wall	11/24/2015	Corrections Issued	KENNETH NAGLE
ELECTRICAL-Rough	12/10/2015	Corrections Issued	KENNETH NAGLE
Interior/Exterior Lathing	12/10/2015	Corrections Issued	KENNETH NAGLE
PLUMBING-Rough	12/10/2015	Corrections Issued	KENNETH NAGLE
BUILDING-Rough-Frame	12/16/2015	Corrections Issued	NEWTON GERHARDT
ELECTRICAL-Rough	12/16/2015	Corrections Issued	NEWTON GERHARDT
Interior/Exterior Lathing	12/16/2015	Corrections Issued	NEWTON GERHARDT
PLUMBING-Rough	12/16/2015	Corrections Issued	NEWTON GERHARDT
ELECTRICAL-Rough	12/23/2015	Not Ready for Inspection	NEWTON GERHARDT
Interior/Exterior Lathing	12/23/2015	Not Ready for Inspection	NEWTON GERHARDT

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PLUMBING-Rough	12/23/2015	Conditional Approval	NEWTON GERHARDT
ELECTRICAL-Rough	12/30/2015	Partial Approval	JOHN LUMB
Interior/Exterior Lathing	12/30/2015	Not Ready for Inspection	JOHN LUMB
Insulation	1/6/2016	Not Ready for Inspection	KENNETH NAGLE
ELECTRICAL-Rough	1/11/2016	Approved	KENNETH NAGLE
HVAC-Rough	1/11/2016	Corrections Issued	KENNETH NAGLE
Interior/Exterior Lathing	1/11/2016	Corrections Issued	KENNETH NAGLE
PLUMBING-Rough	1/11/2016	Corrections Issued	KENNETH NAGLE
HVAC-Rough	1/13/2016	Approved	KENNETH NAGLE
PLUMBING-Rough	1/13/2016	Approved	KENNETH NAGLE
Interior/Exterior Lathing	1/20/2016	Not Ready for Inspection	KENNETH NAGLE
Interior/Exterior Lathing	1/22/2016	Corrections Issued	KENNETH NAGLE
Interior/Exterior Lathing	1/26/2016	Not Ready for Inspection	KENNETH NAGLE
Green Building Rough	2/4/2016	Approved	KENNETH NAGLE
Interior/Exterior Lathing	2/4/2016	Partial Approval	KENNETH NAGLE
BUILDING-Rough-Frame	2/8/2016	No Access for Inspection	RONALD WEBER
Wood Frame	2/11/2016	Corrections Issued	BOB DUNN
Pre-Inspection	3/7/2016	Not Ready for Inspection	BOB DUNN
BUILDING-Rough-Frame	5/25/2016	Corrections Issued	BOB DUNN
BUILDING-Rough-Frame	6/21/2016	Approved	DAVID HEINE
Drywall Nailing	6/21/2016	Approved	DAVID HEINE
Drywall Nailing	6/29/2016	Approved	RICHARD STEINBACH
Interior/Exterior Lathing	7/25/2016	Corrections Issued	RICHARD STEINBACH
Interior/Exterior Lathing	8/31/2016	Approved	BOB DUNN
Special/Order Compliance	9/16/2016	Corrections Issued	MICHAEL PELHAM
PLUMBING-Rough	3/20/2017	Approved	CARLOS MATAMOROS
ELECTRICAL-Final	6/28/2017	Not Ready for Inspection	BOB DUNN
Gas Test	6/28/2017	Not Ready for Inspection	BOB DUNN
PLUMBING-Final	6/28/2017	Approved	BOB DUNN
Service/Power Release	6/28/2017	Approved	BOB DUNN
ELECTRICAL-Final	7/5/2017	Approved	CARLOS MATAMOROS
Final	7/5/2017	Conditional Approval	CARLOS MATAMOROS
Footing/Foundation/Slab	7/5/2017	Approved	CARLOS MATAMOROS
Gas Test	7/5/2017	Approved	CARLOS MATAMOROS

JK
4-26-19
8/14/18
14/18

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

August 11, 2017

Rockport Development Inc
Radziner, Ronald M. Et Al
2624 Naples Ave.
Venice, CA 90291

**NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE
BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND
REMODEL TO EXISTING SINGLE FAMILY DWELLING AT 2624 SOUTH NAPLES
AVENUE**

On February 18, 2015, Building Permit No. 14014-10000-04873 was issued for a two story addition and remodel to existing single family dwelling at 2624 South Naples Avenue.

The subject property is located within the boundary of Single Jurisdiction Coastal Zone area and Venice Coastal Zone Specific Plan which requires review and approval from the Department of City Planning (DCP) prior to issuance of the building permit. The approval from DCP was obtained per Case Number ZA-2014-4775-CEX, with a condition that no more than 42.96% of the exterior walls to be demolished.

It has been brought to our attention and after careful review of the approved plans, that more than 42.96% of the exterior walls were demolished. As a result, the Department of Building and Safety (LADBS) has determined that Building Permit No. 14014-10000-04873 was issued in error and intends to revoke the permit. The authority to revoke permits is stipulated in Section 98.0601 of the L.A.M.C., which reads:

"The Department shall have the authority to revoke any permit, slight modification, determination granted or made in reliance on a false statement or misrepresentation as to a material fact."

Hereby, you are ordered to immediately stop all work related to construction of the aforementioned permit.

SK
15/18
4-26-19

**NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE
BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND
REMODEL TO EXISTING SINGLE FAMILY DWELLING AT 2624 SOUTH NAPLES
AVENUE**

You have until August 25, 2017 to contact Binh Phan (213) 482-0448 of my staff to address this matter and provide any reasons why Building Permit No. 14014-10000-04873 should not be revoked; otherwise, Building Permit No. 14014-10000-04873 will be revoked on August 25, 2017.



SHAHEN AKELYAN, Assistant Chief
Permit and Engineering Bureau

CC: Ifa Kashefi, Chief of Permit and Engineering Bureau, LADBS
Pascal Challita, Chief of Inspection Bureau, LADBS
Binh Phan, Metro Plan Check, LADBS

JK
A/A
16/18
4-26-19

EXHIBIT 5

JK

HW
17/18
4-26-19



Venice

Edi

March 20 12:20 PM



BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARSETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

January 31, 2018

Rockport Development Inc
Radziner, Ronald M. Et Al
2624 Naples Ave.
Venice, CA 90291

NOTICE TO STOP CONSTRUCTION AND NOTICE OF INTENT TO REVOKE BUILDING PERMIT NO. 14014-10000-04873 FOR A TWO STORY ADDITION AND REMODEL TO EXISTING SINGLE FAMILY DWELLING, SUPPLEMENTAL BUILDING PERMIT NOS. 14014-10001-04873 AND 14014-10003-04873 FOR REVISION TO THE APPROVED PLANS; SUPPLEMENTAL BUILDING PERMIT NO. 14014-20002-04873 FOR COLLECTING ADDITIONAL FEES FOR ADDITIONAL INSPECTION, AND SUPPLEMENTAL BUILDING PERMIT NO. 17016-10000-32448 FOR CAPTURING ADDITIONAL CLEARANCES FROM DEPARTMENT OF CITY PLANNING FOR THE PROPERTY LOCATED AT 2624 SOUTH NAPLES AVENUE

On February 18, 2015, Los Angeles Department of Building and Safety (LADBS) issued Building Permit No. 14014-10000-04873 for a two story addition and remodel to existing single family dwelling at 2624 South Naples Avenue.

On April 9, 2015, LADBS issued Supplemental Building Permit No. 14014-10001-04873 to correct approved structural plans and to change portion of the ground floor from concrete slab-on-grade to raised floor.

On January 22, 2016, LADBS issued Supplemental Building Permit No. 14014-20002-04873 to collect fees for one additional inspection.

On May 5, 2016, LADBS issued Supplemental Building Permit No. 14014-10003-04873 to add interior non-structural wall within stairway and change the proposed balcony to enclosed area as part of the bedroom on the second floor.

On August 11, 2017, LADBS send a Notice to Stop Construction and Notice of Intent to Revoke Building Permit No. 14014-10000-04873 since the construction did not comply with the conditions

JK

Jan 18/18
4-26-19

ENVIRONMENTAL CLEARANCE

**PLANNING
DEPARTMENT
APPLICATION**



APPLICATIONS:

APPEAL APPLICATION **DIR - 2018 - 4597**

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission
- City Planning Commission
- City Council
- Director of Planning

Regarding Case Number: DBS-180071-DCP

Project Address: 2624 Naples Avenue, Venice

Final Date to Appeal: 08/08/2018

- Type of Appeal:
- Appeal by Applicant/Owner
 - Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 - Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Wyoming Investment, LLC

Company: c/o Law Office of Steve Kaplan

Mailing Address: 16133 Ventura Boulevard, Suite 700

City: Encino State: CA Zip: 91436

Telephone: (818) 377-7440 E-mail: sk.landuselaw@gmail.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self Other: _____

- Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Steve Kaplan, Attorney

Company: Law Office of Steve Kaplan

Mailing Address: 16133 Ventura Boulevard, Suite 700

City: Encino State: CA Zip: 91436

Telephone: (818) 377-7440 E-mail: sk.landuselaw@gmail.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part
 Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: _____

Date: 8/8/18

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <p style="text-align: center;">500</p>	Reviewed & Accepted by (DSC Planner): <p style="text-align: center;"><i>Dennis (CNC) Allen</i></p>	Date: <p style="text-align: center;">8/8/2018</p>
Receipt No: <p style="text-align: center;">0202540261</p>	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



HARBOR AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

CERTIFIED MAILING - RETURN RECEIPT REQUESTED

July 8, 2019

John Ainsworth, Executive Director
California Coastal Commission
301 East Ocean Boulevard, Suite 300
Long Beach, CA 90802

Attention: Shannon Vaughn
District Supervisor
South Coast District Office

Dear Ms. Vaughn:

NOTICE OF COASTAL DEVELOPMENT PERMIT APPROVAL FOR THE PROPERTY LOCATED AT 1307 WEST PASEO DEL MAR; CASE NO. ZA-2013-3636-CDP-MEL-1A; ENV-2013-3634-MND-REC1.

On **March 19, 2019** the Harbor Area Planning Commission (Commission) conducted a public hearing and **approved** a Coastal Development Permit for the above-referenced property, **effective May 22, 2019**. The action by the Commission is the final appeal procedure within the appeal structure in the City of Los Angeles.

Pursuant to Section 12.20.2 I of the Los Angeles Municipal Code, the Commission's action shall be deemed final only after 20 working days have expired from the date the Executive Director of the California Coastal Commission deems the Commission decision letter received and provided that a timely, valid appeal is not filed with the California Coastal Commission within said time frame.

The proposed development **is in the dual-permit jurisdiction area**, therefore the applicant shall obtain a CCC approved coastal development permit prior to proceeding with the subject project.

Cecilia Lamas
Commission Executive Assistant

Attachments: Harbor Area Planning Commission decision dated April 25, 2019, including, Conditions of Approval, Findings, Coastal Commission Packet and Mailing List.

cc: Applicant: Nirmala Murthy, K&N Revocable Trust
Representative: Thomas Steeno, Steeno Design Studio Inc
Appellants: Mark Severino, Penelope McKenzie, Noel Gould, Monica Hall, Jennifer Grasdo, Al Steele, Sally Steele, Wayne Widner, Lorna Wallace, Elaine Clark, Linda Lidsters, Sherry Moody, Rae Gates, Bunny Holwerda and Greg Martin

MISCELLANEOUS

**(Reports,
Orders,
Permits, etc)**



CITY OF LOS ANGELES
 Department of City Planning – Plan Implementation Division
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



DIRECTOR OF PLANNING SIGN-OFF
 Venice Coastal Zone Specific Plan (Ordinance 175,693)

Case Number	DIR-2014-3760-VSO	Date: 10/08/2014 (rev.1/29/15)
Project Address	2624 S. Naples Ave. (Venice Crest Tract; MB7-111; Block none; Lot 30)	
Zoning: R2-1	Subarea: Oakwood-Milwood-Southeast Venice	
Project Description	Remodel GF of (E) 1-story SFD, 1,387 SF addition to GF and 2,030 SF 2 nd -story addition, and rooftop deck. Includes demo of (E) detached 1-car garage and construction of an attached 2-car garage (3 pkg spaces onsite). Project will remove 42.69% of (E) walls.	
Building Permit (PCIS):	# 14014-10000-04873	
Existing Use: one-story SFD with detached 1-car garage	Proposed Use: 2-story SFD w/ roof deck; attached 2-car garage +1	
Applicant Name	Urban Planning Concept (Julia Lee) T: (213) 739-0955	
Applicant Address	672 South La Fayette Park Place Unit 42; Los Angeles, CA 90057	

The project qualifies for an Administrative Clearance, a Specific Plan Project Permit Compliance is not required (pursuant to Section 8 of the Specific Plan) for at least one of the reasons below:

- In the DUAL JURISDICTION**
- Improvement to an existing single- or multi-family structure that is *not* on a Walk Street
- In the SINGLE JURISDICTION**
- Improvement to an existing single- or multi-family structure that is *not* on a Walk Street
 - New construction of one single-family dwelling unit, and not more than two condominium units, *not* on a Walk Street
 - New construction of four or fewer units, *not* on a Walk Street
 - Demolition of four or fewer dwelling units; HCIDLA Mello Clearance:
- ANYWHERE in the Coastal Zone**
- Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (<10%)

This application has been reviewed by the staff of the Metro Plan Implementation Division, and the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan including all development requirements contained in Section 9, 10.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure	10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.	Max height of 32', 93 SF	<input checked="" type="checkbox"/>
10.G.2. Density	R2 zones: max 2 du	Maintain (E) dwelling unit, SFD	<input checked="" type="checkbox"/>
10.G.3. Height	Flat Roof – 25 feet Varied Roofline – 30 feet	25' to top edge of the flat roof	<input checked="" type="checkbox"/>
10.G.4. Access	Alley	Alley	<input checked="" type="checkbox"/>
13. Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	(2) covered spaces in attached garage and one uncovered. (3 spaces total)	<input checked="" type="checkbox"/>

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.



 Juliet Oh, Planning Assistant
 Coastal Unit
 (213) 978-1186



CITY OF LOS ANGELES
 Department of City Planning – Plan Implementation Division
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



DIRECTOR OF PLANNING SIGN-OFF
 Venice Coastal Zone Specific Plan (Ordinance 175,693)

Spec 11/6/14

Case Number	DIR-2014-3760-VSO	Date: 10/08/2014
Project Address	2624 S. Naples Ave. (Venice Crest Tract; MB7-111; Block none; Lot 30)	
Zoning: R2-1	Subarea: Oakwood-Milwood-Southeast Venice	
Project Description	Remodel GF of (E) 1-story SFD, ^{1,287 SF} 1,433 SF addition to GF and 2,030 SF 2 nd -story addition, and rooftop deck. Includes demo of (E) detached 1-car garage and construction of an attached 2-car garage (3 pkg spaces onsite). Project will remove 42.69% of (E) walls.	
Building Permit (PCIS):	# 14014-10000-04873	
Existing Use: one-story SFD with detached 1-car garage	Proposed Use: 2-story SFD w/ roof deck; attached 2-car garage +1	
Applicant Name	Urban Planning Concept (Julia Lee) T: (213) 739-0955	
Applicant Address	672 South La Fayette Park Place Unit 42; Los Angeles, CA 90057	

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- Improvement to an existing single- or multi-family structure that is *not* on a Walk Street
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 - New construction of four or fewer units, *not* on a Walk Street
 - Demolition of four or fewer dwelling units; HCIDLA Mello Clearance:
- ANYWHERE in the Coastal Zone**
- Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (<10%)

This application has been reviewed by the staff of the Metro Plan Implementation Division, and the **proposed project complies with the provisions of the Venice Coastal Zone Specific Plan** including all development requirements contained in Section 9, 10.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure	10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.	<i>n/a 93 SF max height of 32'</i>	<input checked="" type="checkbox"/>
10.G.2. Density	R2 zones: max 2 du	Maintain (E) dwelling unit, SFD	<input checked="" type="checkbox"/>
10.G.3. Height	Flat Roof – 25 feet Varied Roofline – 30 feet	25' to top edge of the flat roof	<input checked="" type="checkbox"/>
10.G.4. Access	Alley	Alley	<input checked="" type="checkbox"/>
13. Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	(2) covered spaces in attached garage and one uncovered. (3 spaces total)	<input checked="" type="checkbox"/>

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Juliet Oh, Planning Assistant
 Coastal Unit
 (213) 978-1186



CITY OF LOS ANGELES
 Department of City Planning – Plan Implementation Division
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



See 1/16/20

DIRECTOR OF PLANNING SIGN-OFF
 Venice Coastal Zone Specific Plan (Ordinance 175,693)

Case Number	DIR-2014-3760-VSO	Date: 10/08/2014
Project Address	2624 S. Naples Ave. (Venice Crest Tract; MB7-111; Block none; Lot 30)	
Zoning: R2-1	Subarea: Oakwood-Milwood-Southeast Venice	
Project Description	Remodel GF of (E) 1-story SFD, 1,133 SF addition to GF and 2,030 SF 2 nd -story addition, and rooftop deck. Includes demo of (E) detached 1-car garage and construction of an attached 2-car garage (3 pkg spaces onsite). Project will remove 42.69% of (E) walls.	
Building Permit (PCIS):		
Existing Use: one-story SFD with detached 1-car garage	Proposed Use: 2-story SFD w/ roof deck; attached 2-car garage +1	
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 - New construction of one single-family dwelling unit, and not more than two condominium units, **not** on a Walk Street
 - New construction of four or fewer units, **not** on a Walk Street
 - Demolition of four or fewer dwelling units; HCIDLA Mello Clearance:
- ANYWHERE in the Coastal Zone**
- Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (<10%)

This application has been reviewed by the staff of the Metro Plan Implementation Division, and **the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan** including all development requirements contained in Section 9, 10.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure	10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.	n/a	<input checked="" type="checkbox"/>
10.G.2. Density	R2 zones: max 2 du	Maintain (E) dwelling unit, SFD	<input checked="" type="checkbox"/>
10.G.3. Height	Flat Roof – 25 feet Varied Roofline – 30 feet	25' to top edge of the flat roof	<input checked="" type="checkbox"/>
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13. Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	(2) covered spaces in attached garage and one uncovered. (3 spaces total)	<input checked="" type="checkbox"/>

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Juliet Oh, Planning Assistant
 Coastal Unit
 (213) 978-1186

2624 S Naples Ave

Permit Application #: 14014 - 10000 - 04873

Bldg-Addition	City of Los Angeles - Department of Building and Safety	Plan Check #: B14LA15358FO
1 or 2 Family Dwelling	14014 - 10000 - 04873	Plans Filed in: METRO
Regular Plan Check	CLEARANCE SUMMARY WORKSHEET	Printed On: 12/23/14 11:04:14

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT / REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible. The time to obtain approval from some departments (such as the City Planning Department) may be time-consuming. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: Two-story addition and remodel to existing single-family dwelling to create single-family dwelling with attached garage.	Building & Safety Contact Plan Check Office: METRO PC Engineer: Jesse Cardoza
---	--

Status	Clearance Description and New Status	
Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance <input checked="" type="checkbox"/> By: <u>JMORALEZ</u> Comments: PAID \$75, 12-15-14	Description: The fee authorized by Ord. 176,300 for PW/Eng to process clearance(s) for LADBS issued permits Date: <u>12/15/14</u> Phone: _____
Not Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance <input type="checkbox"/> By: <u>JACARDOZA</u> Comments: NEED BOS CLEARANCE 1ST NEED SITE DRAINAGE PLAN	Description: Roof and/or site drainage to street Date: _____ Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____
Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance <input checked="" type="checkbox"/> By: <u>JMORALEZ</u> Comments: C2014850880 S2014850802(PW INSPECTION W/CCTV WITNESS INSPECTION)	Description: Sewer availability and connection Date: <u>12/15/14</u> Phone: _____

Plans

CORRESPONDENCE