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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Planning APC West LA <apcwestla@lacity.org>

Case number: DIR-2019-5903—CDP-MEL—1A

1 message

Andree Armand <Andree@functionalfoodsusa.com>
To: "apcwestla@lacity.org" <apcwestla@lacity.org>

Mon, Jun 14, 2021 at 9:54 AM

Attention James Williams

Dear Mr. Williams,

I am opposed to this project as proposed because it is too disproportionately large for the neighborhood. One long time neighbor Family has already moved away because the new construction will be hovering over their property. They will experience a loss of privacy, light and openness.

I am not opposed to persons adding on to their dwelling but how about consideration for space, light and privacy of neighbors? How about keeping in line with the character of the neighborhood?

Please do not grant permits for this giant neighborhood and quality of life killer.

Thank you for your consideration.

Andrée Armand

[808 Crestmoore Place](#)[Venice, CA 90291](#)



Planning APC West LA <apcwestla@lacity.org>

Re DIR-2019-5903—CDP-MEL—1A / 815 East Angelus Place, Venice

1 message

Austin Murray <austinpmurray@gmail.com>
To: apcwestla@lacity.org

Tue, Jun 8, 2021 at 12:23 PM

Attention James Williams:

I am the owner of 805 Crestmoore Place, which is in the same neighborhood and very nearby the proposed project at 815 East Angelus Place.

I want to share my most strenuous objection to this project, which is clearly way out of step with the character and norms of the neighborhood. In addition to being so clearly incompatible with the homes on Crestmoore Place and the surrounding streets, the project is incompatible with the mass, scale, and character of the existing 26 homes of the 800 block of Angelus Place, and would dwarf all of them.

21 of the 26 houses on Angelus Place are single story, averaging 1174 square feet. 3 of 26 have full first stories with partial second stories, averaging 1426 square feet. The last two houses are full two stories and average 2630 square feet.

Anyone walking the streets of our neighborhood can see that the lots are small and houses are already tight up against each other, and that's with the majority of the houses being smaller as noted above. We really do not want this neighborhood to be crowded any more with homes that are so obviously in conflict with the existing character and space.

Please stop this project from developing further!

Sincerely,
Austin Murray



Planning APC West LA <apcwestla@lacity.org>

Fw: DIR-2019-5903-CDP-MEL-1A. 815 Angelus Pl.

1 message

Presidents Row Neighborhood Association <prna1@hotmail.com>

Tue, Jun 15, 2021 at 6:13 AM

To: "apcwestla@lacity.org" <apcwestla@lacity.org>, Presidents Row Neighborhood Association <prna1@hotmail.com>

From: Presidents Row Neighborhood Association <prna1@hotmail.com>**Sent:** Friday, June 11, 2021 6:56 AM**To:** apcwla@lacity.org <apcwla@lacity.org>; Presidents Row Neighborhood Association <prna1@hotmail.com>**Subject:** DIR-2019-5903-CDP-MEL-1A. 815 Angelus Pl.

Attn: James Williams.

The Presidents Row Neighborhood Association is the longest standing neighborhood association in Venice, representing the area bounded by Lincoln on the east, Abbot Kinney on the west, Venice on the north, and Washington on the south.

We strongly recommend that this project not be approved.

Angeles is a narrow street with smaller lots, where a large majority of homes average 1200 sq ft. Two are 2600 sq ft. A home of 3400 sq ft with a 1250 sq ft roof deck is non-conforming to this area, and would set a precedent for further development which would destroy the character and the quality of life of this Venice neighborhood.

The proposed building is too massive for the neighborhood, and should not be allowed.

Harris Levey
President PRNA.



Planning APC West LA <apcwestla@lacity.org>

Fwd: DIR-2019-5903-CDP-MEL-1A. 815 Angelus Pl.

1 message

Stewart Oscars <stewart.oscars@gmail.com>
To: APCWestLA@lacity.org

Fri, Jun 11, 2021 at 7:58 AM

Sent from my iPad

Begin forwarded message:

From: Presidents Row Neighborhood Association <prna1@hotmail.com>
Date: June 11, 2021 at 6:56:59 AM PDT
To: stewart.oscars@gmail.com
Subject: Fw: DIR-2019-5903-CDP-MEL-1A. 815 Angelus Pl.

From: Presidents Row Neighborhood Association <prna1@hotmail.com>
Sent: Friday, June 11, 2021 6:56 AM
To: apcwla@lacity.org <apcwla@lacity.org>; Presidents Row Neighborhood Association <prna1@hotmail.com>
Subject: DIR-2019-5903-CDP-MEL-1A. 815 Angelus Pl.

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Harris Levey
President PRNA.

Los Angeles Unified School District

Office of Environmental Health and Safety

AUSTIN BEUTNER
Superintendent of Schools

CARLOS A. TORRES
Director, Environmental Health and Safety

JENNIFER FLORES
Deputy Director, Environmental Health and Safety

June 7, 2021

Kevin Fulton
Los Angeles Department of City Planning Room 721
200 North Spring Street
Los Angeles, CA 90012

PROJECT LOCATION: 815 East Angelus Place
PROJECT: The demolition of a single-family dwelling and the construction of a new, two-story, 3,437 square-foot, single-family dwelling with an attached garage, roof deck, and a swimming pool.

Presented below are comments submitted on behalf of the Los Angeles Unified School District (LAUSD) regarding the subject project located at 815 East Angelus Place. LAUSD is concerned about the potential negative impacts of the project on our students, staff and parents traveling to and from Coeur D' Alene Avenue Elementary School. Due to the fact that the project site is approximately 325 feet from the school. Based on the extent/location of the proposed development, it is our opinion that environmental impacts on the surrounding community (pedestrian safety) may occur. Since the project may have an environmental impact on LAUSD schools, recommended conditions designed to help reduce or eliminate potential impacts are included in this response.

Pedestrian Safety

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective conditions are employed to reduce construction and operation related pedestrian safety impacts on District sites, we ask that the following language be included in the recommended conditions for pedestrian safety impacts:

- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon your request.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- Haul routes are not to pass by any school, except when school is not in session.
- No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.

- Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.

The District's charge is to protect the health and safety of students and staff, and the integrity of the learning environment. The comments presented above identify potential environmental impacts related to the proposed project that must be addressed to ensure the welfare of the students Coeur D' Alene Avenue Elementary School , their teachers and the staff, as well as to assuage the concerns of the parents of these students. Therefore, the recommended conditions set forth in these comments should be adopted as conditions of project approval to offset environmental impacts on the affected school students and staff.

Thank you for your attention to this matter. If you need additional information, please contact me at (323) 286-7377.

Regards,



Alex Campbell
Assistant CEQA Project Manager



14 June 2021

DIR-2019-5903-CDP-MEL : 815 Angelus Place
WLAAPC Hearing 16 June 2021

GRANT THE APPEAL

Dear West L.A. Area Planning Commission,

Citizens Preserving Venice is a 501(c)3 organization with the goals of preserving the character and scale of Venice as a Special Coastal Community, including its history and its social, cultural, racial and economic diversity, and of stabilizing affordable housing in Venice. We are not activists. Rather, we advocate for the coastal and city laws that protect the coast and its affordable housing to be followed. Appeals have been our most effective tool in pursuing our goals.

The City has erred and abused its discretion in approving this CDP. Please uphold the appeal and deny the 815 Angelus project as proposed, for the reasons listed below.

1. There is a clear precedential decision by the West L.A. Area Planning Commission (WLAAPC), denying a project that was 13% smaller than 815 Angelus, just 9 houses (1/2 block) away, on the same street, in the same neighborhood.

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

- the development is not in conformity with Chapter 3 of the California Coastal Act of 1976 and would be out of scale in contrast to the single-family dwellings on Angelus Place,
- the proposed project conflicts with Section 30251 of the California Coastal Act, which states the importance of preserving and protecting the scenic and visual qualities of the coastal areas with regards to the character, mass and scale as part of the scenic qualities of the Venice Coastal Zone, and it would create an adverse cumulative impact on this special coastal community,
- the development will prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976,

- policy I.A.2 of the certified LUP states that developments in stable single-family residential neighborhoods must ensure that the character and scale of existing single-family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development, and
- approval of projects that are out-of-character with the surrounding community sets a bad precedent and creates a cumulative impact on the neighborhood, making developing a Local Coastal Program for Venice impossible to be in conformity with Chapter 3 of the Coastal Act.

The 815 Angelus project is proposed to be 3,437 square feet, 393 square feet (13%) larger than the one at 720 Angelus that you previously denied.

Please consistently, correctly apply the coastal zone laws in this appeal determination as you did for the almost identical project, 720 Angelus. Contrary to what the developer lobby and its lawyers would like you to believe, these projects in the Coastal Zone areas of the City are NOT by right if they comply with the LAMC and Venice Coastal Zone Specific Plan (VCZSP), which is a City ordinance that was never certified by the Coastal Commission as it did not conform with Chapter 3 of the Coastal Act. The City's CDP decisions are discretionary and must be based on all of the coastal regulations included in the Coastal Act and certified Venice Local Coastal Program Land Use Plan (LUP); the City's CDP decisions are specifically NOT to be based on the City's non-certified regulations (which include the VCZSP).

2. The findings are in error as they omit consideration of Venice's status as a Special Coastal Community, which is required by Coastal Act Section 30253(e) and LUP Policy Section I.E.
 - a.
 - b. Special Coastal Community is defined in the LUP (page I-16) as:

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

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

In making Finding 1 that the development is in conformity with Chapter 3 of the

Coastal Act, the City makes no mention of protecting the Special Coastal Community of Venice. The City errs and abuses its discretion as it only cites Coastal Act Chapter 3 Section 30253(e) regarding special communities but does not analyze and make a finding re. conformance of the project with this key Chapter 3 section.

Thus, with respect to Venice as a Special Coastal Community, the proposed project does not conform with the requirements of:

- Coastal Act Section 30253(e) Minimization of adverse impacts
- Sections 58 (c) and (e) of the 1975 Coastal Plan
- LUP Policy I.E.1 Preservation of Venice as a Special Coastal Community
- LUP Policy I.E.2. Scale
- LUP Policy I.E.3. Architecture

3. The project is not compatible with the mass, scale and character of the surrounding neighborhood.

Facts/evidence:

- The 800 block of Angelus consists of 26 lots.
- 21/26 (81%) are single story, average 1,174 sq ft, with a FAR of .28.
- 3/26 (12%) have a partial second story, average 1,426 sq ft, with a FAR of .34.
- 2/26 (7%) are 2 story, average 2,630 sq ft, with a FAR of .63.
- The average of all 25 homes on the block is 1,271 sf.
- The existing structure at 815 Angelus is 1,066 sf, on a 4,200 sq ft lot, a FAR of .25.
- The proposed project is 3,437 sf, with a FAR of .82, 3.3 times larger than the FAR for the existing home.
- The proposed home would be by far the biggest home on the block.

The neighborhood that includes Angelus Place is a special and unique neighborhood. The street is 24 feet wide, creating a closeness not felt by people living on surrounding streets which are 10 to 16 feet wider. The lots are small and substandard.

Also, the properties cited in the CDP that are used as examples of previous zoning actions and Coastal Commission actions are not located on Angelus Place and they do not represent valid comparisons. In addition, the fact that the WLAAPC action for 720 Angelus (see 1. above) was not considered by the decision maker is a glaring omission and error. The projects used in the City's determination are on streets that are approximately 30 to 50 feet wide, or that are fronting the Venice Canals, which are much wider, or are situated on a walk street. This difference in surrounding spaces creates a different character to the location. Another difference is that the streets used in the determination analysis have been developed either fully with 2 or 3 story houses or have multiple mature 2-3 story houses.

In addition, City Planning has heard public testimony from community members that the proposed project would be grossly incompatible with the scale and character of the single-family dwellings in the surrounding neighborhood on Angelus Place.

However, the CDP determination and the Staff response to the appeal are full of conclusory statements, with no logic between the evidence in the neighborhood and their conclusions.

The project is not visually compatible with the character of surrounding areas, as required by Coastal Act Section 30251 Scenic and visual qualities.

This project does not respect the scale and character of community development, is not of a scale compatible with the community with respect to bulk, height, buffer and setback, and does not respect the scale, massing and landscape of the existing residential neighborhood, as required by LUP Policy Preservation of Venice as a Special Coastal Community I.E.2.

The project does not maintain the neighborhood scale and massing as required by LUP Policy Preservation of Venice as a Special Coastal Community I.E.3. Architecture.

Thus, the findings that the project conforms with the standard of review, the Coastal Act, and its guidance, the LUP, are in error and the project cannot be approved; thus, the decision maker has abused its discretion in approved a CDP for the project.

4. The project would cause a significant adverse cumulative impact to the character and scale of the neighborhood and to Venice as a Special Coastal Community, a Coastal Resource to be protected.

The City errs as it does not consider the cumulative effects of the project on coastal resources, which is required for all projects in the Coastal Zone (Coastal Act Sections 30105.5 and 30250). The Coastal Act requires that new development not have a significant adverse impact, either individually or cumulatively, on coastal resources. The Coastal Commission designated Venice as a Special Coastal Community and a Coastal Resource to be protected against projects of this size and scale. The City must do an analysis of cumulative impacts on the community character and the scale of this unique coastal neighborhood by considering the impacts of past development in conjunction with current and probable future projects.

As noted in these excerpts from recent judicial orders below, a cumulative impacts analysis is required:

Excerpts from Order of Hon. Mitchell Beckloff, Judge of the Superior Court of California Granting Petition for Writ of Mandate in Part, September 15, 2020

(Case No: 19STCP03010)--Petitioner argues the Coastal Commission "abused its discretion by failing to perform a cumulative impact analysis of the...Project." ...The Commission does not take issue with Petitioners' position a cumulative impacts analysis is required under the law....The Commission admitted it did not consider cumulative impacts in its original staff report. The Commission's discussion concerning previously approved projects and the City's ability to prepare a Local Coastal Program (LCP) is insufficient in the context of Public Resources Code section 30250, subdivision (a). While the Commission must consider prejudice to the City's creation of a LCP, the statute requires a determination that the new development "will not have significant adverse effects, either individually or cumulatively, on coastal resources." (Pub. Res. Code 30250, subd. (a).) The Commission's single reference to previously approved projects does not comply with its obligation under the statute. It does not address "the effects of other current projects, and the effects of probable future projects."Finally, that the Project in the Commission's view is compatible with community character and size of "surrounding structures" does not address "the effects of other current projects, and the effects of probable future projects." (Pub. Res. Code 30105.5.) ... Here, by statute a cumulative effects analysis requires consideration of "the effects of other current projects, and the effects of probable future projects." (Pub. Res. Code 30105.5.) ...

Regarding subjective judgements, the Order goes on to say:...Petitioner contends decisions about character involve "subjective judgment on the project's appropriateness" for the neighborhood. The subjective nature of "compatibility of the project with the surrounding area ..." is supported by caselaw. (Reddell v. California Coastal Com. (2009) 180 Cal.App.4th 956, 970.) The California Coastal Plan adopted in 1972 also recognizes "certain communities and neighborhoods have special cultural, historical, architectural, and aesthetic qualities that are as important to the coastal zone as are its natural resources." (Petitioners' RJN, Ex. C p. 20.) The plain meaning of "character" is "the aggregate of features and traits that form the individual nature of some person or thing." (Random House, Webster's Desk Dictionary (1983) p. 152.) ...

Excerpts from Order of Hon. James C. Chalfant, Judge of the Superior Court of California, Granting Petition for Writ of Mandate, May 28, 2019 (Case No: BS170522) The Coastal Act requires a cumulative impact analysis: "[T]he incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." 30105.5... The staff report's analysis failed to address the Project's cumulative impact with other past, present, and future projects on the community and on the City's ability to certify a LCP... The Commission therefore principally compares new projects with those it has previously approved rather than to the small homes originally built decades earlier. The Commission's approach is practical and appropriate, but it runs the risk of changing the character of the community as Petitioners argue... the "foot in the door" and precedential approval of a larger project can lead to a set of approvals that cumulatively change the nature of the neighborhood. The Commission should be sensitive to this fact. It was obligated by section 30105.5 to address the Project's cumulative

impact and failed to do so... The Commission failed to proceed in the manner required by law and abused its discretion by not considering the Project's cumulative impact with other approved projects on the character of the neighborhood and the City's ability to certify a LCP. The petition for writ of mandate is granted.

Every Coastal Commission decision since the above summarized Court orders were issued has contained a cumulative impacts analysis and references Coastal Act Section 30250 as requiring one:

See page 11: <https://documents.coastal.ca.gov/reports/2019/6/W11c/w11c-6-2019-report.pdf>

See page 10:

<https://documents.coastal.ca.gov/reports/2020/2/W20a&21a/w20a&21a-2-2020-report.pdf>

See page 13: <https://documents.coastal.ca.gov/reports/2020/9/Th18b/Th18b-9-2020-report.pdf>

See pages 10 & 14: <https://documents.coastal.ca.gov/reports/2020/10/Th12c/Th12c-10-2020-report.pdf>

See pages 8-9 & 14 : <https://documents.coastal.ca.gov/reports/2020/11/W14a/W14a-11-2020-report.pdf>

See page 16: <https://documents.coastal.ca.gov/reports/2021/3/Th12a/Th12a-3-2021-report.pdf>

The City must do the same and consider the cumulative impact of this project when issuing a City CDP. But City Planning continues to err on these key points in spite of Court decisions and prior decisions of the Coastal Commission that make it very clear that a cumulative impacts analysis is required.

The neighborhood's largest 2 story house is 2,937 sq ft and the average of both of the only 2 story houses on the block is 2,630 sq ft. The increase from the average 2-story building size of 2,630 sq ft to a 3,437 sq ft new home is 31 %, or 1.3 times the size of the existing average of the existing 2-story homes. The increase from the neighborhood's largest 2-story home, of 2,937 sq ft, is 17%. In addition, the proposed home would be 2.6 times the size of the 1,315 sq ft average of all 26 homes on the block. The effect of allowing such a large precedent would likely lead to future requests for building projects that are even larger and more incompatible with the established neighborhood's mass, scale, and character, which would cause a significant adverse cumulative impact on community character and scale/mass of the neighborhood. Thus, the project must be denied.

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

Coastal Zone. Again, the project must be denied.

This is not a matter for a “legislative body.” This is an appeal hearing by a quasi-judicial body, which has the responsibility to determine whether the City CDP findings are in error and whether the decision maker abused its discretion. The applicant and community members have provided substantial evidence that the findings are incomplete and erroneous and that the decision maker’s conclusions are an abuse of discretion. Please uphold the appeal and deny this project.

Sincerely,

Sue Kapan, President
Citizens Preserving Venice

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



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

June 14, 2021

TO: West Los Angeles Planning Commission

FROM: Kevin Fulton, Planning Assistant

ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. DIR-2019-5903-CDP-MEL-1A; 815 East Angelus Place

The following technical modifications are to be incorporated into the staff recommendation report to be considered at the West Los Angeles Area Planning Commission meeting of June 16, 2021, related to Item No. 5 on the meeting agenda. The modification includes additional documents to update Exhibit B and Exhibit E of the Staff Recommendation Report as well as modified text to reflect a change in the project floor area.

Exhibit E – Context Maps and Massing Analysis, which was not previously included in the staff recommendation report is attached.

Exhibit B includes the stamped project plans “Exhibit A”. On June 9, 2021, the applicant submitted updated plans, reflecting a decrease in the project size from 3,437 square feet to 3,223 square feet. The following modification is recommended to update the project’s total floor area in the Director’s Determination.

Planning Staff recommends the Commission adopt the following changes to the recommended Conditions of Approval and Findings, and to adopt updated “Exhibit A” stamped plans dated June 11, 2021.

Text changes are noted as follows: deletions in **~~bold strikethrough~~** and additions as **bold underline**.

Grant Clause should be modified as follows:

Approve a Coastal Development Permit authorizing the demolition of a single-family dwelling and the construction of a new, two-story, ~~3,437~~ **3,223** square foot, single-family dwelling with an attached garage, roof deck, and a swimming pool. The project provides a total of three (3) parking spaces and is located in the Single Permit Jurisdiction area of the Coastal Zone; and

Background should be modified as follows:

The applicant is requesting a Coastal Development Permit authorizing the demolition of a single-family dwelling and the construction of a new two-story, ~~3,437~~ **3,223** square-foot single-family dwelling with an attached garage, roof deck, and a swimming pool. The project provides a total of

three onsite parking spaces. In addition, the project is subject to review for compliance with the Mello Act.

Finding No. 1 should be modified as follows:

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, traffic, the environment and significant resources, and coastal access. Applicable provision are as follows:

Section 30244 Archaeological and Paleontological Resources.

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required. The subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are discovered during necessary excavation or grading activities, the project is subject to compliance with Federal, State and Local regulations already in place.

Section 30250 Location; existing developed area.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. The proposed project is located in a residential neighborhood developed with similar single and multi-family dwellings. The project will demolish a single-family dwelling and construct a new two-story, 3,437 square-foot single-family dwelling with an attached garage, roof deck, and a swimming pool. The new residential structure will maintain connections and access to all public services required for residential uses, including water and sewage, waste disposal, gas, and electricity. Therefore, the proposed development will be adequately serviced and will not have a significant adverse impact on coastal resources.

Section 30251 Scenic and Visual Qualities.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting. The subject property is located on a relatively flat parcel one (1) mile from the Pacific Shoreline. The proposed project will demolish a single-family dwelling and construct a new two-story, ~~3,437~~ **3,223** square-foot single-family dwelling with an attached garage, roof deck, and a swimming pool. The project observes the maximum flat roof line height (25 feet) while the maximum varied roofline height (26 feet) is four (4) feet below the limit (30 feet). It is compliant with all other pertinent development regulations for the R2-1 zone and Venice Coastal Zone Specific Plan. There are 25 lots on this block of Angelus Place (bounded by Grandview Avenue and Oakwood Avenue), excluding the subject property. These lots are improved with single and multi-family dwellings, of which twenty (20) are one-story, two (2) are two-story, and three (3)

have a partial second story. Both dwellings with a full second story are located nearby the subject site at 819 & 818 East Angelus Place respectively. The existing dwellings on the block feature a diverse range of architectural styles and massing. Other common design elements include varied rooflines and decorative walls along the lot frontage. The proposed project exceeds the required front-yard setback and includes a varied roofline and decorative wall along the lot frontage. The varied roofline and transparent façade help break up the massing, while the wood framing along part of the façade adds visual interest, color, and texture. As such, the proposed project will be visually compatible with the character of the surrounding community and is designed and sited to protect views to and along the ocean.

Section 30252 Maintenance and Enhancement of Public Access.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development. The subject property is located one (1) mile from the Pacific Shoreline and 3,462 feet from the Venice Canals. The project is limited to the subject property, providing adequate parking for the proposed dwelling unit; three on-site parking spaces. No improvements are proposed or required within the right-of-way, and the project will not obstruct access to or from the site. No permanent structures would be placed within the public right-of-way and public access to the coast would not be obstructed. As such, the proposed project will not conflict with any public access policies of the Coastal Act.

Section 30253 Minimization of Adverse Impacts.

New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses. The project site is not located on a bluff or cliff but is located in a Liquefaction Zone. It is also located within 5.5 kilometers of the Santa Monica Fault. The proposed project will be subject to all relevant developmental regulations and regulatory compliance measures established by the various City departments and the Conditions of Approval imposed herein. Compliance with such requirements will minimize risks to life and property in areas of geologic hazard.

The proposed project will not produce any adverse impacts as it relates to public access, recreation, marine environment, land resources, or existing development as the subject property is located in an urbanized residential neighborhood one (1) mile from the Pacific Shoreline. The proposed project will neither interfere nor reduce access to the shoreline or along the coast. The proposed project will not adversely impact any recreational uses and activities, the marine environment, and other environmentally sensitive habit areas. The subject property is not located in an area with known archaeological or paleontological resources and will be required to comply with existing regulations, if discovered. The proposed project will not involve the diking, filing, or

dredging of the open coastal waters. The proposed project will be served by existing public facilities and will not degrade the scenic and visual qualities of nor interfere with public access to the coastal area. Therefore, the proposed project will be in conformity with Chapter 3 of the Coastal Act.

Finding No. 2 should be modified as follows:

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

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

As discussed, the project consists of the demolition of a single-family dwelling and the construction of a new ~~3,437~~ 3,223 square foot, two-story single-family dwelling with an attached garage, roof deck, and a swimming pool. A total of three onsite parking spaces are provided. The subject site is within the Southeast Venice subarea of the Venice Coast Zone Specific Plan. It is zoned R2-1 and designated for Low Medium I Residential land uses. The proposed project is consistent with the following policies of the Land Use Plan:

Policy I.A.1 identifies general residential development standards regarding roof access structures and lot consolidation restrictions. No lot consolidation is proposed. The proposed roof access structure meets all requirements for roof access structures.

Policy I.A.6 includes development standards for projects in areas designated for Multi-family Residential – Low Medium I Density; the standards address use, density, yards, and height for the Southeast Venice Subarea. The project proposes the demolition of a single-family dwelling and the construction of a new single-family dwelling, with a maximum flat roofline height of 25 feet and a maximum varied roofline height of 26 feet. The project is consistent with the residential uses and density allowed in the R2-1 Zone and the maximum height for structures located in the Southeast Venice Subarea. The project provides a 21-foot front yard, a 15-foot rear yard, and 4-foot side yards, consistent with the requirements of the R2 zone and the existing scale and character of the neighborhood.

Policy II.A.3. outlines the Parking Requirements for the project: single-family dwellings on lots 35 feet or more in width if adjacent to an alley are required to provide three parking spaces. The subject site has a width of 40 feet and will provide three parking spaces for the single-family dwelling.

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

Finding No. 3 should be modified as follows:

- 3. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments**

thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.

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

The project consists of the demolition of a single-family dwelling and the construction of a new ~~3,437~~ 3,223 square foot, two-story single-family dwelling. As discussed, the project consists of the demolition of a single-family dwelling and the construction of a new ~~3,437~~ 3,223 square foot, two-story single-family dwelling with an attached garage, roof deck, and a swimming pool. The Regional Interpretive Guidelines have been reviewed and the proposed project is consistent with the requirements for the Southeast Venice Subarea; the project also complies with the policies of the LUP and standards of the Specific Plan.

Finding No. 4 should be modified as follows:

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

The project consists of the demolition of a single-family dwelling and the construction of a new ~~3,437~~ 3,223 square foot, two-story single-family dwelling, providing three on-site parking spaces. The development does not conflict with prior decisions of the Coastal Commission. The Coastal Commission recently took action on the following projects in the Venice Coastal Zone:

- In September 2020, the Coastal Commission approved a Coastal Development permit for the construction of a new three-story, 33.8-foot high, 4,827 square-foot single-family residence with a 530 square-foot accessory dwelling unit and three on-site parking spaces on a 3,545 square-foot vacant canal-front lot, located at 3819 Via Dolce (Application No. 5-19-1167).
- In March 2020, the Coastal Commission approved a Coastal Development Permit for the substantial demolition, major renovation of, and 1,724-square foot net addition to, an approximately 1,128 square foot, 20.3 foot high, one-story single family residence resulting in an approximately 2,852 square-foot, 28 feet high three-story single family residence with 1,111 square foot of new deck space, new attached two-car garage, and one additional onsite parking stall, 3.5 foot high rooftop guardrails, and hardscape and landscape improvements on a canal-fronting lot. The existing detached two-car garage, topped with a second-story and third-story recreation room, is proposed to be demolished. Project includes a request to maintain nonconforming front yard setback from the canal as well as encroachments beyond the property line adjacent to the canal, located at 441 Sherman Canal (Application No.5-19-0854)

- In February 2020, the Coastal Commission approved a Coastal Development Permit for the demolition of a 2-story, 25-foot high, 1,856 square foot duplex and construction of a 3-story, 28-foot high, 2,799 square foot single-family dwelling with a 2-story, 815 square foot accessory dwelling unit and 3 onsite parking spaces, located at 21 29th Avenue (Application Nos. A-5-VEN-19-0022 & 5-19-0949)
- In August 2019, the Coastal Commission approved a Coastal Development Permit to authorize the demolition of a 2-story, 1,693 square-foot single family residence built circa 1985 and construction of a 3-story, 30-foot high, 3,631 square-foot single-family residence with an attached 427 square-foot two-car garage and one additional on-site parking space on the driveway apron, and a 473 square-foot roof deck with 42-inch high railings on an approximately 2,850 square-foot canal-fronting lot, on a lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 237 Linnie Canal (Application No. 5-19-0233).
- In June 2019, the Coastal Commission approved a Coastal Development Permit to authorize the remodel and 987 square-foot addition to an existing 1,615 square-foot single family residence, demolition of an existing 456 square-foot detached garage, and construction of a new detached 688 square-foot accessory dwelling unit above a 555 square-foot three-car garage on a 3,780 square-foot lot, on a lot located in a Dual Permit Jurisdiction Area of the Coastal Zone at 17 Jib Street (Application No. 5-19-0129)
- In August 2018, the Coastal Commission approved a Coastal Development Permit to authorize the demolition of a 1-story, 700 square-foot single-family dwelling, and the construction of a 2-story, 24-foot high, approximately 2,878 square-foot single-family dwelling with an attached 2-car garage and roof deck, on a lot located in a Single Jurisdiction Area of the Coastal Zone at 2412 Clement Avenue (Application No. A-5-VEN-17-0072).
- In June 2018, the Coastal Commission approved a Coastal Development Permit to authorize the demolition of a 756 square-foot single family home on two adjoining residential lots and construction of an approximately 24-foot high, 1,560 square-foot, 3-level, single family residence with a rooftop deck and attached two-car garage on one 2,011.6 square-foot lot, located in a Single Permit Jurisdiction Area of the Coastal Zone at 678 Marr Street (Application No. A-5-VEN-17-0044).
- In February 2018, the Coastal Commission approved a Coastal Development Permit to authorize the addition to a one-story 1,331 square-foot single-family residence on a 2,650 square-foot walk-street lot, resulting in a three-story, 28-foot high, 3,075 square-foot single-family residence with a 413 square-foot two-car garage and an 819 square-foot roof-deck with a 10-foot high roof access structure, on a lot located in a Dual Jurisdiction Area of the Coastal Zone at 16 30th Avenue (Application Nos. 5-17-0695 & A-5-VEN-17-0034).

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

Finding No. 6 should be modified as follows:

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

Categorical Exemption No. ENV-2019-5904-CE was prepared for the proposed project consistent with the provisions of CEQA. The project consists of the demolition of a single-family dwelling and the construction of a new ~~3,437~~ 3,223 square foot, two-story single-family dwelling with an attached garage, roof deck, and a swimming pool. A total of three onsite parking spaces are provided. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines Sections 15301 (Class 1) and 15303 (Class 3).

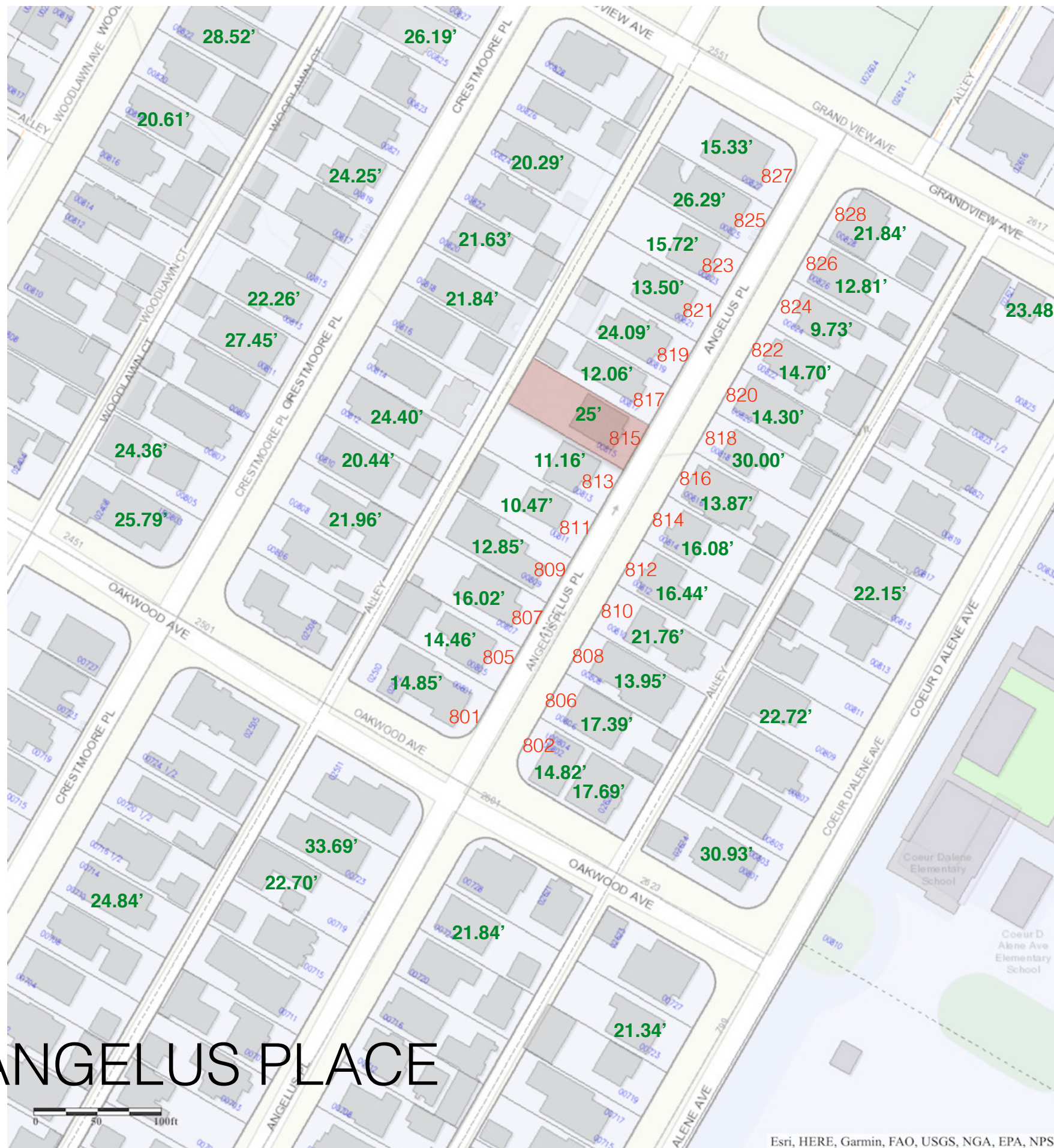
The Class 1 Categorical Exemption includes demolition and removal of individual small structures: (1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption; (2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished; (3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use; (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The project proposes demolition of an existing single-family dwelling.

The Class 3 Categorical Exemption allows for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; this includes one single-family residence, or a second dwelling unit in a residential zone, and Accessory (Appurtenant) Structures including garages. As previously discussed, the project will construct one new single-family dwelling and a new swimming pool.

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

- (a) Location. The project is not located in a sensitive environment. Although the project is located within the Coastal Zone, the residential neighborhood is not identified as a sensitive environmental resource. The proposed project is consistent with the scale and uses proximate to the area. The subject site is not located in a fault or flood zone, nor is it within a landslide area. Although the site is located within a Liquefaction Zone, the project is subject to compliance with the requirements of the Building and Zoning Code that outline standards for residential construction.
- (b) Cumulative Impact. The project is consistent with the type of development permitted for the area zoned R2-1 and designated Low Medium I Residential use. The proposed development of a single-family dwelling will not exceed thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts.
- (c) Significant Effect. A Categorical Exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project consists of work typical in a residential neighborhood and, as such, no unusual circumstances are present or foreseeable.
- (d) Scenic Highways. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject property is located several miles to the southeast of State Route 27. Therefore, the proposed project will not create any impacts to scenic resources within a State-designated Scenic Highway.

- (e) Hazardous Waste Sites. According to the EnviroStor, the State of California's database of hazardous waste sites, neither the subject property nor any property in the vicinity, is identified as a hazardous waste site.
- (f) Historical Resources. The subject site and exiting structure have not been identified as a historic resource or within a historic district (SurveyLA), the project is not listed on the National or California Register of Historic Places, or identified as a Historic Cultural Monument (HCM).



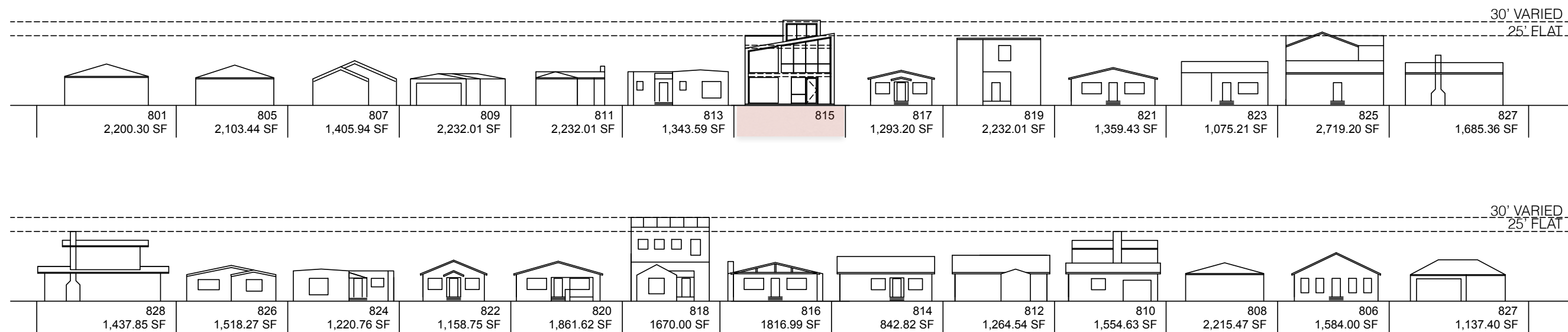
Green Text = Height

**5 other 2-story houses
on the 800 block of Angelus**

**23+ other 2-story houses
on adjacent blocks**

Site Context Analysis Index Map

Esri, HERE, Garmin, FAO, USGS, NGA, EPA, NPS

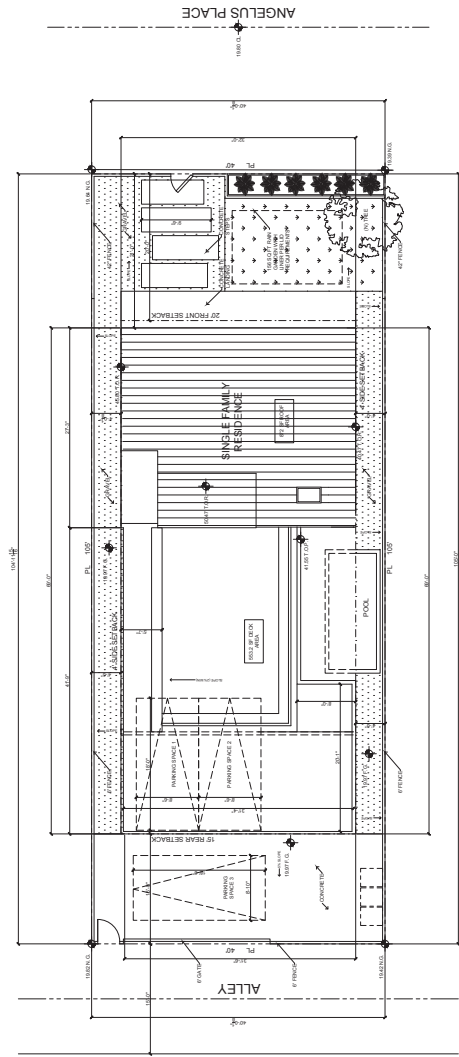


815 E. ANGELUS PLACE

Site Context Analysis
800 Block Heights + SF

REVISED
5:56 pm, Jun 11, 2021

EXHIBIT "A"
Page No. 2 of 8
Case No. DIR-2019-5903-CDP-MEL



SITE PLAN
1/8" = 1'-0" 1

SHEET:
A1.0

SHEET TITLE
SITE PLAN

DATE: 06.08.2021

REVISIONS:

PROJECT:
ANGELUS
2016-07

ANGELUS RESIDENCE
815 W ANGELUS PLACE
VENICE, CALIFORNIA 90291

LAURA
DONOVAN
ARCHITECTURE
1022 AMOROSO PLACE VENICE, CALIFORNIA 90291
LD @ LAURADONOVANARCH.COM 310 272 8878

PLAN NOTES

1. DO NOT SCALE FROM DRAWINGS. DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHOULD BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.
4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.
6. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE SHOWERHEADS SHALL BE CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 8.0 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
7. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.

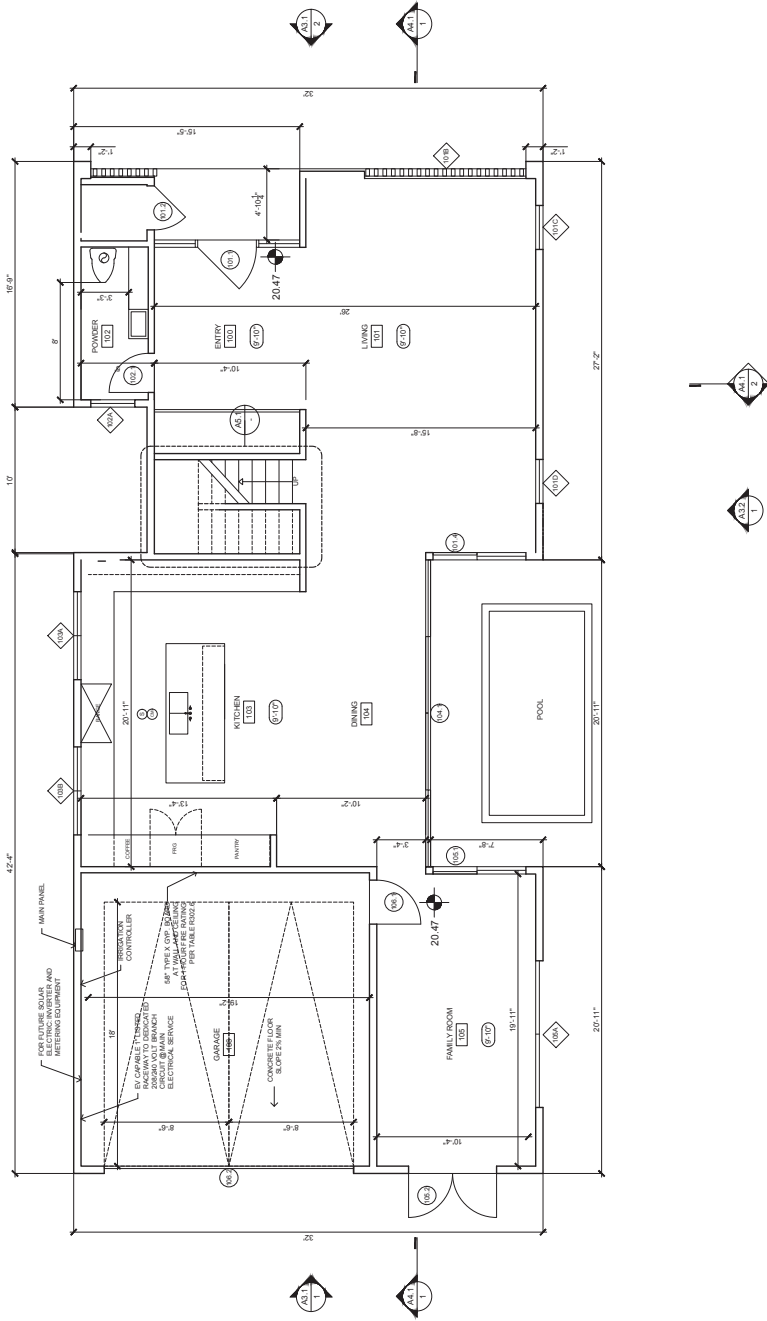
- ⊙ EXHAUST VENT (ENERGY STAR, HUMIDISTAT CONTROLLED)
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR

- NEW 2X4 WOOD FRAMING
- NEW 2X6 WOOD FRAMING
- CMU
- CONCRETE

REVISED

5:56 pm, Jun 11, 2021

EXHIBIT "A"
Page No. 3 of 8
Case No. DIR-2019-5903-CDP-MEL



FIRST FLOOR PLAN
1/4" = 1'-0"

1

SHEET:

A2.1

FIRST FLOOR
PLAN

SHEET TITLE

DATE: 06.08.2021

REVISIONS:

Copyright 2021 Angelus Architecture, LLC

2016-07

PROJECT:

ANGELUS
RESIDENCE

815 W ANGELUS PLACE
VENICE, CALIFORNIA 90291

LAURA
DONOVAN
ARCHITECTURE

1022 AMOROSO PLACE VENICE, CALIFORNIA 90291
LD @ LADONOVANARCH.COM 310 272 8878

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REVISED

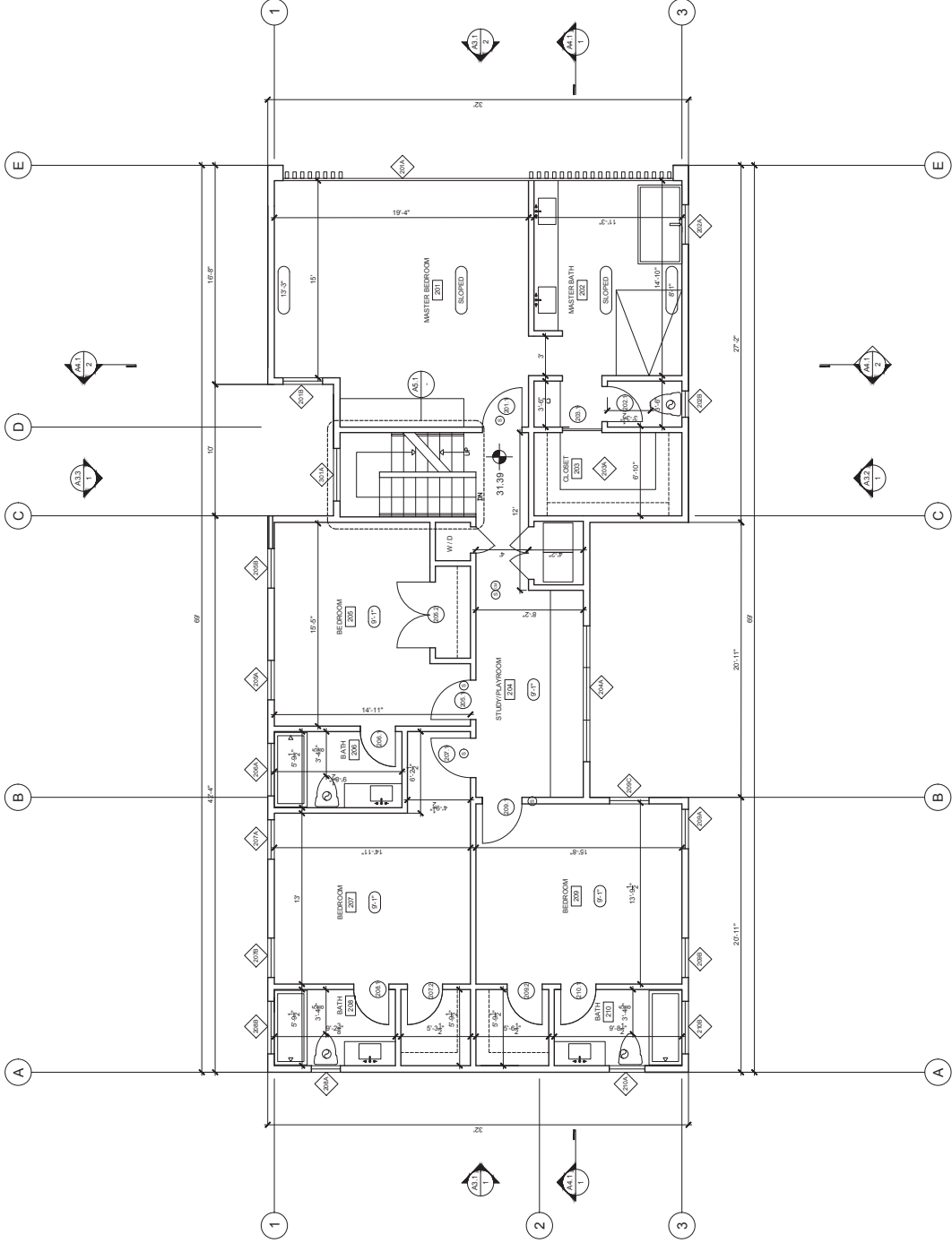
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EXHIBIT "A"

Page No. 4 of 8

Case No. DJR-2019-5903-CDP-MEL

- EXHAUST VENT (ENERGY STAR, HUMIDISTAT CONTROLLED)
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- NEW 2X4 WOOD FRAMING
- NEW 2X6 WOOD FRAMING
- CMU
- CONCRETE



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

LAURA DONOVAN ARCHITECTURE
1022 AMAROSO PLACE VENICE, CALIFORNIA 90291
LD @ LADONOVANARCH.COM 310 272 8878

ANGELUS RESIDENCE
815 W ANGELUS PLACE
VENICE, CALIFORNIA 90291

PROJECT:
ANGELUS
2016-07

REVISIONS:
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SHEET TITLE
SECOND FLOOR
PLAN

SHEET:
A2.2

1. DO NOT SCALE FROM DRAWINGS. DIMENSIONS GOVERN.
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5:57 pm, Jun 11, 2021

EXHIBIT "A"
Page No. 5 of 8
Case No. DIR-2019-5903-CDP-MEL



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

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REVISIONS-

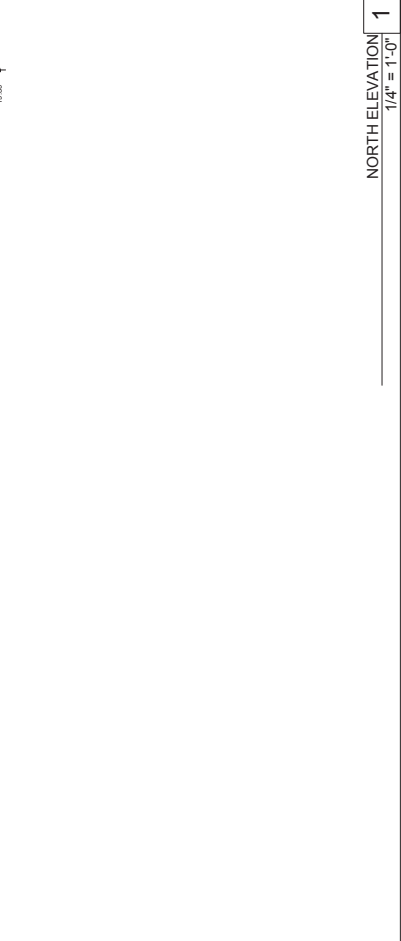
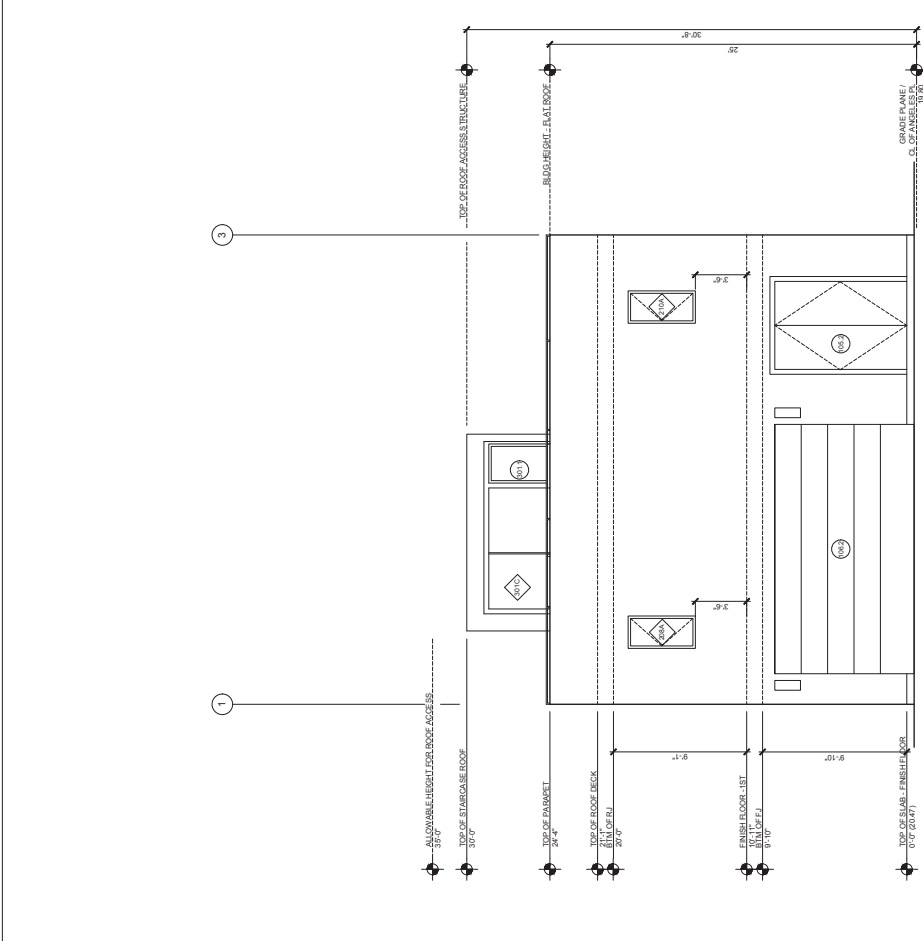
DATE: 06.08.2021

SHEET TITLE:

ROOF PLAN

A2.3

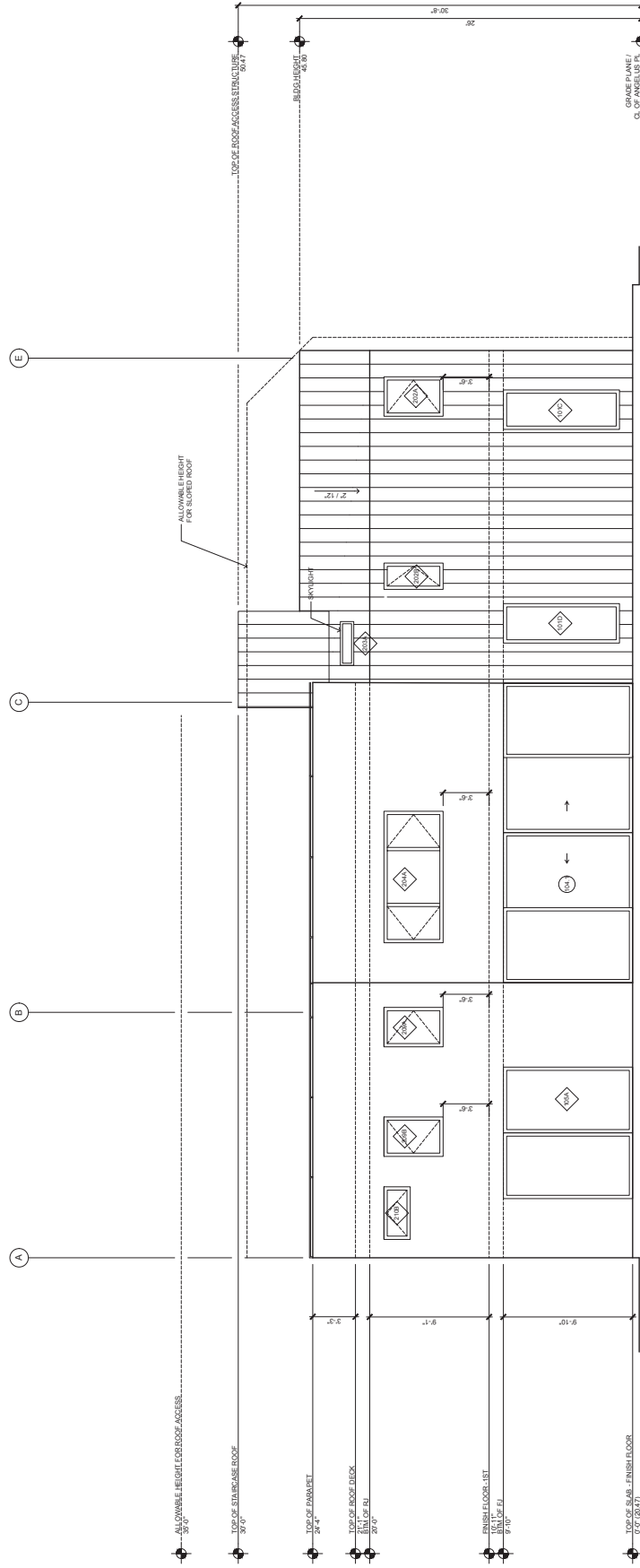
Laura Donovan Architecture
1022 Amoroso Place Venice, California 90291
LD@LAURADONOVANARCH.COM 310 272 6878



SOUTH ELEVATION 2
1/4" = 1'-0"

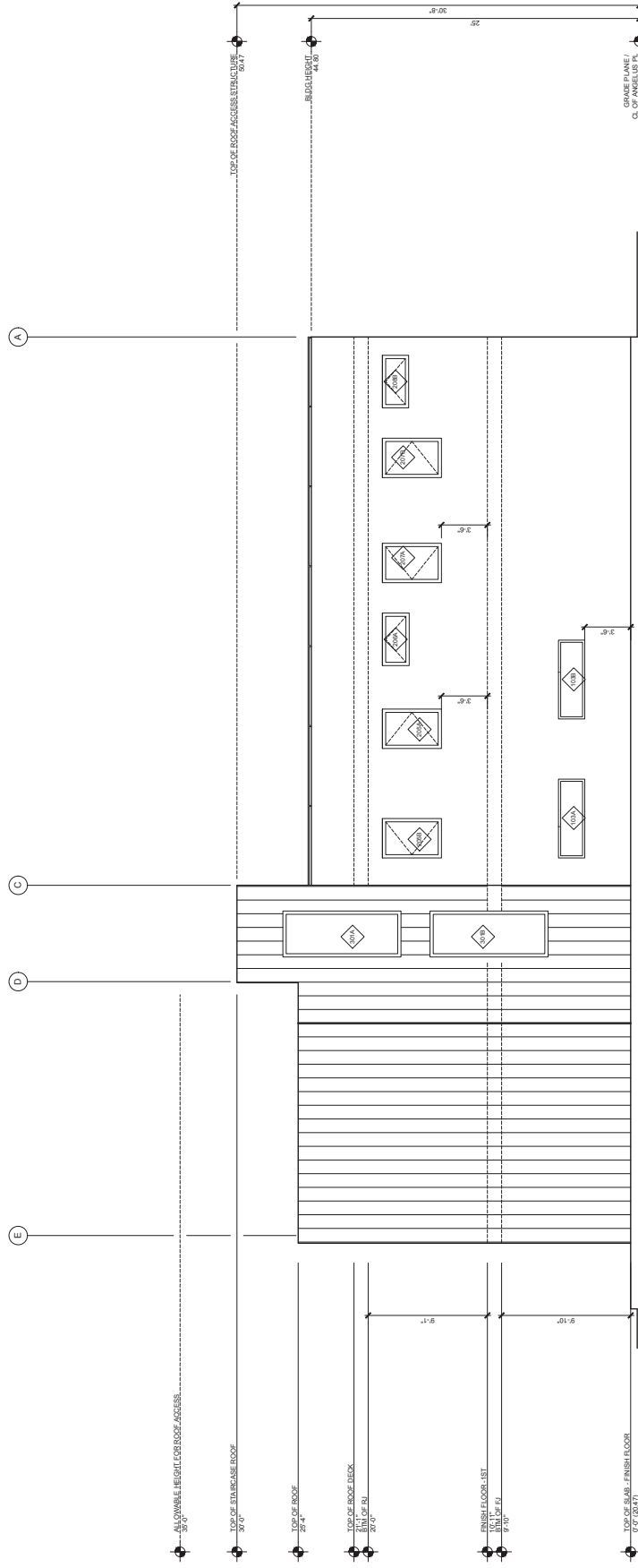
REVISED
5:57 pm, Jun 11, 2021

EXHIBIT "A"
Page No. 6 of 8
Case No. DIR-2019-5903-CDP-MEL



REVISED
5:58 pm, Jun 11, 2021

EXHIBIT "A"
Page No. 7 **of** 8
Case No. DIR-2019-5903-CDP-MEL



REVISED
5:58 pm, Jun 11, 2021

EXHIBIT "A"
Page No. 8 of 8
Case No. DIR-2019-5903-CDP-MEL

DAY OF HEARING SUBMISSIONS



James Williams <james.k.williams@lacity.org>

Reconsideration of June 2 315 6th Ave

2 messages

Citizens Preserving Venice <preservingvenice@gmail.com>

Wed, Jun 16, 2021 at 12:15 PM

To: Planning APC West LA <apcwestla@lacity.org>, James Williams <james.k.williams@lacity.org>

Cc: Bill Przylucki <bill@power-la.org>, Robin Rudusill <wildrudi@me.com>

James,

We would like to ask for a reconsideration for the project heard on June 2:

AA-2019-2609-PMLA-SL-1A CEQA: ENV-2019-2613-CE

I know we must ask for it at this meeting today and that it should be done during General Public Comment. Will this do as an official request or must we do more? Please advise.

Thank you.

Sue

Sue Kaplan, President,
Citizens Preserving Venice
preservingvenice@gmail.org
www.citizenspreservingvenice.org

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

James Williams <james.k.williams@lacity.org>

Wed, Jun 16, 2021 at 12:38 PM

To: Citizens Preserving Venice <preservingvenice@gmail.com>

Good day Sue!

I will add this to the day of meeting submissions.

Best regards,

James



James K. Williams
Commission Executive Assistant II
Cultural Heritage Commission
West LA Area Planning Commission

james.k.williams@lacity.org
T: (213) 978-1295

Los Angeles City Planning

6/16/2021

City of Los Angeles Mail - Reconsideration of June 2 315 6th Ave

200 N. Spring St., Room 272
Los Angeles, CA 90012
Planning4LA.org



[Quoted text hidden]



Planning APC West LA <apcwestla@lacity.org>

815 Angelus Place, Venice, DIR-2019-5903-CDP-MEL-1A Inbox1 message

April McKay <aprilmkay@gmail.com>

Tue, Jun 15, 2021 at 7:29 PM

To: apcwestla@lacity.org

I am opposed to this proposed project at 815 Angelus Place because it does not fit the mass or scale of 800 Angelus block. I live across the alley from it on Crestmoore Place and have written a number of opposition letters and emails as it has climbed its way up the approval ladder. Please deny this project or have them scale it down so it fits in the neighborhood.

Thanks.
April McKay