



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

West Los Angeles Area Planning Commission

Date: March 5, 2025
Time: After 4:30 p.m.
Place: Felicia Mahood Multipurpose Center
11338 Santa Monica Boulevard
Los Angeles, CA 90025

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/com-missions-boards-hearings> and/or by contacting apcwestla@lacity.org.

Public Hearing: November 18, 2024
Appeal Status: Appealable to City Council
Expiration Date: March 19, 2025
Multiple Approval: Yes

PROJECT LOCATION: 2419 South Ocean Front Walk

PROPOSED PROJECT: A 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an **Exemption** from CEQA pursuant to CEQA Guidelines, Section 15301, and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F, **Specific Plan Exceptions** to allow:
 - a. A maximum height of 35 feet ten inches for a Flat Roof, in lieu of 30 feet, as otherwise required by Section 10.F.3 of the Venice Coastal Zone Specific Plan.

Case No.: APCW-2021-4850-CDP-SPE-SPP-ZAA-F
CEQA No.: ENV-2021-4851-CE
Related Cases: N/A
Council No.: 11 – Park
Plan Area: Venice
Specific Plan: Venice Coastal Zone – North Venice Subarea
Certified NC: Venice
GPLU: Low Medium II Residential
Zone: RD1.5-1-O
Applicant: Juliette Cummins
Representative: N. Nicolas Brown, AICP
Seat at the Table, LLC

- b. A front yard fence providing a maximum height of 8 feet, in lieu of 6 feet, as otherwise required by Section 10.F.4 of the Venice Coastal Zone Specific Plan.
3. Pursuant to LAMC Section 11.5.7 C, a **Project Permit Compliance** review for a Project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan;
4. Pursuant to LAMC Section 12.20.2, a **Coastal Development Permit** for a Project located in the Dual Permit Jurisdiction of the Coastal Zone;
5. Pursuant to LAMC Section 12.24 X.7, **Zoning Administrator's Determinations** regarding fences to allow:
 - a. A rear yard fence/gate providing a maximum height of eight feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC;
 - b. A northerly side yard fence providing a maximum height of eight feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC; and
6. Pursuant to LAMC Section 12.28, **Zoning Administrator's Adjustments** to allow:
 - a. Side yard setbacks of three feet, in lieu of five feet as otherwise required by Section 12.09.1 B.2 of the LAMC;
 - b. An enclosure over a portion of the southerly side yard, in lieu of a side yard open to the sky, as otherwise required by Section 12.21 C.1(g) of the LAMC;
 - c. A southerly side yard fence entryway arbor providing a maximum height of 13 feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC; and
 - d. A roof deck guardrail at the perimeter wall, in lieu of a five-foot setback, as otherwise required by Section 12.21.1 B.3(a) of the LAMC.

RECOMMENDED ACTIONS:

1. **DETERMINE**, based on the whole of the administrative record, that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1), and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies.
2. For Specific Plan Exceptions:
 - a. **APPROVE** a Specific Plan Exception to allow a maximum height of 35 feet ten inches for a Flat Roof, in lieu of 30 feet, as otherwise required by Section 10.F.3 of the Venice Coastal Zone Specific Plan; and

- b. **DENY** a Specific Plan Exception to allow a front yard fence providing a maximum height of eight feet, in lieu of six feet, as otherwise required by Section 10.F.4 of the Venice Coastal Zone Specific Plan.
3. **APPROVE** a Project Permit Compliance review for a Project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan.
4. **APPROVE** a Coastal Development Permit for a Project located in the Dual Permit Jurisdiction of the Coastal Zone.
5. For Zoning Administrator's Determinations:
 - a. **APPROVE** a Zoning Administrator's Determination to allow a rear yard fence/gate providing a maximum height of eight feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC; and
 - b. **APPROVE** a Zoning Administrator's Determination to allow a northerly side yard fence providing a maximum height of eight feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC.
6. For Zoning Administrator's Adjustments:
 - a. **APPROVE** a Zoning Administrator's Adjustment to allow side yard setbacks of three feet, in lieu of five feet as otherwise required by Section 12.09.1 B.2 of the LAMC;
 - b. **DENY** a Zoning Administrator's Adjustment to allow an enclosure over a portion of the southerly side yard, in lieu of a side yard open to the sky, as otherwise required by Section 12.21 C.1(g) of the LAMC;
 - c. **DENY** a Zoning Administrator's Adjustment to allow a southerly side yard fence entryway arbor providing a maximum height of 13 feet, in lieu of six feet, as otherwise required by Section 12.22 C.20(f) of the LAMC; and
 - d. **DISMISS** a Zoning Administrator's Adjustment to allow a roof deck guardrail at the perimeter wall, in lieu of a five-foot setback, as otherwise required by Section 12.21.1 B.3(a) of the LAMC.
7. **ADOPT** the attached Conditions of Approval and Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Theodore L. Irving

Theodore L. Irving, AICP
Principal City Planner

Juliet Oh

Juliet Oh, Senior City Planner

Ira Brown

Ira Brown, City Planner

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. 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 agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the American Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

PROJECT SUMMARY

The project consists of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, a new eight-foot-tall perimeter fence on the front, rear and northerly side yards, and a 13-foot-tall entryway arbor.

BACKGROUND

The subject site is relatively flat, rectangular, corner lot with a width of 28 feet and a depth of 90 feet for a total lot area of approximately 2,520 square feet. The property fronts Ocean Front Walk with a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan. The subject site is located within the Los Angeles Coastal Transportation Corridor Specific Plan, the Venice Coastal Zone Specific Plan (North Venice Subarea) and the Dual Permit Jurisdiction area of the California Coastal Zone. In addition, the subject site is located within a Methane Zone, a Liquefaction area, a Tsunami Hazard Zone and approximately 5.84 kilometers from the Santa Monica Fault zone.

Existing Uses

The subject site is improved with a 3,833 square foot, three-story, duplex with two Guest Rooms, providing six parking spaces within an at-grade basement built in 1971. The existing structure provides a legally non-conforming height of 35 feet (flat roof). In addition, the subject site provides an over-in-height fence of eight feet along the southerly side yard adjoining 25th Avenue, approved under case number ZA-2019-5246-F.

Surrounding Zones and Uses

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

Streets and Circulation

Ocean Front Walk, a Local Standard Street, adjoining the front property line, is dedicated to a width of 50 feet and improved with a concrete public right-of-way. This public right-of-way is closed

to vehicular traffic and is utilized as a pedestrian walkway. This pedestrian walkway is also referred to as the Venice Boardwalk.

25th Avenue, a Local Standard Street, adjoining the side property line, is dedicated to a width of 60 feet and a roadway width of 36 feet. The actual right-of-way width is approximately 36 feet. 25th Avenue is improved with a roadway, concrete curb, and sidewalk.

Speedway, a Local Standard Street, adjoining the rear property line, is dedicated to a width of 20 feet and is improved with an asphalt roadway. Speedway is not improved with gutters, curbs, or sidewalks; as such, Speedway functions as an alley.

Previous zoning related actions at the subject site include:

DIR-2019-2528-CDP and ZA-2019-5246-F – On April 1, 2020, the Director of Planning and the Zoning Administrator in a joint determination approved a Coastal Development Permit and a Zoning Administrator's Determination to allow an over-in-height fence with a maximum height of 8 feet in the side yard, in lieu of 6 feet, as otherwise permitted under Section 12.22 C.20(f); and denied a Zoning Administrator's Determination to allow an over-in-height fence with a maximum height of 8 feet in the front yard in lieu of 3 feet 6 inches, as otherwise permitted under Section 12.22 C.20(f).

Building Permit 18016-30000-14025 – On July 7, 2019, a building permit was finalized to re-stucco the building.

ADM-2019-3102-VSO – On June 7, 2019, a Venice Sign-off was issued for the construction, use, and maintenance of three 42-inch tall concrete walls encroaching two feet into the public right-of-way, along 25th Avenue.

Building Permit 15016-10002-02953 – On March 23, 2018, a building permit was finalized for structural repairs and façade improvements including changes to window and door openings.

DIR-2015-1245-VSO – On April 3, 2015, a Venice Sign-off was issued for water damage repair, window replacement, and masonry improvements.

Certificate of Occupancy, dated November 21, 1972, permits a two-story, two-family dwelling with two guest rooms and an at-grade basement (garage), with 6 required parking spaces.

Previous West Los Angeles Area Planning Commission related actions within the surrounding area:

APCW-2024-275-SPE-SPP-CDP-WDI – On November 6, 2024, the West Los Angeles Area Planning Commission approved a Specific Plan Exception from the Venice Coastal Zone Specific Plan to permit an FAR of 0.74 to 1, in lieu of the required FAR of 0.5 to 1 for retail only; a Project Permit Compliance Review for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan; and a Coastal Development Permit for the construction of a one-story, 1,995 square foot retail building on a vacant lot, within the Single Permit Jurisdiction of the Coastal Zone located at 1648 South Abbot Kinney Boulevard.

DIR-2019-6301-CDP-SPP-SPPA-MEL and ZA-2019-6302-ZAA – On November 3, 2022, the Director of Planning and the Zoning Administrator, in a joint-determination, approved a Coastal Development Permit, a Specific Plan Project Permit Compliance Review, a Specific Plan Project Permit Adjustment to allow an increase in height to 32 feet 11 inches, for portions of the structure with a varied roofline, otherwise limited to 30 feet, a Mello Act Compliance Review and a Zoning Administrator's Adjustment to allow northerly and southerly side yard setbacks of 5 feet in lieu of the 6 feet 6 inches otherwise required and a rear yard setback of 5 feet in lieu of the 15 feet otherwise required for the demolition of an existing single-family dwelling and detached garage and construction of a new three-story, 32 feet 11 inches in height, 4,914 square-foot single-family dwelling including a basement level with habitable area and roof deck, providing three parking spaces, within the Single Permit Jurisdiction Area of the Coastal Zone, located at 334 and 350 South 6th Avenue. On August 7, 2024, on appeal, the West Los Angeles Area Planning Commission denied the appeal in part and granted the appeal in part, sustained the Planning Director's and Zoning Administrator's joint determination and approved a Coastal Development Permit, a Mello Act Compliance Review, a Zoning Administrator's Determination to allow a rear yard setback of five feet in lieu of 15 feet, as otherwise required, for the demolition of an existing single-family dwelling and detached garage, and the construction of a new two-story, 3,275 square-foot single-family dwelling including a basement level with habitable area and roof deck, providing three parking spaces.

APCW-2019-6284-SPE-CUB-ZV-SPP-CDP – On June 15, 2022, the West Los Angeles Area Planning Commission approved a Specific Plan Exception from the Venice Coastal Zone Specific Plan to allow zero parking spaces, in lieu of 32 parking spaces as otherwise required; a Project Permit Compliance Review for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan; and a Coastal Development Permit for the after-the-fact request to legalize a change of use of the ground floor portion of a single-family residence into a 2,246 square foot restaurant and a request to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption, providing 32 indoor and 32 outdoor seats and maintaining a 787 square foot dwelling unit on the second floor, within the Single Permit Jurisdiction of the Coastal Zone located at 209 West Windward Avenue.

APCW-2018-7013-ZC-ZV-ZAA-CDP-SPE-SPP-MEL-WDI – On June 24, 2021, the West Los Angeles Area Planning Commission approved and recommended that the City Council adopt the requested Zone Change from M1-1-O to (T)(Q)CM-1-O; approved a Zone Variance to remove the requirement for an on-site loading space and allow 100 percent of required parking stalls as compact spaces; a Zoning Administrator's Adjustment to allow a zero foot rear yard setback, a zero foot side-yard setback, and three foot space between the mixed-use building and the rear single-family dwelling, and a passageway of zero feet; a Coastal Development Permit for the remodel of and addition to an existing three-story, 3,100 square foot mixed-use structure comprised of a 641 square foot addition of commercial space and a 704 square foot addition of residential floor area, resulting in a 4,445 square foot mixed-use structure with 1,398 square feet of ground floor retail use and four dwelling units; a Specific Plan Exception to allow a total of five parking spaces in lieu of seven spaces; a Project Permit Compliance Review; and a Waiver of Street Dedication and Improvements to waive the required three foot six inch street dedication on Abbot Kinney Boulevard, within the Single Permit Jurisdiction of the Coastal Zone located at 1639 and 1641 South Abbot Kinney Boulevard.

ZA-2013-3923-CDP-SPPA-SPP – On September 25, 2019, the Zoning Administrator approved a Coastal Development Permit, a Specific Plan Project Permit Compliance Review, a Specific Plan Project Permit Adjustment to allow a maximum height of 30 feet 8 inches, in lieu of the maximum 28 feet otherwise permitted along a designated Walk Street, for the remodel and addition to an existing two-story, four-unit apartment building with two two-car garages resulting in a two-story, approximately 4,631 square foot, four-unit apartment building with a mezzanine level, rooftop deck and four, two-car garages, within the Dual Permit Jurisdiction of the Coastal Zone located at 15 Westwind Street. On February 15, 2023, on appeal, the West Los Angeles Area Planning Commission denied the appeal in part and granted the appeal in part, sustained the Zoning Administrator's determination and approved a Coastal Development Permit and a Project Permit Compliance Review for the remodel and addition to an existing two-story, four-unit apartment building with two two-car garages resulting in a two-story, approximately 4,631 square-foot four-unit apartment building with a mezzanine level, rooftop deck and four, two-car garages and denied a Specific Plan Project Permit Adjustment to allow a maximum height of 30 feet 8 inches, in lieu of the maximum 28 feet otherwise permitted along a designated Walk Street.

APCW-2005-5122-CDP-CUB-SPE-SPP – On June 21, 2006, the West Los Angeles Area Planning Commission approved a Coastal Development Permit; a Conditional Use to permit the sale and dispensing of a full-line of alcoholic beverages for consumption on the premises; a Specific Plan Exception to permit a front yard setback of a maximum of 33 feet and 3 inches in lieu of the maximum permitted 15 feet; a Specific Plan Exception to permit zero (0) on-site parking spaces in lieu of the minimum 15 parking spaces required; and a Project Permit Compliance Review, within the Single Permit Jurisdiction of the Coastal Zone located at 1633 South Abbot Kinney Boulevard.

APCW-2004-6219-CDP-SPE-SPP-ZV-ZAA – On May 4, 2005, the West Los Angeles Area Planning Commission approved a Coastal Development Permit, Zone Variance and Zoning Administrator's Adjustment for a mixed-use project, with 562 square feet of ground floor retail and 3,107 square foot Artist-in-Residence, within the Single-Permit Jurisdiction of the Coastal Zone located at 1342 Abbot Kinney Boulevard.

APCW-2003-1123-ZV-SPE-ZAA-CDP-SPP – On June 18, 2003, the West Los Angeles Area Planning Commission approved a Zone Variance, Specific Plan Exception, Zoning Administrator's Adjustment, Project Permit Compliance Review, Coastal Development Permit and Mello Act Compliance Review for the construction of a three-story building with ground floor retail with a residential unit above, within the Single Permit Jurisdiction of the Coastal Zone located at 70 East Windward Avenue.

APCW-2001-5955-CDP-ZV-CU-SPE-SPP – On August 8, 2002, the West Los Angeles Area Planning Commission approved a Specific Plan Exception, Conditional Use Permit, Project Permit Compliance Review and a Coastal Development Permit for a new fifth floor and 30 guest room addition to an existing 92-unit hotel for a total of 122 guest rooms. The addition increased the height of the building from the existing 52 feet above grade to 63.5 feet and maintained the existing 92 on-site parking spaces, within the Single Permit Jurisdiction of the Coastal Zone located at 1697 South Pacific Avenue.

REQUESTED ACTIONS

Please note the following requested actions are subject to Chapter 1 of the Zoning Code.

Specific Plan Exception

Pursuant to LAMC Section 11.5.7 F, the applicant is requesting two Specific Plan Exceptions to allow 1) a maximum height of 35 feet ten inches for a Flat Roof, in lieu of 30 feet, as otherwise required by Section 10.F.3 of the Venice Coastal Zone Specific Plan and 2) a front yard fence providing a maximum height of 8 feet, in lieu of 6 feet, as otherwise required by Section 10.F.4 of the Venice Coastal Zone Specific Plan. The Specific Plan Exception for the building height would maintain the existing legally non-conforming height for a 299 square foot addition. The Specific Plan Exception for the fence height would increase the existing front yard fence by two feet.

Project Permit Compliance Review

Pursuant to LAMC Section 11.5.7, the applicant is requesting a Project Permit Compliance Review for a project located within the North Venice Subarea of the Venice Coastal Zone Specific Plan. The Specific Plan was established under Ordinance 175,693, effective January 19, 2004. The Specific Plan provides regulations for density, height, yards, FAR, setbacks, parking, vehicular access, and commercial development that supersede the regulations outlined in the LAMC.

Section 5 of the Specific Plan defines a Venice Coastal Development Project as “...*the placement or erection of any solid material or structure.*” The project consists of the construction of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates. As such, a Project Permit Compliance Review is required.

Coastal Development Permit

Pursuant to LAMC Section 12.20.2, the applicant is requesting a Coastal Development Permit for a project located within the Dual Permit Jurisdiction of the Coastal Zone. LAMC Section 12.20.2 provides the following definition:

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including parcel maps and private street divisions, except where any land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the California Public Resources Code). As used in this definition, “structure” includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

The project consists of the construction of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates. As such, a Coastal Development Permit is required.

Zoning Administrator's Determination

Pursuant to LAMC Section 12.24 X.7, the applicant is requesting Zoning Administrator's Adjustments to allow (1) a rear yard fence/gate providing a maximum height of 8 feet, in lieu of 6 feet, as otherwise required by LAMC Section 12.22 C.20(f) and (2) a northerly side yard fence providing a maximum height of 8 feet, in lieu of 6 feet, as otherwise required by LAMC Section 12.22 C.20(f).

Zoning Administrator's Adjustments

Pursuant to LAMC Section 12.28, the applicant is requesting the following Zoning Administrator's Adjustments to allow: (1) side yard setbacks of 3-feet, in lieu of 5-feet, as otherwise required by LAMC Section 12.09.1 B.2 for the construction of a 299 square foot addition. The new addition results in a new story requiring side yard setbacks of five-feet instead of the existing 3-foot setbacks for the existing structure; (2) an enclosure over a portion of the southerly side yard with a clear polycarbonate material, in lieu of a side yard open to the sky, as otherwise required by LAMC Section 12.21 C.1(g); (3) for an entryway arbor fence providing a maximum height of 13 feet, in lieu of 6 feet, as otherwise required by LAMC Section 12.22 C.20(f); (4) a roof deck guardrail at the perimeter wall, in lieu of a 5-foot setback, as otherwise required by LAMC Section 12.21.1 B.3(a). LAMC Section 12.21.1 B.3(a) states:

Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing was held by a Hearing Officer (Ira Brown) on November 18, 2024, at 11:30 a.m. on behalf of the West Los Angeles Area Planning Commission. One member of the public spoke in opposition to the project indicating the development is already over-in-size and the exception for height will only exacerbate the problem. Further, he indicated the building is vacant and security concerns should not be the basis for approving an over-in-height fence.

Correspondence

Staff received one letter of support and one letter in opposition.

ISSUES

Venice is recognized as a popular visitor-serving destination, characterized by a particular cultural, historical and architectural heritage that is distinctive. Further, the certified Venice Land Use Plan identifies the protection of coastal views and vistas as an issue that is addressed in the Plan. The application of appropriate height and setback standards is an important element in preserving Venice as a Special Coastal Community. The subject site is a corner lot with a frontage on Ocean Front Walk and a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). 25th Avenue is an important pedestrian link between Venice Beach and the Venice canals, where 25th Avenue is a Walk Street between Speedway and Pacific Avenue and there is a pedestrian path between Pacific Avenue and the Grand Canal pedestrian bridge. In addition, the subject site is located on a primarily residential segment of Ocean Front Walk, which provides a vital link between the business nodes at Washington Boulevard and Venice Boulevard. As such,

the subject site is located in a high pedestrian activity zone, where the applicant has expressed privacy, security and nuisance activity concerns. The Venice Coastal Zone Specific Plan addresses these concerns with increased fence height provisions. In the North Venice Subarea, unlike the other subareas in the Venice Coastal Zone Specific Plan, fences are allowed to be constructed to 6 feet in height in the front yard if they observe a one foot setback. Further, the subject site was approved for an 8-foot in height fence along 25th Avenue under case number ZA-2019-5246-F. The subject site should balance the needs for a pedestrian-friendly interface along Ocean Front Walk and 25th Avenue and the security and privacy concerns of the occupants.

CONCLUSION

Based on a review of the information submitted to the record, the applicable regulations, the subject site, and surrounding area, Staff provides the following recommendations. Staff recommends the West Los Angeles Area Planning Commission (APC) approve a Specific Plan Exception to allow a 299 square foot addition to provide a maximum height of 35 feet ten inches for a Flat Roof and deny the Specific Plan Exception to allow a front yard fence providing a maximum height of 8 feet. Further, Staff recommends the APC require the project to comply with the front yard fence height provisions in the Venice Specific Plan and conditionally approve a Project Permit Compliance Review and a Coastal Development Permit for the proposed project. Further, Staff recommends the APC approve Zoning Administrator's Determinations for a rear yard fence/gate providing a maximum height of 8 feet and a northerly side yard fence providing a maximum height of 8 feet.

Further, Staff recommends the APC approve a Zoning Administrator's Adjustment for side yard setbacks of 3-feet, in lieu of 5-feet; deny Zoning Administrator's Adjustments to allow the enclosure over a portion of the southerly side yard, in lieu of a side yard open to the sky, and to construct an enclosure over a portion of the southerly side yard and to provide a 13 feet entryway arbor; and dismiss the request to allow a roof deck guardrail at the perimeter wall because the zoning code does not have such restrictions.

Lastly, Staff recommends the APC determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA guidelines, Section 15301 (Class 1), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

CONDITIONS OF APPROVAL

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. All other use, height, and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Dual Permit Jurisdiction Area.** The project is located within the Dual Permit Jurisdiction area of the California Coastal Zone. The applicant shall file an application for a second (or "dual") coastal development permit with the Coastal Commission. Prior to the issuance of any permits, the Applicant shall submit proof of a valid ("dual") permit issued by the Coastal Commission.
4. **Height.** As shown in Exhibit "A", the proposed project shall maintain the existing legally non-conforming height of 35 feet 10 inches for the 299 square foot addition, as measured from the centerline of Ocean Front Walk.
5. **Fence Height.** Approved herein is a Zoning Administrator's Determination to allow:
 - a. A rear yard fence/gate limited to a maximum height of 8 feet, and
 - b. A northerly side yard fence limited to a maximum height of 8 feet.
6. **Adjustments.** Approved herein is a Zoning Administrator's Adjustment to allow side-yard setbacks of three feet in lieu of five feet, as otherwise required by LAMC Section 12.09.1 B.2.
7. **Roof Structures.** Chimneys, exhaust ducts, ventilation shafts, and other similar devices essential for building function may exceed the height limit by a maximum of five feet.
8. **Landscaping.** The rear portion of the lot shall be landscaped in conformance with Exhibit A. The project shall provide a sprinkler system designed to provide complete coverage of all plant materials.
9. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
10. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
11. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
12. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run

with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

Administrative Conditions

13. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
14. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
15. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
16. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
17. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
18. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
19. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

Specific Plan Exception

- 1. The strict application of the regulations of the specific plan to the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.**

The subject site is relatively flat, rectangular, corner lot with a width of 28 feet and a depth of 90 feet for a total lot area of approximately 2,520 square feet. The property fronts Ocean Front Walk with a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan. The subject site is improved with a 3,833 square foot, three-story, duplex with two Guest Rooms, providing six parking spaces within an at-grade basement built in 1971. The existing structure provides a legally non-conforming height of 35 feet 10 inches (Flat Roof). In addition, the subject site provides an over-in-height fence of eight feet along the southerly side yard adjoining 25th Avenue, approved under case number ZA-2019-5246-F.

Building Height Exception - SUPPORT

The existing structure is built-out to the maximum height and setbacks permissible under the Venice Specific Plan and the Zoning Code. Under the Venice Specific Plan, height is limited to 30 feet for Flat Roofs, where the subject site provides a legally non-conforming height of 35 feet 10 inches. In addition, the front yard setback shall not be less than five feet, where the subject site provides a front yard setback of five feet. Under the Zoning Code, lots with a RD1.5 zoning classification shall provide a minimum side yard setback of three feet for a two-story structure and a rear yard setback of 15 feet, where the existing structure provides side yard setbacks of three feet and a legally non-conforming rear yard setback of one foot six inches. Although the existing structure has achieved its maximum floor area permissible under the existing setback and height restrictions, the proposed improvement would not exceed the maximum floor area allowed by the floor area ratio (FAR) permitted in the RD1.5-1 zoning classification. The proposed floor area is 4,132 square feet, where the maximum floor area is 7,560 square feet, at a three to one FAR.

The applicant is requesting a Specific Plan Exception to allow a maximum height of 35 feet ten inches for a Flat Roof, in lieu of 30 feet to maintain the existing legally non-conforming height for a 299 square foot addition. The general purpose and intent of the height standards in the Venice Specific Plan is to maintain community character and enhance visual access to coastal resources. Given the fact that the modest addition at 299 square feet matches the existing non-conforming height, the strict application of the regulations of the specific plan to the subject property would result in unnecessary hardships inconsistent with the general purpose and intent of the specific plan.

Front Yard Fence Height Exception - AGAINST

The subject site is a corner lot with a frontage on Ocean Front Walk and a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). 25th Avenue is an important pedestrian link between Venice Beach and the Venice canals, where 25th Avenue is a Walk Street between Speedway and Pacific Avenue and there is a pedestrian path between Pacific Avenue and the Grand Canal pedestrian bridge. In addition, the subject site is located on a primarily residential segment of Ocean Front Walk, which

provides a vital link between the business nodes at Washington Boulevard and Venice Boulevard. As such, the subject site is located in a high pedestrian activity zone. The applicant is requesting a Specific Plan Exception to allow a height increase of the existing front yard fence by two feet for a maximum height of 8 feet for privacy and security concerns.

The Venice Coastal Zone Specific Plan addresses privacy and security concerns with increased fence height provisions. In the North Venice Subarea, unlike the other subareas in the Venice Coastal Zone Specific Plan, fences are allowed to be constructed to six feet in height in the front yard if they observe a one foot setback. In other subareas in the Venice Coastal Zone Specific Plan, front yard fences follow the regulations in the Zoning Code, limiting front yard fences to three feet six inches. As such, the strict application of the fence height regulations to the subject property would not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the specific plan.

2. There are exceptional circumstances or conditions that are applicable to the subject property or to the intended use or development of the subject property that do not generally apply to other properties within the specific plan area.

The subject site is relatively flat, rectangular, corner lot with a width of 28 feet and a depth of 90 feet for a total lot area of approximately 2,520 square feet. The property fronts Ocean Front Walk with a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan. The subject site is improved with a 3,833 square foot, three-story, duplex with two Guest Rooms, providing six parking spaces within an at-grade basement built in 1971. The existing structure provides a legally non-conforming height of 35 feet (flat roof).

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

Building Height Exception - SUPPORT

The applicant is requesting a Specific Plan Exception to allow a maximum height of 35 feet ten inches for a Flat Roof, in lieu of 30 feet to maintain the existing legally non-conforming height for a 299 square foot addition. The Venice Coastal Zone Specific Plan regulates building heights to provide visual consistency in neighborhoods and to limit bulk and mass. In particular, the Venice Beach skyline is an important feature that should be

preserved. The subject block, between 24th Avenue and 25th Avenue, contains seven structures. Three structures of the seven structures were built prior to the Coastal Act of 1976, including the subject site. Of these three structures, two structures provide a legally non-conforming Flat Roof height of approximately 35 feet. As such, the proposed addition will maintain the existing building height as experienced from Venice Beach and the relatively modest increase in floor area will not have an appreciable visual impact from 25th Avenue. As such, there are exceptional conditions that are applicable to the subject property that do not generally apply to other properties within the specific plan area.

Front Yard Fence Height Exception - AGAINST

The subject site is a corner lot with a frontage on Ocean Front Walk and a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). 25th Avenue is an important pedestrian link between Venice Beach and the Venice canals, where 25th Avenue is a Walk Street between Speedway and Pacific Avenue and there is a pedestrian path between Pacific Avenue and the Grand Canal pedestrian bridge. In addition, the subject site is located on a primarily residential segment of Ocean Front Walk, which provides a vital link between the business nodes at Washington Boulevard and Venice Boulevard. As such, the subject site is located in a high pedestrian activity zone. The applicant is requesting a Specific Plan Exception to allow a height increase of the existing front yard fence by two feet for a maximum height of 8 feet for privacy and security concerns.

The Venice Coastal Zone Specific Plan addresses privacy and security concerns with increased fence height provisions. In the North Venice Subarea, unlike the other subareas in the Venice Coastal Zone Specific Plan, fences are allowed to be constructed to six feet in height in the front yard if they observe a one foot setback. In other subareas in the Venice Coastal Zone Specific Plan, front yard fences follow the regulations in the Zoning Code, limiting front yard fences to three feet six inches. As such, there are no exceptional circumstances or conditions that are applicable to the subject property or to the intended use that do not generally apply to other properties within the specific plan area.

3. **The requested exception is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the geographically specific plan in the same zone and vicinity but which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

The subject site is relatively flat, rectangular, corner lot with a width of 28 feet and a depth of 90 feet for a total lot area of approximately 2,520 square feet. The property fronts Ocean Front Walk with a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan. The subject site is improved with a 3,833 square foot, three-story, duplex with two Guest Rooms, providing six parking spaces within an at-grade basement built in 1971. The existing structure provides a legally non-conforming height of 35 feet (flat roof).

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains

six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

Building Height Exception - SUPPORT

The existing structure is built-out to the maximum height and setbacks permissible under the Venice Specific Plan and the Zoning Code. Under the Venice Specific Plan, height is limited to 30 feet for Flat Roofs, where the subject site provides a legally non-conforming height of 35 feet 10 inches. In addition, the front yard setback shall not be less than five feet, where the subject site provides a front yard setback of five feet. Under the Zoning Code, lots with a RD1.5 zoning classification shall provide a minimum side yard setbacks of three feet for a two-story structure and a rear yard setback of 15 feet, where the existing structure provides side yard setbacks of three feet and a legally non-conforming rear yard setback of one foot six inches. As such, the existing structure has achieved its maximum floor area permissible under the current development standards.

The applicant is requesting a Specific Plan Exception to allow a maximum height of 35 feet ten inches for a Flat Roof, in lieu of 30 feet to maintain the existing legally non-conforming height for the 299 square foot addition. The residential structures built after the adoption of the Venice Coastal Zone Specific Plan were conditioned to comply with the height, setback and lot consolidation regulations of the North Venice Subarea. However, in this case, the proposed addition will not increase the building height. Further, it should be noted that the subject site has undergone a major interior and exterior renovation extending the useful life of the structure. As such, the requested exception is necessary for the preservation and enjoyment of a substantial property right generally possessed by other properties which, because of such special circumstances and practical difficulties or unnecessary hardships is denied to the subject site.

Front Yard Fence Height Exception - AGAINST

The subject site is located on a primarily residential segment of Ocean Front Walk, which provides a vital link between the business nodes at Washington Boulevard and Venice Boulevard. As such, the subject site is located in a high pedestrian activity zone. Other properties on Ocean Front Walk have the same interface with the public beach as the subject site and those properties have varying fence heights ranging from three feet six inches to six feet. There is no unique circumstance related to pedestrian activity, privacy, wind intrusion and security that do not equally apply to other properties on Ocean Front Walk. Please note the standard front yard fence height for residentially zoned properties is three feet six inches. Further, for side and rear yards, the standard fence height for security and privacy is six feet. As such, a six foot fence is generally considered sufficient for security and privacy purposes. As such, the request for a Specific Plan Exception for a front yard fence height of eight feet instead of six feet is not necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties within the area.

4. The granting of the exception will not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the subject property.

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

Building Height Exception - SUPPORT

The granting of the Exception would not be detrimental to the public welfare or injurious to property or improvements adjacent to or in the vicinity of the subject property. The proposed addition will maintain the existing non-conforming height at 35 feet 10 inches and would be stepped-back from the property line adjoining 25th Avenue by six feet 10 inches. As such, the addition will not have a negative visual impact from the 25th Avenue public right-of-way. The pedestrian experience on Ocean Front Walk will be unchanged because the front elevation already provides a height of 35 feet 10 inches.

Front Yard Fence Height Exception - AGAINST

The subject site is located on a primarily residential segment of Ocean Front Walk, which provides a vital link between the business nodes at Washington Boulevard and Venice Boulevard. As such, the subject site is located in a high pedestrian activity zone. Other properties on Ocean Front Walk have the same interface with the public beach as the subject site and those properties have varying fence heights ranging from three feet six inches to six feet. The proposed front yard fence providing a height of 8 feet instead of 6 feet would create a fortress like experience for pedestrians. The Venice Boardwalk is a major tourist attraction, where strolling is a key activity associated with Venice Beach. A development providing an eight foot front yard fence would detract from this pedestrian friendly environment. As such, the granting of the exception would be detrimental to the public welfare in the vicinity of the subject property.

5. The granting of the exception is consistent with the principles, intent and goals of the Specific Plan and any applicable element of the General Plan.

Building Height Exception - SUPPORT

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing the environmental

concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlements described herein, the Project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and additional elements adopted by the City Council. Approval of the proposed addition is consistent with the following Framework Element goals and objectives:

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

The property is located within the Venice Community Plan Map which designates the property for Low Medium II Residential with corresponding zones of RD1.5, RD2, RW2, and RZ2.5 and Height District No. 1. The property is not within an area governed by an Interim Control Ordinance. The Venice Community Plan does not regulate the design of fences, gates and hedges in low density residential areas, leaving these matters to the Los Angeles Municipal Code. Generally, the Plan seeks to promote good design, and to ensure public safety. The Plan text states the intent to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods, and notes that existing residential neighborhoods should be protected from encroachment by uses that are incompatible as to scale and character or would otherwise diminish quality of life. As conditioned, the design and the height of the proposed addition is consistent with the current Venice Community Plan and the Land Use Element of the General Plan, with the following Goal, Objective and Policy:

Goal 1: A safe, secure, and high-quality residential environment for all community residents.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy 1-3.2: Proposals to alter planned residential density should consider factors of neighborhood character and identity, compatibility of land uses, impact on livability, adequacy of public services and facilities, and impacts on traffic levels.

As previously discussed, the proposed addition will maintain the existing building height as experienced from Venice Beach and the relatively modest increase in floor area will not have an appreciable visual impact from 25th Avenue. As such, the granting of the request is consistent with Community Plan objectives to preserve and enhance the character and integrity of existing low medium density residential neighborhoods, and therefore, is in conformance with the General Plan and its elements.

Front Yard Fence Height Exception – AGAINST

While the Framework Element and Venice Community Plan provide general policies that support residential uses, the Venice Local Coastal Land Use Plan (“LUP”) outline additional development regulations. The Venice LUP was certified by the California Coastal Commission to supersede the Venice Community Plan for portions of Venice within the Coastal Zone. The LUP designates the property with a Low Medium II Residential land use designation, within the North Venice Subarea. The proposed over-in-height front yard fence is not consistent with the LUP as demonstrated by the following policies:

Policy I.D.3. Views of Natural and Coastal Recreation Resources. The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities.

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

Policy II.C.5. Ocean Front Walk. It is the policy of the City to complete a continuous public pedestrian walkway that extends from the boundary with City of Santa Monica to the Marina del Rey entrance jetty as indicated on Exhibit 19. Ocean Front Walk shall be preserved and enhanced for public access including but not limited to improvements, such as repaving and landscaping along Ocean Front Walk, development of a pedestrian plaza along Washington Boulevard and provision of landscaping and decorative treatments at Windward Avenue as outlined in the 1995 Venice Beach Ocean Front Walk Refurbishment Plan.

The above referenced policies support pedestrian scale development along Ocean Front Walk to enhance coastal views and to encourage pedestrian movement. The proposed request to deviate from the fence height standards in the Venice Land Use would create a fortress-like structure adjoining Ocean Front Walk, which would block coastal views and create a hostile pedestrian interface.

Project Permit Compliance Review Findings

6. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

As discussed below, the project meets the findings required by Section 8.C of the Venice Coastal Zone Specific Plan. Additionally, the project complies with the applicable General Land Use and Development Regulations set forth in Section 9, the Land Use and Development Regulations for the North Venice Subarea set forth in Section 10.F, and the Parking provisions set forth in Section 13 of the Specific Plan, as evidenced below:

A. Section 8.C Findings

The project meets the required findings set forth in Section 8.C of the Venice Coastal Zone Specific Plan, as shown below:

1. *The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.*

The project consists of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. The existing structure provides a legally non-conforming height of 35 feet (flat roof). In addition, the subject site provides an over-in-height fence of eight feet along the southerly side yard adjoining 25th Avenue, approved under case number ZA-2019-5246-F.

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-1-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

The proposed addition will maintain the existing non-conforming height at 35 feet 10 inches and would be stepped-back from the property line adjoining 25th Avenue by six feet 10 inches. As such, the addition will not have a negative visual impact from the 25th Avenue public right-of-way. The pedestrian experience on Ocean Front Walk will be unchanged because the front elevation already provides a height of 35 feet 10 inches. As conditioned, the project is compatible in scale and character with the existing neighborhood and would not be materially detrimental to the immediate neighborhood.

2. *The Venice Coastal Development Project is in Conformity with the Certified Venice Local Coastal Program.*

The Venice Local Coastal Program 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.

The project consists of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan.

The following are applicable policies from the certified Venice LUP:

Policy I.A.1. Residential Development identifies general residential development standards regarding Roof Access Structures and lot consolidation restrictions. The project is limited to the development on one lot, and the project does not include a Roof Access Structure.

Policy I.A.7 Multi-Family Residential – Low Medium II Density outlines density and development standards for areas designated for Multi-Family and Low Medium II Density. Subsection (d.) specifically outlines development standards for projects in the North Venice Subarea: restricting density to two units per lot and restricting height to 30 feet for buildings with flat roofs and 35 feet for buildings utilizing a stepped back or varied roofline. As previously discussed, Staff is recommending approval of a Specific Plan Exception pursuant to LAMC Section 11.5.7 F to maintain the legally non-conforming height of 35 feet 10 inches for a 299 square foot addition, as measured from the centerline of Ocean Front Walk.

Policy II.A.3. Parking Requirements outlines the Parking Requirements for the project: multiple-family dwellings on a lot less than 40 feet in width (or 35 feet if adjacent to an alley) are required to provide two parking spaces for each unit. The subject site maintains the existing six parking spaces for a duplex.

As such, the project is consistent with the intent and purposes of the certified Venice Land Use Plan. In addition, the project, as conditioned, complies with all applicable development requirements of the Venice Coastal Zone Specific Plan.

3. *The applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed project and to register the Replacement Affordable Unit with the Los Angeles Housing Department.*

The project consists of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. No dwelling units are proposed

for demolition or construction; therefore, Replacement Affordable Units are not required.

4. *The Venice Coastal Development Project is consistent with the special requirements for low- and moderate-income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).*

No Residential Units will be removed or added to the subject site, therefore, the project is not subject to the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act and requirements for complying with the Mello Act as set forth in California Government Code Sections 65590 and 65590.1.

In addition to the requisite findings set forth in Section 8.C of the Specific Plan, the project also complies with all applicable provisions of the Specific Plan, as set forth below:

B. Section 9. General Land Use and Development Regulations

1. *Lot Consolidation.* The subject site comprises a single residential lot and the project does not propose the consolidation of any lots, thereby complying with Section 9.A. of the Specific Plan.
2. *Height.* The height of the structure is measured from the centerline of Ocean Front Walk, therefore conforming to the standards of measurement as outlined in Section 9.B of the Specific Plan.
3. *Roof Structures.* Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the height limits by not more than five feet. As conditioned, roof structures are limited to a height of five feet. Therefore, the proposed project is in conformity with Section 9.C of the Specific Plan.

C. Section 10.F. Land Use and Development Regulations for the North Venice Subarea

1. *Density.* Pursuant to the Venice Specific Plan North Venice Subarea, Venice Coastal Development Projects on residential zoned lots shall not exceed a maximum density of two dwelling units, where the lot area per dwelling unit shall not be less than 1,500 square feet. The subject site provides a lot area of 2,520 square feet, limiting the density to one dwelling unit. However, per the certificate of occupancy, the subject site is legally non-conforming for density, providing two dwelling units and two Guest Rooms. As shown in "Exhibit A", the project proposes to maintain the existing density, providing two dwelling units and two Guest Rooms, and complies with the density provisions in the North Venice Subarea.
2. *Height.* Pursuant to the Venice Specific Plan North Subarea, Venice Coastal Development Projects with Flat Roofs shall provide a maximum height of 30 feet. However, per the certificated of occupancy, the subject site is legally non-conforming for height providing a Flat Roof height of 35 feet 10 inches. As shown in "Exhibit A" and as recommended for approval herewith in, the proposed project maintains a maximum height of 35 feet 10 inches for the addition, pursuant to LAMC Section 11.5.7 F for a Specific Plan Exception and thus complies with the height provisions in the North Venice Subarea.

3. *Setback.* Pursuant to the Venice Specific Plan North Subarea, the front yard setback for all residential Venice Coastal Development Projects shall not be less than five feet. Fences that do not exceed six feet in height may encroach into this setback provided they observe a setback of one foot. As shown in "Exhibit A", the proposed project provides a front yard setback of five feet two inches and, as conditioned, front yard fence providing a height of 6 feet and complies with the setback provisions in the North Venice Subarea.
4. *Access.* Pursuant to the Venice Specific Plan North Subarea, driveways and vehicular access to Venice Coastal Development Projects shall be provided from alleys, unless the Department of Transportation determines that it is not Feasible. As shown in "Exhibit A", the proposed project provides vehicle access from Speedway (alley) and complies with the access provisions in the North Venice Subarea.

D. Section 13. Parking.

1. *Exception.* Any additions or alterations to an existing multiple dwelling shall not be required to comply with the Parking Requirement Table, unless the Venice Coastal Development Project removes more than 50 percent of the existing exterior walls are removed or replaced are considered demolitions and new constructions and are not subject to this exception. As shown in "Exhibit A", the proposed project does not remove any exterior walls and maintains the six parking spaces as required by the certificate of occupancy dated November 21, 1972, and complies with the parking provisions in the North Venice Subarea.

7. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The proposed project consists of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. A Categorical Exemption, ENV-2021-4851-CE, has been prepared for the project, consistent with the provisions of the California Environmental Quality Act, pursuant to CEQA guidelines Section 15301 (Class 1).

The Class 1 exemption allows for the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. This exemption also includes demolition and removal of individual small structures including: (1) One single-family residence or in urbanized areas, up to three single-family residences may be demolished under this exemption; (2) A duplex or similar multifamily residential structure or 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 or 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. As discussed, the project consists of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-

family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates, therefore qualifying for this exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

Furthermore, the Exceptions outlined in Public Resources Code Section 15300.2. do not apply to the project:

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

There are not known projects of the same type and in the same place as the subject project; nonetheless, cumulatively, and individually the increase in residents is anticipated by the Venice Community Plan. The project is consistent with the type of development permitted for areas zoned RD1.5-1 with a Land Use Designation of Low Medium II Residential. The project will not exceed the thresholds identified for impacts to the area (i.e. traffic, noise, etc.) and will not result in significant cumulative impacts. In addition, the subject site is located in a Transit Priority Area, where parking and aesthetics impacts are not a valid criterion when assessing the environmental impacts from the proposed improvement.

- b) *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 project proposes a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates in an area zoned and designated for such development. The surrounding area is developed with similar mixed-use, commercial and residential uses. The proposed use, height and density are maintained and are not unusual for the project vicinity or the Venice Boardwalk. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

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

The subject site is not located on or near a designated state scenic highway. The only State-designated Scenic Highway in the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of the Topanga State Park. The subject property is located approximately seven (7) 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.

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

The subject site is not identified as a hazardous waste site or is on any list compiled pursuant to Section 65962.5 of the Government Code.

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

The structure on the subject site was built in 1972 and has not been identified as a historic resource or within a historic district (SurveyLA, 2015). Additionally, the subject site is not listed on the National or California Register of Historic Places or identified as a Historic Cultural Monument (HCM).

The project also does not require mitigation or monitoring measures. Therefore, the project is determined to be categorically exempt and no exception to the exemption apply.

Coastal Development Permit

In order for a Coastal Development Permit to be granted, all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

8. 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 provisions are as follows:

Section 30244 Archaeological and Paleontological Resources

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The project consists of the construction of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. Additionally, the subject site is not located within an area with known Archaeological or Paleontological Resources. However, if such resources are discovered during excavation or grading activities, the project is subject to compliance with existing Federal, State, and Local regulations.

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 subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property

are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The existing duplex will continue to be served by existing police and fire stations and will maintain connections and access to all public services required for residential uses, including water and sewage, waste disposal, gas, and electricity. As such, the project will be located in an existing developed area contiguous with similar residential uses, in an area that is able to accommodate new development.

Section 30251 Scenic and Visual Qualities.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The subject site is relatively flat, rectangular, corner lot with a width of 28 feet and a depth of 90 feet for a total lot area of approximately 2,520 square feet. The property fronts Ocean Front Walk with a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan. The subject site is located within the Los Angeles Coastal Transportation Corridor Specific Plan, the Venice Coastal Zone Specific Plan (North Venice Subarea) and the Dual Permit Jurisdiction area of the California Coastal Zone. In addition, the subject site is located within a Methane Zone, a Liquefaction area, a Tsunami Hazard Zone and approximately 5.84 kilometers from the Santa Monica Fault zone.

The subject site is improved with a 3,833 square foot, three-story, duplex with two Guest Rooms, providing six parking spaces within an at-grade basement built in 1971. The existing structure provides a legally non-conforming height of 35 feet (flat roof). In addition, the subject site provides an over-in-height fence of eight feet along the southerly side yard adjoining 25th Avenue, approved under case number ZA-2019-5246-F.

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

The project's consistency with development standards in the certified Venice Land Use Plan (LUP) is important in assessing the project's compatibility with the character of the

surrounding area. The subject site is zoned RD1.5-1-O with a land use designation of Low Medium II Residential and is therefore subject to the development standards outlined in Policy I.A.7. of the Venice LUP, further discussed in Finding No. 9.

The proposed modest in size addition at 299 square feet will maintain the existing non-conforming height at 35 feet 10 inches and would be stepped-back from the property line adjoining 25th Avenue by six feet 10 inches. As such, the addition will not have a negative visual impact from the 25th Avenue public right-of-way. The pedestrian experience on Ocean Front Walk will be unchanged because the front elevation already provides a height of 35 feet 10 inches.

Further, the applicant is requesting a Zoning Administrator's Determination for a rear yard fence/gate and a northerly side yard fence providing a maximum height of 8 feet, in lieu of 6 feet, as otherwise required by the Zoning Code. The subject site provides a rear setback of two feet six inches. This condition is similar to other properties on Ocean Front Walk, where the structures are generally built to the rear property line adjoining Speedway. The construction of an eight foot fence at the rear property line will not have a substantial impact on the mass and scale of the neighborhood, where most of the structures are built to the rear property line. A further discussion to support an eight foot fence can be found in Finding No. 15.

As conditioned, no changes are proposed to the height, massing, or floor area of the existing structure. As such, the project will not impact the visual quality or character of the neighborhood, will enhance the existing neighborhood, and will not have a cumulative effect on community character, mass and scale, and visual resources.

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 project proposes the construction of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. The proposed project maintains the existing required parking spaces, as required by the certificate of occupancy dated November 21, 1972. As intended in the Specific Plan and LUP, adequate parking shall be provided to meet the needs of the development without causing negative impacts to coastal access or access to public recreational facilities. As conditioned, the project will maintain and enhance pedestrian access adjacent to the site. Further, no permanent structures would be placed within the public right-of-way. As such, public access to the sea will not be affected.

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 subject site is located within a Methane Zone, Liquefaction area, Tsunami Hazard Area, and 5.84 kilometers from the Santa Monica Fault. As such, the project is subject to compliance with the Zoning, Building, and Fire Safety Code requirements that will minimize risks to life and property in methane and geologic areas.

The subject site is also located within an area that may be affected by Sea Level Rise. On August 12, 2015, the Coastal Commission adopted a Sea Level Rise Policy Guidance document, updated and adopted On November 7, 2018. This policy document provides a framework and directions for local jurisdictions to address sea level rise (SLR) in Local Coastal Programs (LCPs) and Coastal Development Permits (CDPs). In May 2018, the City completed an initial sea level rise vulnerability assessment for the Venice Coastal Zone. The report provides that: *Existing wide beaches generally protect Venice from coastal hazards. Coastal assets along or near the beachfront are potentially vulnerable during a large storm event in combination with SLR greater than 3.3 feet. After 4.9 feet SLR, beachfront assets are more vulnerable to damage from flooding or potential erosion of the beach. A SLR of 6.6 feet is a tipping point for Venice's exposure to extreme coastal wave events. Beachfront and coastal assets could flood annually, beaches could be greatly reduced in width, and high water levels could greatly increase potential for flooding of inland low-lying areas.* As discussed in the analysis, there is considerable uncertainty around the timing of SLR, how coastal processes may be affected, and what adaptation approaches will be applied in the future (VSLRVA, pg. 45). Policies and development standards to address the potential impacts of SLR would be addressed in the City's LCP for the Venice Coastal Zone.

The Coastal Storm Modeling System (CoSMoS) was utilized to analyze the project's vulnerability to flood hazards, considering a scenario of a minimum 6.6-foot sea level rise and a 100-year storm scenario. Based on this scenario, the proposed development would be affected by flooding as a result of SLR, and the potential for such flooding in severe storm events is likely to increase towards the end of the project life (based on a typical development life of 75 years). As such, any repair, demolition, and/or new construction as a result of any flooding would be subject to additional review. As conditioned, the proposed development is consistent with Section 30253 of the Coastal Act.

As conditioned, the proposed improvement will maintain the existing duplex and will not increase the intensity and density of the subject site; as such, the project would have no adverse impacts on public access, recreation, public views or the marine environment. The project will neither interfere nor reduce access to the shoreline or beach. There will be no dredging, filling or diking of coastal waters or wetlands associated with the request, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed dwelling will not block any designated public access

views. As conditioned, the proposed project is in conformity with Chapter 3 of the California Coastal Act.

9. 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.

As discussed, the project consists of the construction of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. The subject site is zoned RD1.5-1-O with a land use designation of Low Medium II Residential.

The following are applicable policies from the certified Venice LUP:

Policy I.A.1. Residential Development identifies general residential development standards regarding Roof Access Structures and lot consolidation restrictions. The project is limited to the development on one lot, and the project does not include a Roof Access Structure.

Policy I.A.7 Multi-Family Residential – Low Medium II Density outlines density and development standards for areas designated for Multi-Family and Low Medium II Density. Subsection (d.) specifically outlines development standards for projects in the North Venice Subarea: restricting density to two units per lot and restricting height to 30 feet for buildings with flat roofs and 35 feet for buildings utilizing a stepped back or varied roofline. As previously discussed, Staff is recommending approval of a Specific Plan Exception pursuant to LAMC Section 11.5.7 F to maintain the legally non-conforming height of 35 feet 10 inches for a 299 square foot addition, as measured from the centerline of Ocean Front Walk.

Preservation of Venice as a Special Coastal Community

Policy I.E.1. General. *Venice’s unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.*

Policy I.E.2. Scale. *New Development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer, and setback) shall be encouraged. All new development and renovations shall respect the scale, massing, and landscape of existing residential neighborhoods. Roof access structures shall be limited to the minimum size necessary to reduce visual impacts while providing access for fire safety. In visually sensitive areas, roof access structures shall be set back from public recreation areas, public walkways, and all water areas so that the roof access structure does not result in a*

visible increase in bulk or height of the roof line as seen from a public recreation area, public walkway, or water area. No roof access structure shall exceed the height limit by more than ten (10') feet. Roof deck enclosures (e.g. railings and parapet walls) shall not exceed the height limit by more than 42 inches and shall be constructed of railings or transparent materials. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

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

The above-referenced policies are applicable to new Development in the Venice Coastal Zone. Policies I.E.1 and I.E.3 encourage a diversity in architectural style and building materials. The proposed project includes a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. Similar to the Section 30251 of the Coastal Act, Policy I.E.2 addresses the importance of visual compatibility with the scale and character of existing development, specifying that scale refers to bulk, height, buffer, and setbacks.

The proposed development is consistent with the massing and height of the three-story single- and multi-family dwellings on Ocean Front Walk. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

The proposed addition will maintain the existing non-conforming height at 35 feet 10 inches and would be stepped-back from the property line adjoining 25th Avenue by six feet 10 inches. As such, the addition will not have a negative visual impact from the 25th Avenue public right-of-way. The pedestrian experience on Ocean Front Walk will be unchanged because the front elevation already provides a height of 35 feet 10 inches. Therefore, the proposed project complies with Policy I.E.1, I.E.2, and I.E.3 of the LUP.

Policy II.A.3. Parking Requirements Policy outlines the Parking Requirements for the project: multiple-family dwellings on a lot less than 40 feet in width (or 35 feet if adjacent to an alley) are required to provide two parking spaces for each unit. The subject site maintains the existing six parking spaces for the duplex.

As conditioned, the proposed development is consistent with the policies of the Land Use Plan and the standards of the Specific Plan. As such, the project 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.

- 10. 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 Interpretive 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 Interpretive 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 Interpretive Guidelines, the policies of the 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 construction of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. The Regional Interpretive Guidelines have been reviewed and it has been determined that the project, as conditioned, is consistent with the requirements for the North Venice Subarea. Additionally, it is determined that the project complies with the policies of the LUP and the standards of the Specific Plan.

- 11. 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 construction of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor. The subject site is located within the Dual Permit Jurisdiction of the Coastal Zone, where the local jurisdiction (City of Los Angeles) issues Coastal Development Permits and the California Coastal Commission issues a second (“dual”) Coastal Development Permit. In addition, the Coastal Commission will render decisions on appeals of the City’s Coastal Development Permits or Coastal Exemptions. The Coastal Commission took action on the following projects in the Venice Coastal Zone:

- In December 2024, the California Coastal Commission found Substantial Issue and approved with conditions a Coastal Development Permit for the remodel and approximately 300 square foot addition to an existing approximately 4,700 square foot single-family structure with a 309 square foot roof deck and one 99 square foot roof access structure resulting in a three-story 28-foot high (with guardrails that reach a height of 29.8 feet high), approximately 5,000 square foot residence, including an

- attached 1,188 square foot accessory dwelling unit and an attached 640 square foot three-car garage, located at 10 E. 30th Avenue (A-5-VEN-24-0001).
- In December 2024, the California Coastal Commission approved with conditions a Coastal Development Permit for the substantial demolition, remodel, and addition to an existing 2,500 square foot two-story single-family residence on a 3,800 square foot beach-fronting corner lot resulting in a 5,605 square foot, three-story, 32 foot three inch high (from Ocean Front Walk) single-family residence with an attached 764 square foot three-car garage, second and third floor balconies, a 94 square foot rooftop deck with 33 inches guardrails and two 10-foot high, 38 square foot and 61 square foot roof access structures; 361 cubic yards cut and export for semi-subterranean first floor; removal of encroachments into Ocean Front Walk and Reef Street public access ways, including invasive plant species, and restoration of sandy beach; construction of a segment of Ocean Front Walk public path along the front property line; and yard improvements within the front yard, side yard, and encroachment areas, including removal of one tree, construction of stairs and deck, landscaping, and installation of 42 inches high wall and gates, located at 4819 S. Ocean Front Walk (5-24-0231).
 - In December 2024, the California Coastal Commission approved with conditions a Coastal Development Permit for a major remodel of existing 4,024 square foot two-story 26 foot 4 inch tall duplex involving 27 cubic yards of cut and 10.8 cubic yards of fill resulting in 6,282 square feet, three-story duplex with roof deck on a 6,283 square foot lot and reconstruction of a segment of Ocean Front Walk public path, located at 4815-4817 Ocean Front Walk (5-24-0468)
 - In July 2023, the California Coastal Commission found Substantial Issue and denied a Coastal Development Permit for the remodel and addition to an existing 4,056 square foot, 22 foot 2 inch high, four-unit apartment building with a partial second story and two two-car garages for a total of four parking spaces resulting in a 5,962 square foot two-story, 28 foot high, four-unit apartment building with a mezzanine level, rooftop deck and four, two-car garages for a total of eight parking spaces, located at 15 W. Westwind Street (A-5-VEN-23-0015).
 - In October 2023, the Coastal Commission adopted a staff report which found substantial issue with the approval of the demolition of a 714 square foot, 15 foot high, one-story single-family dwelling and a detached 1,312 square foot, 17 foot high, one-story duplex, and the construction of a new 4,990 square foot, 35 foot high, three-story mixed-use structure with one subterranean parking level, two primary dwelling units, one attached Accessory Dwelling Unit, and 1,587 square feet of retail space, providing 13 parking spaces on-site. On the De Novo Hearing, the Coastal Commission approved, with conditions, a Coastal Development Permit authorizing the demolition of a 714 square foot, 15 foot high, one-story single-family dwelling and a detached 1,312 square foot, 17 foot high, one-story duplex, and the construction of a new 4,990 square foot, 35 foot high, three-story mixed-use structure with one subterranean parking level, three primary dwelling units and 1,587 square feet of retail space, providing 14 parking spaces on-site, located at 1301 and 1303 Abbot Kinney Boulevard (Application No. A-5-VEN-22-0048).
 - In November 2021, the Commission, on appeal, found Substantial Issue with the City approval of a Coastal Development Permit authorizing the demolition of three detached structures with nine dwelling units, consolidation of two lots, and construction of a new, three-story over basement, 13,412 square foot, mixed-use development

including nine dwelling units, including one affordable dwelling unit, a 1,568 square foot restaurant, and 27 parking spaces on the two ocean-fronting lots at 815 Ocean Front Walk (A-5-VEN-21-0063).

Previous decisions by the Coastal Commission have approved Permits for new commercial development that complies with the development standards of the LUP and the applicable provisions of Chapter 3 of the Coastal Act. As such, this decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the California Coastal Act of 1976.

- 12. The development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

Section 30210 of the Coastal Act states the following in regards to public access:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, right of private property owners, and natural resources from overuse.

Section 30211 of the Coastal Act states the following in regards to public recreation policies:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The subject property is located adjacent to the Venice Beach shoreline. Due to the distance from the water, the project could have a cumulative effect on public access to the coast if it resulted in a loss of on-street parking spaces or did not provide adequate parking for the expansion of the existing duplex. As conditioned, project maintains the existing six parking spaces on-site. As such, the proposed development will not conflict with any public access or public recreation policies of the Coastal Act.

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

A Categorical Exemption, ENV-2021-4851-CE, has been prepared for the project, consistent with the provisions of the California Environmental Quality Act. The Categorical Exemption prepared for the project is appropriate pursuant to CEQA guidelines Section 15301 (Class 1). Please Refer to Finding No. 7 for additional discussion.

Zoning Administrator Adjustments

- 14. What site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless**

conforms with the intent of those regulations.

The subject site is relatively flat, rectangular, corner lot with a width of 28 feet and a depth of 90 feet for a total lot area of approximately 2,520 square feet. The property fronts Ocean Front Walk with a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan. The subject site is improved with a 3,833 square foot, three-story, duplex with two Guest Rooms, providing six parking spaces within an at-grade basement built in 1971. The existing structure provides a legally non-conforming height of 35 feet (flat roof). In addition, the subject site provides an over-in-height fence of eight feet along the southerly side yard adjoining 25th Avenue, approved under case number ZA-2019-5246-F.

Reduced Side Yard Setbacks - SUPPORT

Pursuant to LAMC Section 12.28, the applicant is requesting a Zoning Administrator's Adjustment for side yard setbacks of 3-feet, in lieu of 5-feet, as otherwise required by LAMC Section 12.09.1 B.2 for the construction of a 299 square foot addition. The new addition results in a new story requiring side yard setbacks of five-feet instead of the 3-foot setbacks for the existing structure.

As explained in finding no.1, Staff is recommending approval of a Specific Plan Exception to allow a height of 35 feet ten inches for the fourth floor addition. As such, a Zoning Administrator's Adjustment for reduced side yard setbacks are required. The subject site is a narrow lot providing a width of 28 feet, where the existing structure provides three foot setbacks. Increasing the setbacks from three feet to five feet for the existing structure would be infeasible and would not further the goals and intent of the Zoning Code. The project will maintain the minimum three-foot side yard setbacks as required for light, open space and fire access.

Cover the Southernly Side Yard - AGAINST

Pursuant to LAMC Section 12.28, the applicant is requesting a Zoning Administrator's Adjustment to cover the southerly side yard with a clear polycarbonate material, in lieu of a side yard open to the sky. The general intent of yards regulations is to accommodate the need for open space and permeable land area for on-site percolation of stormwater. There are no site characteristics or existing improvements that make strict adherence to the zoning regulations impractical or infeasible, where the existing side yard is open to the sky.

Fence Entryway Arbor - AGAINST

Pursuant to LAMC Section 12.28, the applicant requests a Zoning Administrator's Adjustment for an entryway arbor fence providing a maximum height of 13 feet, in lieu of 8 feet, as otherwise approved pursuant to case number ZA-2019-5246-F. There is no unique site characteristics to justify a 13-foot entryway arbor fence. The subject site is a corner lot at a street end that terminates at the Pacific Ocean, but that condition is not dissimilar to other corner lots on Ocean Front Walk.

Guardrail at the Perimeter Wall -

Pursuant to LAMC Section 12.28, the applicant is requesting a Zoning Administrator's Adjustment to allow a roof deck guardrail at the perimeter wall, in lieu of a 5-foot setback, as otherwise required by LAMC Section 12.21.1 B.3(a). LAMC Section 12.21.1 B.3(a) states:

Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

The Department of Building and Safety Zoning Code Manual and Commentary – a reference document developed to provide consistent and uniform interpretation, and administration of specific sections of Zoning Code – indicates that guardrails shall be located at least five feet from the perimeter wall when the roof deck is provided to meet the “open space” requirements for apartment buildings per LAMC Section 12.21 G. The proposed improvement does not meet the threshold (six or more units) in LAMC to trigger the open space requirement. As such, a Zoning Administrator’s Adjustment is not a valid request and should be dismissed.

15. In light of the project as a whole, including any mitigation measures imposed, the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

Reduced Side Yard Setbacks - SUPPORT

Pursuant to LAMC Section 12.28, the applicant is requesting a Zoning Administrator's Adjustment for side yard setbacks of 3-feet, in lieu of 5-feet, as otherwise required by LAMC Section 12.09.1 B.2 for the construction of a 299 square foot addition. The new addition results in a new story requiring side yard setbacks of five-feet instead of 3-foot setbacks for the existing structure.

As explained in finding no.1, Staff is recommending approval for a Specific Plan Exception to allow a height of 35 feet ten inches for the fourth floor addition. As such, a Zoning Administrator’s Adjustment for reduced side yard setbacks are required. The subject block between 24th Avenue and 25th Avenue contains seven 2,520 square foot lots providing

structures observing 3 foot side yard setbacks. The proposed project will maintain the existing development pattern and will be compatible with and will not adversely affect or further degrade adjacent properties and the surrounding neighborhood.

Fence Entryway Arbor - AGAINST

Pursuant to LAMC Section 12.28, the applicant requests a Zoning Administrator's Adjustment for an entryway arbor fence providing a maximum height of 13 feet, in lieu of 8 feet, as otherwise approved pursuant to case number ZA-2019-5246-F. 25th Avenue is a gateway to Venice Beach, providing direct access from the Venice Canals. The proposed 13 foot entryway arbor would create a fortress-like structure that is inconsistent with enhancing the pedestrian experience as it relates to coastal access. As such, in light of the fence height increase along 25th Avenue under case number ZA-2019-5246-F and the current request for fence height increases along Speedway and the northernly side yard, the project's location, size, height, operations and other significant features will not be compatible with and will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

Cover Southernly Side Yard - AGAINST

The existing structure is built-out to the maximum height and setbacks permissible under the Venice Specific Plan and the Zoning Code. Under the Venice Specific Plan, height is limited to 30 feet for Flat Roofs, where the subject site provides a legally non-conforming height of 35 feet 10 inches. In addition, the front yard setback shall not be less than five feet, where the subject site provides a front yard setback of five feet. Under the Zoning Code, lots with a RD1.5 zoning classification shall provide a minimum side yard setback of three feet for a two-story structure and a rear yard setback of 15 feet, where the existing structure provides side yard setbacks of three feet and a legally non-conforming rear yard setback of one foot six inches.

The general intent of yard regulation is to accommodate the need for open space and permeable land area for on-site percolation of stormwater. The proposed clear polycarbonate material over the southernly side yard will result in a site that nearly impervious to ground infiltration resulting in urban runoff contaminants entering the Santa Monica Bay. As such, this feature of the proposed project will adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

Guardrail at the Perimeter Wall

Pursuant to LAMC Section 12.28, the applicant is requesting a Zoning Administrator's Adjustment to allow a roof deck guardrail at the perimeter wall, in lieu of a 5-foot setback, as otherwise required by LAMC Section 12.21.1 B.3(a). LAMC Section 12.21.1 B.3(a) states:

Tanks or similar equipment required to operate and maintain the building, skylights, towers, steeples, flagpoles, smokestacks, wireless masts, water tanks, silos, or similar structures may be erected above the building height limit by up to five feet if the structure is set back from the roof perimeter by five feet.

The Department of Building and Safety Zoning Code Manual and Commentary – a reference document developed to provide consistent and uniform interpretation, and

administration of specific sections of Zoning Code – indicates that guardrails shall be located at least five feet from the perimeter wall when the roof deck is provided to meet the “open space” requirements for apartment buildings per LAMC Section 12.21 G. The proposed improvement does not meet the threshold (six or more units) in LAMC to trigger the open space requirement. As such, a Zoning Administrator’s Adjustment is not a valid request and should be dismissed.

16. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and applicable specific plan.

Reduced Side Yard Setbacks - SUPPORT

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing the environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlements described herein, the Project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and additional elements adopted by the City Council. Approval of the proposed addition and related reduced side yard request is consistent with the following Framework Element goals and objectives:

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

The property is located within the Venice Community Plan Map which designates the property for Low Medium II Residential with corresponding zones of RD1.5, RD2, RW2, and RZ2.5 and Height District No. 1. The property is not within an area governed by an Interim Control Ordinance. The Venice Community Plan does not regulate the design of fences, gates and hedges in low density residential areas, leaving these matters to the Los Angeles Municipal Code. Generally, the Plan seeks to promote good design, and to ensure public safety. The Plan text states the intent to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods, and notes that existing residential neighborhoods should be protected from encroachment by uses that are incompatible as to scale and character or would otherwise diminish quality of life. As conditioned, the design and the height of the proposed addition is consistent with the current Venice Community Plan and the Land Use Element of the General Plan, with the following Goal, Objective and Policy:

Goal 1: A safe, secure, and high-quality residential environment for all community residents.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy 1-3.2: Proposals to alter planned residential density should consider factors of neighborhood character and identity, compatibility of land uses, impact on livability, adequacy of public services and facilities, and impacts on traffic levels.

As previously discussed, the proposed addition will maintain the existing building height and existing three-foot side yard setbacks, where the addition will not be visible from Venice Beach. As such, the granting of the request is consistent with Community Plan objectives to preserve and enhance the character and integrity of existing low density residential neighborhoods, and therefore, is in conformance with the General Plan and its elements.

Fence Entryway Arbor - AGAINST

While the Framework Element and Venice Community Plan provide general policies that support residential uses, the Venice Local Coastal Land Use Plan (“LUP”) outline additional development regulations. The Venice LUP was certified by the California Coastal Commission to supersede the Venice Community Plan for areas within the Coastal Zone. The LUP designates the property with a Low Medium II Residential land use designation, within the North Venice Subarea. The proposed over-in-height side yard fence (Entryway Arbor) is not consistent with the LUP as demonstrated by the following policies:

Policy I.D.3. Views of Natural and Coastal Recreation Resources. The scale of development shall comply with height limits, setbacks and standards for building massing specified in Policy Groups I.A and I.B, Residential and Commercial Land Use and Development Standards of this LUP, in order to protect public views of highly scenic coastal areas and vista points, including, but not limited to, the canals, lagoon, jetty, pier, Ocean Front Walk, walk streets and pedestrian oriented special communities.

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

The above referenced policies support pedestrian scale development along 25th Avenue to enhance coastal views and to encourage pedestrian movement. The proposed request to deviate from the fence height standards in the Los Angeles Municipal Code would create a fortress-like structure adjoining 25th Avenue, which would block coastal views and create a hostile pedestrian interface.

Cover Southernly Side Yard - AGAINST

While the Framework Element and Venice Community Plan provide general policies that support residential uses, the Venice Local Coastal Land Use Plan (“LUP”) outline additional development regulations. The Venice LUP was certified by the California Coastal Commission to supersede the Venice Community Plan for areas within the Coastal Zone. The LUP designates the property with a Low Medium II Residential land use designation, within the North Venice Subarea. The proposed enclosure over the side yard is not consistent with the LUP as demonstrated by the following policy:

Policy I.A.7. Multi-family Residential - Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

The above referenced policy supports the position that new development should minimize discharge of stormwater runoff into the Pacific Ocean. The proposed request to increase the impervious area on a lot nearly built-out is inconsistent with this policy.

Zoning Administrator’s Determination (Over-in-Height Fence)

In order for an over-in-height fence request to be approved, all of the mandated findings in LAMC Section 12.24 X.7 must be made in the affirmative.

17. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The subject site is relatively flat, rectangular, corner lot with a width of 28 feet and a depth of 90 feet for a total lot area of approximately 2,520 square feet. The property fronts Ocean Front Walk with a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alley). The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan. The subject site is improved with a 3,833 square foot, three-story, duplex with two Guest Rooms, providing six parking spaces within an at-grade basement built in 1971. The existing structure provides a legally non-conforming height of 35 feet (flat roof). In addition, the subject site provides an over-in-height fence of eight feet along the southerly side yard adjoining 25th Avenue, approved under case number ZA-2019-5246-F.

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed

with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

Zoning regulations limit fence heights on residentially zoned property to provide visual consistency in neighborhoods and to limit bulk and mass. The subject block between 25th Avenue and 24th Avenue provides eight structures which are all built to the rear property line adjoining Speedway creating a continuous street wall. The proposed eight foot wall will not have an appreciable visual impact along Speedway (alley) while providing an additional level of security for the applicant. Further, the proposed northernly side yard fence of 8 feet will not be visible from the street. Therefore, the proposed project will enhance the built environment in the surrounding neighborhood as well as perform a function that is beneficial to the community.

18. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject site is relatively flat, rectangular, corner lot with a width of 28 feet and a depth of 90 feet for a total lot area of approximately 2,520 square feet. The property fronts Ocean Front Walk with a side yard adjoining 25th Avenue and a rear yard adjoining Speedway (alleyway). The subject site is zoned RD1.5-1-O with a General Plan Land Use Designation of Low Medium II Residential within the Venice Community Plan. The subject site is improved with a 3,833 square foot, three-story, duplex with two Guest Rooms, providing six parking spaces within an at-grade basement built in 1971. The existing structure provides a legally non-conforming height of 35 feet (flat roof). In addition, the subject site provides an over-in-height fence of eight feet along the southerly side yard adjoining 25th Avenue, approved under case number ZA-2019-5246-F.

The subject site is located in an urbanized area, developed with residential and commercial uses. The neighborhood and properties immediately surrounding the property are zoned RD1.5-1-O, RW-1-O and OS-1XL and developed with one-story to three-story residential structures. The subject site is located at the end of the block on Ocean Front Walk between 25th Avenue and 24th Avenue. Excluding the subject site, this block contains six additional lots that are zoned RD1.5-1-O with a Land Use Designation of Low Medium II Residential. These lots are developed with six three-story structures. The property adjoining the subject site to the northwest is zoned RD1.5-1-O and developed with a 2,632 square foot, three-story single-family dwelling constructed in 1908. The property adjoining the subject site to the southeast, across 25th Avenue, is zoned RD1.5-1-O and developed with a 4,569 square foot, three-story single-family dwelling constructed in 2001. The property adjacent to the subject site to the northeast, across Speedway, is zoned RD1.5-O and is an undeveloped lot providing a perimeter fence and landscaping. The southwestern adjoining property, across Ocean Front Walk, is zoned OS-1XL-O and is maintained as a sandy beach.

The proposed over in height fence and vehicular gate are consistent with the pattern of development in the neighborhood facing Speedway. The subject block between 25th Avenue and 24th Avenue provides eight structures which are all built to the rear property

line adjoining Speedway creating a continuous street wall. The proposed eight foot wall will not have an appreciable visual impact along Speedway (alley) while providing an additional level of security for the applicant. Further, the proposed northerly side yard fence of eight feet will not be visible from the street.

In addition, on April 1, 2020, the Zoning Administrator approved the construction, use and maintenance of an eight-foot wall adjoining the side property line at 25th avenue. This approval does not have appeared to result in any adverse impacts to the neighboring properties. Thus, as conditioned, the request will not be materially detrimental to the property or improvements in the same zone or vicinity in which the property is located.

19. The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The General Plan is the City's roadmap for future growth and development. The General Plan elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing the environmental concerns and problems. The majority of the policies derived from these elements are in the form of LAMC requirements. Except for the entitlements described herein, the Project does not propose to deviate from any other LAMC requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and additional elements adopted by the City Council. Approval of the proposed over-in-height fences are consistent with the following Framework Element goals and objectives:

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

The property is located within the Venice Community Plan Map which designates the property for Low Medium II Residential with corresponding zones of RD1.5, RD2, RW2, and RZ2.5 and Height District No. 1. The property is not within an area governed by an Interim Control Ordinance. The Venice Community Plan does not regulate the design of fences, gates and hedges in low density residential areas, leaving these matters to the Los Angeles Municipal Code. Generally, the Plan seeks to promote good design, and to ensure public safety. The Plan text states the intent to preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods, and notes that existing residential neighborhoods should be protected from encroachment by uses that are incompatible as to scale and character or would otherwise diminish quality of life. As conditioned, the design and the height of the proposed addition and over-in-height fence is consistent with the current Venice Community Plan and the Land Use Element of the General Plan, with the following Goal, Objective and Policy:

Goal 1: A safe, secure, and high-quality residential environment for all community residents.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

Policy 1-3.2: Proposals to alter planned residential density should consider factors of neighborhood character and identity, compatibility of

land uses, impact on livability, adequacy of public services and facilities, and impacts on traffic levels.

The proposed project is consistent with other fences, gates and hedges that are similar in height and scale in this low medium residential density neighborhood. It will protect the privacy of the residents of the dwelling and provide a barrier to automobiles on a public street. The granting of the request is consistent with Community Plan objectives to preserve and enhance the character and integrity of existing low medium density residential neighborhoods, and therefore, is in conformance with the General Plan and its elements.

20. Consideration has been given to the environmental effects and appropriateness of the materials, design and location, including any detrimental effects on the view enjoyed by occupants of adjoining properties and security to the subject property.

The proposed fence will have no significant adverse impacts or effects on the environment or adjacent properties. The material for the proposed fence is CMU, wall with plaster similar to other fences and building materials in the same vicinity. The rear eight foot wall will appear seamless abutting the three-story duplex. The proposed fence will have no detrimental effect on the view from adjoining properties. Lastly, the proposed improvement qualifies for a CEQA categorical exemption and no exception to the exemption applies.

ADDITIONAL MANDATORY FINDING

- 21.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the subject site is located within Zone X: outside the flood zone.

Exhibit A – Project Plans
Exhibit A

LOFT ADDITION & ROOF DECK

2419 OCEAN FRONT WALK
VENICE, CALIFORNIA 90291

ABBREVIATIONS

A	A/C	AIR CONDITIONING	M	MAINT.	MAINTENANCE
ACOUS	ACUSTICAL TILE	MECH.	MAX.	MAXIMUM	
ADD'NL	ADDITIONAL	MEZ	M.C.	MECHANICAL	MAIL CHUTE
ALUM.	ALUMINUM	MFG.	M.T.	METAL	
ALT.	ALTERNATE	MFR.	MZZ	MEZZANINE	
ANDD.	AND DIZED	MGR.	MFG.	MANUFACTURING	
APP'VD.	APPROVED	MIN.	MGR.	MANAGER	
APPROX.	APPROXIMATE	MISC.	MIN.	MINIMUM	
ARCH.	ARCHITECTURE	MTD.	MIS.	MISCELLANEOUS	
AUTO.	AUTOMATIC	MUL.	MNTD.	MOUNTED	
AVG.	AVERAGE	MUL.	MUL.	MULLION	
⊕	AND	MW.	MTH.	METAL THRESHOLD	
AF.F.	ABOVE FINISH FLOOR		MW.	MICROWAVE	
B		N			
BD.	BOARD	ND	NEW		
BLKG.	BUILDING	N.	NEG.	NEGATIVE	
BRKT.	BRACKET	N.I.C.	NOT IN CONTRACT		
BRZ.	BASEMENT	NQ(DR #)	NOT TO SCALE		
BSMT.		N.T.S.			
C		O			
CAB.	CABINET	O.C.	ON CENTER		
C.C.	CENTER TO CENTER	O.D.	OUTSIDE DIAMETER		
CLG.	CEILING	O.F.	OFFICE		
CLG. (OR CEIL.)		O.H.	OPPOSITE HAND		
CLS.	CLOSET	O.PNG.	OPENING		
CLR.	CLEAR	O.P.	OPPOSITE		
CLR. OPNG.	CLEAR OPENING	O.RIG.	ORIGINAL		
CLN.	CONCRETE	P			
CDNC.	CONNECTION	P.C.	PARTICLE BOARD		
CDNN.	CONCRETE	P.LAM.	PLASTER		
CDNST.	CONSTRUCTION	P.LY.	PLYWOOD		
CDNT.	CONTINUOUS	P.NL.	PANEL		
CDR.	CORNER	PR.	PREPARED		
CDRR.	CORRIDOR	PRFAB.	PREFABRICATED		
CDTR.	CENTER	PTN.	PARTITION		
C.W.	COLD WATER	PTD.	PAINTED		
D		Q			
DA.	DOUBLE-ACTING	Q.	QUALITY		
DBLT.	DOUBLE	QUAN.	QUANTITY		
DEPT.	DEPARTMENT	R			
DET.	DETAIL	RE.	RELOCATE		
DF.	DRINKING FOUNTAIN	RELOC.	RELOCATE		
DIA.	DIAMETER	R.A.	RADIUS		
DIM.	DIMENSION	RAD.	RADIUS		
DIV.	DIVISION	RECEP.	RECEPTACLE		
DN.	DOWN	REFL.	REFLECTED		
DR.	DROR	REFL.	REFLECTED		
DWG.	DRAWING	RESIL.	RESILIENT		
DRW.	DRAWER	REOD.	REQUIRED		
DW.	DISHWASHER	RH.	RIGHT HAND		
E		RND.	ROUND		
(E)	EXISTING	R.O.	ROUGH OPENING		
ELEC.	ELECTRIC	REV.	REVISION		
ELEV.	ELEVATION	S			
ELEV.R.	ELEVATOR	S.	SOUTH		
ENGR.	ENGINEER	S.C.	SCHEDULE		
EQ.	EQUAL	SECT.	SECTION		
EQUIP.	EQUIPMENT	SH.	SHEET		
EXH.	EXHAUST	SIM.	SIMILAR		
EXIST.	EXISTING	SQ.	SQUARE		
EXPN.	EXPANSION	SF (OR I)	SQUARE FEET		
EXPOS.	EXPOSED	S.S.	STAINLESS STEEL		
EXT.	EXTERIOR	STA.	STATION		
ELECT.	ELECTRICAL	STD.	STANDARD		
F		STR.	STRUCTURAL		
F.A.L.M.	FIRE ALARM	SUSP.	SUSPENDED		
F.ABR.	FABRICATE	SYMM.	SYMMETRICAL		
F.E.	FIRE EXTINGUISHER	SYS.	SYSTEM		
F.E.C.	FIRE EXTINGUISHER	SPL.	SPLASH		
F.F.	FINISH FLOOR	T			
F.H.C.	FIRE HOSE CABINET	T.	TOP AND BOTTOM		
FIN.	FINISHED	TECH.	TECHNICAL		
FLR.	FLOOR	TEL.	TELEPHONE		
FLUOR.	FLUORESCENT	TEMP.	TEMPERED		
F.C.C.	FACE OF CONCRETE	TEMP.	TEMPERED		
F.F.	FACE OF FINISH	TEMP.	TEMPERED		
F.G.	FACE OF GYP. BD.	TEMP.	TEMPERED		
F.S.	FACE OF STUD	TEMP.	TEMPERED		
F.W.	FACE OF WALL	TEMP.	TEMPERED		
FR.	FRAME	TEMP. GL.	TEMPERED GLASS		
F.S.	FULL SIZE	THK.	THICKNESS		
F.T.	FOOT OR FEET	TYP.	TYPICAL		
F-F	FACE TO FACE	U			
FURR.	FURRING	UL.	UNDERWRITERS		
G		LABORATORY			
GD.	GARBAGE DISPOSAL	UTIL.	UTILITY		
GA.	GAUGE	UNL.	UNLESS OTHERWISE		
GEN.	GENERAL	NOTED			
G.F.I.	GROUND FAULT ISOLATED	V			
GL.	GLASS OR GLAZED	VERT.	VERTICAL		
GYP.	GYP. BOARD	VEST.	VESTIBULE		
GYP. BD.		V.I.F.	VERIFY IN FIELD		
H		VBL.	VOLUME		
HDWR.	HARDWARE	VER.	VERIFY		
HDWD.	HARDWOOD	W			
HGT.	HEIGHT	W.	WEST		
H.M.	HOLLOW METAL	W.	WITH		
HORIZ.	HORIZONTAL	W.C.	WALL COVERING		
HVAC.	HEATING, VENTILATING AND AIR CONDITIONING	W.D.	WOOD		
H.W.	HOT WATER	W.W.	WATER HEATER		
I		W.H.	WITHDRAW		
IM.	ICE MAKER	W.S.	WEATHERSTRIPPING		
I.D.	INSIDE DIAMETER	WT.	WEIGHT		
INCL.	INCLUDE (INCLUDING)	Y			
INFO.	INFORMATION	YD.	YARD		
INCAN.	INCANDESCENT	Ø	ROUND		
J		Ø	ROUND		
JAN.	JANITOR	Ø	SO.FT.		
L		□	SQUARE		
L.	ANGLE LAMINATE	□	SQUARE		
L.B. (DR #)	LEFT HAND	//	INCHES (OR DITTO)		
L.H.					

SYMBOLS

CONSTRUCTION

- NEW WALL
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO REMAIN

ELEVATION DATUM POINT

ALIGN WITH ESTABLISHED SURFACES

SHEET NOTE

REVISION REFERENCE

LOCATION ON ROW WHERE SHOWN
DIRECTION OF ELEVATION
ROW ON ELEVATION SHEET WHERE SHOWN
SHEET WHERE SHOWN

DETAIL NUMBER SHEET WHERE SHOWN

AREA TO BE DETAILED

FIRE PROTECTION

- HARDWIRED SMOKE DETECTOR W/BATTERY BACKUP
- BATTERY OPERATED CARBON MONOXIDE DETECTOR

MECHANICAL

- ENERGY STAR COMPLIANT EXHAUST FAN W/ HUMIDITY CONTROL.

ELECTRICAL

- CEILING FIXTURE
- PENDANT LIGHT FIXTURE
- FLOURESCENT DOWNLIGHT
- INCANDESCENT
- LOW VOLTAGE/HIGH DENSITY RECESSED LIGHT
- WALL MOUNTED LIGHT FIXTURE OR SCONCE
- TWO WAY SWITCH
- THREE WAY SWITCH
- TIME SWITCH
- DIMMER
- DOOR MOTION SWITCH
- DUPLEX RECEPTACLE OUTLET
- QUADRUPLEX RECEPTACLE OUTLET
- GROUND FAULT INTERRUPTED OUTLET
- FLOOR DUPLEX RECEPTACLE OUTLET
- BATHROOM FAN
- TELEPHONE/DATA
- THERMOSTAT
- TELEVISION OUTLET

PROJECT INFORMATION

CLIENT: THE CUMMINS GIFT TRUST
9170 THRASHER AVE.
LOS ANGELES, CA 90069

BUILDING ADDRESS: 2419 S OCEAN FRONT WALK
VENICE, CA 90291

PARCEL #: 4226-017-006

PIN #: 105A145 205

TRACT: SHORT LINE BEACH/SUBDIVISION NO.2

BLOCK: 18

LOT: 7

MAP REFERENCE: M B 4-42

ZONING: RD1.5-1-0

LAND USE: LOW MEDIUM II RESIDENTIAL

CONSTRUCTION TYPE: V-B CONSTRUCTION

PROJECT DESCRIPTION: 1ST FLOOR DRIVEWAY, TRASH AREA & ENTRY ENCLOSURE
2ND FLOOR NO WORK
3RD FLOOR NO WORK
4TH FLOOR (N) 237 S.F. BATH & CLOSET ADDITION TO UNIT 2, AND 62.2 SQ.FT. STAIRS TO ROOF DECK
(N) 705 S.F. ROOF DECK

ADDITIONS IS UNDER 10% OF (E) BUILDING

LOT AREA: 2,502.1 S.F.

APPLICABLE CODE : 2020 LARC & LABC
2020 L.A. GREEN BUILDING CODE

EXHIBIT "A"
Page No. 1 of 6
Case No. APCW-2021-4850-CDP-SPE-SPP-22A-1

PROJECT TEAM

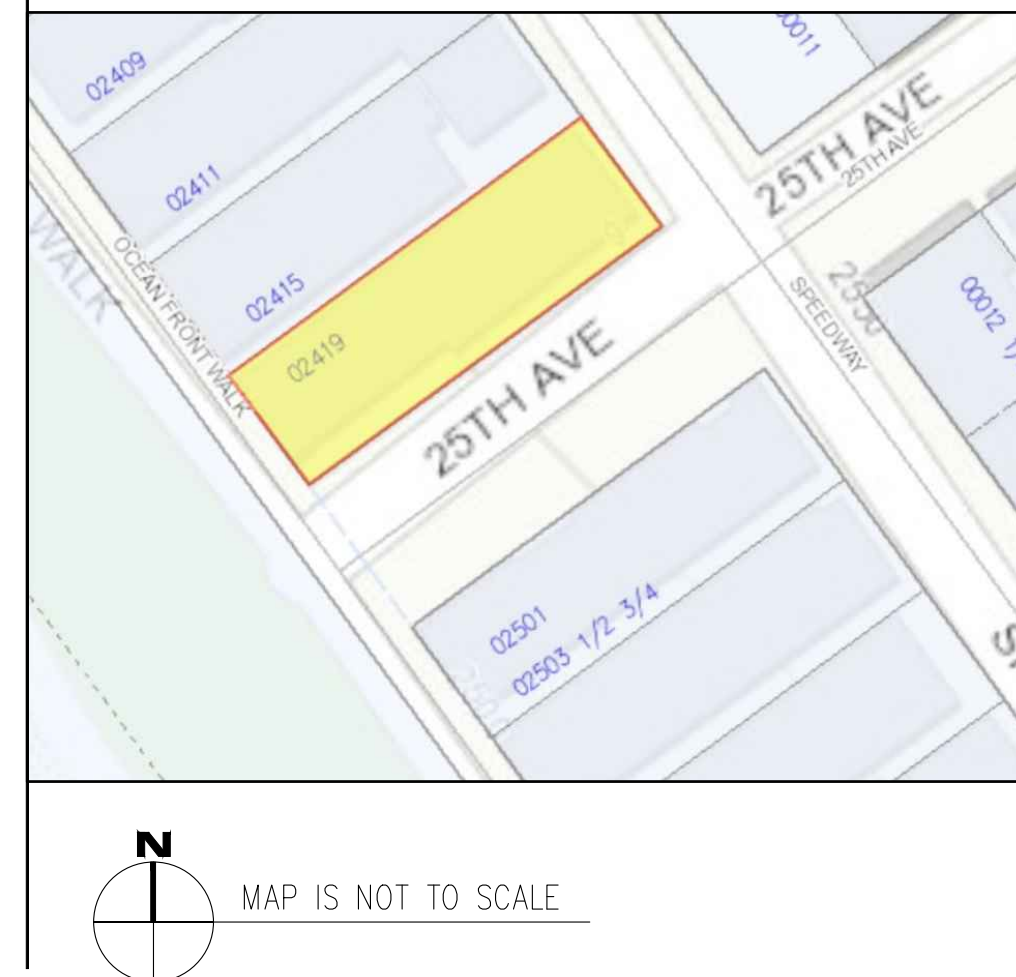
OWNER
THE CUMMINS GIFT TRUST
9170 THRASHER AVE.
LOS ANGELES, CA 90069
310-562-4367

DESIGNER & STRUCTURAL ENGINEER
COASTAL WATER DEVELOPMENT INC.
11606 CHENAULT ST. #301
LOS ANGELES, CA 90049
CELL: (310) 980-6526
info@coastalwaterdevelopment.com

SHEET INDEX

- DESIGN SHEETS**
- A-0.00 COVER SHEET: DRAWING INDEX, PROJECT INFORMATION, SYMBOLS, VICINITY MAP & SITE PLAN
 - A-0.01 GENERAL NOTES, BUILDING AND SAFETY NOTES
 - A-0.02 GENERAL NOTES, BUILDING AND SAFETY NOTES
 - A-0.03 GREEN BUILDING
 - A-0.04 EVALUATION REPORTS
 - A-1.00 1ST & 2ND FLOOR PLANS
 - A-1.01 3RD FLOOR PLAN & 4TH DEMO PLANS
 - A-1.02 4TH FLOOR PLAN AND ROOF PLAN
 - A-1.03 ELEVATIONS
 - A-1.04 ELEVATIONS

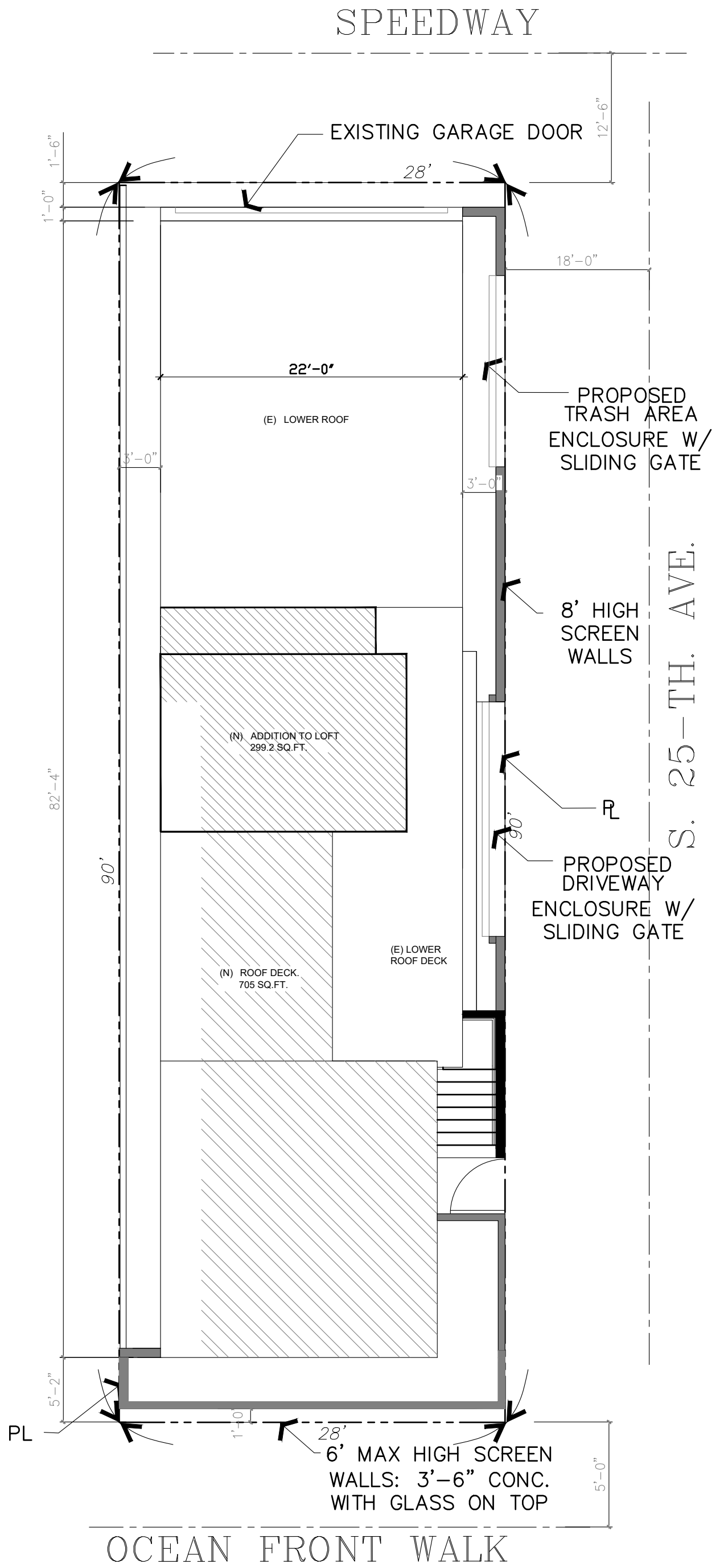
VICINITY MAP



WINDOW AND DOOR SCHEDULE

Window Schedule All windows dual glazed					
No	Quan.	Type	Size(WxH)	Location	Notes
A1	1	Sliding	6'-0" x4'-0"	(N) Bathroom	Tempered

Door Schedule					
No	Quan.	Type	Size(WxH)	Location	Notes
1	1	Solid Core	2'-8"x6'-8"	(N) Closet	
2	1	Pocket Door	2'-8"x6'-8"	(N) Bathroom	w/Privacy



SITE PLAN

SCALE: 1/8" = 1'-0"

- AREA OF ADDITION AND ROOF DECK
- AREA OF ROOF DECK



FILE Cover Sheet
DRAWN
REVIEWED
CAD R.G.

ISSUE DATE BY
Issued for client approval, 4/12/21, RG
Issued for Planning review, 4/24/24, RG

Issued for plan check

CUMMINS BUILDING

Owners :
THE CUMMINS GIFT TRUST
9170 THRASHER AVE.
LOS ANGELES, CA 90069
310-562-4367

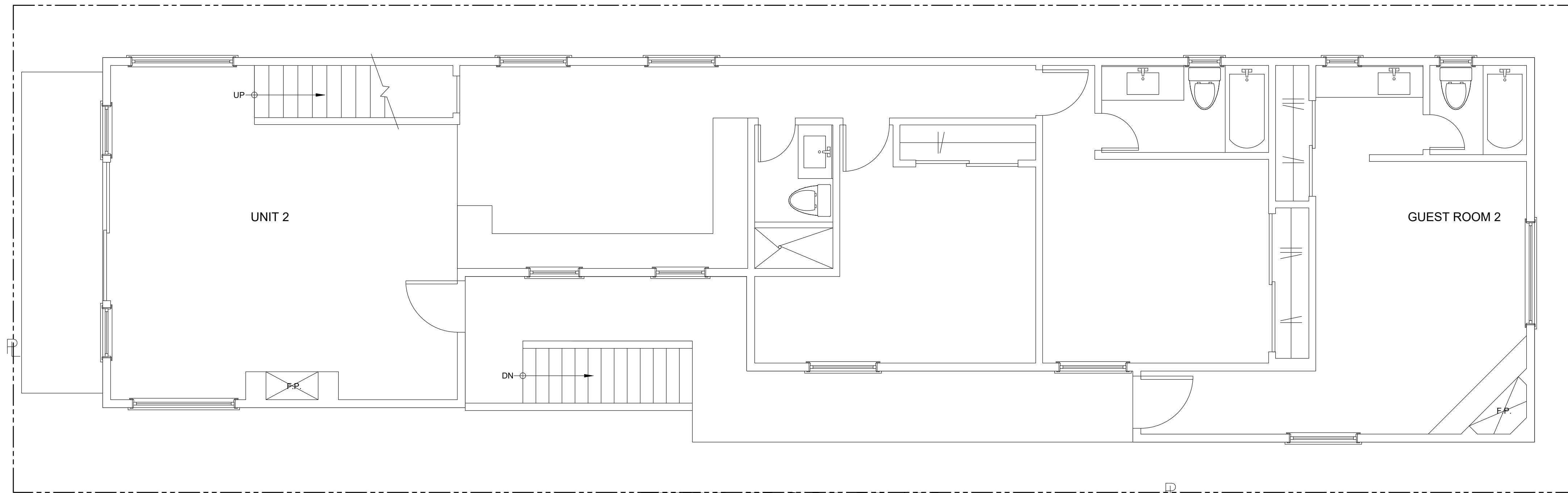
2419 S OCEAN FRONT WALK
VENICE, CALIFORNIA 90291

PRINTED
SCALE NONE
DATE 4/12/2021
TITLE

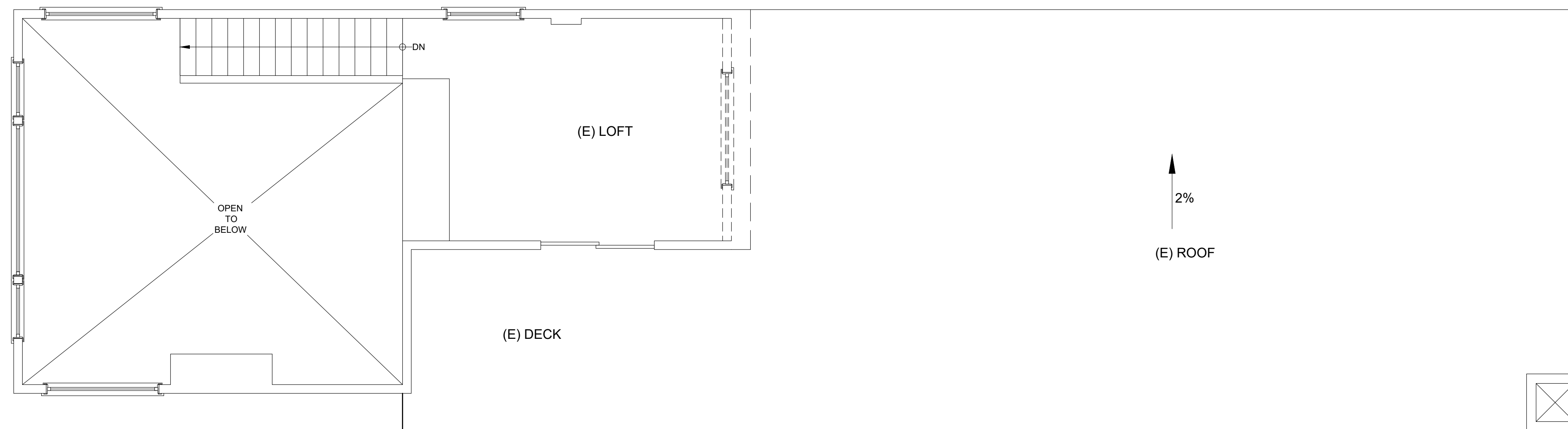
COVER SHEET

SHEET

A - 0.00



THIRD FLOOR PLAN



FORTH FLOOR DEMO PLAN

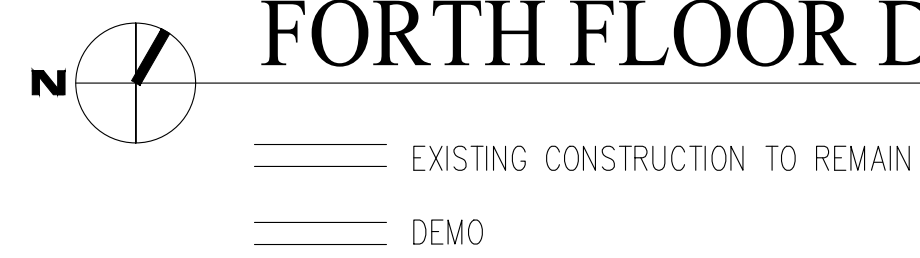


EXHIBIT "A"
 Page No. 3 of 6
 Case No. APCW-2021-4850-CDP-SPE-SPP-ZAA-F



FILE _____ Cover Sheet
 DRAWN _____
 REVIEWED _____
 CAD _____ R. G.

ISSUE _____ DATE BY _____
 Issued for client approval 4/12/21 RG
 Issued for Planning review 4/24/24 RG

Issued for plan check

CUMMINS BUILDING

Owners :

THE CUMMINS GIFT TRUST
 9170 THRASHER AVE.
 LOS ANGELES, CA 90069
 310-562-4367

2419 S OCEAN FRONT WALK
 VENICE, CALIFORNIA 90291

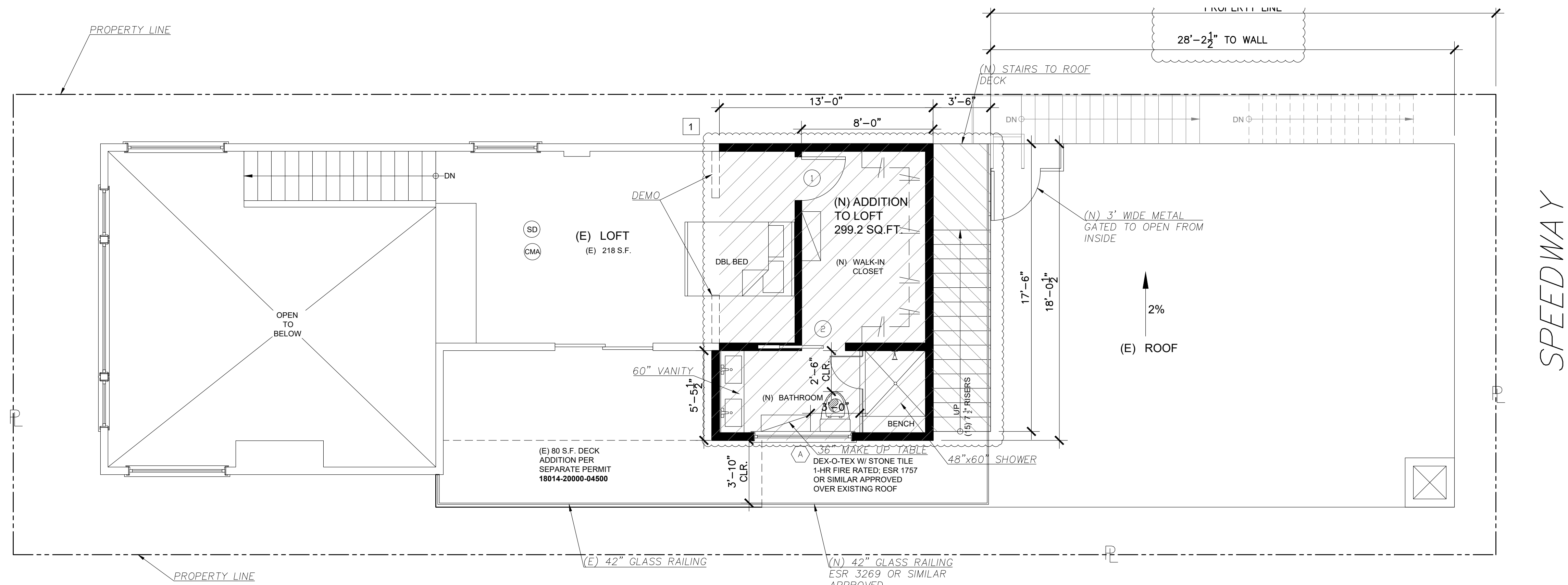
PRINTED _____
 SCALE 1/4"=1'-0"
 DATE 4/12/2021
 TITLE _____

3RD & 4TH FLOOR PLANS

SHEET

A - 1.01

EXHIBIT "A"
 Page No. 4 of 6
 Case No. APCW-2021-459-CDP-SPE-SM-2A-1

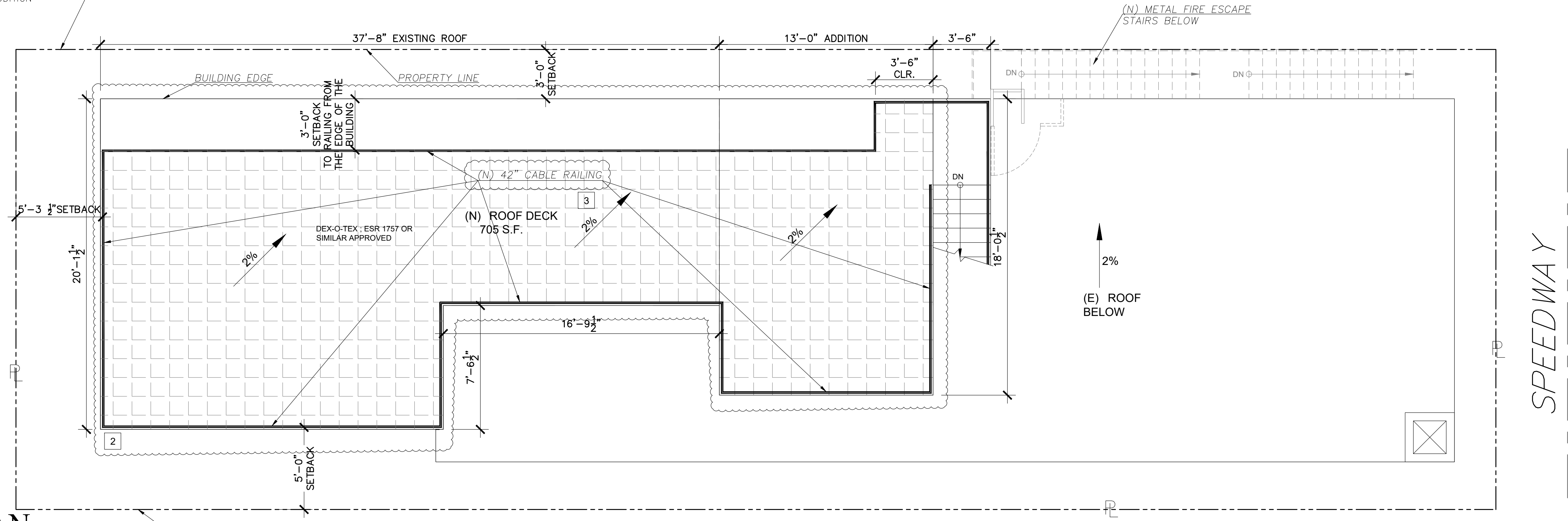


FORTH FLOOR PLAN

- EXISTING CONSTRUCTION TO REMAIN
- NEW WALL (2x4 STUDS 16" O.C.)
- ENERGY STAR COMPLIANT EXHAUST FAN W/ HUMIDITY CONTROL MIN. 50 CFM
- AREA OF ADDITION

25TH AVE.

SPEEDWAY



ROOF PLAN

- AREA OF ROOF DECK

25TH AVE.

SPEEDWAY



FILE	Cover Sheet
DRAWN	
REVIEWED	
CAD	R. G.

ISSUE DATE BY
 Issued for client approval 4/12/21 RG
 Issued for Planning review 4/24/24 RG

Issued for plan check

CUMMINS BUILDING

Owners :
 THE CUMMINS GIFT TRUST
 9170 THRASHER AVE.
 LOS ANGELES, CA 90069
 310-562-4367

2419 S OCEAN FRONT
 WALK VENICE,
 CALIFORNIA 90291

PRINTED	
SCALE	1/4"=1'-0"
DATE	4/12/2021
TITLE	

4FT FLOOR PLAN & ROOF

SHEET
 A - 1.02



FILE Cover Sheet
 DRAWN
 REVIEWED R. G.
 CAD

ISSUE DATE BY
 Issued for client approval 4/12/21 RG
 Issued for Planning review 4/24/24 RG
 Issued for plan check

CUMMINS BUILDING

Owners :
 THE CUMMINS GIFT TRUST
 9170 THRASHER AVE.
 LOS ANGELES, CA 90069
 310-562-4367

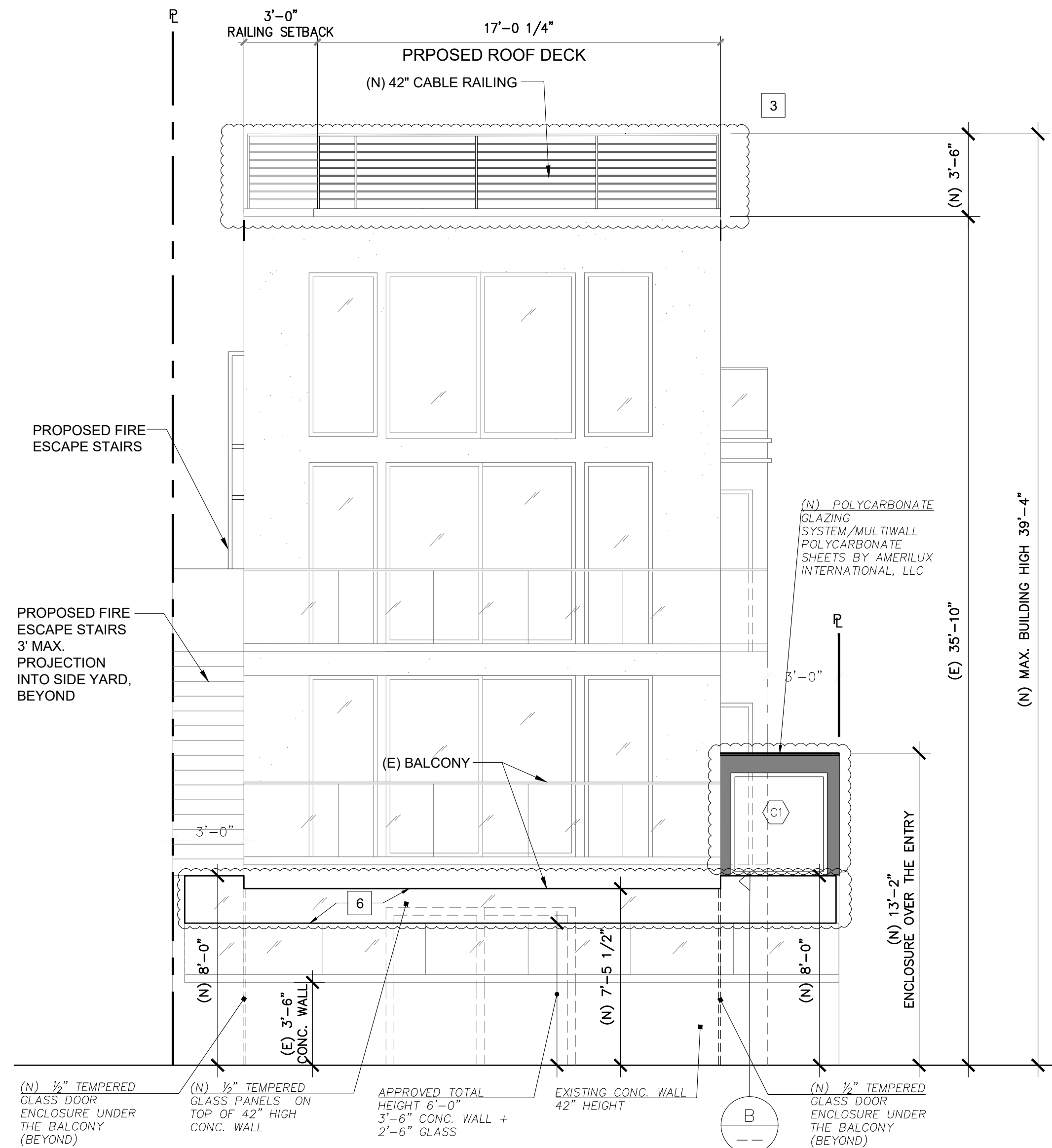
2419 S OCEAN FRONT WALK
 VENICE, CALIFORNIA 90291

PRINTED
 SCALE 1/4"=1'-0"
 DATE 4/12/2021
 TITLE

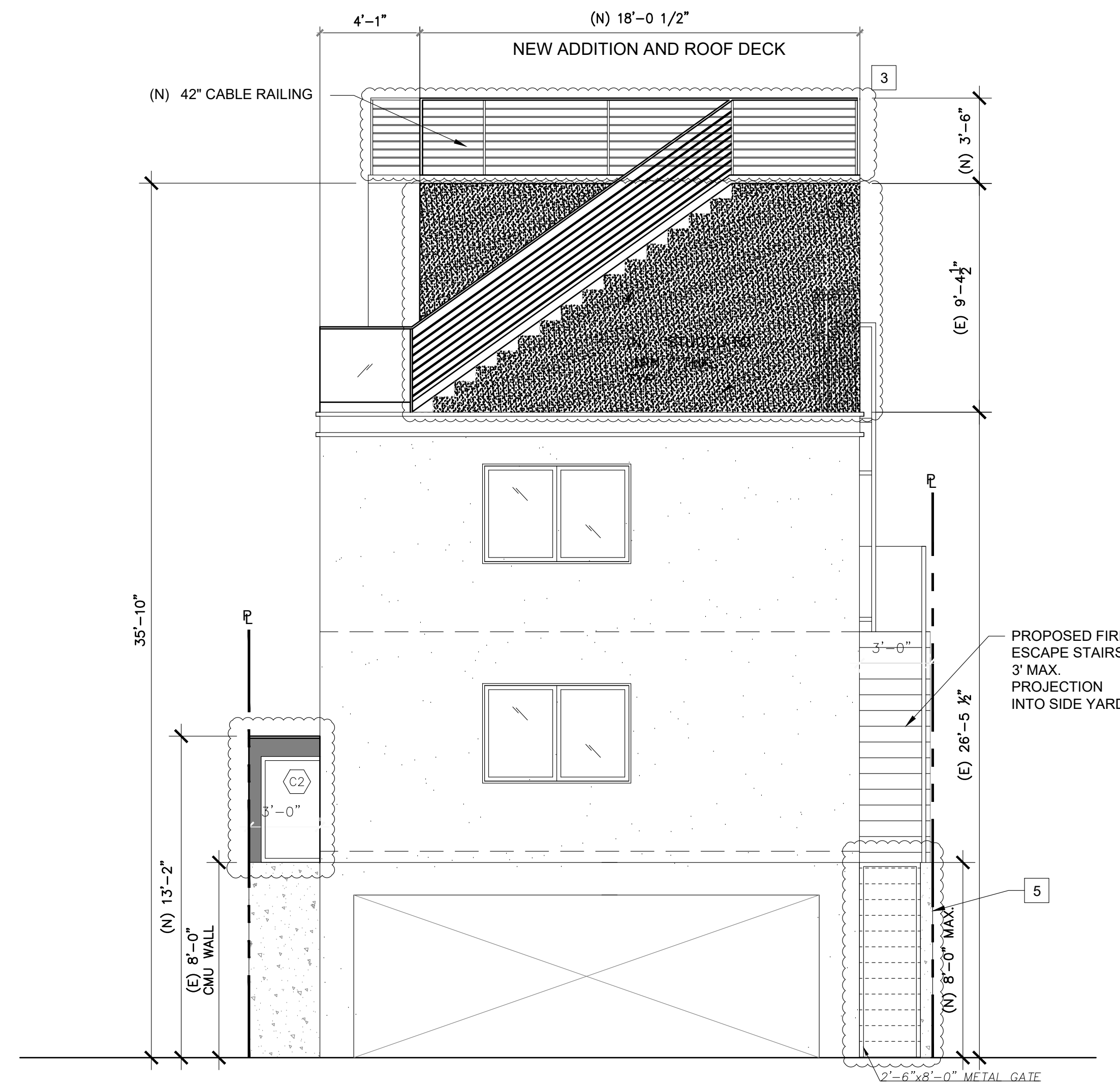
ELEVATIONS

SHEET

A - 1.04

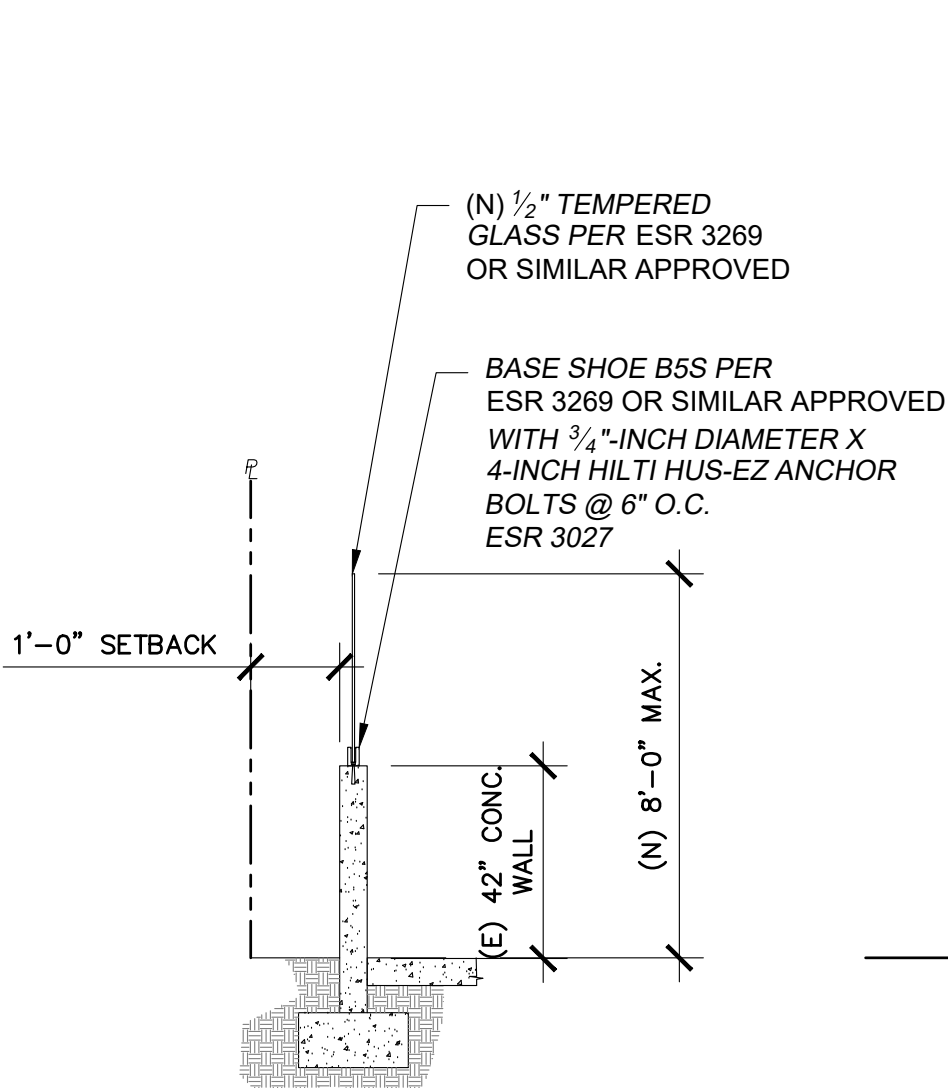


WEST ELEVATION

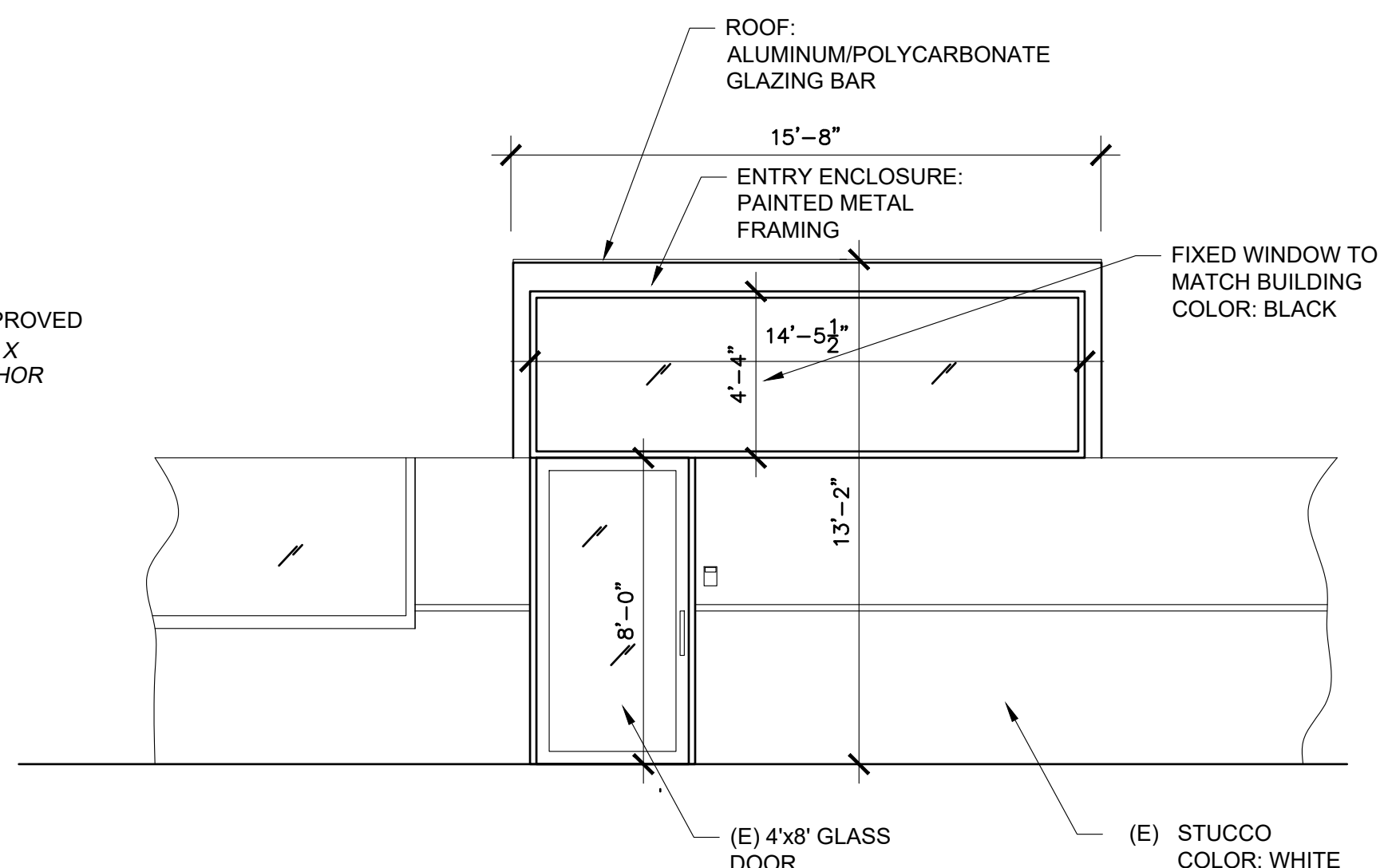


EAST ELEVATION

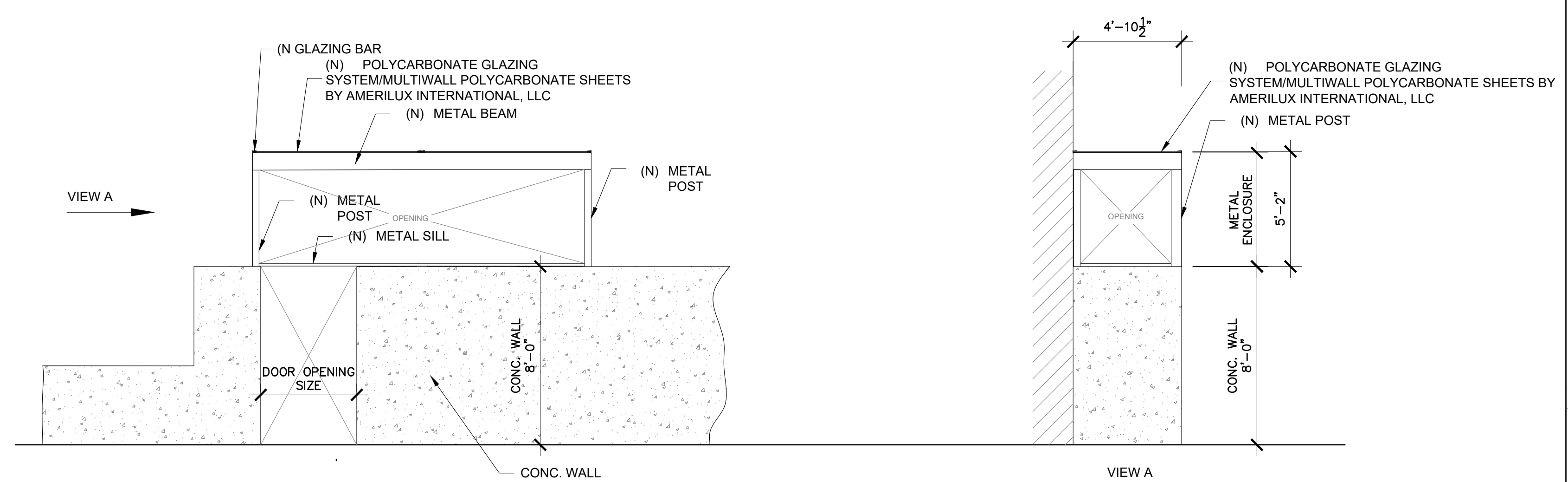
EXHIBIT "A"
 Page No. 6 of 6
 Case No. APCW-2021-4850-CDP-SPE-SPP-ZAA-F



SECTION B
 SCALE: 1/4"=1'-0"



**DET. C "ENTRY COVER"
 (PARTIAL SOUTH ELEVATION)**
 SCALE: 1/4"=1'-0"



**DET. C "ENTRY COVER"
 (STRUCTURAL DETAIL)**
 SCALE: 1/4"=1'-0"

**Exhibit B – Environmental Clearance
ENV-2021-4851-CE**

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
APCW-2021-4850-CDP-SPE-SPP-ZAA-F

SCH NUMBER

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2021-4851-CE

PROJECT TITLE
2419 Ocean Front Walk

COUNCIL DISTRICT
11 - Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
2419 South Ocean Front Walk

Map attached.

PROJECT DESCRIPTION:
A 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates resulting in a 4,132 square foot, four-story duplex with two guest rooms with a roof deck, an eight-foot-tall perimeter fence, and a 13-foot-tall entryway arbor.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
Juliette Cummins

CONTACT PERSON (If different from Applicant/Owner above)
N. Nicolas Brown, AICP

(AREA CODE) TELEPHONE NUMBER | EXT.
(661) 753-9861

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)
STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 15301 (Class 1)
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

The Class 1 exemption allows for the operation, repair, maintenance or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The project consists of a 299 square-foot addition to an existing 3,833 square foot, three-story, multi-family residential structure with a mezzanine, a new 844 square-foot roof deck, and over-in-height fences and gates, therefore qualifying for this exemption.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Ira Brown 

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED: Coastal Development Permit, Specific Plan Exception, Project Permit Compliance Review, Zoning Administrator's Adjustments and Determinations.

DISTRIBUTION: County Clerk, Agency Record

Exhibit C – Building Records
Certificate of Occupancy

Address of
Building

2419 Ocean Front Walk

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

Issued 11-21-72

Permit No. and Year WLA 84256W/71

Two story, Type V, 22' x 82'6", two-family dwelling with 2 guest rooms and attached garage, 6 parking spaces required and provided, R-1 occupancy.

THIS CERTIFICATE SUPERSEDES AND CORRECTS
THE CERTIFICATE ISSUED 7-21-71.

Owner
Owner's
Address

John V. Trefts
124 Washington Street
Marina Del Rey, California
90291

BY A. R. MENDENHALL: EP

**APPLICATION FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY**

B & S B-1-R 10-68

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	Sub #2	CENSUS TRACT
	7	18	Short Line Beach		2739
2. PURPOSE OF BUILDING () Duplex Building & Attached Garage					DIST. MAP
					188
3. JOB ADDRESS 2419 Ocean Front Walk (2419)					ZONE
					R-401
4. BETWEEN CROSS STREETS 24 AVE AND 25 AVE					FIRE DIST.
5. OWNER'S NAME John V. Trefts					LOT (T) OR COR.
					Cor. 36
6. OWNER'S ADDRESS 124 Washington St. Marina Del Rey					LOT SIZE
					28 x 90
7. ARCHITECT OR DESIGNER Herman Fidler					STATE LICENSE No. PHONE
					965 651-1910
8. ENGINEER Morton Newman					STATE LICENSE No. PHONE
					CE 10451 653-7467
9. CONTRACTOR Owner					STATE LICENSE No. PHONE
					BLDG. LINE
10. LENDER Not aware					AFFIDAVITS
					ONE (Fint)
11. SIZE OF NEW BLDG. 221 x 82 1/2"		STORIES 2	HEIGHT 30'	NO. OF EXISTING BUILDINGS ON LOT AND USE None	
12. MATERIAL OF CONSTRUCTION		EXT. WALLS Stucco	ROOF Built-up	FLOOR Wood	
13. JOB ADDRESS 2419 Ocean Front Walk 2-23-71 cm					DISTRICT OFFICE
					WLA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$59,000					GRADING
					CRIT. SOIL
					Yes
PURPOSE OF BUILDING Duplex & Attached Garage				INSPECTION ACTIVITY	
				COMB	GEN
				MAJ. S.	CONS
TYPE R-2/J-1		GROUP	STORIES 2	PLANS CHECKED Herman Fidler	
BLDG. AREA 1480 sq'		MAX. OCC.	TOTAL	PLANS APPROVED Herman Fidler	
DWELL. UNITS 2	GUEST ROOMS 2	PARKING SPACES	REQ'D 6	PROVIDED 6	APPLICATION APPROVED Herman Fidler
SPRINKLERS REQ'D SPECIFIC NO					CONT. INSP. NO
P.C. No.					INSPECTOR
					AA 5676
P.C. 140 39	S.P.C.	G.P.I.	B.P. 216	LF.	O.S.
					C/O
					TYPIST rg

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

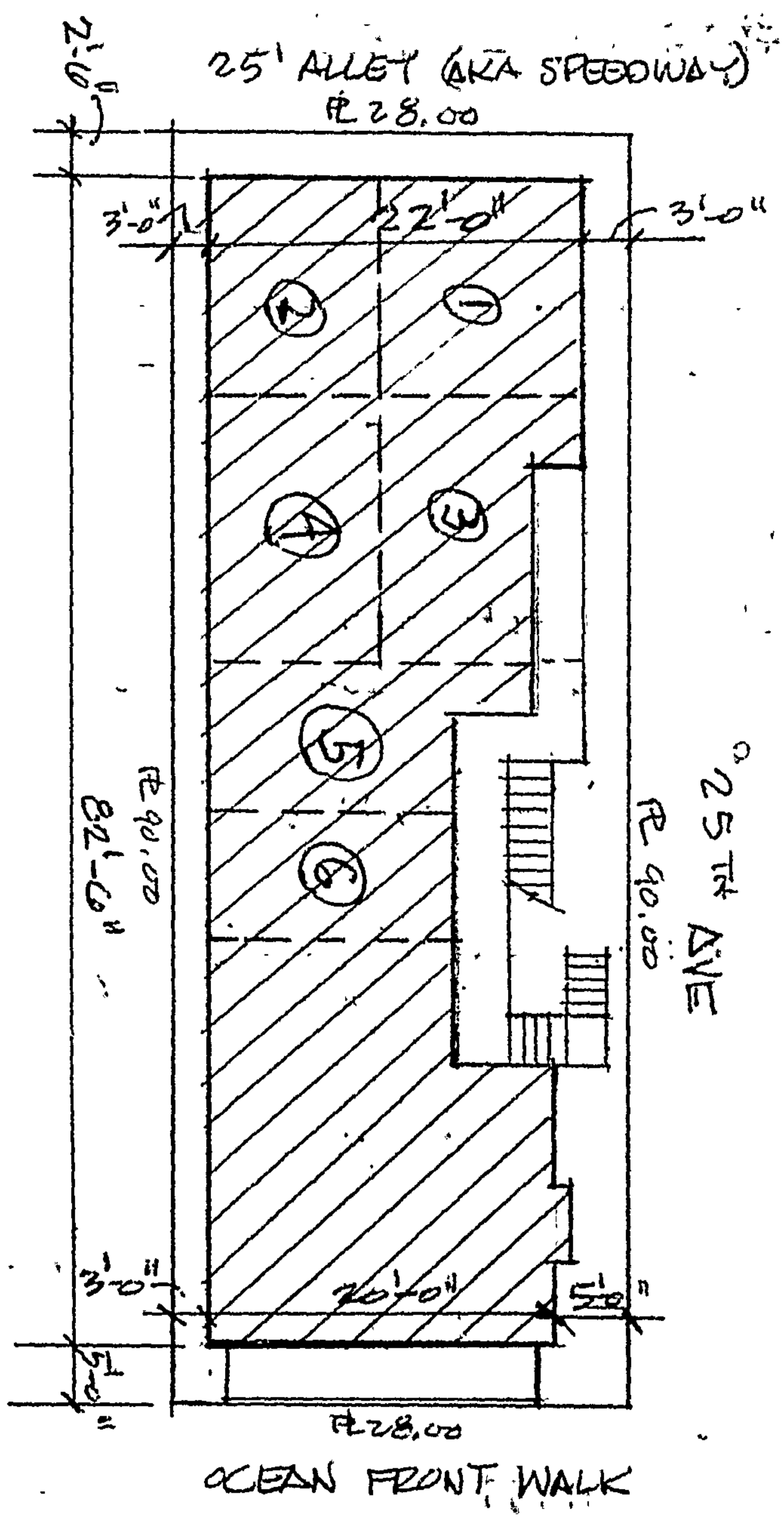
CASHIER'S USE ONLY	OCT-20-70	18524	0 - 6	140.59
	FEB-19-71	02658	0 - 2	216.30

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed <u>Herman Fidler</u> (Owner or Agent)	Name	Date
Bureau of Engineering	ADDRESS APPROVED	BEA OCT 19 1970
	SEWERS AVAILABLE CHARGES DUE (to 30 th day)	BEA OCT 19 1970
	NOT AVAILABLE	
	DRIVEWAY APPROVED	H. Lowe, West-Vern 2-18-71
	HIGHWAY DEDICATION REQUIRED COMPLETED	Not applicable H&Z 2-18-71
Conservation	FLOOD CLEARANCE APPROVED	C. J. Stangela 2-18-71
Plumbing	APPROVED FOR ISSUE FILE #	
Planning	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Fire	APPROVED UNDER CASE #	
Traffic	APPROVED (TITLE 19) (L.A.M.C.-S700)	
	APPROVED FOR	



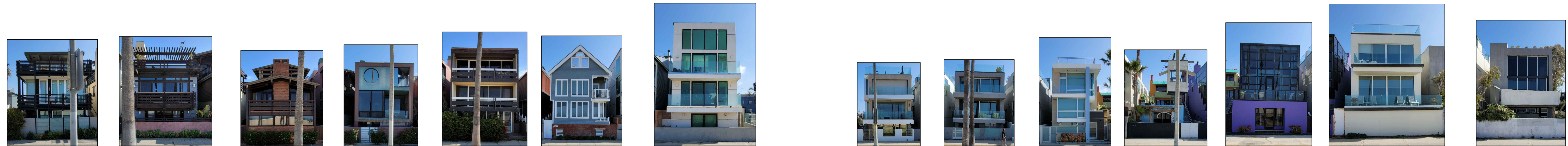
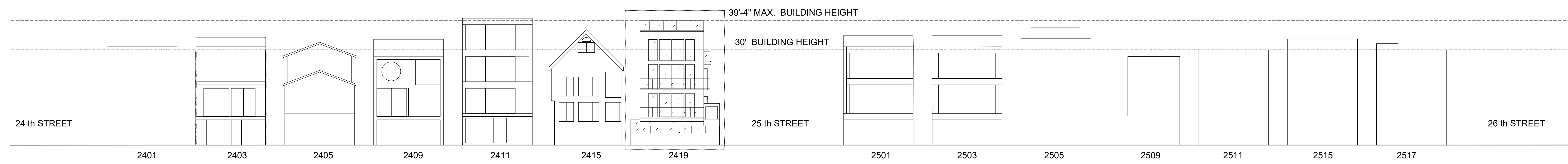
25' ALLEY (AKA SPEEDWAY)
R 28.00

25TH AVE
R 90.00

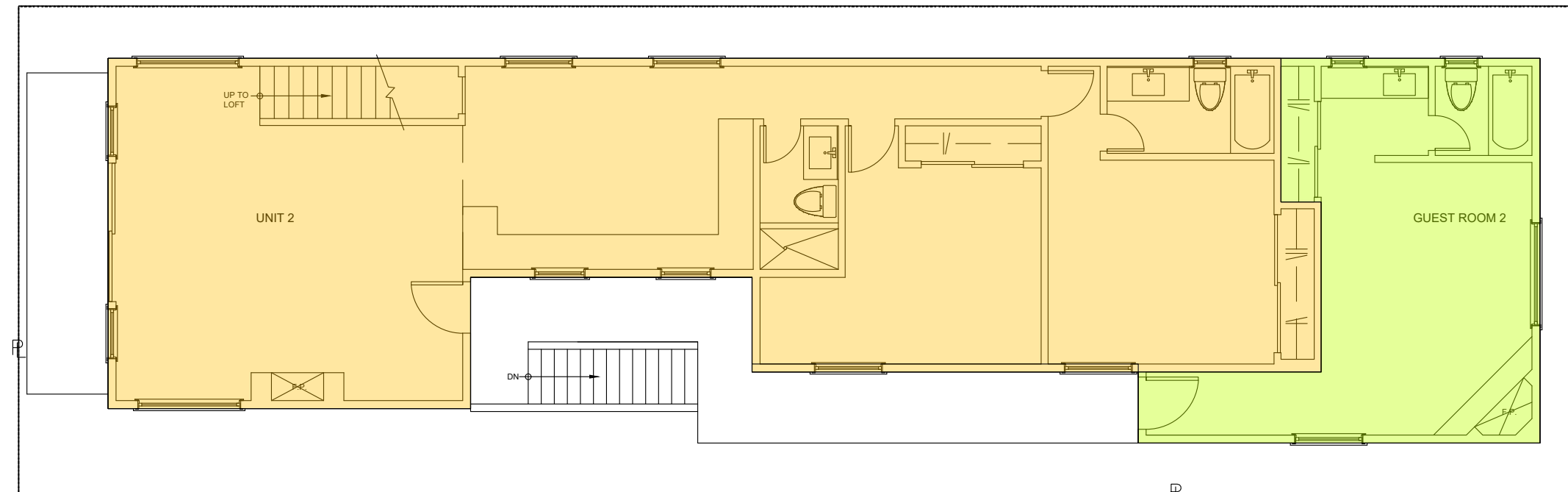
OCEAN FRONT WALK
R 28.00



Exhibit D – Character Analysis

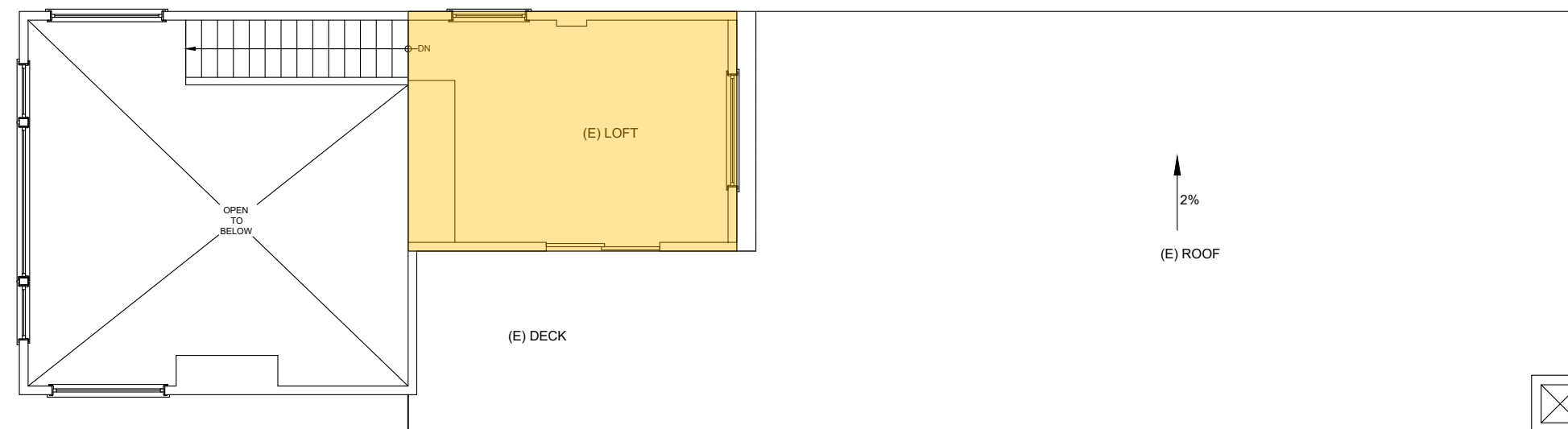


LEVEL BELOW MEZZANINE / LOFT
 UNIT 2: 1,194.12 SQ.FT. X 33% = 394.06 SQ.FT.
 GUEST ROOM 2: 340.18 SQ.FT. X 33%= 112.26 SQ.FT.
 TOTAL: 1,534.30 SQ.FT. X 33% = 506.32 SQ.FT.



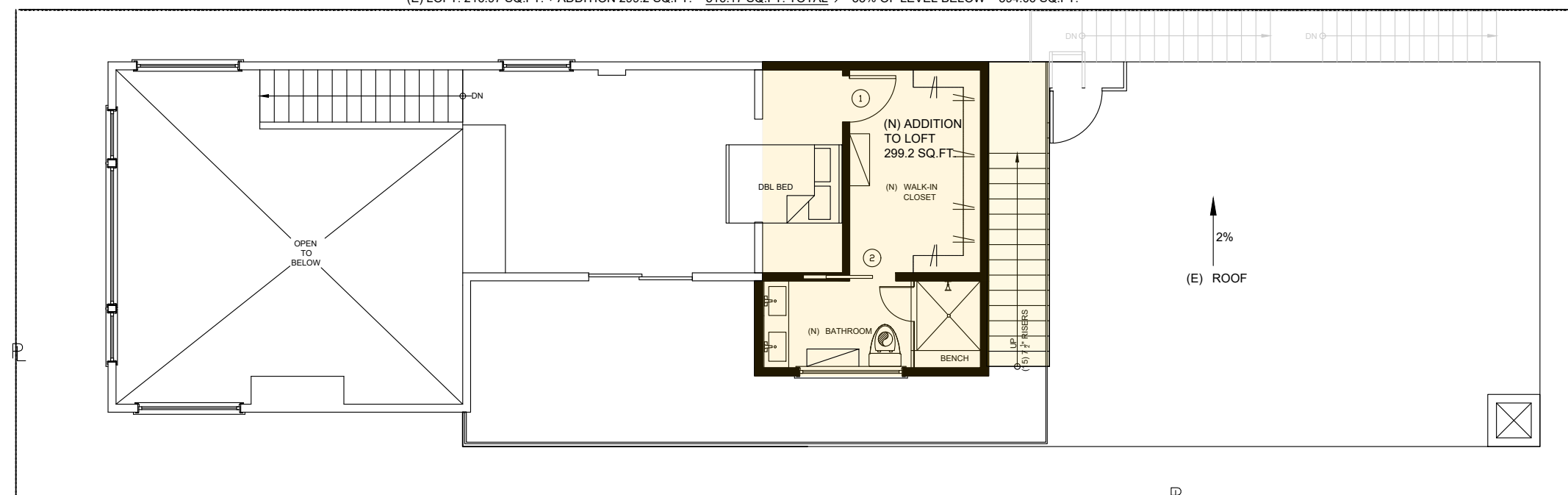
3-RD FLOOR PLAN

LEVEL 4 MEZZANINE / LOFT
 LOFT: 216.97 SQ.FT. < 33% OF LEVEL BELOW = 394.06 SQ.FT.



MEZZANINE / LOFT PLAN

LEVEL 4 MEZZANINES / LOFT + ADDITION
 (E) LOFT: 216.97 SQ.FT. + ADDITION 299.2 SQ.FT. = 516.17 SQ.FT. TOTAL > 33% OF LEVEL BELOW = 394.06 SQ.FT.



MEZZANINE / LOFT PLAN WITH ADDITION

Exhibit E – Correspondence

APCW-2021-4850-CDP-SPE-SPP-ZAA-F

No Correspondences were received after the advisement period.