

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE
200 OCEANGATE, SUITE 1000
LONG BEACH, CA 90802-4302
(562) 590-5071



W13b

5-18-0253 (David H. Jacobs)

October 10, 2018

EXHIBITS

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Exhibit 2 – As-Built Project Plans

Exhibit 3 – Local CDP No. ZA-2003-1708 & City Staff Report

Exhibit 1 – Vicinity Map

Exhibit 1

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California Coastal Commission



Project Site

Rustic Creek

Will Rogers Beach

Custom Residence

New Construction

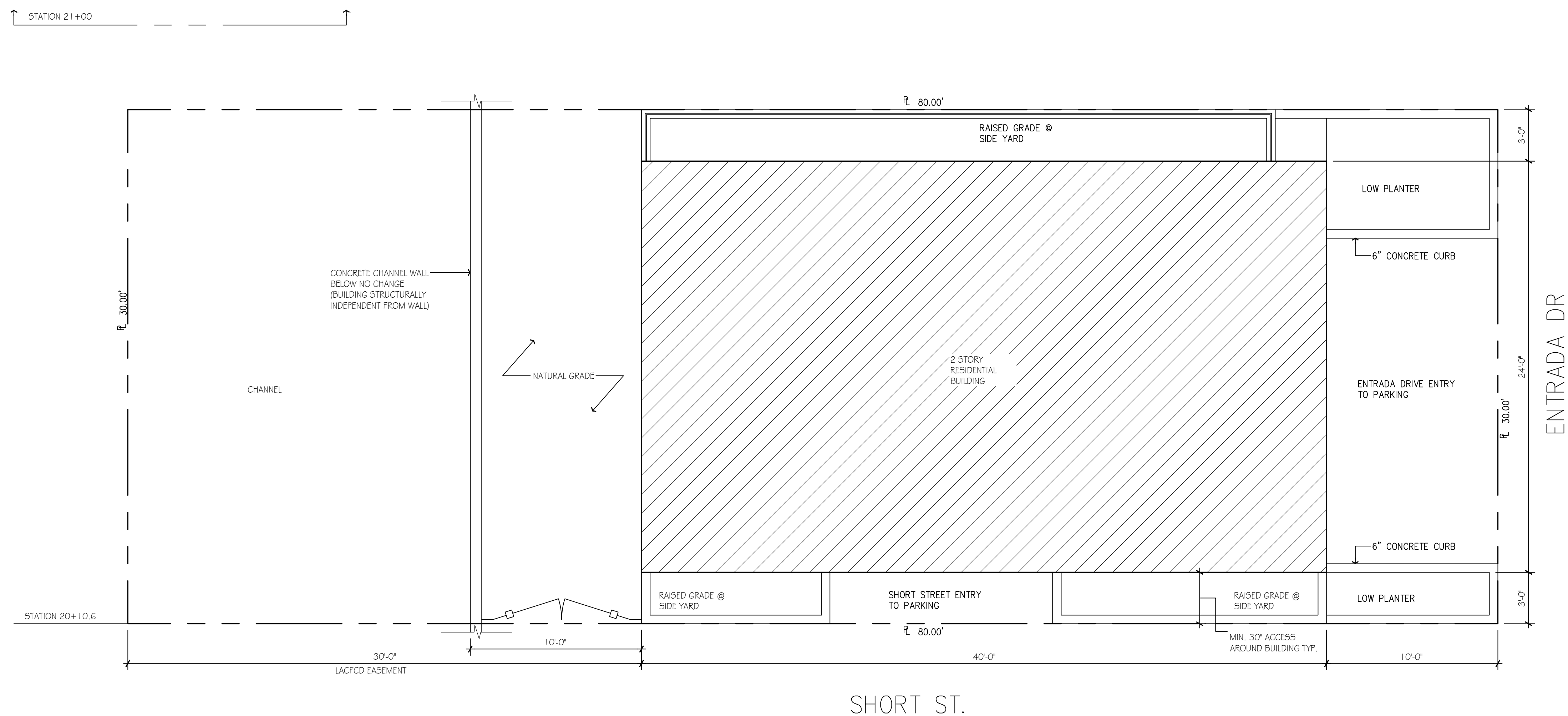
201 Entrada Drive

Los Angeles, CA 90402

STILLIFE
201 ENTRADA DRIVE
LOS ANGELES, CALIFORNIA 90402

TITLE SHEET
PLOT PLAN

Original drawing size is 36" x 48"



Plot Plan

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

KEY NOTES:

1. SITEWORK

1.1 ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN A 4" DIAMETER ABS DRAIN @ 2" MIN SLOPE. PROVIDE DRAIN LINES WITH AREA DRAINS AS SHOWN. SLOPE DRAIN LINES TO STREET AND EXIT DRAIN LINES AT THE CURB. PROVIDE CURB CORINGS AS REQUIRED FOR THE DRAIN LINES TO EXIT THE ROOF DRAIN AND DOWNSPOUTS INTO SEPARATE LINES AT SIDE YARDS.

Sheet Index

ARCHITECTURAL

- T.1 TITLE SHEET AND PLOT PLAN
- T.4 ZONING AND PLANNING SHEETS
- A.1 2ND BASEMENT, BASEMENT PARKING (ON GRADE) & 1ST FLOOR PLANS
- A.2 SECOND FLOOR & ROOF PLANS
- A.3 ELEVATIONS

Project Data

PROJECT SITE: 201 ENTRADA DRIVE
SANTA MONICA, CA 90406

ZONING: R1-1
TYPE: V

Legal Description

APN #: 4410-011-011
TRACT: TR 1719
BLOCK: NONE
LOT: 138

Scope of Work

CONSTRUCT A NEW CUSTOM HOUSE.

Project Team

DESIGNER: STILL LIFE CONSTRUCTION
201 ENTRADA DRIVE
SANTA MONICA, CA 90402
(310) 573-1416
(310) 573-4375 FAX

STRUCTURAL: KEVIN KELLY & ASSOCIATES, INC.
LICENSE # C 12484
3435 OCEAN PARK BLVD., SUITE 210
SANTA MONICA, CA 90405
(310) 399-3600
(310) 399-6400 FAX

Abbreviations	
@	ANCHOR BOLT
A.D.	AREA DRAIN
ADDNL.	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCHT.	ARCHITECT
A.C.	ASPHALTIC CONCRETE
ASSY.	ASSEMBLY
B.O.	BOTTOM OF
BD.	BOARD
BIT.	BITUMENOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.B.	CATCH BASIN
C.T.	CERAMIC TILE
CDM.	CEMENT
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CFT.	CASSETT
CTR.	CENTER
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DTL.	DETAIL

DWG.	DRAWING
EA.	ELECTRICAL
EL.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
DXT.	EXTRUDED
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISH
OFF.	OFFSITE
FLASHG.	FLASHING
FL.	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FRMG.	FRAMING
FT.	FOOT/FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSPUM
HT.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDR.	HEADER
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JOINT.	JOINT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MBR.	MEMBER
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER

MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
METAL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NAT.	NATURAL
NOM.	NOMINAL
OV.	OVER
ON CENTER.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVER HEAD
OPENG.	OPENING
OPF.	OPPOSITE
P.LAM.	PLASTIC LAMINATE
P.B.L.	PAPER BACKED LATH
P.T.	PRESSURE TREATED
PARTN.	PARTITION
PL.	PLATE
PLAST.	PLASTER
PLY.	PLYWOOD
PR.	PAIR
PRFT.	PARAPET
PTD.	PAINTED
R.O.	ROUGH OPENING
R.	RADIUS
R.C.P.	REFLECTED CEILING PLAN
RD.	ROOF DRAIN
REF.	REFERENCE
REIN.	REINFORCEMENT
REQD.	REQUIRED
RFG.	ROOFING
ROOM.	ROOM
S.B.	SANDBLASTED
S.D.	STORM DRAIN
S.C.	SOLID CORE
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SHT.	SHEET
SMR.	SHIMLAR
SPEC.	SPECIFICATION

SPEC.	SPECIFIED
SQ.	SQUARE
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TEMP.	TEMPERED
T.O.	TOP OF
T.C.S.	TERNE COATED STEEL
T.C.Z.	TERNE COATED ZINC
TEMP.	TEMPERED
THK.	THICK
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
W.C.	WATER CLOSET
W/O.	WITHOUT
W/.	WITH
W/P.	WATER PROOF
W.R.	WATER RESISTANT
WD.	WOOD
W.T.	WALL THICKNESS

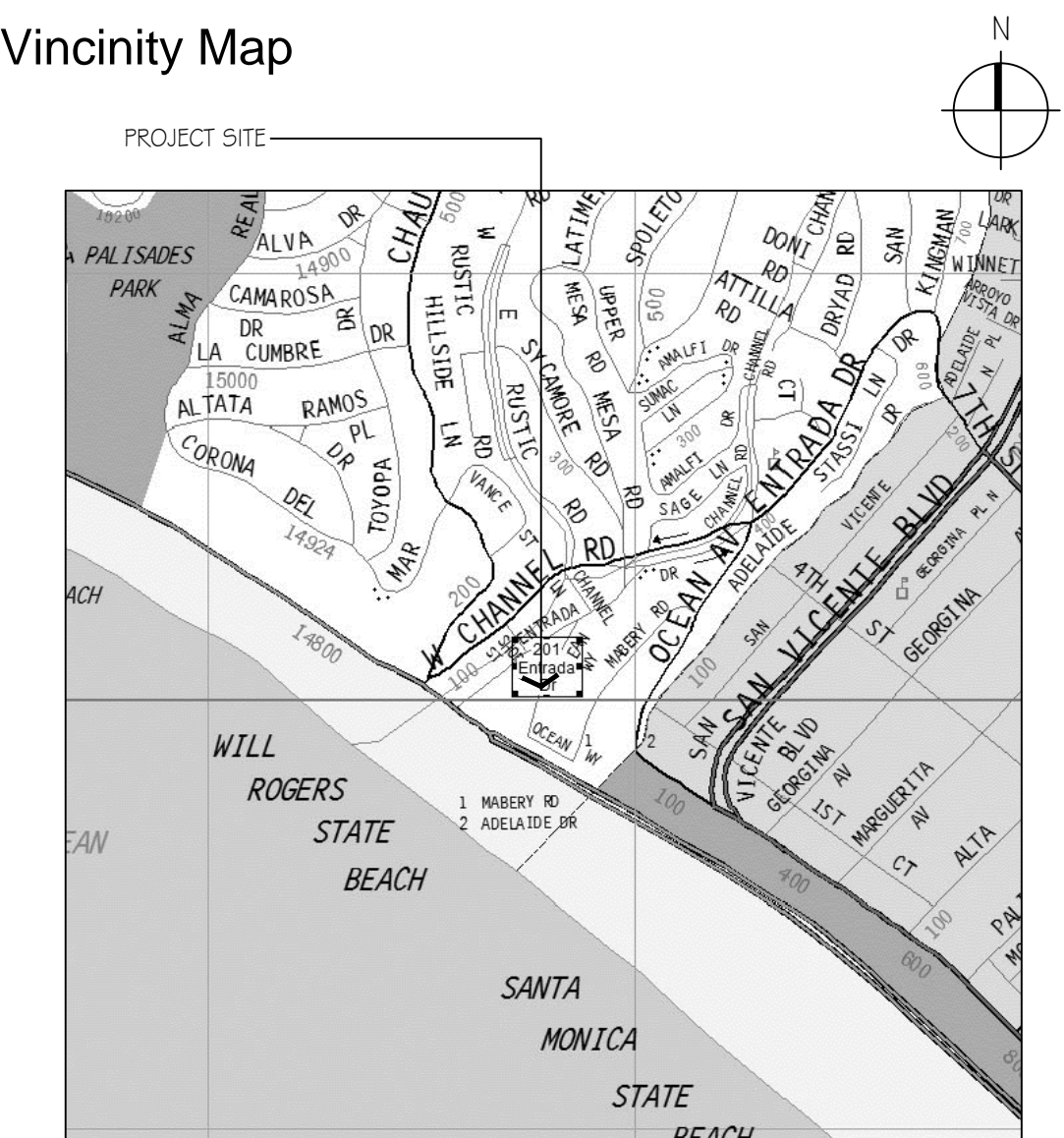
Symbols

- NORTH ARROW
- SECTION
- DETAIL
- NOTE DESIGNATION
- REVISION
- ELEVATION
- DIRECTION OF SLOPE
- DRAWING NUMBER
- INTERIOR ELEVATION
- GRIDLINE DESIGNATION
- ROOM NUMBER
- DOOR
- WINDOW
- CENTERLINE

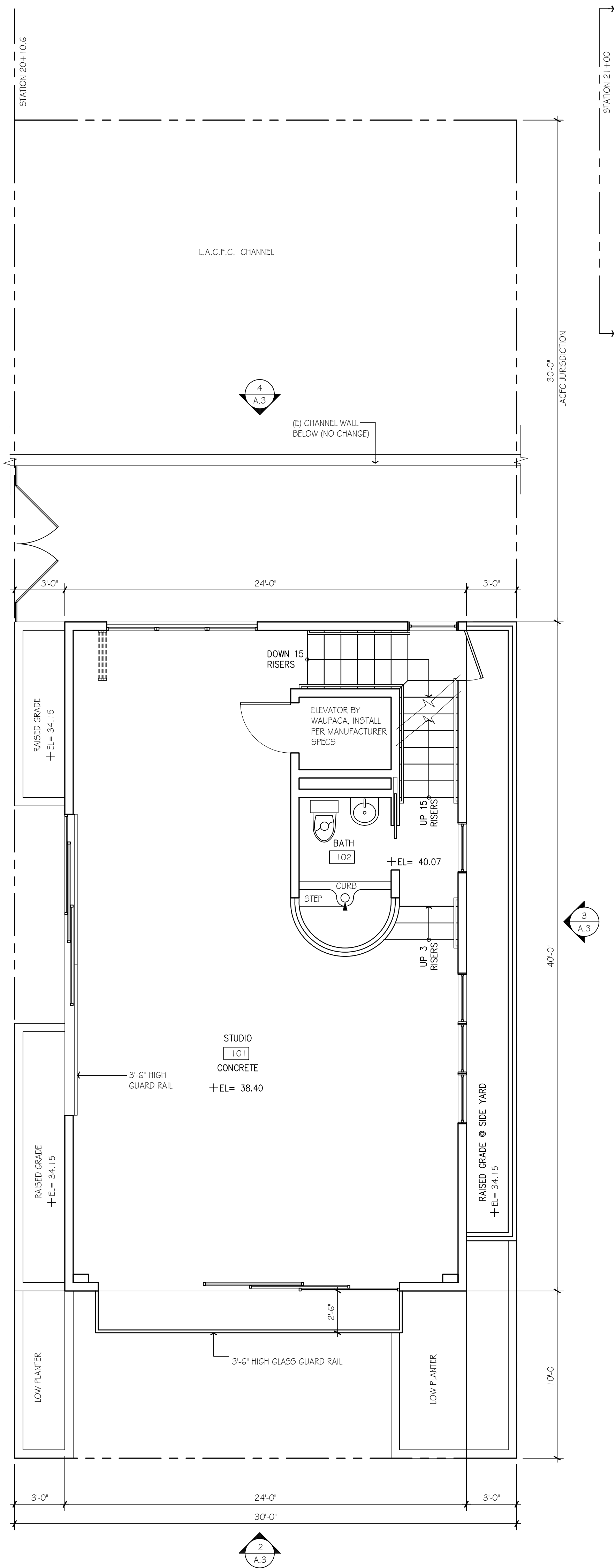
Floor Area Summary

LOT AREA	2,400 SF
ENTRY AT GRADE	130 SF
FIRST FL AREA	784 SF
SECOND FL AREA	793 SF
TOTAL FL AREA	1,707 SF
BASEMENT AREA	844 SF
GARAGE AREA	667 SF
TOTAL NDW BUILDING AREA	2,551 SF

Vicinity Map

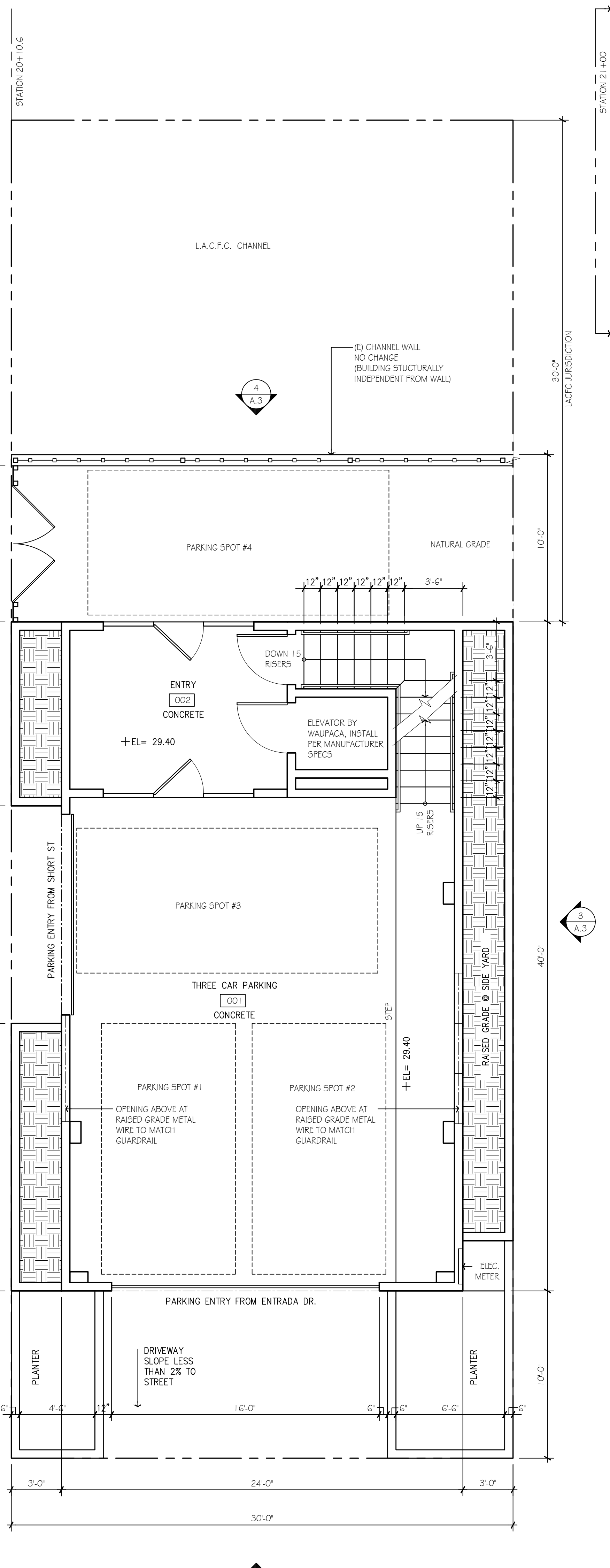
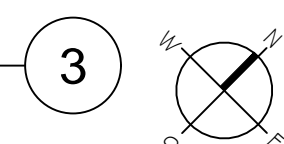


SCALE:
PROJECT: STILLIFE
T-1.0



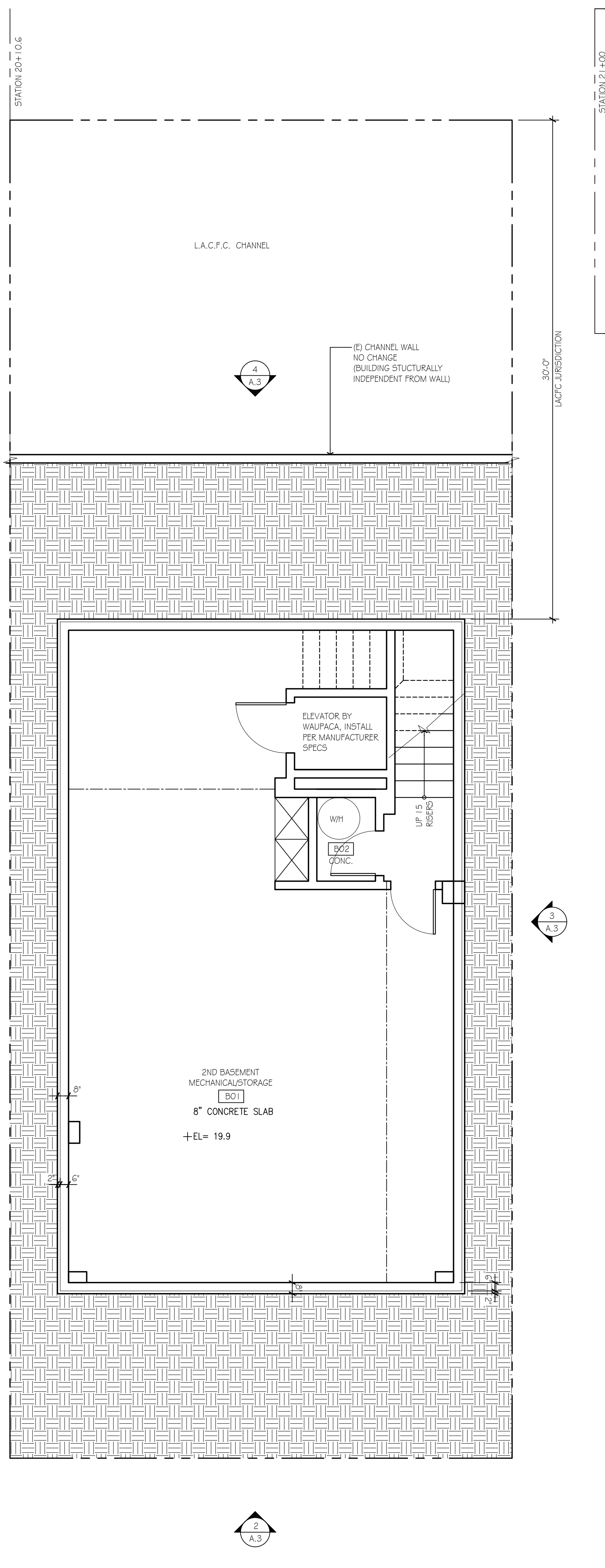
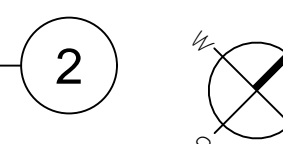
First Floor Plan

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



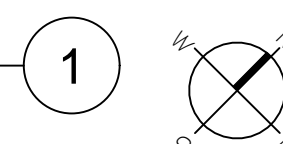
Basement Parking

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

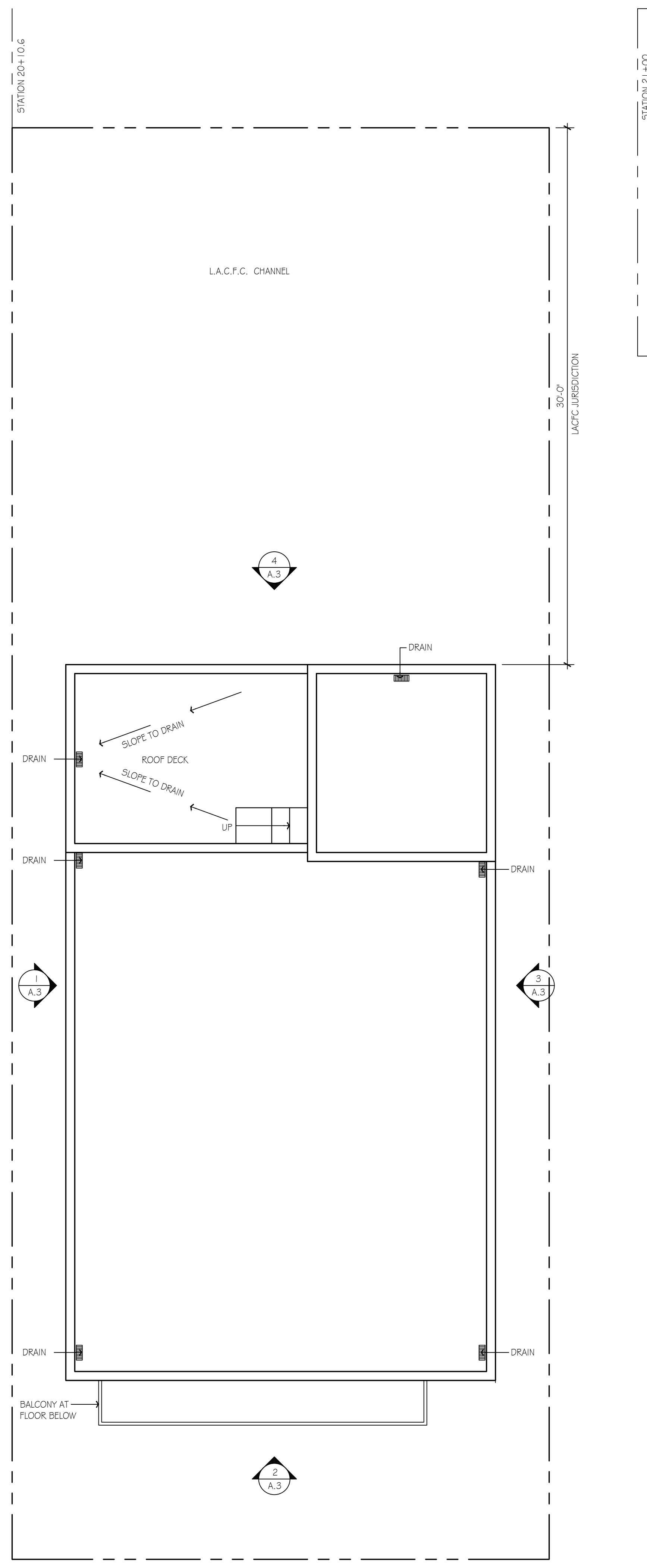


2nd Basement

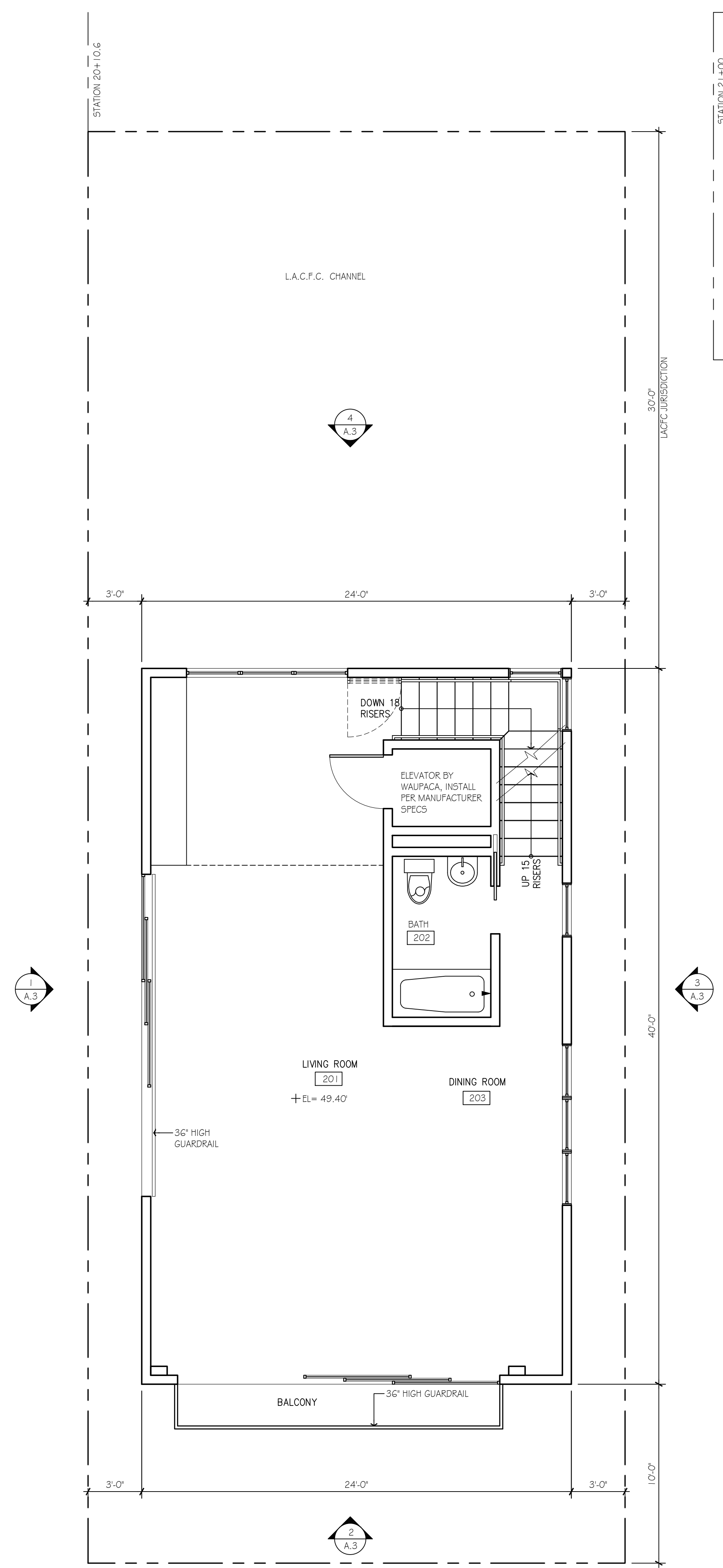
SCALE: 1/4" = 1'-0"



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF MDA DESIGN GROUP, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO PERSONS, FIRMS OR CORPORATIONS FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MDA DESIGN GROUP, INC. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OFFICE MUST BE NOTIFIED, IN WRITING, OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



Roof Plan
SCALE: 1/4" = 1'-0"
2



2nd Floor Plan
SCALE: 1/4" = 1'-0"
1

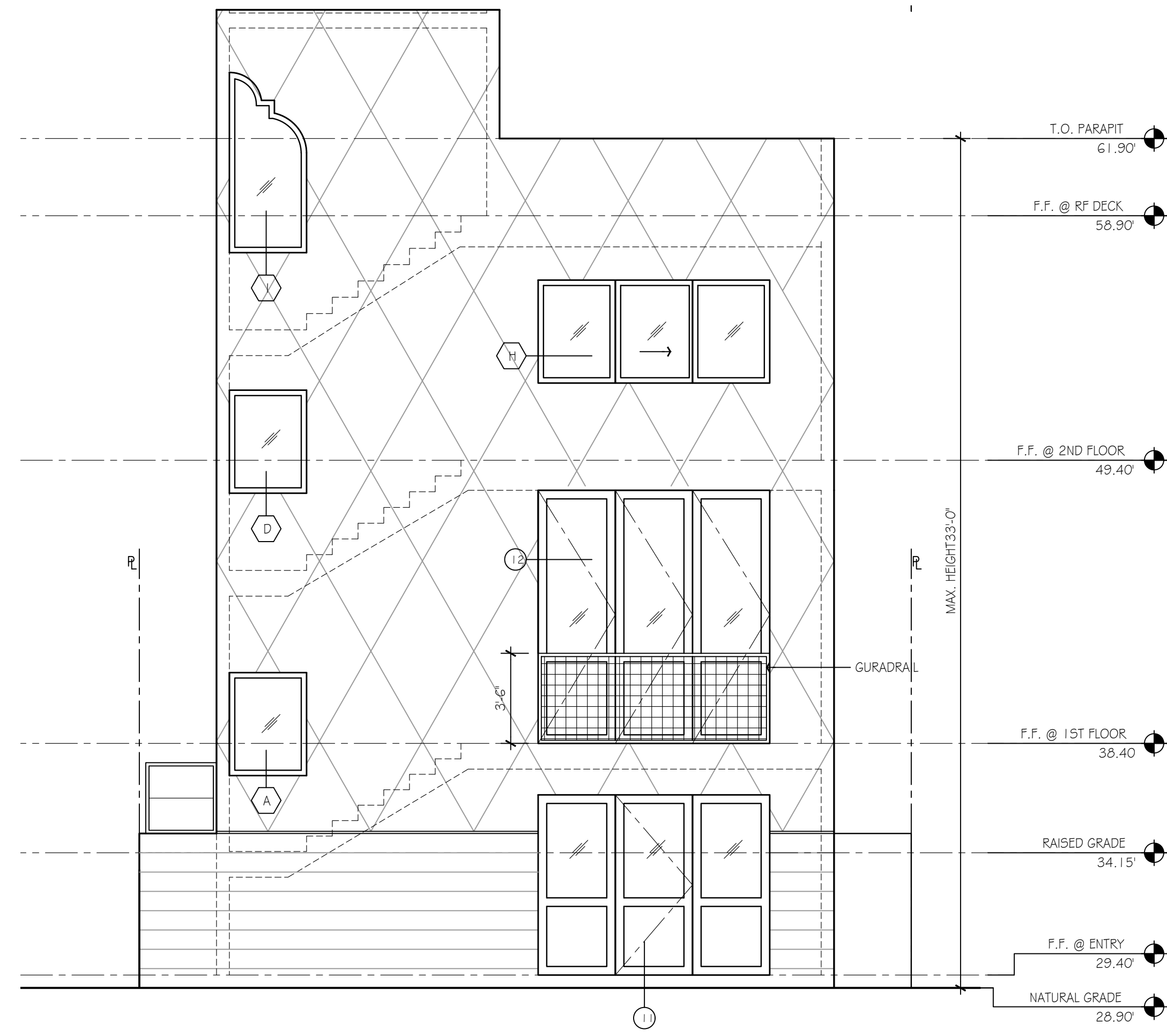
Key Notes

STILLIFE
201 ENTRADA DRIVE
LOS ANGELES, CALIFORNIA 90402

PLANS

Original drawing size is 30" x 42"

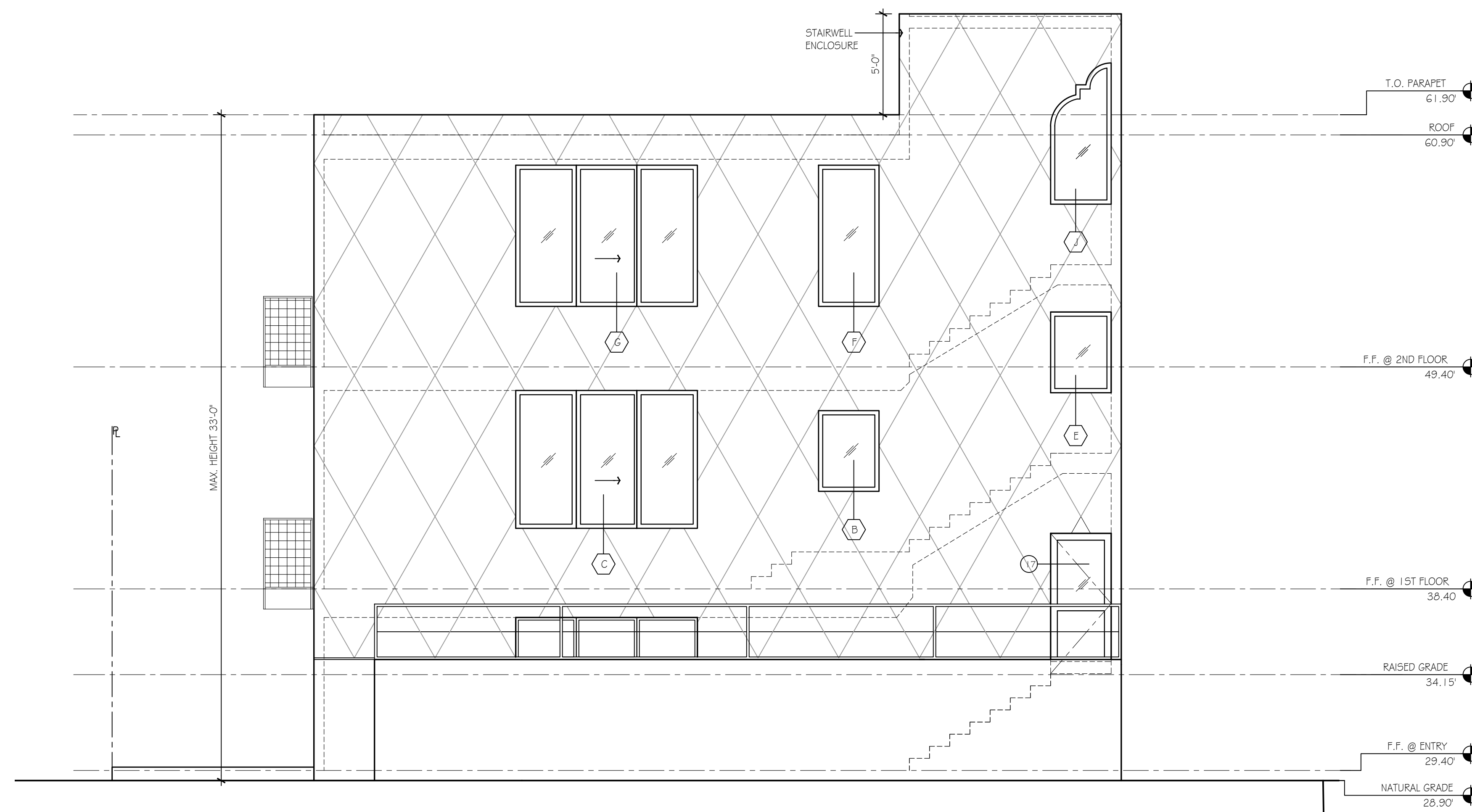
SCALE:
PROJECT:
STILLIFE
A-2.0



Channel (North) Elevation

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

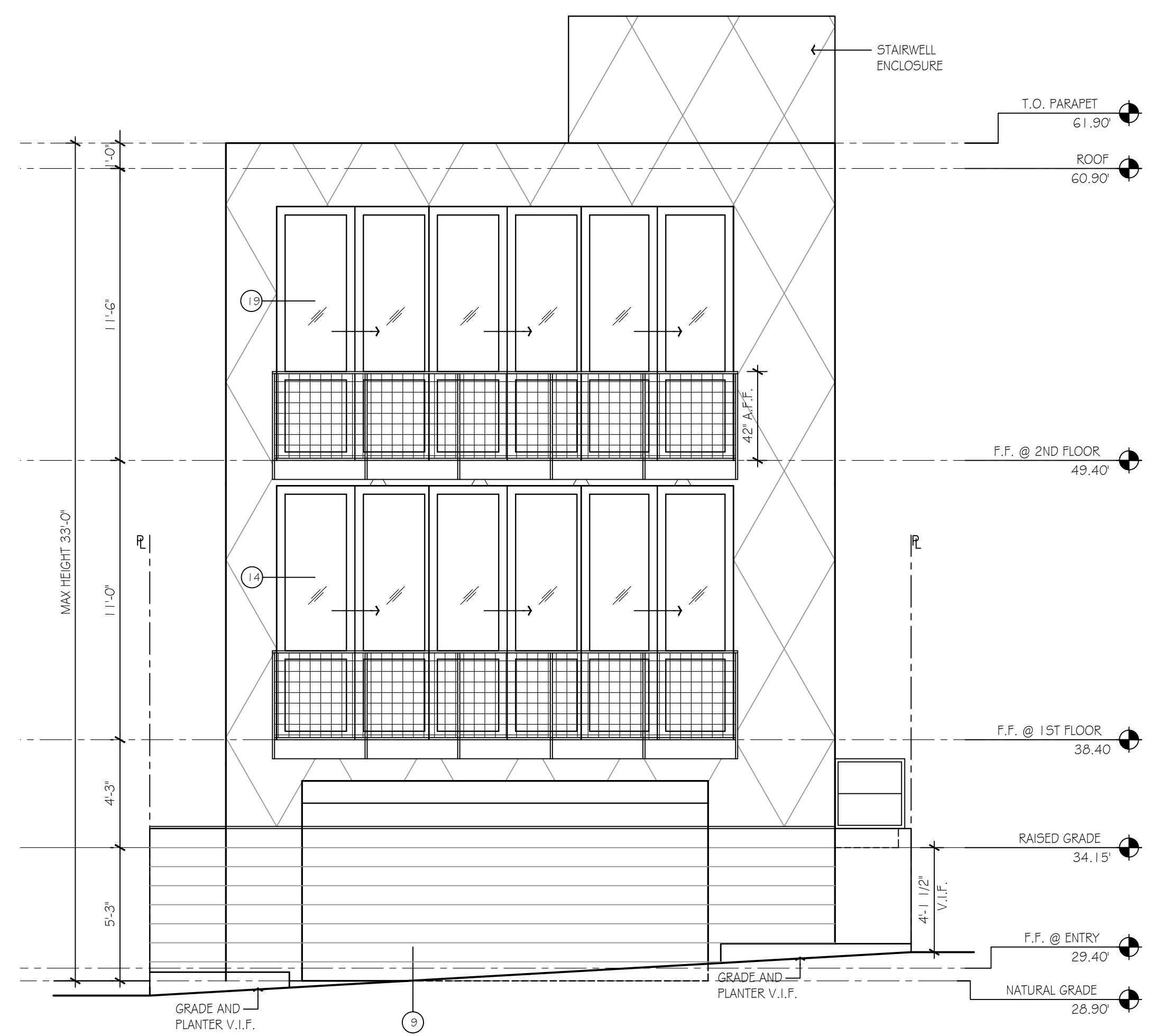
4



Side (East) Elevation

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

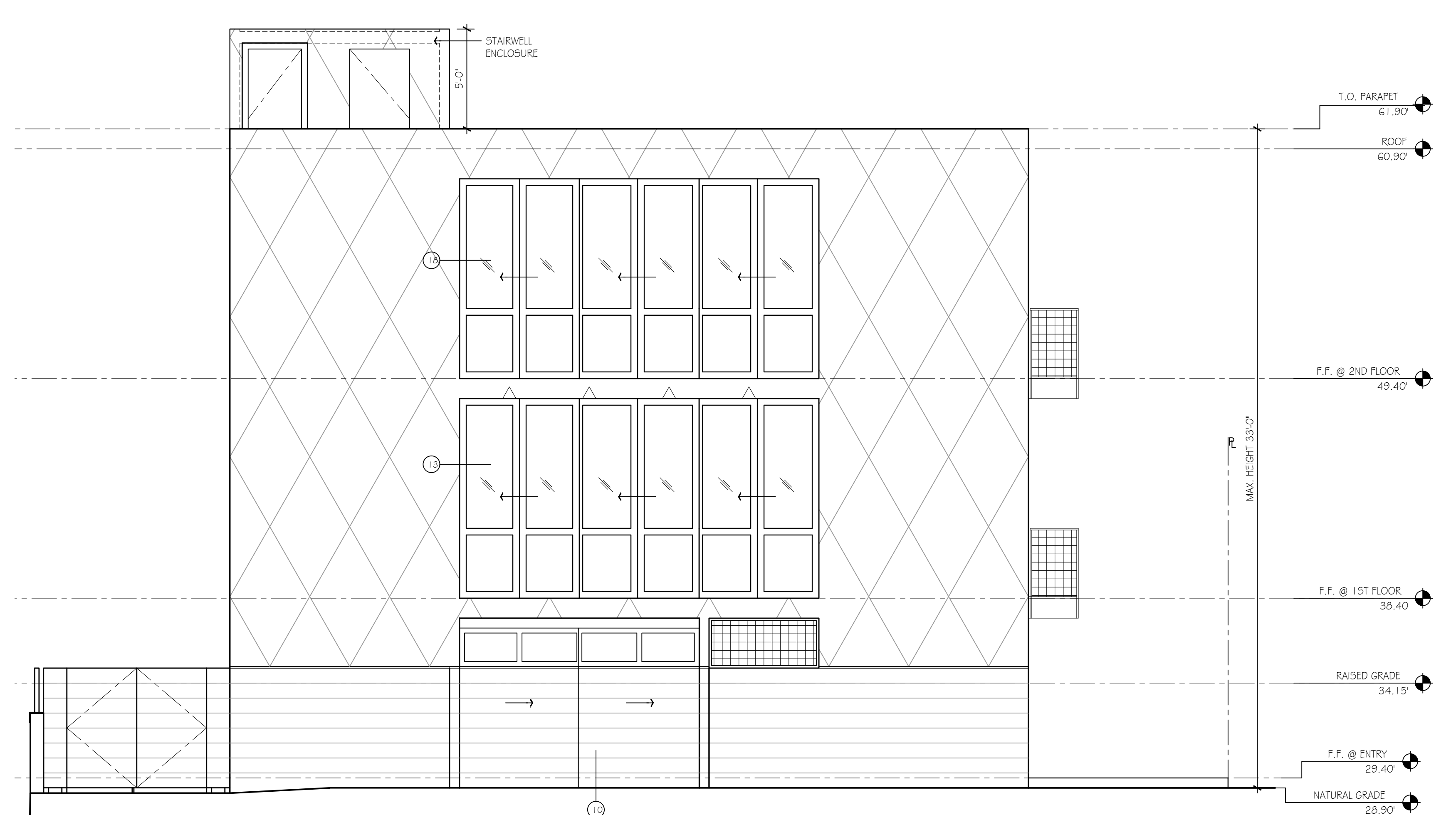
3



Entrada Drive Elevation

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

2



Short Street Elevation

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

1

Exhibit 3 - Local CDP & Staff Report

Exhibit 3

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California Coastal
Commission

(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

DEPARTMENT OF CITY PLANNING

CITY PLANNING COMMISSION

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COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI
MAYOR

COASTAL DEVELOPMENT PERMIT CORRECTION LETTER

November 9, 2017

Property Owner/Applicant

David H. Jacobs
201 North Entrada Drive
Santa Monica, CA 90402

Representative

Jeffrey A. Bolen
328 Palm Drive
Hermosa Beach, CA 90254

Case No. ZA-2003-1708-CDP-YV-ZAA

CEQA: ENV-2003-1709-CE

Location: 201 North Entrada Drive

Council District 11 – Mike Bonin

Neighborhood Council: None

Community Plan Area: Brentwood-Pacific Palisades

Land Use Designation: Low Residential

Zone: R1-1

Legal Description: Lot 138, Tract 1719

LETTER OF CORRECTION

On March 17, 2004, in accordance with the procedures of Section 12.20.2 of the Los Angeles Municipal Code, the Zoning Administrator conditionally-approved Case No. ZA-2003-1708-CDP-YV-ZAA for the proposed project at 201 North Entrada Drive.

The proposed project involves the construction, use, and maintenance of a single-family dwelling on a property located in a Dual Permit Jurisdiction area of the California Coastal Zone.

On October 26, 2017, the California Coastal Commission sent a letter to the Department of City Planning requesting a Correction Letter in order to modify the original Determination Letter, which incorrectly states that the subject property is located in a Single Permit Jurisdiction area of the Coastal Zone.

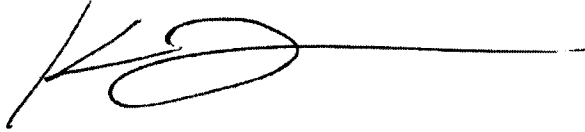
Deleted text is shown below in *italicized and strikethrough* and added text is ***italicized, underlined, and bolded.***

Pursuant to the provisions of the Los Angeles Municipal Code Section 12.20.2, I hereby APPROVE:

a coastal development permit to allow the construction, use and maintenance of a single-family dwelling in the *single permit area* ***Dual Permit Jurisdiction*** area of the California Coastal Zone;

This Correction Letter serves to clarify and modify the original Determination Letter. All other Conditions of Approval and Findings in the original Determination Letter remain in effect.

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to be 'K. Trinh', followed by a long horizontal line extending to the right.

Kenton Trinh, City Planning Associate
kenton.trinh@lacity.org
(213) 978-1290

CITY OF LOS ANGELES
CALIFORNIA

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

GARY BOOHER
R. NICOLAS BROWN
ANIK CHARRON
EMILY J. GABEL-LUDDY
DANIEL GREEN
LOURDES GREEN
DAVID KABASHIMA
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JAMES K. HAHN
MAYOR

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334

March 17, 2004

David H. Jacobs (A)(O)
201 North Entrada Drive
Santa Monica, CA 90402

Jeffrey A. Bolen (R)
328 Palm Drive
Hermosa Beach, CA 90254

Department of Building and Safety

CASE NO. ZA 2003-1708(CDP)(YV)
(ZAA)
COASTAL DEVELOPMENT, YARD
VARIANCE AND ZONING
ADMINISTRATOR'S ADJUSTMENT
201 North Entrada Drive
Brentwood-Pacific Palisades
Planning Area
Zone : R1-1
D. M. : 120B129/123B129
C. D. : 11
CEQA : ENV 2003-1709-CE
Fish and Game : Exempt
Legal Description : Lot 138, Tract 1719

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby DISMISS:

a variance to allow a height of 45 feet in lieu of the permitted 33 feet in conjunction with the construction of a new-single-family dwelling inasmuch as the project has been revised to observe the permitted 33 feet and the variance is not required; and

Pursuant to the provisions of the Los Angeles Municipal Code Section 12.28-A, I hereby DISMISS:

a Zoning Administrator's Adjustment from Section 12.08-C,2 of the Municipal Code to permit side yards of 3 feet in lieu of the 6 feet required for the original proposed 45-foot in height project inasmuch as the revised project has been defined as two stories by the Department of Building and Safety which requires 3-foot side yards as provided by the proposed project; and

Pursuant to the provisions of the Los Angeles Municipal Code Section 12.20.2, I hereby APPROVE:

a coastal development permit to allow the construction, use and maintenance of a single-family dwelling in the single permit area of the California Coastal Zone;



upon the following additional terms and conditions:

1. 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.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated January 15, 2004., except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. 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.
5. 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 Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. The proposed single-family dwelling shall not exceed 1,800 square feet excluding basement and garage areas, nor a height of 33 feet. A minimum of four parking spaces shall be provided.
7. A minimum 10-foot front yard and a minimum 15-foot rear yard shall be provided to the satisfaction of the Department of Building and Safety. No reduction in any required yards has been granted herein.
8. Prior to the sign-off of plans by the Zoning Administrator, the applicant shall submit the plans for review and approval to the Fire Department. Said Department's approval shall be included in the plans submitted to the Zoning Administrator.
9. No use of the dwelling for commercial purposes is permitted except for those activities which are conducted by persons **residing** in the dwelling in accordance with the home occupation conditions and standards established by Section 12.05 16a of the Municipal Code for residential zones.
10. Prior to the issuance of any permits relative to this matter, 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 Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES - TIME EXTENSION

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within two years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void. A Zoning Administrator may extend the termination date for one additional period not to exceed one year, prior to the termination date of the period, if a written request on appropriate forms, accompanied by the applicable fee is filed therefore with a public Office of the Department of City Planning setting forth the reasons for said request and a Zoning Administrator determines that good and reasonable cause exists therefore.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. The violation of any valid condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this authorization is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then this authorization shall be subject to revocation as provided in

Section 12.27 of the Municipal Code. The Zoning Administrator's determination in this matter will become effective after APRIL 1, 2004, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at www.lacity.org/pln**. Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

NOTICE

The applicant is further advised that all subsequent contact with this Office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Zoning Analyst thereon, the statements made at the public hearing on September 25, 2003, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the

requirements and prerequisites for granting a coastal development permit as enumerated in Section 12.20.2 of the Municipal Code have been established by the following facts:

BACKGROUND

The property is a level, rectangular-shaped, corner lot, having a frontage of 30 feet on the north side of Entrada Drive and a depth of 80 feet.

Surrounding properties are within the R1-1 Zone and are characterized by level, topography and standard streets. The south side of Entrada Drive has some commercial uses and a restaurant with adjacent parking.

Entrada Drive, adjoining the property to the south, is a Local Street dedicated to 50 feet and improved with curb, gutter and sidewalk.

MANDATED FINDINGS

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2-G of the Los Angeles Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the facts of this case to same.

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

Chapter 3 of the Coastal Act contains the various policy provisions of such legislation. Pertinent to the instant request are the policies with respect to Development.

The Coastal Act provides that:

New 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 division, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The proposed project consists of new development, which will be located within an already developed area. The property, which is located on the corner of Entrada Drive and Short street, is developed with a one-story, 1,800 square-foot, single-family dwelling. A flood control channel abuts the rear of the property. The proposal is to demolish the existing dwelling and replace it with a two-story

dwelling with two basement levels reserved for storage and for a garage, respectively. Four on-site parking spaces are provided.

The project has been revised significantly from the original proposal presented at the public hearing which included additional discretionary requests to allow a height of 45 feet in lieu of the permitted 33 feet and to provide for reduced setbacks from those triggered by the additional height. At the public hearing on the matter, testimony focused primarily on opposition to the height and the resultant side yard reductions. Concern was expressed that the project constituted overdevelopment of the site. One speaker questioned whether the applicable "Big House" ordinance provisions were to be used as a ceiling or as a floor and emphasized that the ordinance should be the upper limit. Speakers noted that the applicant had a right to build on the site but that such development should be within the building envelope permitted by the zoning regulations.

The applicant subsequently revised the project to meet the permitted 33-foot height limit. The revised project was reviewed by the Santa Monica Canyon Civic Association's board which communicated in a letter dated November 4, 2004 that the project appeared to meet the code limitations regarding height but that the board wanted to also communicate concerns about the possible use of the property for commercial purposes.

Side yards applicable to this property are based on the number of stories in a dwelling. On a lot which is 30 feet wide, a two-story dwelling requires a 3-foot side yard. For each story above a second story, a foot is added to the required side yard. In this case, the revised project had two stories and two basement levels. To insure that the proposed project is classified as a two-story building and to determine whether there was any necessity for an increased in the required side yard, the applicant was asked to submit a request to the Department of Building and Safety for a determination of the number of stories in the proposed project. The applicant submitted this request on November 21, 2003. Upon review of the project, the Department of Building and Safety issued a letter on February 10, 2004 which determined that the project contains two stories over two basement levels. The letter further indicated that the minimum side yard required is 3 feet, that the rear yard required shall be 15 feet as measured from the rear property line, noting that the channel may be included in the rear yard. The minimum front yard was determined to be 10 feet as established for the entire block by a prior discretionary action. Thus, the proposed project is subject only to a coastal development permit review as no other deviations from any other zoning provisions are necessary due to the revisions to the original plan.

The proposed construction can be accommodated by the existing infrastructure and by existing public services. The project has no adverse effects on public access, recreation, public views or the marine environment. The proposed addition will neither interfere nor reduce access to the shoreline once it is completed. Since the property has no direct access to any water or beach, there will be no dredging, filling or diking of coastal waters or wetlands. No sensitive habitat areas, archaeological or paleontological resources have been identified

on the site. The proposed addition will not block any designated public access views. The proposed project will be subject to compliance with the requirements of other City departments, including the Fire Department, which addresses the Coastal Act's goal to minimize risk to life.

2. **The development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program (LCP) that is in conformance with Chapter 3 of the California Coastal Act.**

Currently there is no adopted Local Coastal Program (LCP) for this portion of the Coastal Zone; therefore, the adopted Brentwood-Pacific Palisades Community Plan serves as the functional equivalent plan. The Community Plan designates the subject property for Low density with corresponding zones of RE9, R9, R1 and RD6 and Height District No. 1. The proposed use is permitted by the Plan designation and the corresponding zone.

3. **The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission and any subsequent amendments thereto have been reviewed, analyzed and considered in making this determination.**

Such Guidelines are designed to provide direction to decision makers in rendering discretionary determinations on requests for coastal development permits pending adoption of an LCP, most specifically associated with new development. In this instance, the project conforms with the Guideline standards for the Brentwood-Pacific Palisades Community Plan area concerning land use, density and parking.

4. **The decision herein has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the California Public Resources Code.**

No outstanding issues have emerged which would indicate any conflict between this decision and any other decision of the Coastal Commission regarding addition to or development of new single-family dwellings in the Pacific Palisades area.

5. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the Coastal Zone.**

The project site is not so located.

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

On March 3, 2003, the project was issued a Notice of Exemption (Article III, Section 3, City CEQA Guidelines), log reference ENV 2003-1709-CE, for a

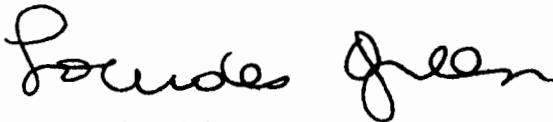
Categorical Exemption, Class 3, Category 1, City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100. I hereby adopt that action.

7. Mello Finding

There is no demolition of any affordable housing involved with the request as determined by a Mello Act Compliance Report dated August 6, 2003 and attached to the file. The project has been determined to be exempt from the Mello Act as it is considered an owner-occupied residence.

ADDITIONAL MANDATORY FINDINGS

8. 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 this project is located in Zone C, areas of minimal flooding.
9. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.



LOURDES GREEN
Associate Zoning Administrator
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LG:lmc

cc: Councilmember Cindy Miscikowski
Eleventh District
Adjoining Property Owners
County Assessor