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PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, P.E.
CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

Issuance Date: September 9, 2013
Coastal Development Permit Number: 13-03

NOTICE OF PERMIT ISSUANCE

Please take notice that the above referenced local Coastal Development Permit was issued on the above date, pursuant to a public hearing held on August 8, 2013, a Notice of Decision on August 22, 2013, and following the expiration of the mandatory ten calendar day appeal period in which no appeals were filed.

The applicant should sign one (1) copy of the permit and return it to the:

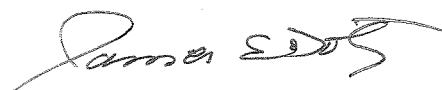
Bureau of Engineering
Environmental Management Group
1149 S. Broadway, Suite 600
Los Angeles, CA 90015

This permit becomes effective 20 working days from the date this notice is received by the Coastal Commission, if no further appeal is made. Appeals can be made to: California Coastal Commission, South Coast District Office, 200 Oceangate, 10th Floor, Long Beach, CA 90802, (562) 590-5071.

- [X] The development is subject to dual jurisdiction and will require an additional permit from the California Coastal Commission.
- [] The development is not in the dual jurisdiction area; no additional Coastal Development Permit is required

Sincerely,

Gary Lee Moore, P.E.
City Engineer


By: James E. Doty
Environmental Affairs Officer
Environmental Management Group

JED/CDP 13-03 Notice of Permit Issuance.doc
Enclosure: Coastal Development Permit
Cc: California Coastal Commission with copy of file



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COASTAL DEVELOPMENT PERMIT

(Under authority of Sec. 30600(b) of the California Coastal Act of 1976)

PROJECT TYPE: (X) Public () Private

APPLICATION NUMBER: 13-03

NAME OF APPLICANT: City of Los Angeles, Bureau of Engineering,
1149 S. Broadway, Suite 600,
Los Angeles, CA 90015

PROJECT LOCATION: The project is located at 1600 Block of Irving Tabor Court,
in the community of Venice in the City of Los Angeles,
California.

DEVELOPMENT DESCRIPTION: The proposed parking lot improvement consists of the following: remove the existing pavement and install water-permeable concrete at the surface of the lot to retain storm-water runoff; install lighting, landscaping, and meters for paid parking. The project also includes minor grading (cut) to even out the surface in order to facilitate installation of the water-permeable concrete surface, and to provide disabled-access parking spaces in compliance with Americans with Disabilities Act (ADA). No construction of roadways or driveways are required, as the abutting public alley, side streets and sidewalks are improved and provide vehicular and pedestrian access to the parking lot.

The parking lot improvement will be approximately 520 feet long and 30 feet wide. It will include up to approximately 50 parking spaces (2 accessible in compliance with the Americans with Disabilities Act, and 48 standard-size spaces).

Intensity of land use will remain the same and it will remain for public parking use. All applicable regulations will be incorporated into and adhered to per standard procedures.

I. The proposed development is subject to the following conditions imposed pursuant to the California Coastal Act of 1976:

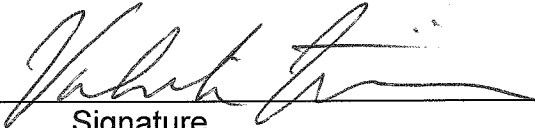


- (a) Notice of Receipt and Acknowledgment: The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the City Engineer's office.
 - (b) Interpretation: Any questions of intent or interpretation of any condition will be resolved by the City Engineer.
 - (c) Assignment: The permit may be assigned to any qualified person, provided assignee files with the City Engineer an affidavit accepting all terms and conditions of the permit.
 - (d) Terms and Conditions Run with the Land: These terms and conditions shall be perpetual, and it is the intention of the City Engineer and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
 - (e) Other approvals: Obtain permit from the State Coastal Commission if project is determined to be a Major Public Works per §13012 of the California Code of Regulations.
- II. The following are conditions of approval for the Parking Lot at 1600 Block of Irving Tabor Court (W.O. E1906723):
- (a) No special conditions.
- III. FINDINGS: In keeping with the findings and recommendations set forth in the adopted staff report incorporated herein by reference, the City of Los Angeles finds that:
- (a) The development is in conformity with Chapter 3 of the California Coastal Act of 1976, and will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program in conformity with said Chapter 3.
 - (b) The Interpretative Guidelines established by the Coastal Commission dated August 14, 1978 and any subsequent amendments thereto have been reviewed, analyzed, and considered in the light of the individual project in making this determination, and the decision of the permit granting authority has been guided by any applicable decision of the Coastal Commission.
 - (c) If the development is located between the nearest public road and the sea of shoreline of any body of water located within the Coastal Zone,



the development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act.

- (d) The City has issued a Notice of Exemption. There are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available for imposition by this authority under the power granted to it which would substantially lessen any significant adverse impact that the development, as finally permitted, may have on the environment.
- IV. Pursuant to a public hearing held on August 8, 2013, a Notice of Decision on August 22, 2013, and following the expiration of the mandatory ten calendar day appeal period with no appeals having been filed, the permit application number 13-03 is hereby approved.
- V. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.
- VI. This permit shall not become effective until the expiration of 20 working days after a COPY of this permit has been received by the State Coastal Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents, unless a valid appeal is filed within that time. The acknowledgement should be returned within ten (10) working days following issuance of the permit but in any case prior to commencement of construction. If the acknowledgement has not been returned within the time for commencement of construction under Section 13156(g), the executive director shall not accept any application for the extension of the permit.
- VII. Work authorized by this permit must commence within two years from the effective date of this permit. Any extension of time of said commencement date must be applied for prior to expiration of the permit.
- VIII. Issued: September 9, 2013 pursuant to local government authority as provided in Chapter 7 of the California Coastal Act of 1976.
- XIV. I, VAHIK VARTANIAN'S, permittee/agent, hereby acknowledge receipt of permit number 13-03 and have accepted its content.


Signature

9/9/2013
Date

