

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

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

And Occupants: Within a 100-Foot Radius
 Within a 500-Foot Radius
And: Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project.

Hearing: Office of Zoning Administration

Date: Thursday, August 21, 2014

Time: 9:00 a.m.

Place: West Los Angeles Municipal Building
Second Floor Hearing Room
1645 Corinth Avenue
Los Angeles, CA 90025

Case No.: ZA 2014-1111(CDP)(MEL)
CEQA No.: ENV 2014-1112-CE
Council No.: 11
Plan Area: Venice
Zone: R1-1

Applicant: Darren McClure

Representative: Robert Thibodeau

Staff Contact: JoJo Pewsawang
Phone No.: (213) 978-1214
jojo.pewsawang@lacity.org

PROJECT LOCATION: 2404 South Boone Avenue

REQUESTED ACTION: The Zoning Administrator will consider:

1. Pursuant to the provisions of Section 12.20.2 of the Los Angeles Municipal Code, a Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new 33-foot 10-inch tall, 2,956 square-foot single-family dwelling with an attached 357 square-foot garage, on a 3,599 square-foot lot within the single-jurisdiction area of the California Coastal Zone; and a Mello Act Compliance review for the abovementioned project within the Coastal Zone of the City of Los Angeles.



**CITY OF LOS ANGELES
PLANNING DEPARTMENT**
City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012



**NEIGHBORHOOD PLAN IMPLEMENTATION DIVISION
DIRECTOR OF PLANNING SIGN-OFF**

Venice Coastal Specific Plan (Ordinance 175,693)

Case Number:	DIR 2014-2215-VSO-MEL	Date:	06/23/14
Applicant Name:	Darren McClure (o) / Robert Thibodeau (a); (310) 452-8161		
	624 Venice Blvd		
	City: Venice	State: CA	Zip: 90291
Project Location:	2404 S Boone Avenue		
	Zoning: R1-1	Subarea: Oakwood-Milwood-SE Venice	
Existing Use: 1-story SFD + detached garage	Proposed Use: demo & new 2-story SFD		
Project Description:	demo (E) SFD (PCIS 14019-10T-02038; 7/25-14) construct new 2-story SFD w/ attached 2-car garage & 1 uncovered pkg; includes a roof deck & a roof access structure (RAS) (PCIS 14010-10000-00303)		

A Specific Plan Project Permit Compliance is not required for the reasons below:

In the Dual Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not located on a Walk Street
In the Single Jurisdiction	
<input type="checkbox"/>	An improvement to an existing single- or multiple-family structure that is not on a Walk Street
X	New construction of one single-family unit, and not more than two condominium units, not Walk Street
<input type="checkbox"/>	New construction of four or fewer rental units, not located on a Walk Street
X	Demolition of four or fewer units Mello Determination: Per Greg Shoop, the proposal to demo the (E) SFD & construct a (N) SFD is exempt from Mello. The previous owner, Nora Dalen, lived in the house. The house is not rented w/in the last year.
Anywhere in the Coastal Zone	
<input type="checkbox"/>	Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (10%).
<input type="checkbox"/>	Any Venice Coastal Development project that has been Categorically Excluded pursuant to a Categorical Exclusion order issued by the Coastal Commission.

This application has been reviewed by the staff of the Community Planning Bureau, and the proposed project complies with the provisions of the Venice Coastal Specific Plan and all development requirements contained in Sections 8.A, 10.G, and 13.

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
SECTION	STANDARDS	REQUIRED	PROPOSED PROJECT
10.G.2	Density	max 1 dwelling unit	New 2-story SFD
10.G.3	Height	Flat Roof – 25'; Varied Roofline – 30'; provided that any portion of the roof that exceeds 25' is set back from req'd front yard 1' in depth for every foot in height above 25'. Height is to the highest point of roof or parapet wall, excluding roof deck railings that do not exceed 42" & are of an open design.	To top of roof/roof deck is 24'10" w/ guard rails 42" high & of an open design; to top of pitched roof is 26'5"; to top of RAS is 33'10", 99sqft in area as measured from outside walls
10.G.4	Access	Alley	from alley
13	Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width	attached 2-car garage + 1 uncovered pkg space

The proposed project shall comply with all other regulations of its subject zone and all other provisions of the L.A.M.C. This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.

[Signature]
Socorro Smith Yumul
Venice Unit, 213-978-1208



Eric Garcetti, Mayor
Mercedes M. Márquez, General Manager

Date: February 27, 2014

To: Greg Shoop, City Planner
City Planning Department

From: Robert Manford, Environmental Affairs Officer *RM*
Los Angeles Housing and Community Investment Department

Subject: Mello Act Determination for
2404 Boone Avenue, Venice, CA 90291

Based on information provided by the owner, Darren McClure, a Single Man, the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that the property at 2404 Boone Avenue Venice, CA 90291 is not exempt from consideration as an affordable dwelling.

The property consists of a single-family dwelling comprised of three (3) bedrooms. Per the statement provided by the owner, he will demolish the single-family dwelling and construct another single-family dwelling. Darren McClure purchased the property on September 25, 2013 and has applied for a Building Permit (#14010-10000-00303).

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act requires that HCIDLA collect monthly housing cost data for at least the previous three years. The owner's Mello application statement was received by HCIDLA on February 4, 2014. HCIDLA must collect data from: February, 2011 through February, 2014.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act could not be applied since there was no rental data submitted for the previous three years. HCIDLA sent the required 30-day letter to the property, however no forms were returned. The owner provided utility bills for the last three (3) months to indicate property is currently a non-rental. However, the owner has failed to provide sufficient documentation that property was owner-occupied by the prior owner.

cc: Los Angeles Housing and Community Investment Department File
Darren McClure, a Single Man, Owner
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.

RM:MAC:RB:rl

BOONCE
2404
BOONE



DESIGNED BY
ARCHITECTURE AND DESIGN
WHITNEY C. BROWN
201 N. GARDEN
LOS ANGELES, CA 90012
PH: 213 481 6888

OWNER
DANA L. CALVERT
1400 W. BOONCE
LOS ANGELES, CA 90024
PH: 213 481 6888

REGISTERED PROFESSIONAL ENGINEER
JAMES J. CALVERT
1400 W. BOONCE
LOS ANGELES, CA 90024
PH: 213 481 6888

REGISTERED PROFESSIONAL ARCHITECT
JAMES J. CALVERT
1400 W. BOONCE
LOS ANGELES, CA 90024
PH: 213 481 6888

PROPOSAL
DANA L. CALVERT
1400 W. BOONCE
LOS ANGELES, CA 90024
PH: 213 481 6888

DATE OF PRELIMINARY PLAN
OCTOBER 10, 2018

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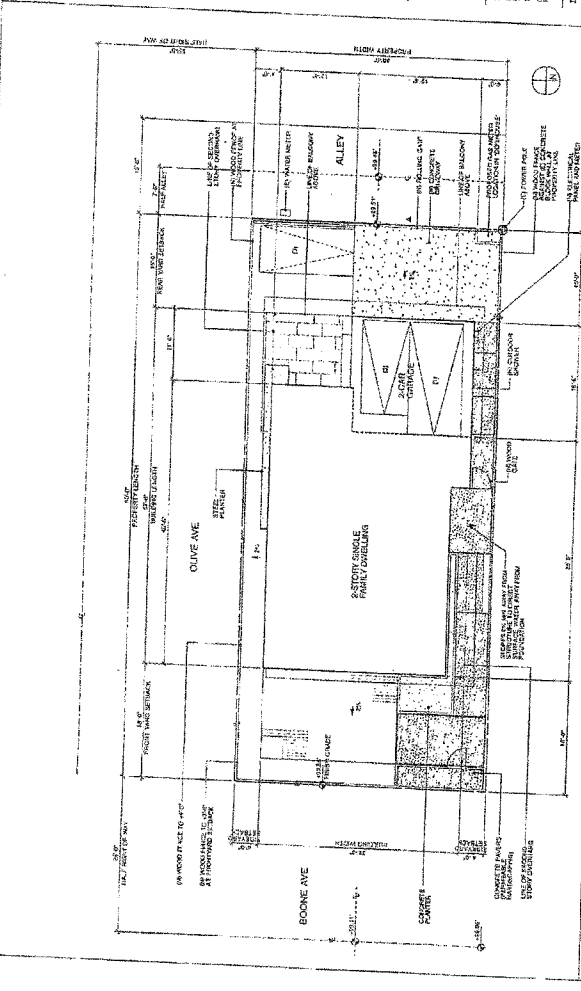
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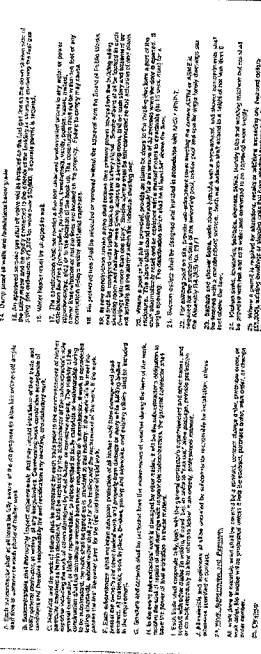
1. PLOT PLAN / SITE PLAN

Table with 2 columns: ITEM, DESCRIPTION. Lists items such as '1. PERMITS', '2. PERMITS', '3. PERMITS', '4. PERMITS', '5. PERMITS', '6. PERMITS', '7. PERMITS', '8. PERMITS', '9. PERMITS', '10. PERMITS'.

PROJECT DATA
PROJECT NO. 2018-180-PRC
DATE: 02/23-14

A-0.0

GENERAL NOTES
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