

DEPARTMENT OF
CITY PLANNING
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(213) 978-1300

CITY PLANNING COMMISSION

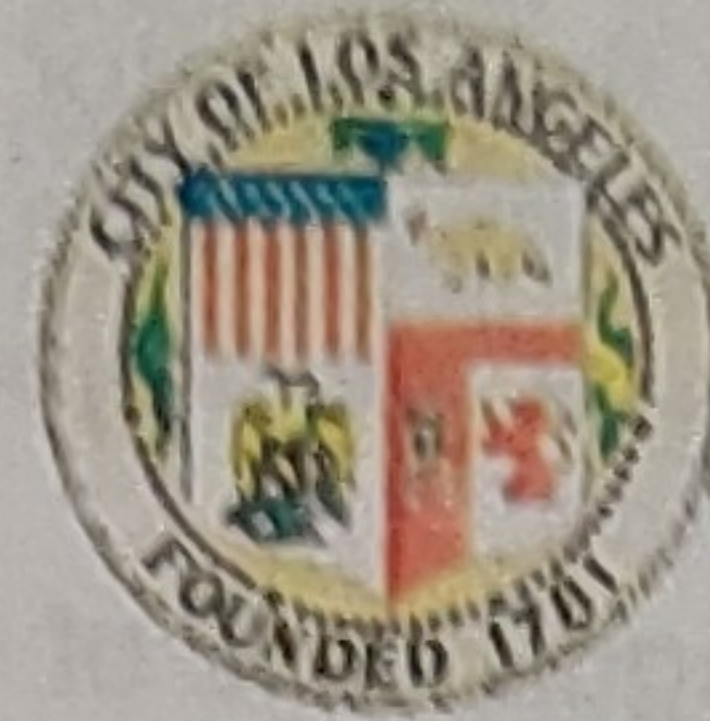
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DIRECTOR'S DETERMINATION

May 18, 2021

Owner/Applicant
Michael Salazar
2704 Strong's Drive
Los Angeles, CA 90291

Representative
Cody Wetzel
Wetzel Homes
3531 N Galveston Avenue
Simi Valley, CA 93063

Case No.: DIR-2020-2752-CDP
Related Case(s): ADM-2020-2754-VSO
CEQA: ENV-2020-2753-CE
Location: 2704 South Strong's Drive
Council District: 11 – Mike Bonin
Neighborhood Council: Venice
Community Plan Area: Venice
Specific Plan: Venice Coastal Zone –
Venice Canals Subarea
Land Use Designation: Low Medium I Residential
Zone: RW1-1-O
Legal Description: Lot 39, Block 35, Short
Line Beach Venice Canal
Subdivision No.1 Tract

Last Day to File an Appeal: June 3, 2021

DETERMINED, based on the whole of the administrative record, that the proposed project is exempt from the California Environmental Quality Act (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.

Pursuant to the Los Angeles Municipal Code (LAMC) Section 12.20.2, as the designee of the Director of Planning, I hereby:

Approve a Coastal Development Permit authorizing the remodel and addition of 1,513 square-feet to an existing two-story, single-family dwelling, including the expansion of the first and second floor and the addition of a new third floor and roof deck; two (2) parking spaces are required. The project is located in the dual permit jurisdiction area of the California Coastal Zone; and

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval: