

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No. ENV-2013-1043-EAF	Existing Zone RD1.5-1-0	District Map 105A145
APC WEST LOS ANGELES	Community Plan VENICE	Council District 11
Census Tract 2739.02	APN 4226017019	Case Filed With [DSC Staff] MAYSIAHONGWONGSAGUN Date 3/19/14

CASE NO. **ZA 2013-1042-CDP-ZAA**

APPLICATION TYPE COASTAL DEVELOPMENT PERMIT, ZONING ADMINISTRATOR'S ADJUSTMENT
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 34 E. 24TH AVE Zip Code 90291

Legal Description: Lot 20 Block 18 Tract SHORT LINE BEACH SUB NO 2

Lot Dimensions ~88x30 Lot Area (sq. ft.) 2,638.9 Total Project Size (sq. ft.) 1640 (after addition)

2. PROJECT DESCRIPTION

Describe what is to be done: DEMO OF AN (E) 2 CAR DETACHED GARAGE W/ ROOF DECK ABOVE AND A NEW 2 STORY ADDITION BEING ADDED TO (E) SFD. NEW ADDITION CONSISTS OF A NEW 440 SF DWELLING UNIT ON THE 2ND FLOOR & NEW GARAGE BELOW WITH 4 PARKING SPACES (via 2 car lifts) & NEW ROOF DECK

Present Use: SFD Proposed Use: 2 SFD

Plan Check No. (if available) _____ Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input checked="" type="checkbox"/> Rear	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Height	<input type="checkbox"/> Side Yard
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No. of residential units: Existing 1 To be demolished 0 Adding 1 Total 2

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.20.2.1.D
Coastal development permit to permit the demolition of (e) 2 car detached garage w/ roof deck above & new 2 story addition, including a new 440 sf 2nd dwelling unit on the 2nd floor & new garage below with 4 parking spaces with 2 car lifts and a new roof deck

Code Section from which relief is requested: 12.21. C 2(b) Code Section which authorizes relief: 12.28
Zoning Administrator's Adjustment to permit a 2'11" in lieu of the required 10'

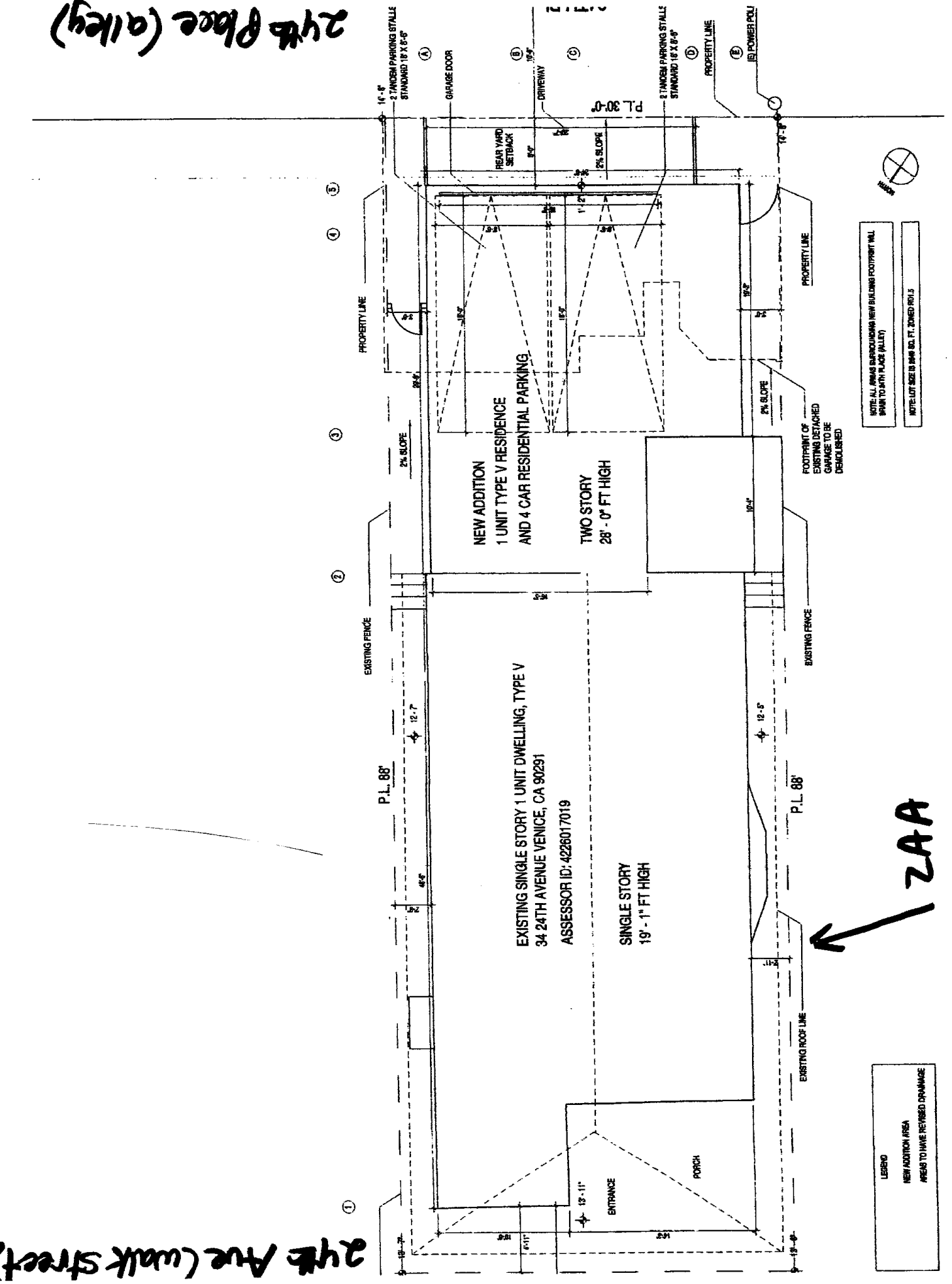
Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:



24th Place (alley)

24th Ave (walk street)



NEW ADDITION
1 UNIT TYPE V RESIDENCE
AND 4 CAR RESIDENTIAL PARKING

TWO STORY
28' - 0" FT HIGH

EXISTING SINGLE STORY 1 UNIT DWELLING, TYPE V
34 24TH AVENUE VENICE, CA 90291
ASSESSOR ID: 4228017019

SINGLE STORY
19' - 1" FT HIGH

NOTE: ALL AREAS SURROUNDING NEW BUILDING FOOTPRINT WILL BEAR TO 24TH PLACE (ALLEY)

NOTE: LOT SIZE IS 3448 SQ. FT. ZONED R0.5

LEGEND

NEW ADDITION AREA

AREAS TO HAVE REWIDEN DRAINAGE

ZAA

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, June 5, 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 2013-1042(CDP)(ZAA)
CEQA No.: ENV 2013-1043-CE
Council No.: 11
Plan Area: Venice
Zone: RD1.5-1-O

Applicant: George Emerson

Representative: Lisa Little

Staff Contact: Oliver Netburn
Phone No.: (213) 978-1395
Oliver.netburn@lacity.org

PROJECT LOCATION: 34 East 24th 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, for the demolition of an existing two-car detached garage and the construction of a new two-story 440 square-foot second dwelling unit with a roof deck and new garage providing four total parking spaces via two car lifts on property located within the Dual Jurisdiction area of the California Coastal Zone Commission Authority area; and Pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment from Section 12.21-C,2(b) to permit a reduced passageway leading to the entrance of the proposed second dwelling unit of 2 feet 11 inches in lieu of the required 10 feet in the RD 1.5-1-O Zone.
2. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.