



HAMILTON ARCHITECTS

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CDP FINDINGS FOR APPROVAL
2433 Bryan Ave., Venice, CA 90291

FINDINGS FOR APPROVAL: In order to approve an application, the decision maker must decide if the facts presented in the record are such to establish the following findings (i.e. criteria for approval). On a separate page copy each finding, and follow with a detailed justification/explanation of how the proposed project conforms with the required finding.

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code).

As per Section 30212 "New Development Project" this addition to an existing SFD which increases the height and floor area by more than 10%, will be considered a project by the California Coastal Commission, however on all other basis of Chapter 3 of the California Coastal Act of 1976 the project complies.

2. The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program (LCP) that is in conformity with Chapter 3 of the California Coastal Act of 1976.

The addition to the existing single family home at 2433 Bryan Ave will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976. The proposed work will be in compliance with the Venice Coastal Specific Plan. The project exhibits similar lot size, density, height, and style to many of its neighbors and in no way, inhibits the development of a Los Angeles LCP.

3. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed, and considered in light of the individual project in making its determination.

We have reviewed, analyzed, and considered in light of our project the Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto. The project complies with the Venice Specific plan and does not deter or impede access to the shore in any way. The project is located over a mile away from the shoreline.

4. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.

Yes, decisions of the commission, where applicable, shall guide local governments or port governing bodies in their future actions under this division.

5. If the development is located between the nearest public road and the sea or 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 California Coastal Act of 1976.

The development is not located in an area between the nearest public road and sea or shoreline, it is located more than a mile away from the shoreline.