



COASTAL DEVELOPMENT PERMIT

PROJECT ADDRESS:
 557 W SHEPARD ST
 SAN PEDRO, CA 90731
 NET ACREAGE: .160

CENTERPOINT RADIUS MAPS
 263 W OLIVE AVE # 193
 BURBANK, CA 91502
 818.220.5401
 centerpointradiusmaps@gmail.com
 www.centerpointradiusmaps.com
 DRAWN BY: J BOONE
 DATE: 01-05-2020

THOMAS BROTHERS:
 PAGE: 854, GRID: B2

LEGAL:
 LOT: 5

TRACT: PECK'S OCEAN VIEW TRACT

M.B: 11 - 162 / 163

BLOCK: 6

MAP SHEET: 003B197

C.D: 15

C.T: 2976.01

P.A: SAN PEDRO

USES: FIELD

CASE #: _____

SCALE: 1" = 100'

557 W SHEPARD ST

Font: A A A +/-

Address/Legal

Site Address 557 W SHEPARD ST
 ZIP Code 90731
 PIN Number 003B197 60
 Lot/Parcel Area (Calculated) 6,985.7 (sq ft)
 Thomas Brothers Grid PAGE 854 - GRID B2
 Assessor Parcel No. (APN) 7467030005
 Tract PECK'S OCEAN VIEW TRACT
 Map Reference MB 11-162/163
 Block 6
 Lot 6
 Arb (Lot Cut Reference) None
 Map Sheet 003B197

Jurisdictional

Planning and Zoning

Assessor

Assessor Parcel No. (APN) 7467030005
 Ownership (Assessor)
 Owner1

Ownership (Bureau of Engineering, Land Records)

Owner
 Address
 APN Area (Co. Public Works)* 0.160 (ac)
 Use Code 010V - Residential - Single Family Residence - Vacant Land

Assessed Land Val.

Assessed Land Val. \$189,867
 Assessed Improvement Val. \$0

Last Owner Change

Last Owner Change 04/26/1996
 Last Sale Amount \$9

Tax Rate Area

Tax Rate Area 14
 Deed Ref No. (City Clerk) 723038
 Deed Ref No. (City Clerk) 660634
 Deed Ref No. (City Clerk) 422257
 Deed Ref No. (City Clerk) 2022
 Deed Ref No. (City Clerk) 1588434-35
 Deed Ref No. (City Clerk) 1557044

Building 1

Building 1 No data for building 1
 Building 2 No data for building 2
 Building 3 No data for building 3
 Building 4 No data for building 4
 Building 5 No data for building 5

Case Numbers



Generalized Zoni Terms & Conditions

0.04 Miles
200 Feet



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number **ZA 2020-1971**

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
 All terms in this document are applicable to the singular as well as the plural forms of such terms.
 Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 557 West Shepard St Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 5, Block 6, Peck's Ocean View Tract

Assessor Parcel Number 7467030005 Total Lot Area 6,9685.7

2. PROJECT DESCRIPTION

Present Use Vacant

Proposed Use Two Story Single Family Dwelling

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project New Two Story Dwelling with Two Car Garage

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

- Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

- Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 - Demolish(ed)³ _____ + Adding _____ = Total _____
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) _____ + Adding _____ = Total _____
 Number of Market Rate Units Existing 0 - Demolish(ed) _____ + Adding _____ = Total _____
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? _____ ft.
 If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 12.20.2
 Code Section from which relief is requested (if any): _____
 Action Requested, Narrative: COASTAL DEVELOPMENT PERMIT

Authorizing Code Section 12.27
 Code Section from which relief is requested (if any): 12.08 C. 5 (b)
 Action Requested, Narrative: ZONE VARIANCE - RELIEF FROM ENCRUACHMENT PLANE

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

FINDINGS FOR CDP

1. The development is in conformance with Chapter 3 of the California Coastal Act.

Chapter 3 of the Coastal Act as it relates to this project provides that new developments be located within, contiguous to, or in close proximity to existing developed areas able to accommodate it, and there will not be significant adverse effects on coastal resources.

The proposed project is located within an existing residential area, with structure and infrastructure dating back to the 1920's. The proposed development is a single family dwelling, as are most of the structures in the neighborhood.

There is one deviation from the municipal code that we are requesting, which is a reduction of the required height encroachment plane for the east and west side yards of the building. The proposed structure is 3528 sq ft. The by right allowable area for a single family dwelling is 8256 sq ft.

The proposed development can be accommodated by existing infrastructure and existing public services. Extensive soils and geological studies have been done on the subject property.

The project has no adverse effects on public access, recreation, or public access views of the marine environment.

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

Most of the rules regarding height and size of the building are governed by the San Pedro Specific plan. The proposed use is permitted by the plan designation and the corresponding zone.

3. The interpretive Guidelines for Coastal Planning and Permits....

The proposed project includes two covered parking spaces, and one off-street parking space. This is not an area of high public use. There is no direct beach access in the immediate area.

The proposed grading does not alter the topography of the site in a significant way. Grading is limited to 5 feet of removal and re-compaction of soil on the building footprint.

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

There are no apparent recent decisions regarding developments in the immediate vicinity of this project. However, the granting of a CDP for a two story single family dwelling is a not uncommon for a coastal property such as this.

5. The development is not located between the nearest public road and the sea or shoreline....

The project site is not located between the nearest public road and the shoreline.

FINDINGS FOR ZONE VARIANCE

1. The encroachment plane rules were put into place as a reaction to the widespread mansionization which has been taking over existing single family neighborhoods in recent years. Developers were building setback to setback and maximizing the ht which was often way out of scale with the surrounding properties. The unique aspects of this lot as outlined below, limit the allowable building area to just over 40 % of what might otherwise be allowed. The strict enforcement of the encroachment rules makes the sq footage of the building even smaller making already compromised project more restricted. We have voluntarily set the building 1 foot further away from the sideyards than is required. The intent of the zoning regulation is to prevent an out of scale project dominating neighboring properties. Due to the fact that the rear 45 feet of the buildable area is untouchable due to existing geologic conditions, this project would not dominate its neighbors. We feel that even with relief from the encroachment plane we are consistent with the intent of the zoning code.

2. There are two aspect to this lot which contribute to making it unique. One is that has a direct ocean view. The other is that the subject property has an existing geological condition that makes roughly ½ of the zoning defined building area un-buildable.(see sheet 001.1) The site sits adjacent to , and part of the lot shares the some of the same geological conditions as an area called sunken city. Sunken city was the site of a large slide that occurred in 1929. Soils and geology investigations and reports have proposed a buildable design that stays away from the slide area. There are 4 contiguous properties adjacent to this site with the same conditions. However, properties to the east, west and north of these properties do not have these same conditions and therefore are able to build much larger homes than is practical on the subject lot.

3. This is an Ocean view lot. Typically, an owner would build the maximum size house allowable under the rules and orient it as close to the ocean view as possible. The other properties in the area can build much further out on their

lots that this property owner can. The added height within the encroachment area compensates somewhat for the long distance from the rear setback the project is forced to adhere to. The reduced footprint makes every bit of possible sq footage extremely important. If not for the geological conditions on this lot, one could build a 8256 sq foot house on this lot by right. We are proposing 3528 sq ft.

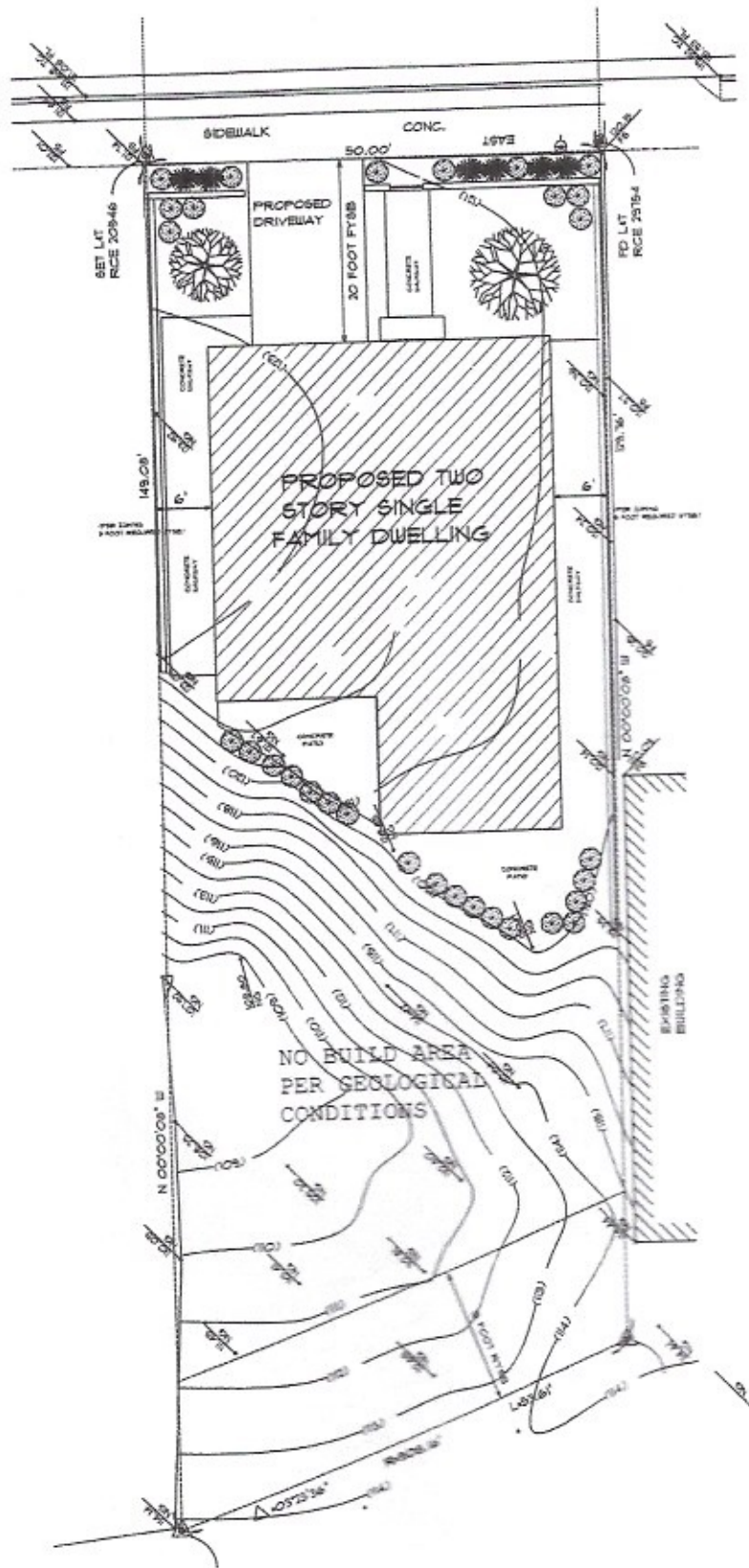
4. This lot has never been built upon. There is currently a public welfare problem due to vandalism and trespassing on this property. The owner has been forced to put up an unsightly security fence to mitigate this. Having a homeowner at this location would be a benefit to the neighborhood, not be a detriment. In addition, one of the conditions that the soils engineer has set is to monitor and remove any water build up in the depressed topography at the rear of the property as part of the development.

This would contribute to the overall stability of the site.

The fact that this project site roughly 45 feet from the rear set backline allows for more open space than any other project in the area. Care has been to orient windows away from the existing house to the east for issues of privacy.

5. The General plan generally relates to the proper use in the zone I which the project is located. We are asking for a single-family home in a single-family neighborhood. The overall height conforms to the requirements of the San Pedro specific plan. The project conforms to all other zoning rules other than the encroachment plane.

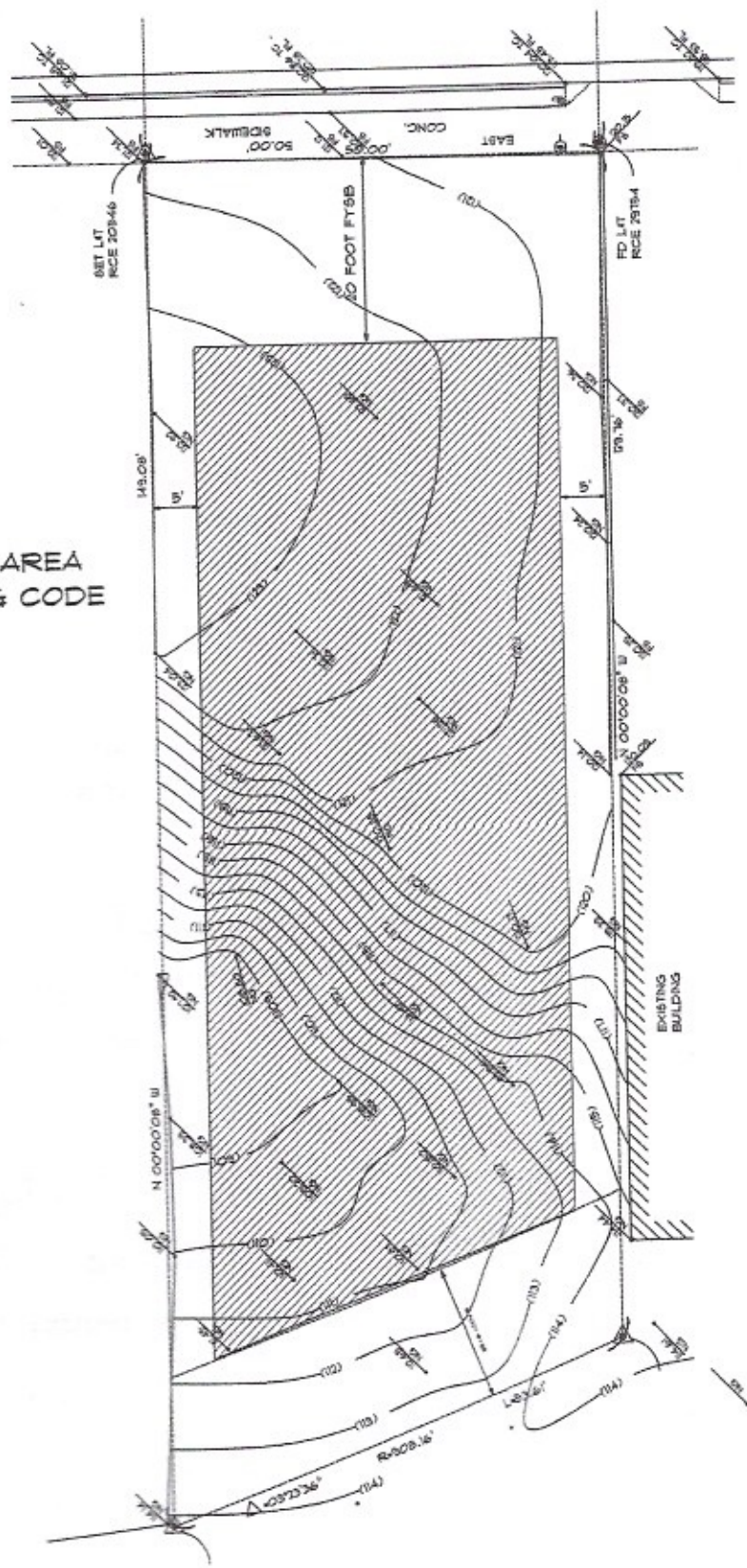
SHEPARD STREET



SITE PLAN

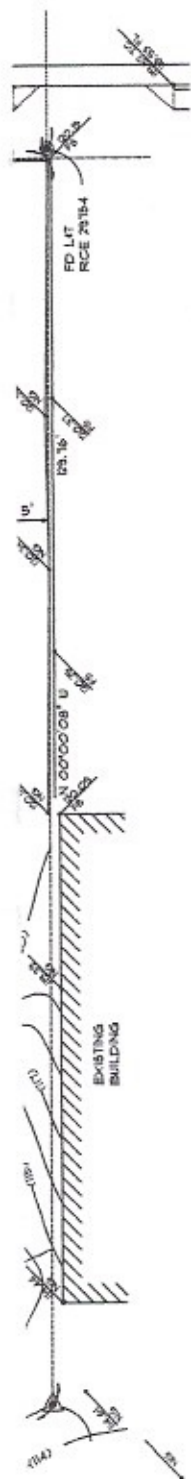
SHEPARD STREET

BUILDABLE AREA
PER ZONING CODE



SITE PLAN

MA
AR
BU
PE
3 T
3 X
PE
TWO
2 X
825
CUR



**MAX ALLOWABLE FLOOR
AREA ANALYSIS**

BUILDABLE AREA = 4128 SQ FT

PER ZONING CODE, MAX ALLOWABLE AREA
3 TIMES LOT BUILDABLE AREA (IN COASTAL, PER 12.21.1 A.1)

3 X BUILDABLE AREA = 12,384 SQ FT

PER SAN PEDRO SPECIFIC PLAN,
TWO STORIES MAX ALLOWED
2 X 4128 = 8256
8256 SQ FEET (PRACTICAL MAX SQ FOOTAGE)

CURRENT PROJECT AS PROPOSED : 3528 SQ FT

1" = 20 FEET

BILL

ASSO

ARCH1
PL

415 NR:
SAN PEDRO
T: 31C
P: 31C

**BRODY
HOUSE
EST. ARCHITECTURE, INC.**

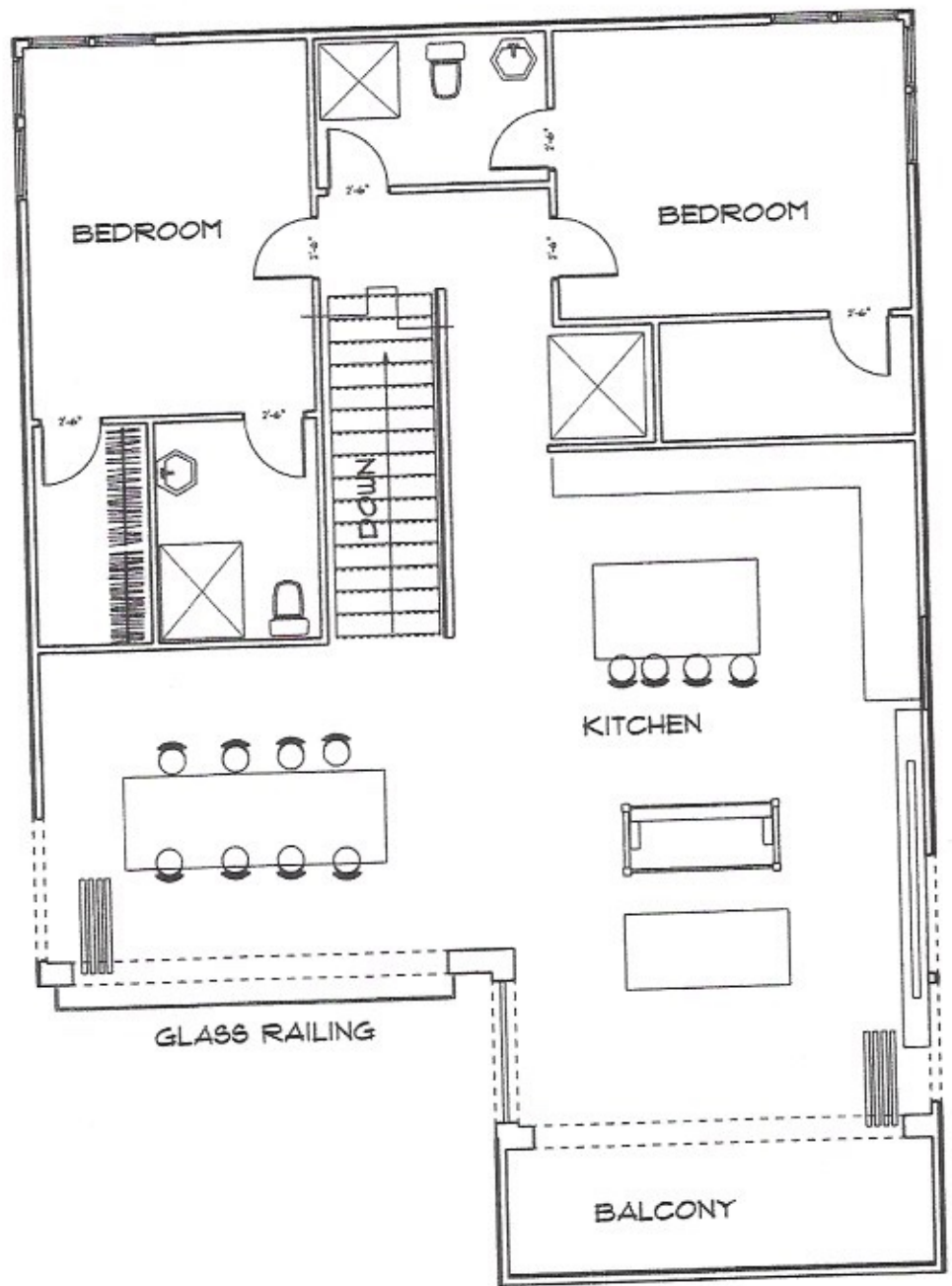
**SITE PLAN
AREA ANALYSIS**

REVISIONS	
No.	DESCRIPTION

SUBMISSIONS	
DESCRIPTION	DATE

Project num
Date
Drawn by
Checked by

AO

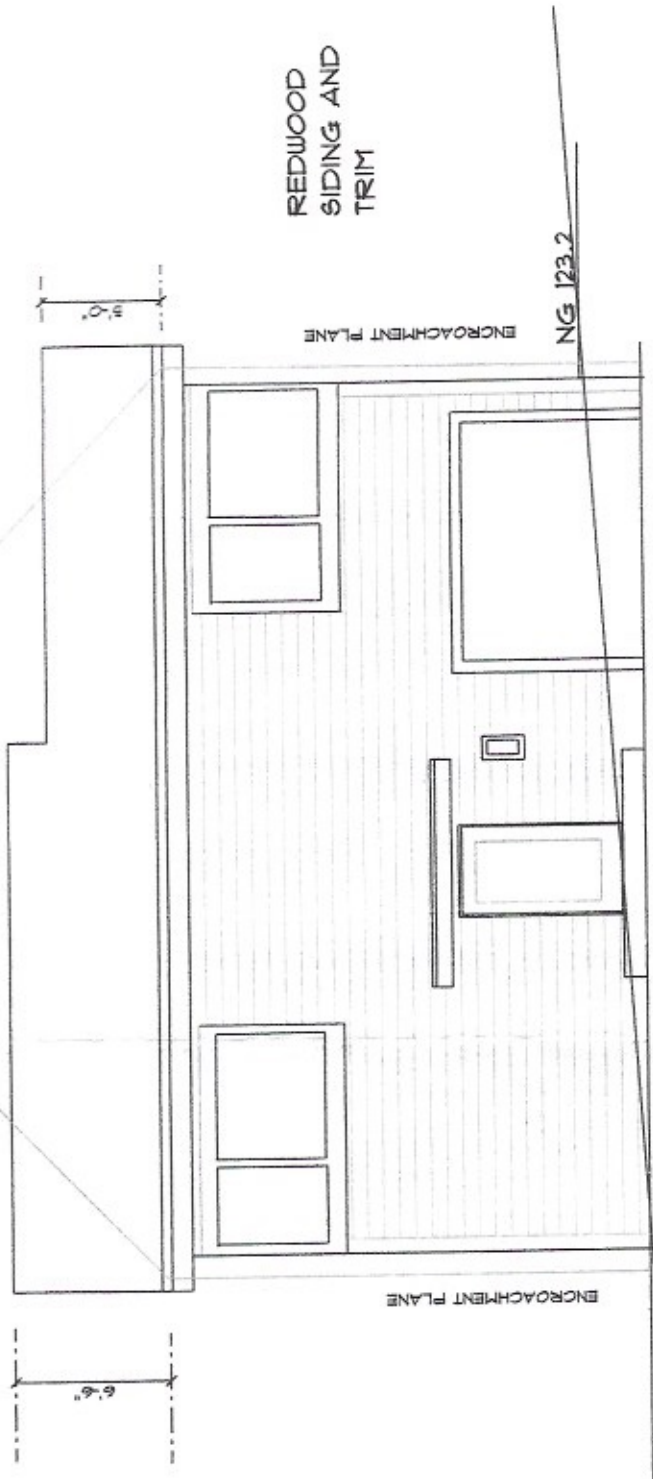


UPPER FLOOR

1764 SQ FT

REVISIONS	NO.	DESCRIPTION	DATE	SUBMITTER

Project number
 Date
 Drawn by
 Checked by
A20



REDWOOD
 SIDING AND
 TRIM

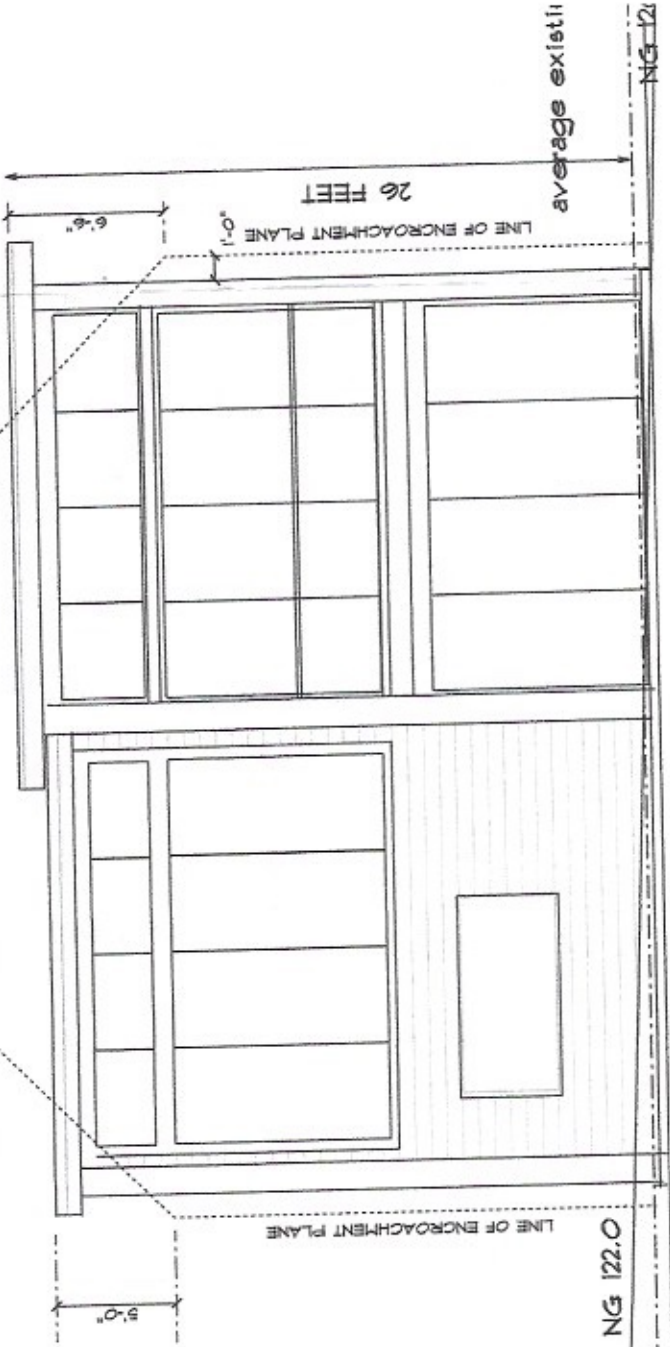
NG 123.2

NG 120.5

NORTH ELEVATION

1/8" = 1'-0"

MAX ROOF HT 147.625



SOUTH ELEVATION

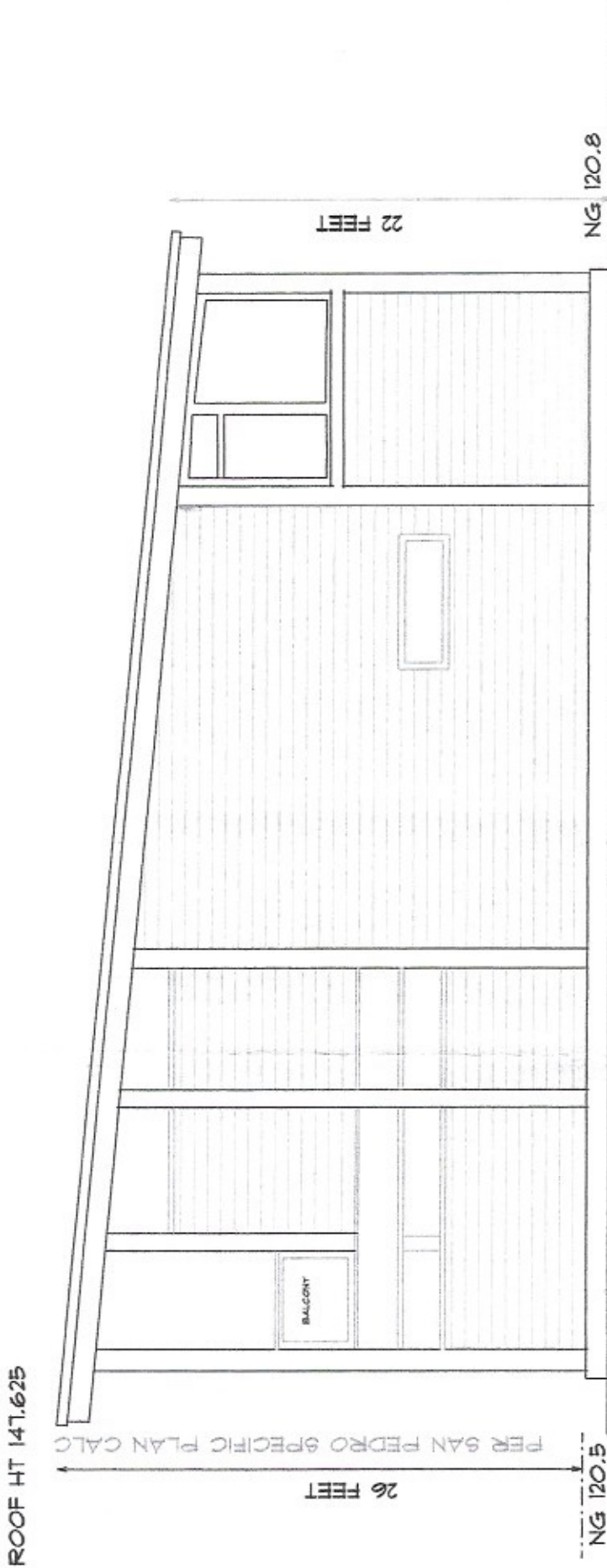
BILL JAI
&
ASSOCIA
ARCHITECT
PLANNING

415 WEST ST
SAN PEDRO, CA
90731-3115
TEL 310-513

BRODY
HOUSE
557 SHEPARD ST
SAN PEDRO, CA

ELEVATIONS

NO.	DATE



ROOF HT 147.625

26 FEET

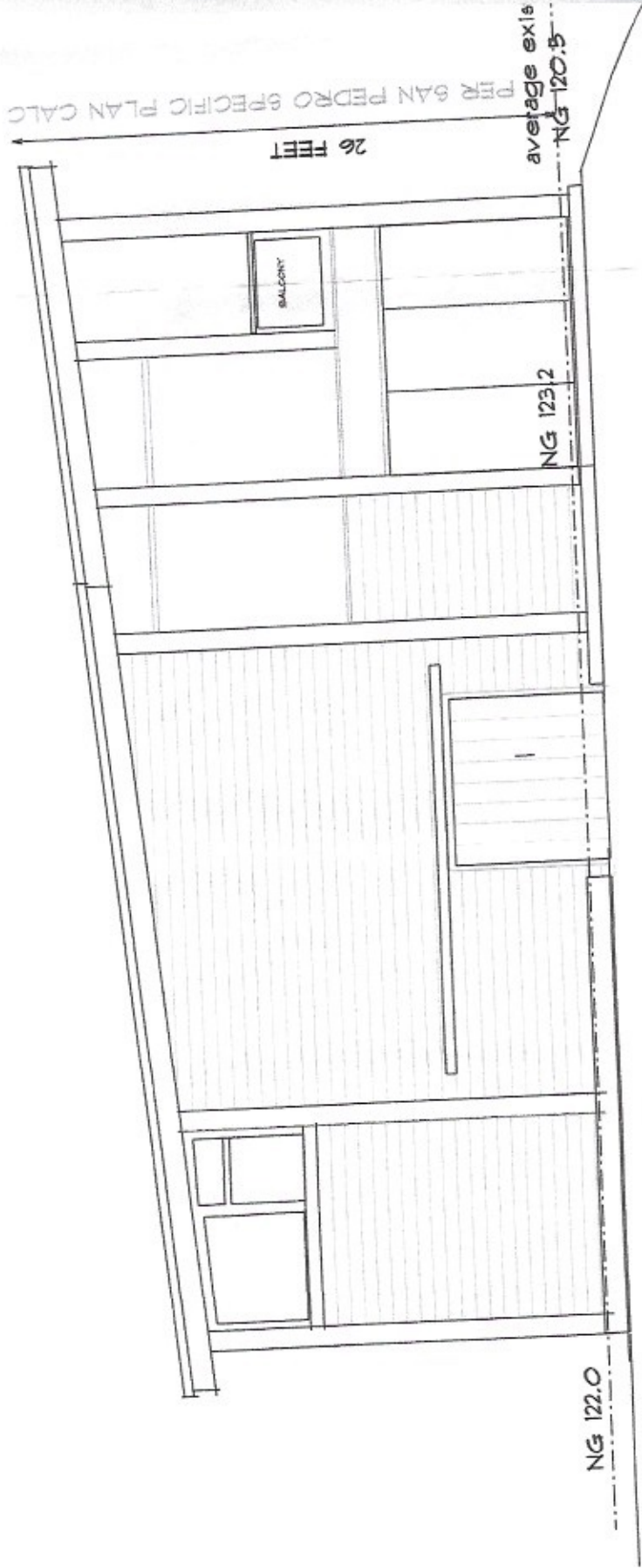
22 FEET

NG 120.5

NG 120.8

EAST ELEVATION

MAX ROOF HT 147.625



WEST ELEVATION