

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

Permit Application No. **5-11-265**

November 17, 2011

Page 1 of 6

**Th5b****ADMINISTRATIVE PERMIT**

**APPLICANT:** Venice Development, Inc. (Sris Sinnathamby)

**PROJECT DESCRIPTION:** Convert an 896 square foot ground floor area of an existing hotel lobby into a kitchen and café for hotel guests, with twelve off-site parking spaces provided.

**LOCATION:** 401 Ocean Front Walk (a.k.a. 8 Dudley Avenue) & 411 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County.

**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

**Thursday, December 8, 2011, 9:00 a.m.**  
**Aquarium of the Bay. Pier 39**  
**San Francisco, CA**

**IMPORTANT** - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

CHARLES LESTER  
Executive Director

By: Charles R. Posner  
Title: Coastal Program Analyst

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Los Angeles certified Venice Land Use Plan, 6/14/2001.
2. Local Coastal Development Permit No. ZA-2008-0278.
3. Coastal Development Permit 5-91-357 (Jakob: 8 Dudley Ave.).
4. Coastal Development Permit 5-08-317 (Venice Development Inc.: 8 Dudley Ave.).

**STANDARD CONDITIONS:**

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**SPECIAL CONDITIONS:** See Page Six.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

**FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:****A. Project Description**

The proposed project was originally approved by the Commission on May 6, 2009 pursuant to Coastal Development Permit Application 5-08-317 (Venice Development, Inc.). Coastal Development Permit 5-08-317 was not vested and expired on May 6, 2011. The currently proposed development and the special conditions of this Administrative Permit are identical to what was previously proposed and approved pursuant to Coastal Development Permit Application 5-08-317. The applicant proposes to convert an 896 square foot ground floor lobby area of an existing hotel into a kitchen and café for hotel guests. The 47-room hotel was established in 1927 and is undergoing a \$1.2 million renovation.

The project site is on the inland side of Ocean Front Walk, the paved public walkway (Venice Boardwalk) that separates the private properties from the open sandy public beach (Exhibit #2). The immediate neighborhood is comprised of a mix of commercial and residential uses. The applicant has long-term lease to operate the subject hotel and its off-site parking lot, and has the owner's consent to undertake the proposed kitchen/café project. The owner of the hotel property is also the owner of the parking lot located at 411 Ocean Front Walk. Commission records indicate that the parking spaces located in the parking lot at 411 Ocean Front Walk are not currently dedicated to the hotel use or any other use.

The proposed kitchen is 384 square feet in area, and the proposed café seating area is 512 square feet (Exhibit #4). The City-approved Local Coastal Development Permit for the proposed kitchen/café project states that the café seating is "limited to approximately 21 diners at any one time unless a smaller occupancy load is determined necessary by the Fire Department and/or the Department of Building and Safety" (Condition Eight). The applicant states that the proposed café will be for hotel guests only and will have no outside seating, and no outside advertising. Twelve off-site parking spaces are being provided on a nearby property (two lots down the boardwalk) as part of the proposed project (Exhibit #3). The hotel has no other parking supply.

The existing hotel occupies half of the ground floor and all of the upper three floors of the subject four-story commercial building on Ocean Front Walk. The building also currently contains two retail stores on the ground floor fronting Ocean Front Walk. In 1992, the Commission approved Coastal Development Permit 5-91-357 (Jakob) to convert part of the hotel's ground floor lobby area into a restaurant and bar with 850 square feet of service area (maximum of 40 patrons). As with the current proposal, the previously approved restaurant/bar was proposed only for guests of the existing hotel. Seventeen off-site parking spaces were required as a condition of Coastal Development Permit 5-91-357 (Jakob). The hotel's lobby was not converted into a restaurant/bar and the permit expired without being vested.

The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The proposed project, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act, the policies of the certified Venice LUP, and previous Commission approvals, and approval of the project as conditioned would not prejudice the City's ability to prepare an LCP.

**B. Public Access**

Section 30252 of the Coastal Act states, in part:

The location and amount of new development should maintain and enhance public access to the coast by... (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation....

The proposed project involves the establishment of a café with 512 square feet of service area on the ground floor of an existing hotel. Even though the proposed café will serve only registered hotel guests who are already in the building, the proposed addition of the kitchen and café is an intensification of use (i.e., new development) that must provide adequate parking. The applicant, as part of the proposed project, has proposed to provide twelve off-site parking spaces in the parking lot located two lots down the boardwalk at 411 Ocean Front Walk (Exhibit #4). The proposed twelve-space parking supply exceeds the minimum requirement set forth in the certified Venice Land Use Plan (LUP) of one space for each fifty square feet of service area in the proposed café.

The parking lot at 411 Ocean Front Walk is currently being used by the hotel for guest parking, even though there are no previous coastal development permits that require the hotel to provide guest parking on this lot (or any lot). The hotel building pre-dates the Coastal Act and has not previously been required to provide any parking supply. Commission records indicate that the parking spaces located in the parking lot at 411 Ocean Front Walk are not currently dedicated to any other use, so the parking spaces located on this lot could conceivably be acquired by anyone in order to meet a parking demand. Approval of this permit will authorize the use of the parking lot to meet the parking requirements of the proposed café, as well as continue to be used by hotel guests and hotel employees. The proposal ensures that the parking lot will not be available for any other project as long as the proposed hotel café exists.

Therefore, as proposed and conditioned to supply twelve parking spaces for hotel customers and hotel employees, and to limit the use of the café to registered hotel guests only, the proposed project will provide adequate parking consistent with the requirements of Section 30252 of the Coastal Act. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**C. Public Recreation**

The proposed development, as conditioned, does not interfere with public recreational use of coastal resources. The proposed development, as conditioned, protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development, as conditioned, is in conformity with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

**D. Development**

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

**E. Local Coastal Program**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

**F. California Environmental Quality Act (CEQA)**

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

**SPECIAL CONDITIONS:**1. Approved Development - Permit Compliance

All development must occur in strict compliance with the proposal as set forth in the application, subject to the special conditions. Coastal Development Permit 5-11-265 approves the conversion of 896 square feet of the hotel's existing ground floor lobby area into a kitchen and café for hotel guests, with twelve off-site parking spaces provided and maintained at 411 Ocean Front Walk (County of Los Angeles APN 4286-029-003) for use by hotel guests and hotel employees. The twelve off-site parking spaces at 411 Ocean Front Walk shall be provided and maintained for the life of the use approved herein. Any proposed change or deviation from the approved plans, including any change to the approved parking plan, shall be submitted to the Executive Director to determine whether an amendment to this permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Parking Plan

The proposed off-site parking supply (twelve spaces at 411 Ocean Front Walk - County of Los Angeles APN 4286-029-003) shall be provided and maintained for use by hotel guests and hotel employees as shown on **Exhibit #3 of the 11/17/11** staff report. Vehicular access to the parking area shall be taken only from Speedway Alley.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

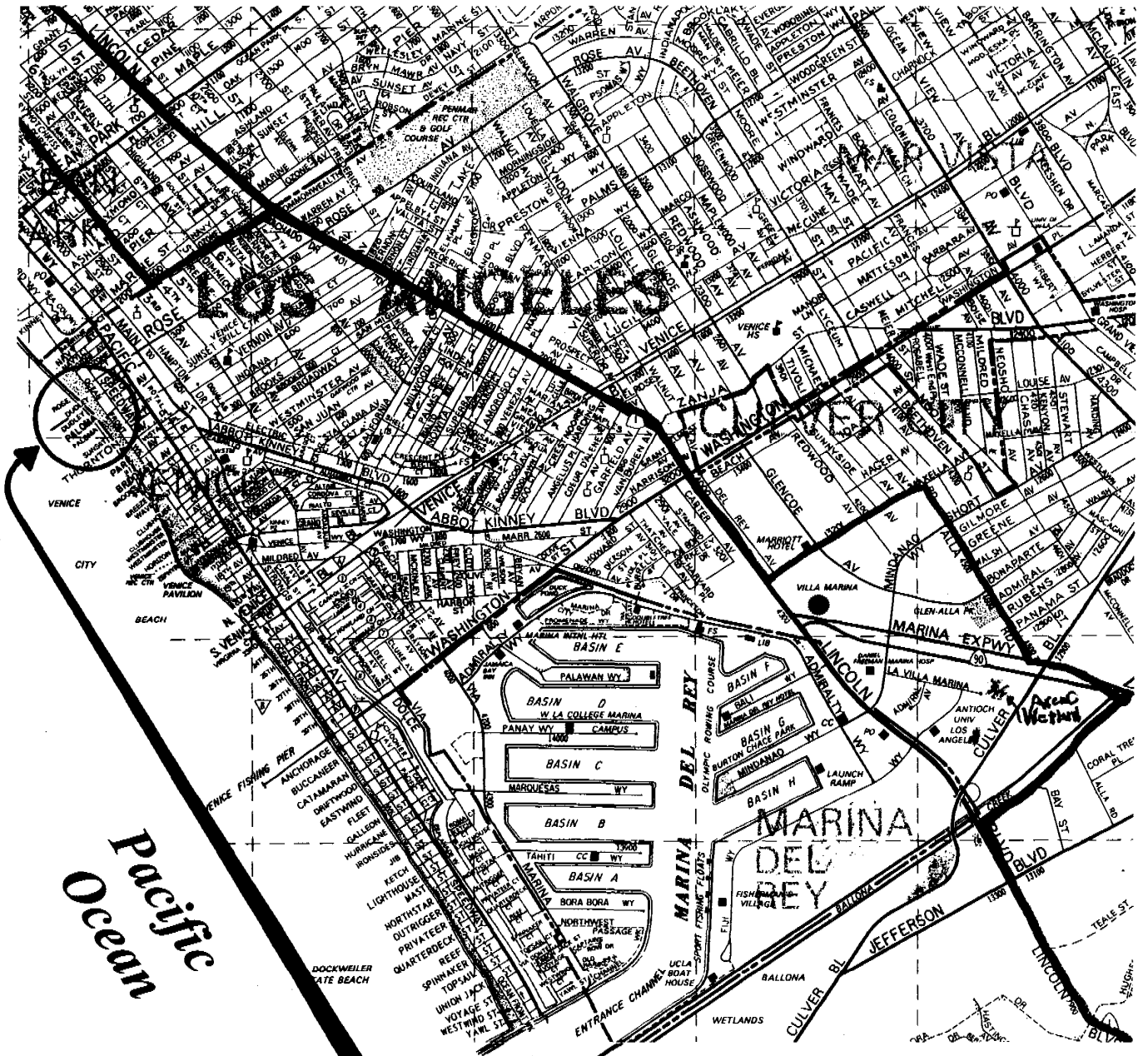
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Applicant's Signature

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Date of Signing

# VENICE, CA



Pacific Ocean

Project Site:  
401 Ocean Front Walk



5-11-265  
COASTAL COMMISSION  
5-08-317  
EXHIBIT # 1  
PAGE 1 OF 1

**Maximum Building Height**

- E** 22'-30'
- F** 30' with a flat roof  
35' with varied or stepped back roofline  
28' along walk streets

**Notes:**

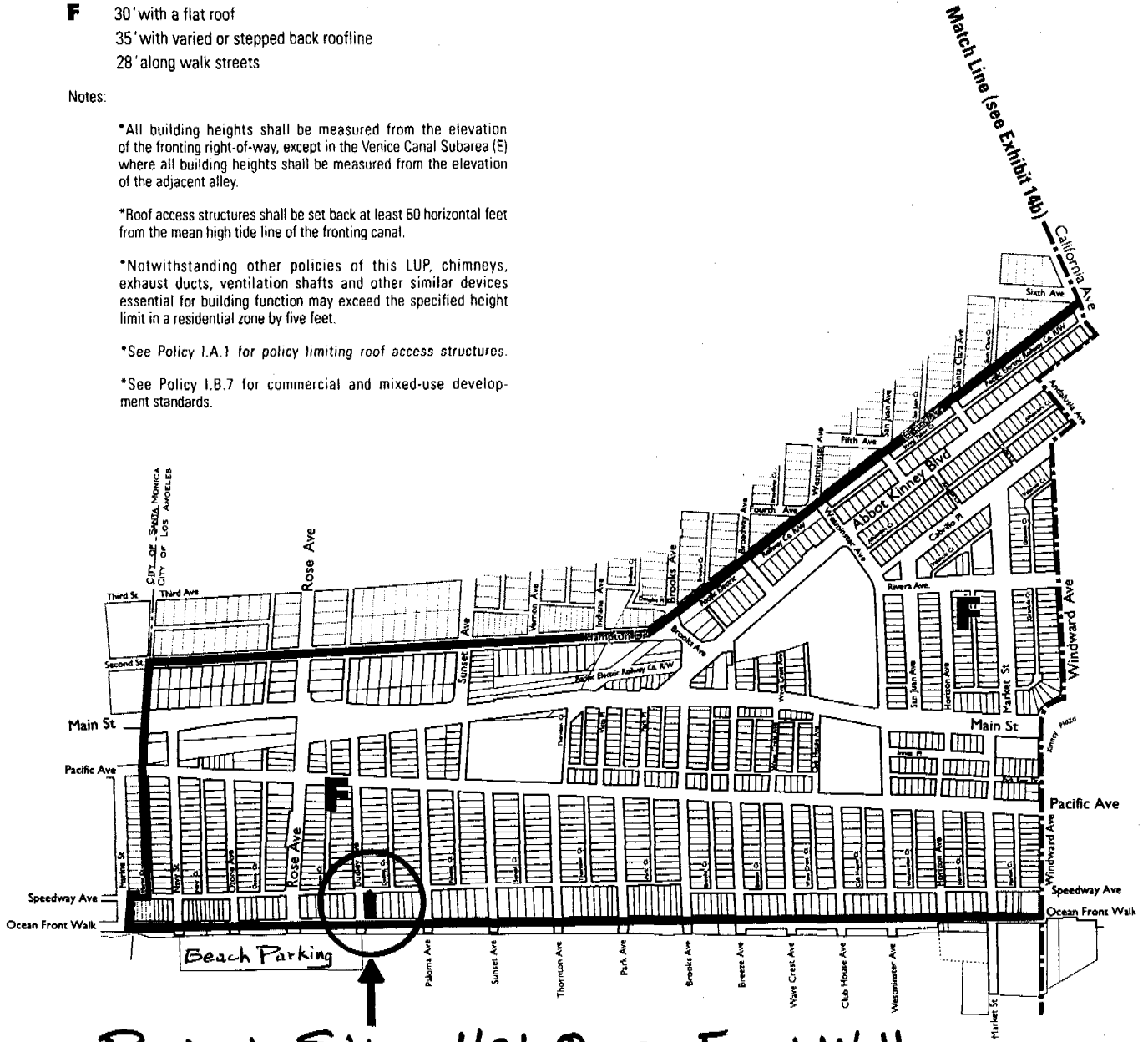
\*All building heights shall be measured from the elevation of the fronting right-of-way, except in the Venice Canal Subarea (E) where all building heights shall be measured from the elevation of the adjacent alley.

\*Roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of the fronting canal.

\*Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

\*See Policy I.A.1 for policy limiting roof access structures.

\*See Policy I.B.7 for commercial and mixed-use development standards.



**Project Site: 401 Ocean Front Walk**

**LUP  
Exhibit 14a  
Height  
Subarea: North Venice • Venice Canals**

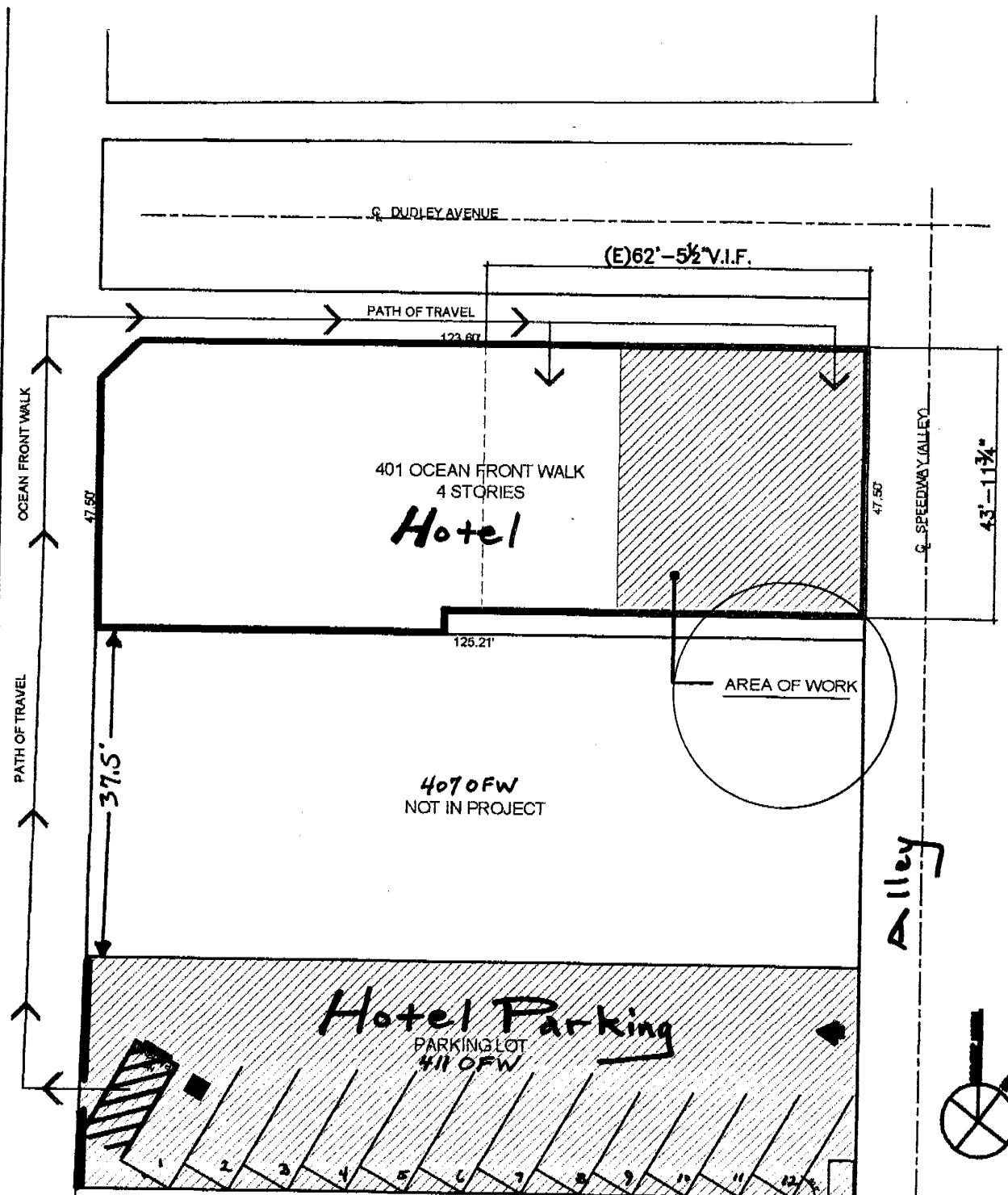
**5-11-265  
COASTAL COMMISSION  
5-08-317**

EXHIBIT # 2  
PAGE 1 OF 1

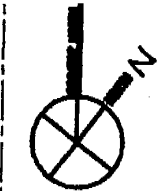




Beach



Alley

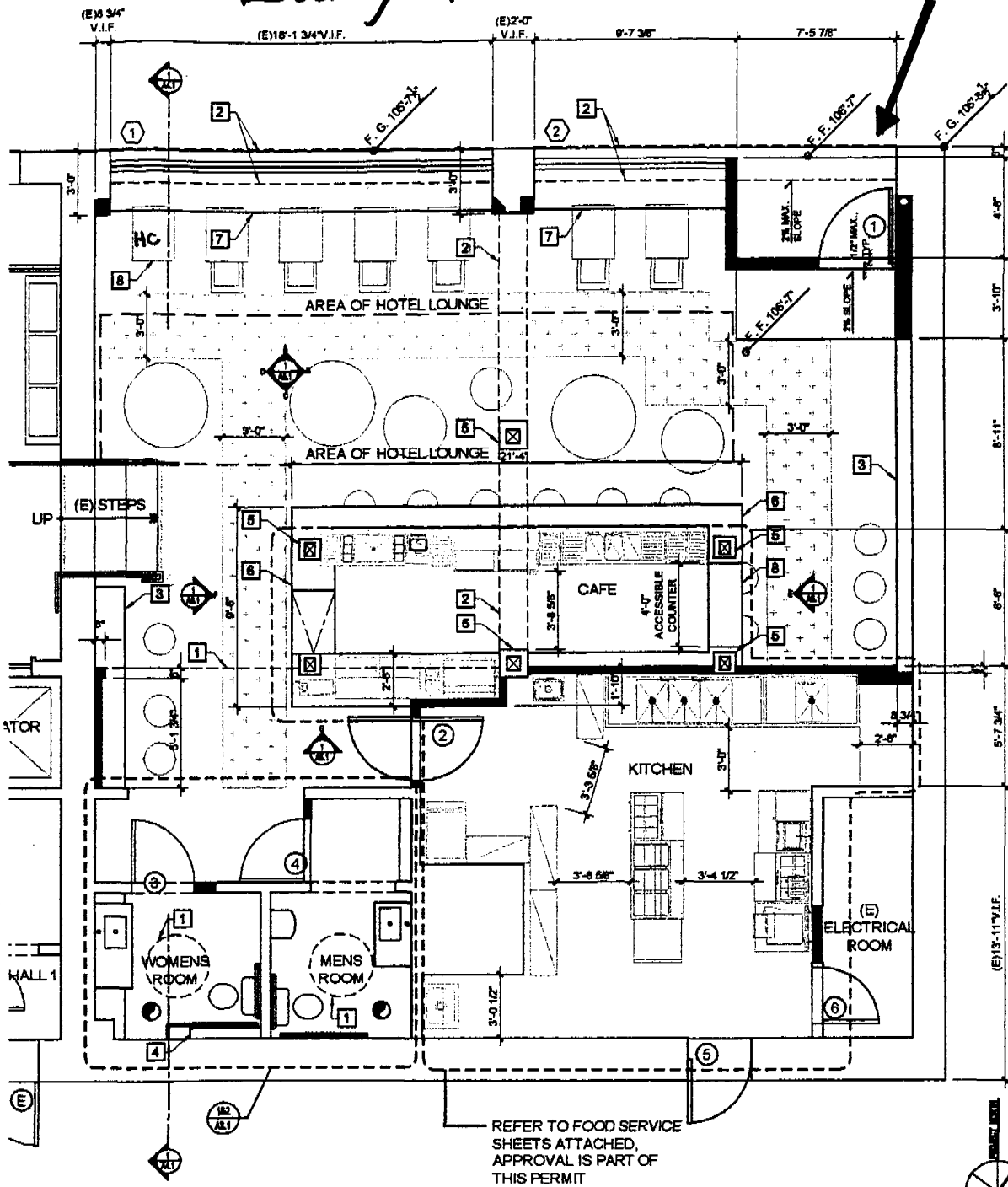


SITE PLAN

5-11-265  
 COASTAL COMMISSION  
 5-08-317  
 EXHIBIT # 3  
 PAGE 1 OF 1

Dudley Avenue

Hotel Exit Only



REFER TO FOOD SERVICE SHEETS ATTACHED, APPROVAL IS PART OF THIS PERMIT

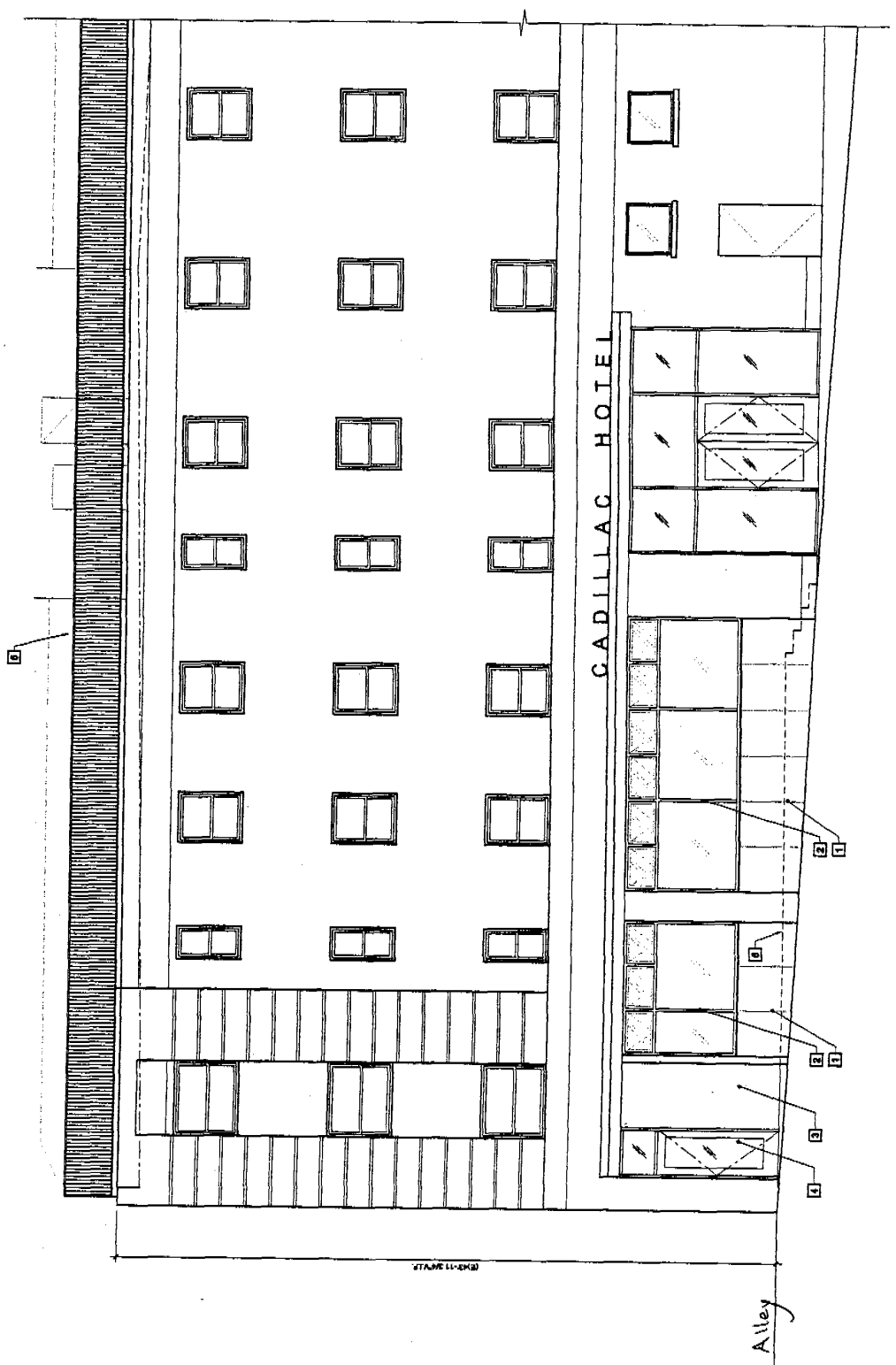
**CONSTRUCTION KEYNOTES**

- 1 LINE OF (N) SOFFIT ABOVE
- 2 LINE OF (E) BEAM ABOVE - DO NOT DISTURB
- 3 (N) CASEWORK - REFER TO INTERIOR ELEVATION
- 4 (E) PARTIAL HEIGHT WALL - REFER TO INTERIOR ELEVATIONS
- 5 (E) COLUMN ENCASED IN 5/8" GYP. BD. FOR ONE HOUR RATING - SEE DETAIL 6A7.1
- 6 (N) BAR-HEIGHT COUNTER - REFER TO INTERIOR ELEVATION
- 7 (N) BUILT-IN WALL SEATING - REFER TO INTERIOR ELEVATION
- 8 (N) HANDICAP ACCESSIBLE TABLETOP - 34" MAX HEIGHT, 27" HIGH CLEAR KNEE SPACE, 19" MIN. DEEP, TYP.

**FIRST FLOOR PLAN**

5-11-265  
 COASTAL COMMISSION  
 5-08-317

EXHIBIT # 4  
 PAGE 1 OF 1



OFW →

DUDLEY STREET PARTIAL ELEVATION

COASTAL COMMISSION  
 5-08-317

5-11-265

EXHIBIT # 5  
 PAGE 1 OF 1