

**CALIFORNIA COASTAL COMMISSION**

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Staff: Charles Posner - LB  
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Hearing Date: April 11, 2012  
Commission Action:



# W22b

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER:** 5-11-256

**APPLICANT:** City of Los Angeles

**AGENT:** Norman Mundy, Department of Public Works

**PROJECT LOCATION:** 1800 Ocean Front Walk (Venice Beach Recreation Area), Venice, City of Los Angeles., Los Angeles County.

**PROJECT DESCRIPTION:** Installation of five 25-foot high solar-powered light poles (each with a nine-foot long lamp extension) on the beach next to the Graffiti Art Walls.

**LOCAL APPROVAL:** City of Los Angeles Local Coastal Development Permit No. 09-04.

**MOTION & RESOLUTION:** Page Three (Approval with Conditions).

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending **APPROVAL** of the coastal development permit with special conditions. The special conditions, which begin on Page Three, require the applicant to: a) submit a lighting plan (for review and approval by the Executive Director) reviewed by a qualified biologist which documents that the lighting is designed to avoid impacts upon the adjacent shoreline habitat, b) implement best management practices to minimize adverse impacts to water quality during construction, c) comply with the requirements of the resource agencies, and d) assume the risks of the development.

The applicant agrees with the recommendation.

**TABLE OF CONTENTS:**

Motion and Resolution for Approval	3
Special Conditions	3
Project Description	6
Environmentally Sensitive Habitat/Marine Resources	7
Water Quality	9
Public Access and Recreation	10
Visual Resources	10
Hazards	11
California Environmental Quality Act (CEQA)	11
Local Coastal Program (LCP)	12
Substantive File Documents	14
Standard Conditions	14
Exhibits Nos. 1-3	

**STAFF NOTE:**

The proposed project is situated on the public beach between the mean high tide line of the Pacific Ocean and the first public road inland of the ocean. Therefore, it is within the coastal zone area of the City of Los Angeles which has been designated in the City's permit program as the "Dual Permit Jurisdiction" area. Pursuant to Section 30601 of the Coastal Act and Section 13307 of the California Code of Regulations, any development located in the Dual Permit Jurisdiction that receives a local coastal development permit from the City must also obtain a permit from the Coastal Commission.

On September 29, 2011, the City of Los Angeles Department of Public Works approved Local Coastal Development Permit No. 09-04 for the proposed development. The City's approval was not appealed to the Commission during the mandatory twenty-working day appeal period. The City submitted the dual permit application (5-11-256) to the Commission South Coast District Office on October 14, 2011. The Commission's standard of review for the dual coastal development permit application is the Chapter 3 policies of the Coastal Act.

**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

**MOTION:** *"I move that the Commission approve with special conditions Coastal Development Permit 5-11-256 per the staff recommendation."*

The staff recommends a **YES** vote. Passage of the motion will result in **APPROVAL** of the coastal development permit application with special conditions, and adoption of the following resolution and findings, as set forth in this staff report or as modified by staff prior to the Commission's vote. The motion passes only by an affirmative vote of a majority of Commissioners present.

**I. Resolution: Approval with Conditions**

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and the certified City of Avalon Local Coastal Program. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. Special Conditions****1. Avoidance of Impacts – Lighting Plan**

**PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a lighting plan for the review and approval of the Executive Director. All lighting shall be directed and shielded so that light is directed towards the ground and away from the shoreline. The intensity and number of lights shall be minimized to prevent adverse impacts to marine resources. The lighting plan shall be accompanied by an analysis prepared by a qualified biologist which documents that the lighting is designed to avoid impacts upon the adjacent shoreline habitat. The permittee shall undertake and maintain the approved development in compliance with the final plans approved by the Executive Director. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.

**2. Protection of Marine Resources**

In order to minimize adverse environmental impacts and the unpermitted deposition, spill or discharge of any liquid or solid into the sea, the permittee shall implement the following staging and construction (BMPs) best management practices:

- A. Machinery or construction materials are prohibited at all times in the subtidal and intertidal zones.

- B. Staging and storage of construction machinery and storage of debris shall not take place on any sandy beach.
- C. Sand from the beach, cobbles, or shoreline rocks shall not be used for construction material.
- D. Netting, sandbags, tarps and/or other forms of barriers shall be installed between the shoreline and work areas and equipment storage areas to prevent any unpermitted material from entering the sea.
- E. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction shall not occur where such materials/chemicals could pass into the waters of the sea. Stockpiled fill shall be stabilized with geofabric covers or other appropriate cover.
- F. Spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
- G. Construction vehicles operating at the project site shall be inspected daily to ensure there are no leaking fluids. If there are leaking fluids, the construction vehicles shall be serviced immediately. Equipment and machinery shall be serviced, maintained and washed only in confined areas specifically designed to control runoff and prevent discharges into the sea. Thinners, oils or solvents shall not be discharged into sanitary or storm sewer systems.
- H. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than fifty feet away from all storm drains, open ditches and surface waters.
- I. All floatable debris and trash generated by construction activities within the project area shall be disposed of as soon as possible or at the end of each day.
- J. All grading and excavation areas shall be properly covered and sandbags and/or ditches shall be used to prevent runoff from leaving the site, and measures to control erosion must be implemented at the end of each day's work.
- K. In the event that lead-contaminated soils or other toxins or contaminated material are discovered on the site, such matter shall be stockpiled and transported off-site only in accordance with Department of Toxic Substances Control (DTSC) rules and/or Regional Water Quality Control Board (RWQCB) regulations.
- L. The permittee shall properly dispose of all demolition and construction debris resulting from the proposed project at an appropriate location.
- M. At the end of the construction period, the permittee shall inspect the project area and ensure that all debris, trimmings, trash and construction materials have been removed from the area and taken to an appropriate location.

The permittee shall include the requirements of this condition on all plans and contracts issued for the project. The permittee shall implement and carry out the project staging and construction plan during all staging and construction activities.

3. Conformance with the Requirements of the Resource Agencies

The permittee shall comply with all permit requirements and mitigation measures of the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Any change in the approved project which are required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

4. Assumption of Risk

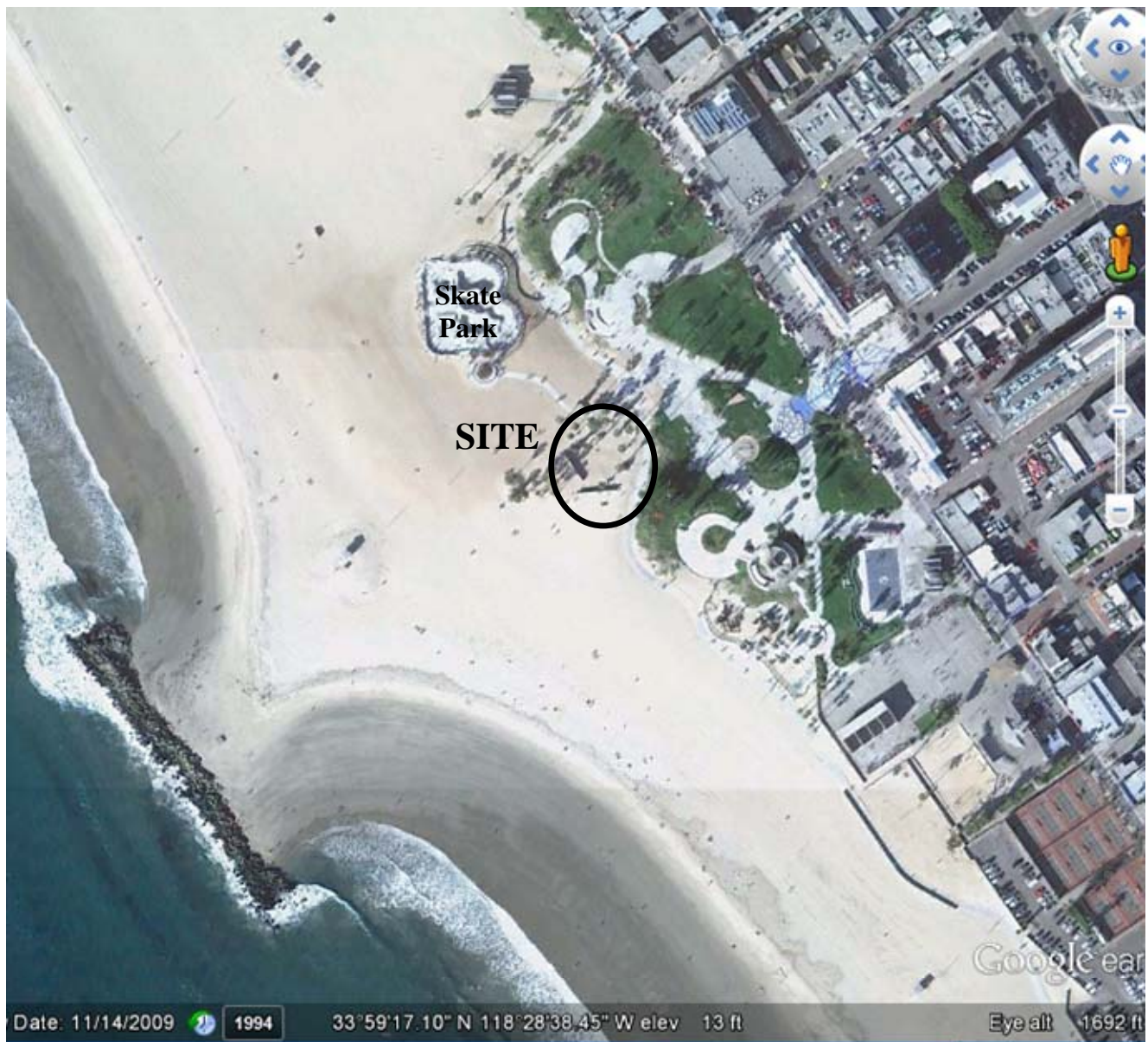
By acceptance of this permit, the applicant, on behalf of (1) themselves; (2) their successors and assigns and (3) any other holder of the possessory interest in the development authorized by this permit, acknowledge and agree (i) that the site may be subject to hazards from waves, storm waves, flooding and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; and (v) to agree to include a provision in any subsequent sublease or assignment of the development authorized by this permit requiring the sublessee or assignee to submit a written agreement to the Commission, for the review and approval of the Executive Director, incorporating all of the foregoing restrictions identified in (i) through (v).

### III. Findings and Declarations

The Commission hereby finds and declares:

#### A. Project Description

The City of Los Angeles Department of Public Works proposes to install five solar-powered light poles on the beach next to the Graffiti Art Walls near Windward Circle in Venice (Exhibit #2). Each 25-foot high light pole has one nine-foot long lamp extension and a fifteen-foot deep foundation (Exhibit #3). The Graffiti Art Walls, which are remnants of the Venice Pavilion demolished in 2000, are situated about three hundred feet inland of the mean high tide line and three hundred feet seaward of the boardwalk (Ocean Front Walk).



Venice Beach Recreation Area, City of Los Angeles, California.

The purpose of the proposed project is to increase public safety by lighting the walls where people have been found violating the City's midnight to 5:00 curfew (Municipal Code Sec. 63.44.B.14(b)).

**B. Development Adjacent to Environmentally Sensitive Habitat Areas & Marine Resources**

The proposed project is situated within a developed public recreation area near the shoreline of the Pacific Ocean. The intertidal area three hundred feet west of the proposed project is a sensitive habitat area used for spawning grunion. Section 30240 of the Coastal Act requires that development in parks and recreation areas be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of adjacent environmentally sensitive habitat areas.

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

The proposed project is situated within a developed public recreation area that is heavily used by the public. The five proposed light poles and their foundations would be installed (in holes excavated fifteen feet deep) next to two six-foot high concrete walls that the City preserved for artistic expression when the Venice Pavilion (a concrete amphitheater) was demolished in 2000 pursuant to Coastal Development Permit 5-99-427/A-5-VEN-99-449 (City of Los Angeles). Numerous palms are the only vegetation on this portion of the sandy beach. A landscaped (turf and concrete) park area is situated about fifty feet east of the project site, inland of the Venice Bike Path (Exhibit #2).

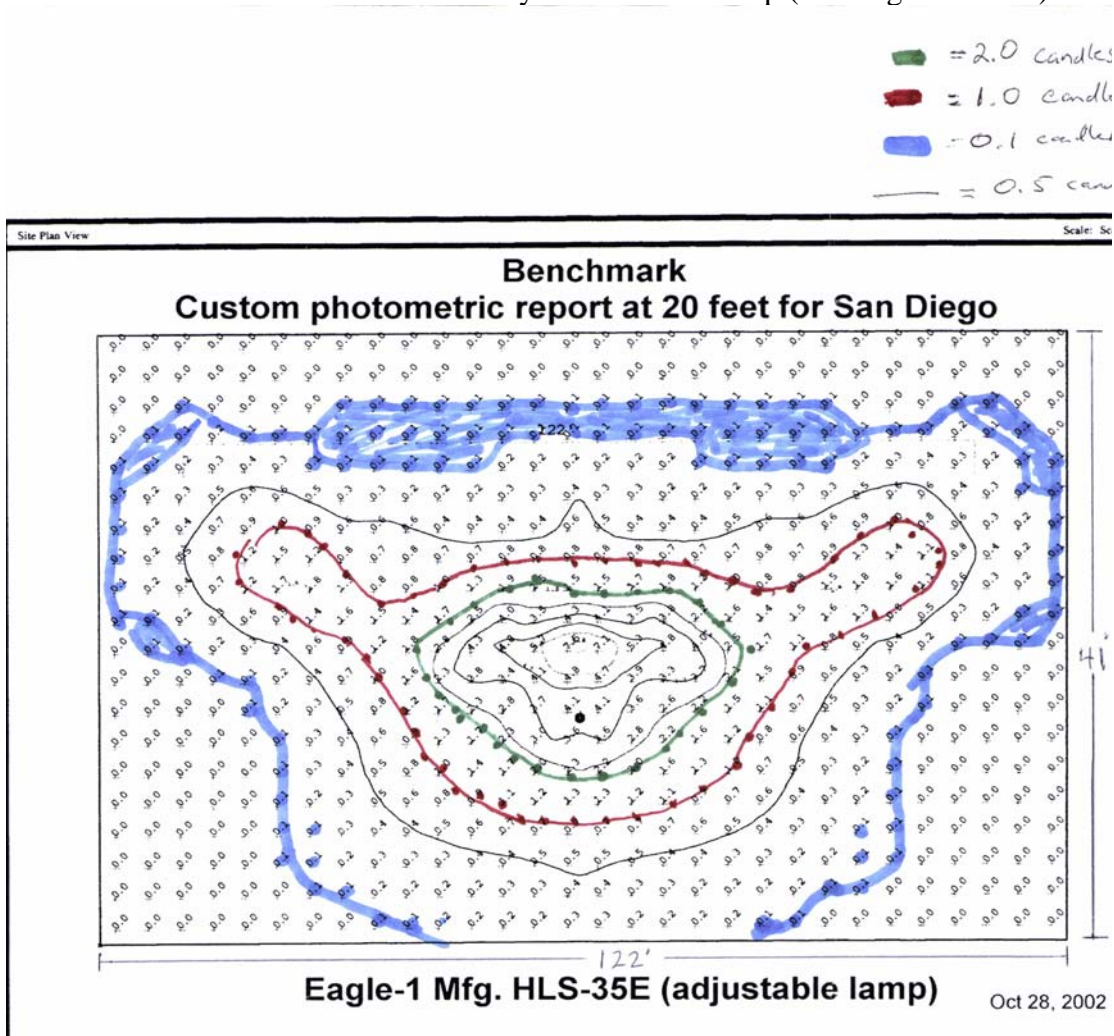
Because of the popularity of Venice Beach and the substantial number of beach goers in this area, the project site itself does not contain any significant biological resources or sensitive habitat areas. Therefore, the installation of the proposed structures will not have any significant adverse effect on marine resources as long as the applicant implements appropriate BMPs (Best management Practices) during construction.

The addition of nighttime lighting to the shoreline area, however, could adversely affect marine resources in the intertidal zone. The intertidal zone is habitat for spawning grunion and shorebirds. The ocean is habitat for numerous marine species (mammals, fish and birds). The Commission's staff ecologist states (telephone conversation, 3/22/2012) that light influences organisms in numerous ways and is especially important in driving activity patterns, breeding seasons/reproduction, and predator/prey interactions. Light is used as a stimulus for the timing of daily and seasonal rhythms in both animals



and plants. Many animals use light levels as a stimulus for their activity cycles. For example, diurnal animals become active as light levels increase, nocturnal animals become active as light levels decrease, and crepuscular animals are active during the short intervals of dusk and dawn. The breeding seasons of many animals and plants are set by their response to day-length changes. And most predators are specifically adapted to hunt under particular light conditions; daylight, darkness, or dawn and dusk. As in most natural habitats, there is a distinct “changing of the guard” in the intertidal zone, from a suite of animals that are active during the day to a suite of animals that are active at night. Artificially lighting the shoreline is a significant disturbance to natural conditions and could negatively impact the activity patterns, breeding, and/or predator/prey interactions of intertidal organisms. The Commission has conditioned permits to prohibit surf zone lighting and the Commission recently required removal of unpermitted ocean lighting (Fish Hopper Restaurant – Monterey) because of the potential negative impacts upon the natural activity patterns (including predator/prey behavior) of local organisms such as pinnipeds, sea and shore birds, fish, and invertebrates.

In this case, the applicant is not proposing to shine the lights toward the water. The proposed lights would be directed downward at a location about three hundred feet inland of the shoreline. The applicant has provided a diagram (*Benchmark – Custom photometric report at 20 feet for San Diego, 10/28/2002*) prepared by the manufacturer of the proposed lights that purports to show that the light does not exceed 0.1 Candles at a distance of sixty feet from the lamp (see diagram below).



In order to ensure that the proposed project is sited and designed to prevent adverse impacts to the adjacent environmentally sensitive habitat area, Special Condition One is imposed to require the



applicant to provide a lighting plan accompanied by an analysis prepared by a qualified biologist which documents that the lighting is designed to avoid impacts upon the adjacent shoreline habitat. The condition requires that all lighting shall be directed and shielded so that light is directed towards the ground and away from the shoreline, and that the intensity and number of lights shall be minimized to prevent adverse impacts to marine resources. Only as conditioned will the environmentally sensitive habitat areas be protected against significant disruption of habitat values as required by Section 30240 of the Coastal Act.

Special Condition Three requires the applicant to comply with all permit requirements and mitigation measures of the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and the environment. Therefore, the Commission finds that the project, as conditioned, is consistent with Section 30240 of the Coastal Act because the proposed development, as conditioned, has been sited and designed to prevent impacts which would significantly disrupt sensitive habitat areas, and will be compatible with the continuance of such habitat areas. Thus, no significant impacts will occur to ESHA.

### **C. Water Quality**

The Coastal Act contains policies that address development in or near coastal waters. The proposed project is located near coastal waters of the Pacific Ocean (See Exhibits). No work is proposed in the water. All work will occur about three hundred feet inland of the shoreline. Sections 30230 and 30231 of the Coastal Act require the protection of biological productivity, public recreation and marine resources. The permit is conditioned to protect these marine resources.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Due to the project's location near coastal waters, it is necessary to ensure that construction activities will be carried out in a manner that will not adversely affect recreation, water quality or marine resources. The potential adverse impacts to water quality and marine resources include discharges of contaminated runoff and sedimentation during construction and as a result of excavation and pouring of concrete for the pole foundations and the use of heavy equipment (fuel and oil leaks). The proposed project includes

the implementation of specific best management practices to mitigate the potential adverse impacts of the project. The proposed best management practices include provisions to prevent discharges into the water during construction (e.g., sand bagging, runoff diversions, and silt curtains).

In order to prevent adverse impacts to marine waters from construction activities, the Commission is imposing Special Condition Two, which requires that specific mitigation measures be implemented in order to ensure that water quality, biological productivity and marine resources are protected as required by Sections 30230, 30231 and 30240 of the Coastal Act. Only as conditioned will the proposed project ensure that marine resources and water quality be protected as required by Sections 30230, 30231 and 30240 of the Coastal Act.

#### **D. Public Access and Recreation**

One of the basic goals stated in the Coastal Act is to maximize public access and recreation along the coast. The proposed project is conditioned to conform with the following Coastal Act policies which protect and encourage public access and recreational use of coastal areas.

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...

The proposed project will have no adverse impacts on coastal access or recreation other than the minor temporary interruption of the public's use of a limited area of the beach during construction. The proposed project is consistent with the public access and recreation policies of the Coastal Act.

#### **E. Visual Resources**

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...

Section 30251 of the Coastal Act requires that the scenic and visual resources of coastal areas be considered and protected as a resource of public importance. In addition, public views to and along the ocean and scenic coastal areas shall be protected. The proposed project involves the installation of five light poles on the sandy beach. The proposed poles are in a developed recreation area next to a pair of six-foot high graffiti art walls and numerous palms. Although the proposed light poles will be visible, they will not block any views to or along the ocean. The visual impact of the proposed project will be minimal because the five light poles will be hardly distinguishable from the numerous palms, graffiti walls and other development in the vicinity of the project. Therefore, as conditioned, the proposed project will not block any existing public views or result in any significant change to visual resources, and is consistent with Section 30251 of the Coastal Act.

#### **F. Hazards**

The Coastal Act states that new development must minimize risks to life and property and not create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.

Section 30253 of the Coastal Act states, in part:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed project will not create or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The project does not involve any landform alteration. No development in the ocean or near the shoreline can be guaranteed to be safe from hazard. All development located in or near the ocean have the potential for damage caused by wave energy, floods, seismic events, storms and erosion. The proposed project is located on the beach about three hundred feet inland of the Pacific Ocean and is susceptible to natural hazards. The Commission routinely imposes conditions for assumption of risk in areas at high risk from hazards. Special Condition Four ensures that the permittee understands and assumes the potential hazards associated with the development.

#### **G. California Environmental Quality Act (CEQA)**

Section 13096 of the California Code of Regulations requires Commission approval of coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Los Angeles is the lead agency for the purposes of CEQA review. On June 29, 2008, the City of Los Angeles issued a CEQA Categorical Exemption for the Venice Beach Graffiti Art Wall Lighting Project. Furthermore, the proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. Mitigation measures, in the form of special conditions, require the applicant to: a) submit a lighting plan (for review and approval by the Executive Director) prepared by a qualified biologist which documents that the lighting is designed to avoid impacts upon the adjacent shoreline habitat, b) implement best management practices to minimize adverse impacts to water quality during construction, c) comply with the requirements of the resource agencies, and d) assume the risks of the development.

As conditioned, there are no feasible alternatives or additional 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 complies with the applicable requirements of the Coastal Act to conform to CEQA.

#### **H. Local Coastal Program**

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

- (a) Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001. The certified LUP sets forth the following policy for the public beach area where the proposed project is located.

#### *POLICY GROUP 3 Recreation & Visitor-Serving Facilities*

##### *A. Recreational Opportunities*

- *Policy III. A. 1. General. New recreational opportunities should be provided, and existing recreational areas, shown on Exhibits 19a through 21b, shall be protected, maintained and enhanced for a variety of recreational opportunities for both residents and visitors, including passive recreational and educational activities, as well as active recreational uses.*
  - a. *Recreation and visitor-serving facilities shall be encouraged, provided they retain the existing character and housing opportunities of the area, and provided there is sufficient infrastructure capacity to service such facilities.*

- b. Acquisition, expansion and improvement of parks and facilities throughout the Venice Coastal Zone shall be encouraged and accelerated, subject to the availability of funds.*
- c. Where feasible and compatible with the surrounding neighborhood, recreational uses shall be located in conjunction with other new public facilities, such as public parking lots.*
- d. Recreation facilities shall be refurbished and constructed to maximize recreational opportunities.*
- e. Beach Hours: Public access and recreational opportunities on the sandy beach shall be protected and encouraged. Any limitations to public access, including changes to the hours of operation, shall be subject to a coastal development permit.*

The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The certified Venice LUP is advisory in nature and may provide guidance. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. As a result of the proposed project's consistency with the Coastal Act, approval of this project will not prejudice the City of Los Angeles' ability to prepare an LCP that is consistent with Chapter 3 of the Coastal Act.

**APPENDIX****SUBSTANTIVE FILE DOCUMENTS:**

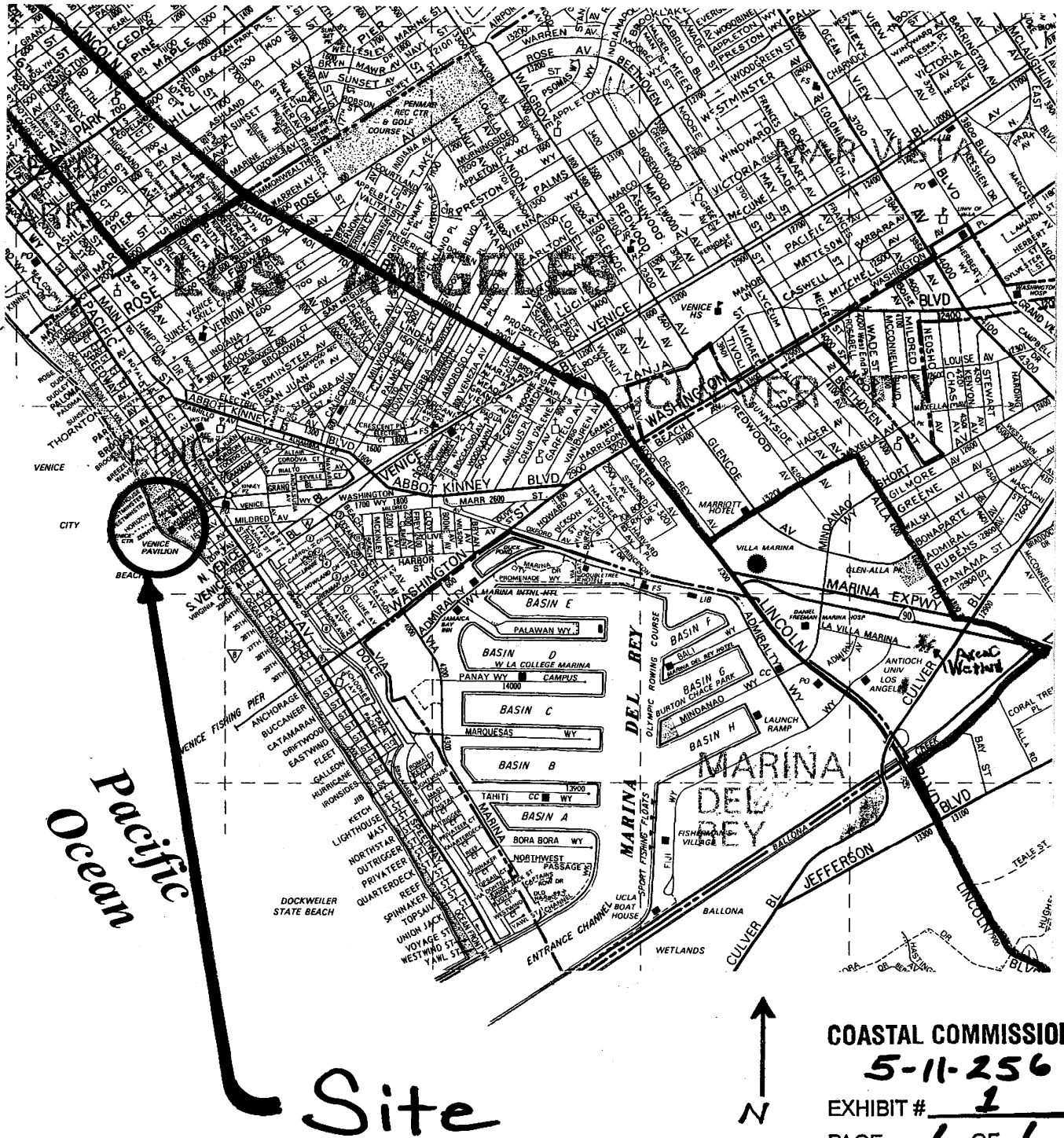
1. City of Los Angeles certified Land Use Plan for Venice, 6/14/2001.
2. City of Los Angeles Local Coastal Development Permit No. 09-04.
3. Coastal Development Permit 5-96-176 (City of Los Angeles – Ocean front Walk Refurbishment).
4. Coastal Development Permit 5-99-427/A-5-VEN-99-449 (City of Los Angeles – Pavilion Demolition).
5. Coastal Development Permit 5-00-484/A-5-VEN-01-008 (City of Los Angeles – Damson Oil Facility Demolition).
6. Coastal Development Permit Amendment 5-00-484-A1/A-5-VEN-01-008-A1 (City of Los Angeles – Venice Beach Skate Park).
7. City of Los Angeles CEQA Categorical Exemption for the Venice Beach Graffiti Art Wall Lighting Project, 6/29/2008.

**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 on which the Commission voted on the application. 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 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.



# VENICE, CA



- MANHOLE
- SEWER MAINHOLE
- STORM DRAIN MH
- POWER MH
- TELEPHONE MH
- SEWER CLEAN-OUT
- CD CURB DRAIN
- TRAFFIC SIGNAL PULLBOX
- ELECTRIC PULLBOX
- PULLBOX
- WATER METER
- GAS VALVE
- WATER VALVE
- LIGHT
- TRAFI LIGHT
- ELEC SIGN
- FIRE I GUAR
- POWE
- G
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**OSlights**

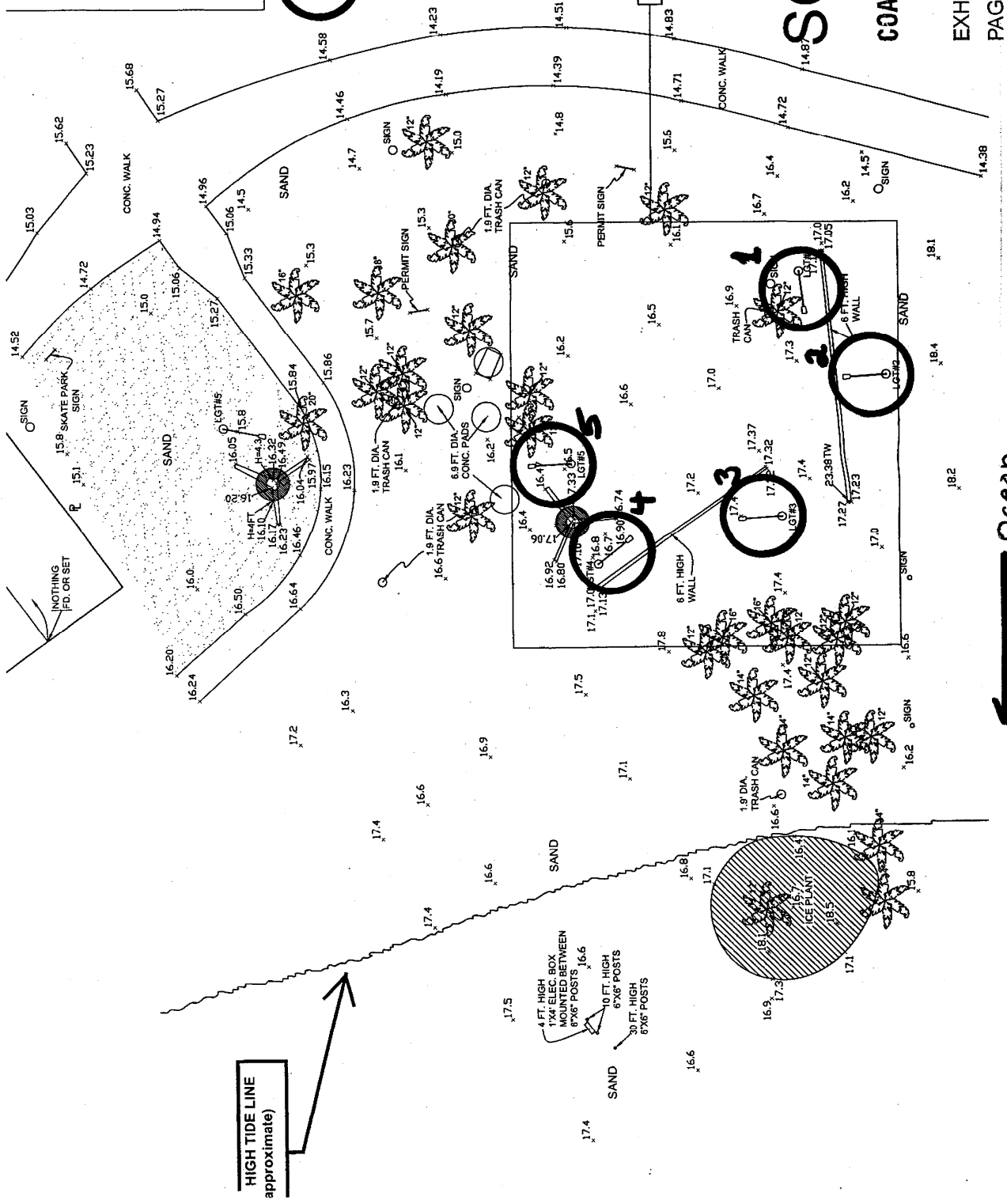


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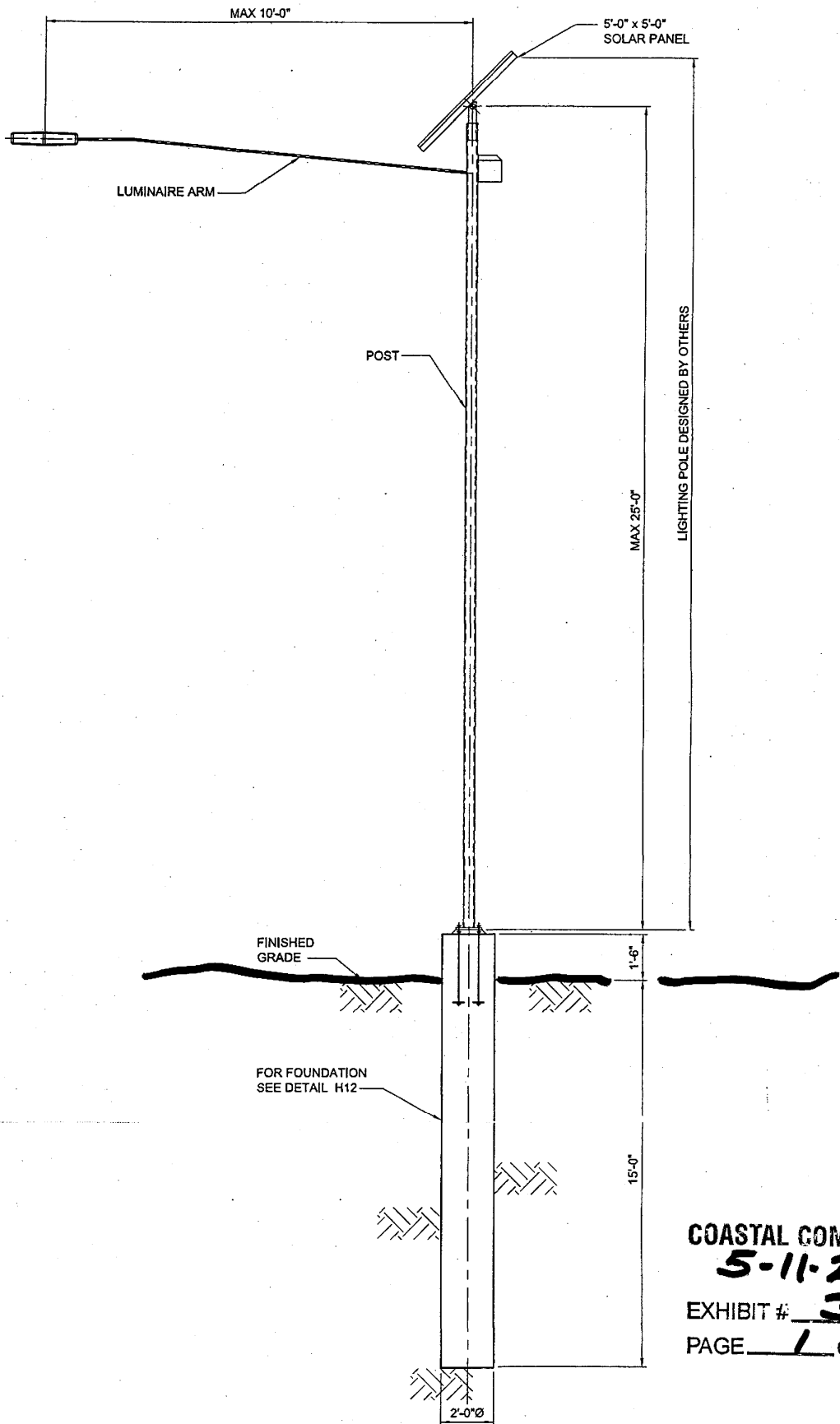
**COASTAL COMMISSION**

EXHIBIT # 2  
PAGE 1 OF 2



→ Ocean





COASTAL COMMISSION  
**5-11-256**  
 EXHIBIT # 3  
 PAGE 1 OF 1

**ELEVATION -SOLAR LIGHT POLE FOUNDATION**