

**CALIFORNIA COASTAL COMMISSION**

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

**Th5a**

Staff: Zach Rehm – LB  
Date: November 20, 2014

**ADMINISTRATIVE PERMIT**

**Application No.**      **5-14-1758**

**Applicant:**            **Jillianne Donaldson**

**Project Description:**      Remodel and addition to existing approximately 800 sq. ft. single family residence, resulting in approximately 1,600 sq. ft. 24-foot high two-story single family residence.

**Project Location:**        2608 Ocean Avenue, Venice, City of Los Angeles (Los Angeles County);  
APN 4228014006

**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:

**December 11, 2014, 9:00 a.m.**  
**Portola Plaza Hotel**  
**2 Portola Plaza**  
**Monterey, CA 93940**

**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: Zach Rehm  
Title: Coastal Program Analyst

**STANDARD CONDITIONS:**

This permit is granted subject to the following 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 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 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 pages five thru 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 subject site is located at 2608 Ocean Avenue in the Oakwood-Millwood-Southeast subarea of Venice, City of Los Angeles. The subject parcel fronts the alley designated as Ocean Court with a width of approximately 30 feet and a depth of approximately 90 feet. The total lot area is approximately 2,700 square feet. The subject site is located within a developed residential neighborhood approximately one-third mile inland of the public beach (**Exhibit 1**).

The applicant proposes to remodel an existing approximately 800 square foot single family residence, which includes a one car garage and an approximately 270 square foot rec room above the garage. The proposed addition includes approximately 350 square feet at the ground floor and 300 square feet second floor, connecting to the existing rec room, part of which is proposed to be remodeled into livable space. The proposed residence would be approximately 1,600 square feet and 24-feet high. The existing one-car garage is proposed to remain and a new uncovered guest parking space is proposed – both will be accessible from the alley (**Exhibit 2**).

New gutters and scuppers are proposed on the roof, which will direct water to the City drainage system. The lot is almost completely built out with little room for landscaping or permeable area, but four existing trees are proposed to remain. **Special Condition 2** requires the applicant to implement best management practices to protect water quality pre and post construction.

On July 21, 2014, the proposed project was approved by the City of Los Angeles Planning Department (Case No. DIR-2014-2652-VSO). The City found that the proposed development was consistent with the development regulations for the Oakwood-Millwood-Southeast subarea of Venice, including the standards for density, height, access, and parking. On October 21, 2014, the proposed project was determined by the Venice Neighborhood Council to be de minimis. **Special Condition 1** requires the applicant to carry out the development in strict compliance with the proposal as set forth in the application for permit

The continued change in the residential character of Venice is a cause of concern among some residents, as expressed during every Coastal Commission hearing since March 2014. Demolition of residential buildings in Venice is not a recent phenomenon, but an increasing number of new applications for coastal development permits has created concern over: 1) the lack of policies to ensure the preservation of the community character; 2) the preservation of historic homes; 3) the preservation of low-cost housing; and 4) the lack of opportunities for public participation during the local review process. Based on the analysis of the City of Los Angeles, the Venice Neighborhood Council, and Coastal Commission staff, the proposed development is consistent with the community character of the area. The subject block is composed primarily of single-story and two-

story single family residences and apartment buildings of varying architectural styles. The proposed project is lesser in mass and scale than what is permitted by the Venice Specific Plan and does not include a roof-deck. The existing structure has not been designated as historic on any local, state, or national register. The public has had a chance to participate at the Venice Neighborhood Council meeting.

Therefore, the proposed project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

## **B. PUBLIC ACCESS**

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

## **C. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

## **D. DEVELOPMENT**

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, as conditioned, the development conforms with Sections 30250, 30251, and 30252 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 Venice Land Use Plan was certified by the Commission on June 14, 2001 and is advisory in nature and may provide guidance. 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 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 additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, 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.

This permit is granted subject to the following special conditions:

### **SPECIAL CONDITIONS:**

1. **Permit Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved project must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.
2. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the applicants agree that the approved development shall be carried out in compliance with the following BMPs:
  - (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
  - (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
  - (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
  - (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
  - (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
  - (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
  - (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.

- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

**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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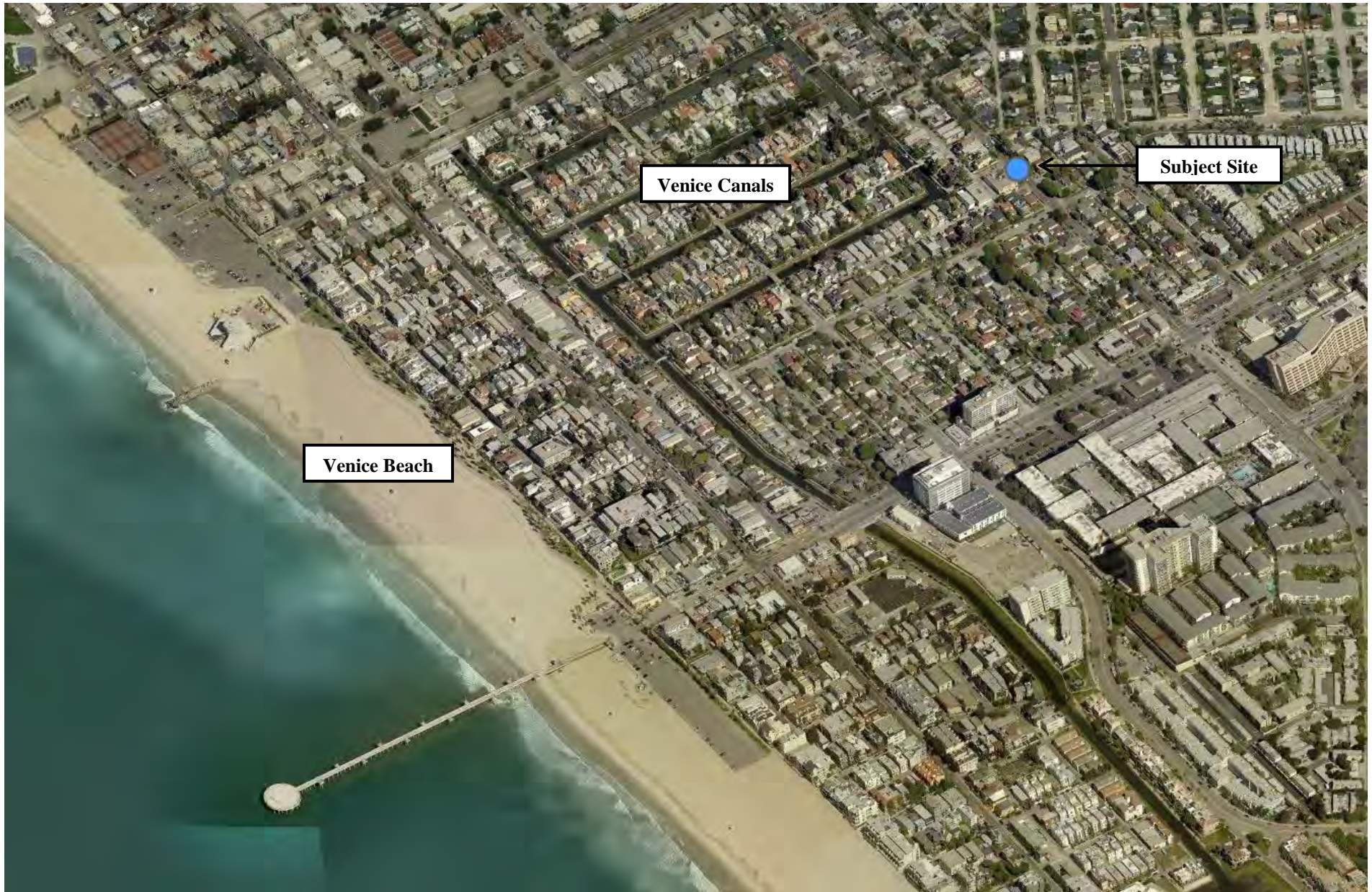
Applicant's Signature

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Date of Signing



# Vicinity Map: 2608 Ocean Avenue, Venice, City of Los Angeles



**Exhibit 1 Application No. 5-14-1758  
California Coastal Commission**



# NOTES

## FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDS (F.O.S.) UNLESS OTHERWISE NOTED.
2. VERIFY EXISTING DIMENSIONS FROM EXISTING RESIDENCE.
3. SLEEP ROOMS AT LEAST ONE WINDOW WITH CLEAR OPENING SHALL BE AT LEAST 675 SQ.FT.(24' HIGH X 28' WIDE) AND FIN. SILL HEIGHT SHALL NOT EXCEED 44" FROM FIN. FLOOR.
4. SAFETY GLASS FOR GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS DOORS, GLASS WINDOWS ADJACENT TO DOORS AND WALKING SURFACES SHALL BE PROVIDED.
5. PROVIDE SHATTERPROOF GLASS ENCLOSURE AT SHOWER AND TUB AREAS.
6. ALL INTERIOR WALLS SHALL HAVE 5/8" GYP. BD-MINIMUM (M.N.O.)
7. SEE SHEET A-4.0 FOR ADDITIONAL NOTES

# CONSULTANTS

## ARCHITECTURAL:

RONALD E. HOWELL, AIA  
PO BOX 661007  
LOS ANGELES, CA 90066  
310/ 827-2782  
CONTACT: RONALD E. HOWELL, AIA

# PROJECT LEGEND

## OWNER:

ERIC AND JILL DONALDSON  
2608 OCEAN AVE  
VENICE, CA 90291

## PROJECT ADDRESS

2608 OCEAN AVE  
VENICE, CA 90291

## ZONING INFORMATION

ZONE: RD15-1-O  
OCCUPANCY: R-3 / U  
CONSTRUCTION TYPE: TYPE VB  
COMMUNITY PLAN: VENICE COASTAL ZONE  
METHANE ZONE: YES  
LIQUIFICATION AREA: YES

## LEGAL DESCRIPTION:

LOT 115 OF TRACT TR 3533, M B 41-73/74 IN THE CITY OF LOS ANGELES, CALIFORNIA

# PROJECT DATA

## BUILDING AREA:

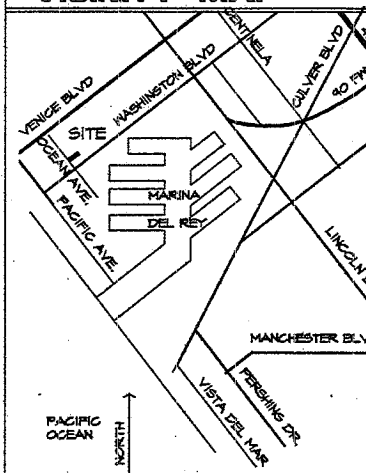
LOT AREA: 2702 SQ. FT.  
  
EXISTING FIRST FLOOR AREA: 802 SQ. FT.  
EXISTING SECOND FLOOR AREA: 270 SQ. FT.  
EXISTING TOTAL FLOOR AREA: 1072 SQ. FT.  
TOTAL FIRST FLOOR ADDITION: 352 SQ. FT.  
TOTAL SECOND FLOOR ADDITION: 295 SQ. FT.  
TOTAL FLOOR AREA: 1659 SQ. FT.  
  
EXISTING GARAGE FLOOR AREA: 270 SQ. FT.  
SECOND FLOOR BALCONY: 150 SQ. FT.

## DESCRIPTION OF WORK:

ADD 295 SQ. FT. SECOND STORY ADDITION TO EXISTING TWO STORY HOUSE AND ADD 352 SQ. FT. FIRST FLOOR ADDITION AND REMODEL EXISTING 500 SQ. FT.

TWO STORY BUILDING  
BUILDING HEIGHT: 25'-0"

# VICINITY MAP



# SHEET INDEX

- A-1.0 TITLE SHEET/SITE PLAN
- A-2.0 EXISTING FLOOR PLAN
- A-3.0 PROPOSED FLOOR PLAN
- A-4.0 PROPOSED ROOF PLAN
- A-5.0 PROPOSED ROOF PLAN

5-141758

RONALD E. HOWELL, AIA  
ARCHITECT

VENICE, CALIFORNIA  
(310) 827-2782

## REVISIONS:

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# SITE PLAN SCALE: 1/8"=1'-0"

RECEIVED  
South Coast Region

OCT 27 2014

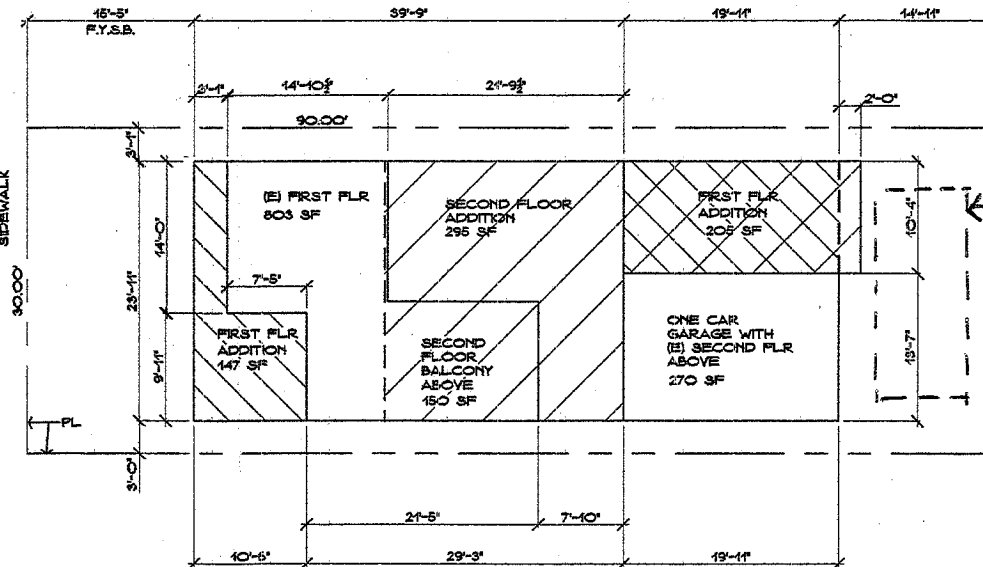
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COASTAL COMMISSION

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South Coast Region

AUG 4 2014

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COASTAL COMMISSION

- B.M. BACK OF WALK
- E.P. EDGE OF PAVEMENT
- F.F. FINISHED FLOOR ELEVATION
- F.Y.S.B. FRONT YARD SET BACK
- R.Y.S.B. REAR YARD SET BACK
- M.H. MAN HOLE
- P.P. POWER POLE
- M.M. WATER MEATER
- C.L. CENTER LINE
- O.H. OVER HANG
- TYP. TYPICAL
- PL. PROPERTY LINE



(E) uncovered parking space

## PLANS APPROVED

as required by  
CASE NO. DIR 2014-2652-180  
Planner J. SMITH-YUMUL  
Community Planning Bureau  
City of Los Angeles Planning Dept.  
Date: 7/21-14

## LEGEND

- EXISTING FIRST FLOOR
- NEW SECOND FLOOR
- NEW FIRST FLOOR



Exhibit 2 (Page 1 of 5)  
Application No. 5-14-1758

California Coastal Commission

DONALDSON RESIDENCE  
PROPOSED SECOND STORY ADDITION  
2608 OCEAN AVE.  
LOS ANGELES CA 90291

SITE PLAN

DRAWN BY:	
SCALE NOTED	
CAD FILE	
PROJECT NO:	
DATE	

A-1.0

SHEET \_\_\_ OF \_\_\_



# EXTERIOR WALL DEMO CALCS

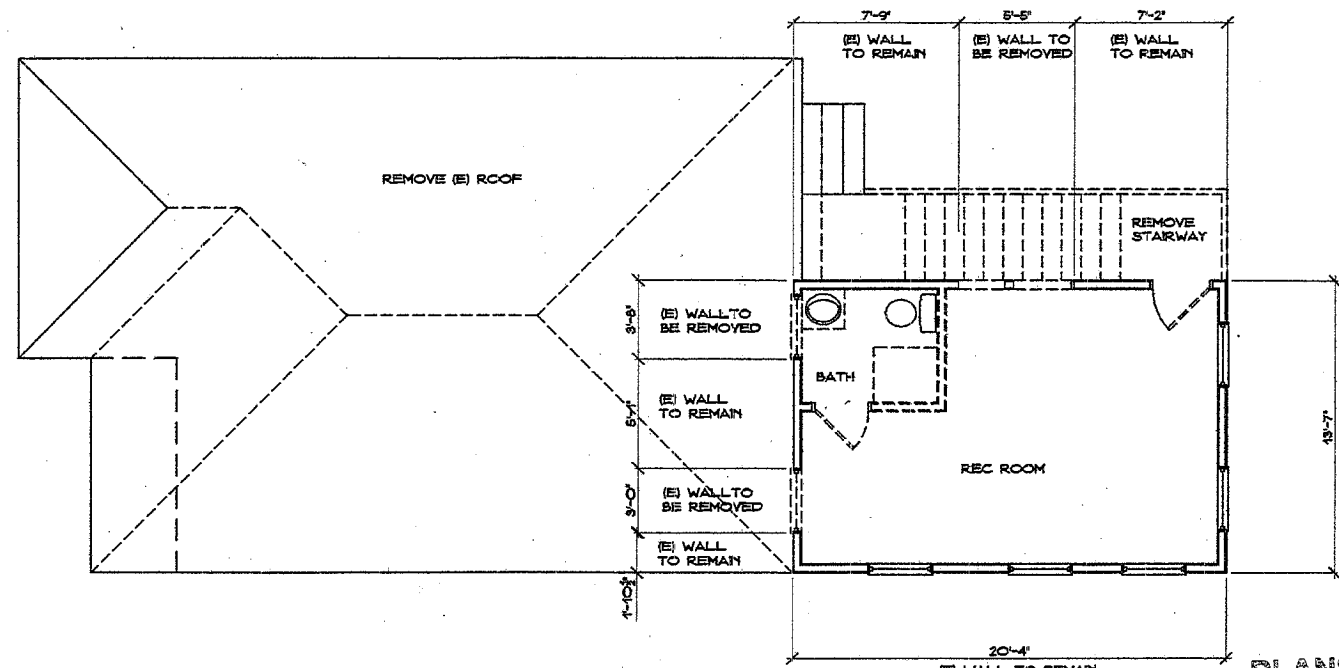
TOTAL (E) WALLS FIRST FLOOR 157'-0"

50% OF TOTAL (E) WALLS 78'-6"

FIRST FLOOR WALLS TO REMAIN  $13'-9\frac{1}{2}" + 21'-4\frac{1}{2}" + 15'-9" + 10'-4\frac{1}{2}" + 13'-7" + 13'-7" + 21'-8" + 4'-7" + 9'-2" + 5'-2" = 104'-10"$

TOTAL WALLS TO REMAIN 104'-10"

104'-10" IS GREATER THAN 78'-6"



EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

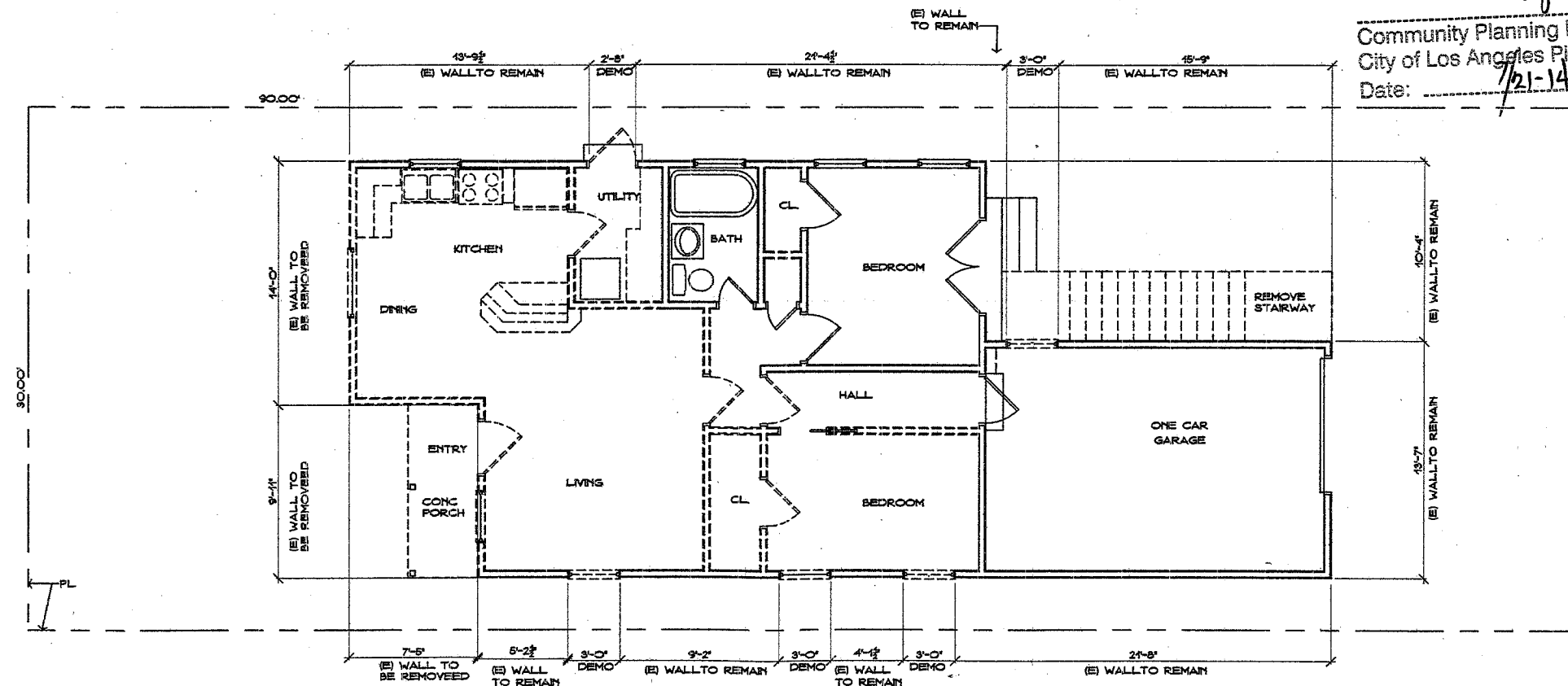
PLANS APPROVED  
as required by

CASE NO. \_\_\_\_\_

Planner \_\_\_\_\_

Community Planning Bureau  
City of Los Angeles Planning Dept.

Date: 7/21-14



EXISTING FIRST FLOOR PLAN/DEMO PLAN  
SCALE: 1/4" = 1'-0"

## DEMO LEGEND

- WALLS TO BE DEMOLISHED
- ===== WALLS TO REMAIN
- ===== WINDOW TO BE REMOVED

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ARCHITECT

VENICE, CALIFORNIA  
(310) 827-2782

## REVISIONS:

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DONALDSON RESIDENCE  
PROPOSED SECOND STORY ADDITION  
2608 OCEAN AVE.  
LOS ANGELES CA 90291

EXISTING  
PLAN

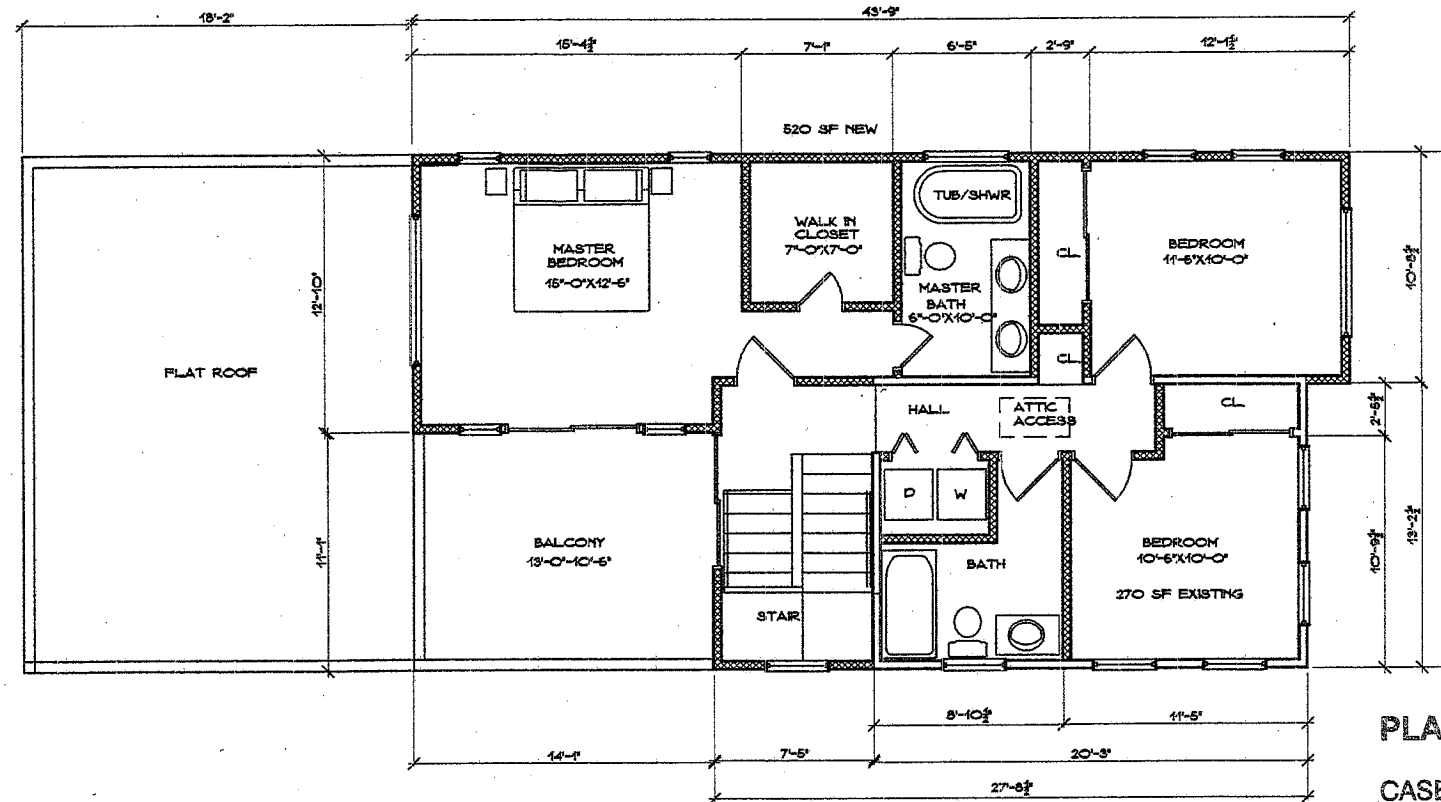
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LEGEND

- EXISTING STUD WALL
- NEW 2X4 STUD WALL
- 2X4 STUDS @ 16" OC



PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PLANS APPROVED  
as required by

CASE NO. \_\_\_\_\_

Planner *[Signature]*

Community Planning Bureau  
City of Los Angeles Planning Dept.

Date: *1/21-14*

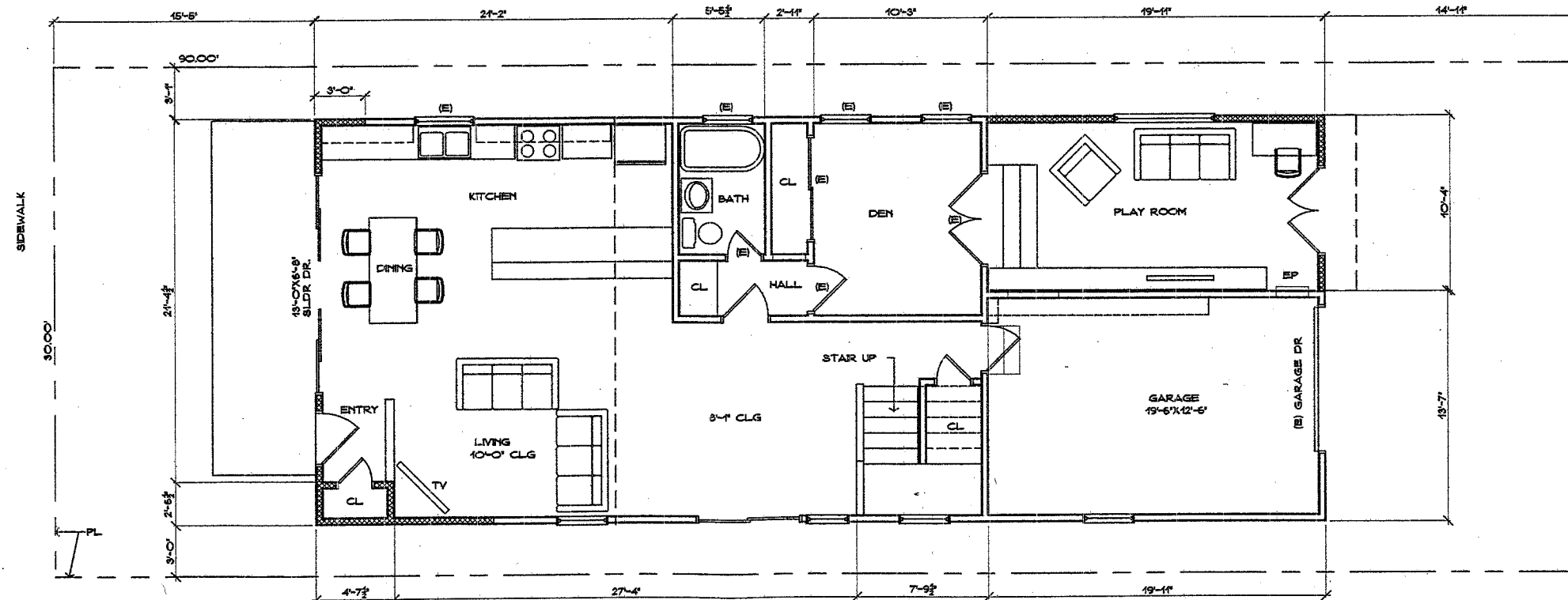


Exhibit 2 (Page 3 of 5)  
SCALE: 1/4" = 1'-0"

Application No. 5-14-1758

California Coastal Commission

RONALD E. HOWELL, AIA  
ARCHITECT

VENICE, CALIFORNIA  
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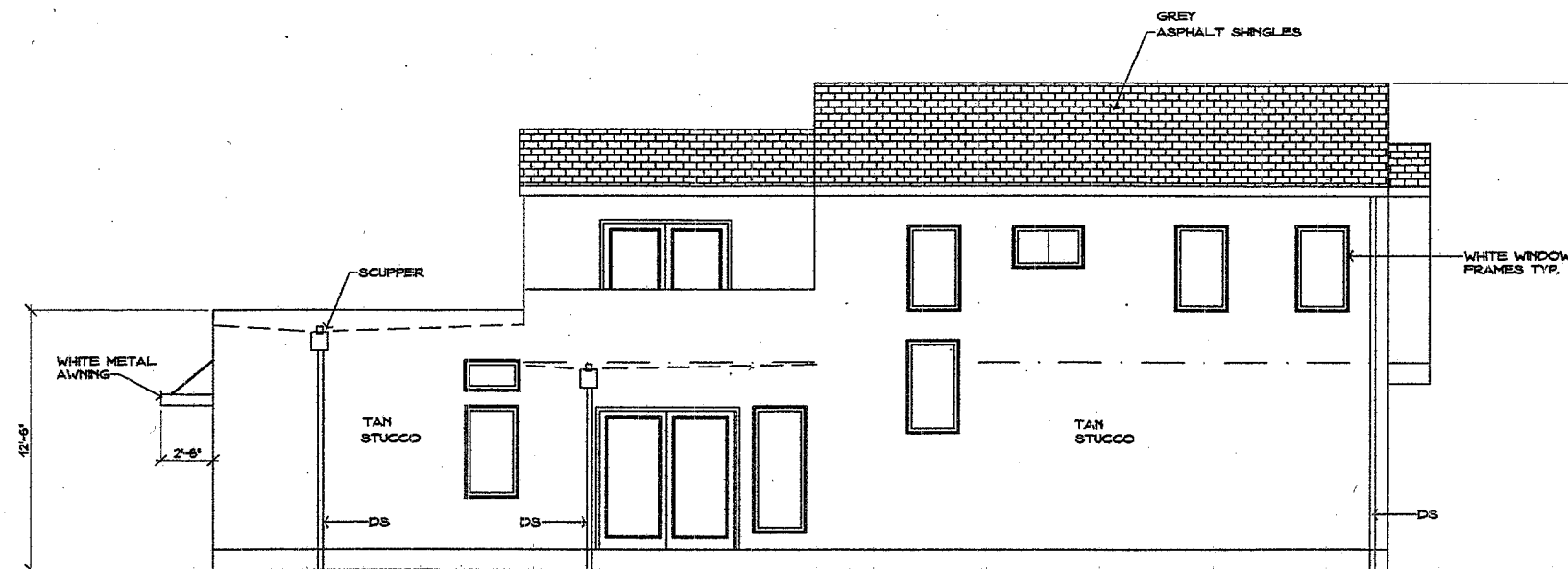
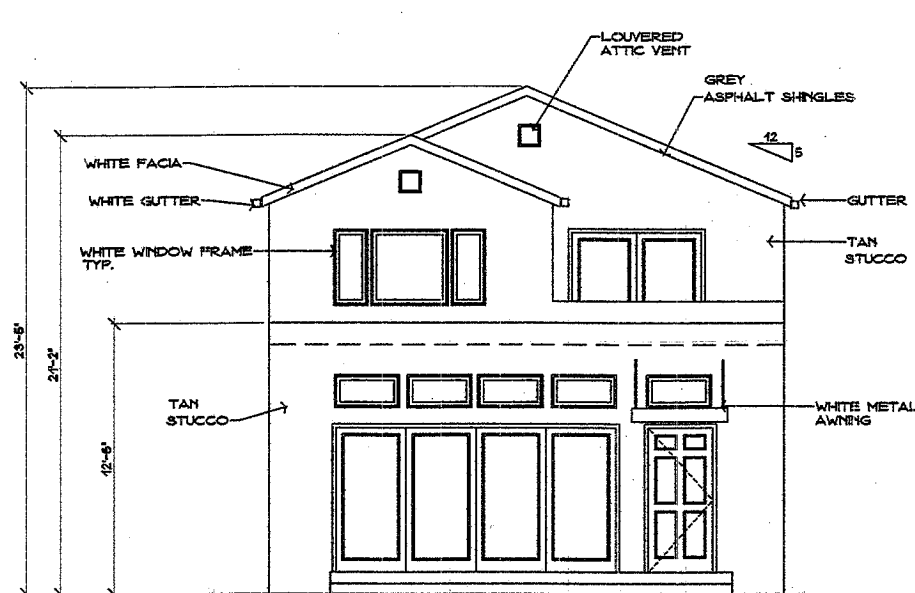
DONALDSON RESIDENCE  
PROPOSED SECOND STORY ADDITION  
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LOS ANGELES CA 90291

PROPOSED  
PLAN

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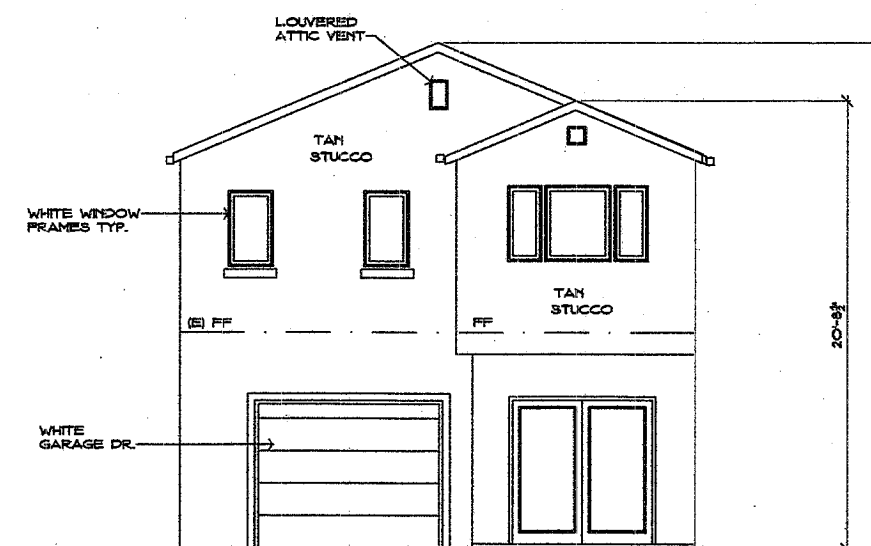
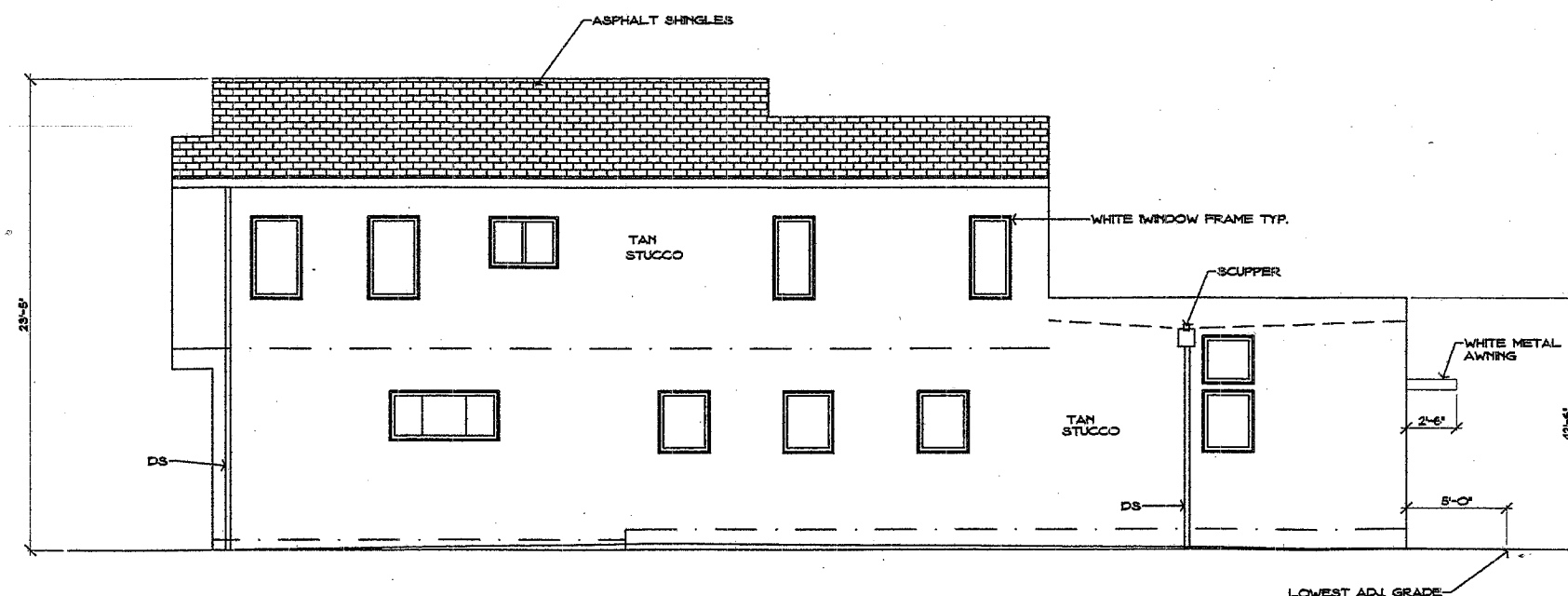
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CASE NO. \_\_\_\_\_  
Planner \_\_\_\_\_

Community Planning Bureau  
City of Los Angeles Planning Dept.  
Date: 7/21-14



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ARCHITECT

VENICE, CALIFORNIA  
(310) 827-2782

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DONALDSON RESIDENCE  
PROPOSED SECOND STORY ADDITION  
2608 OCEAN AVE.  
LOS ANGELES CA 90291

ELEVATIONS

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PROJECT NO:
DATE

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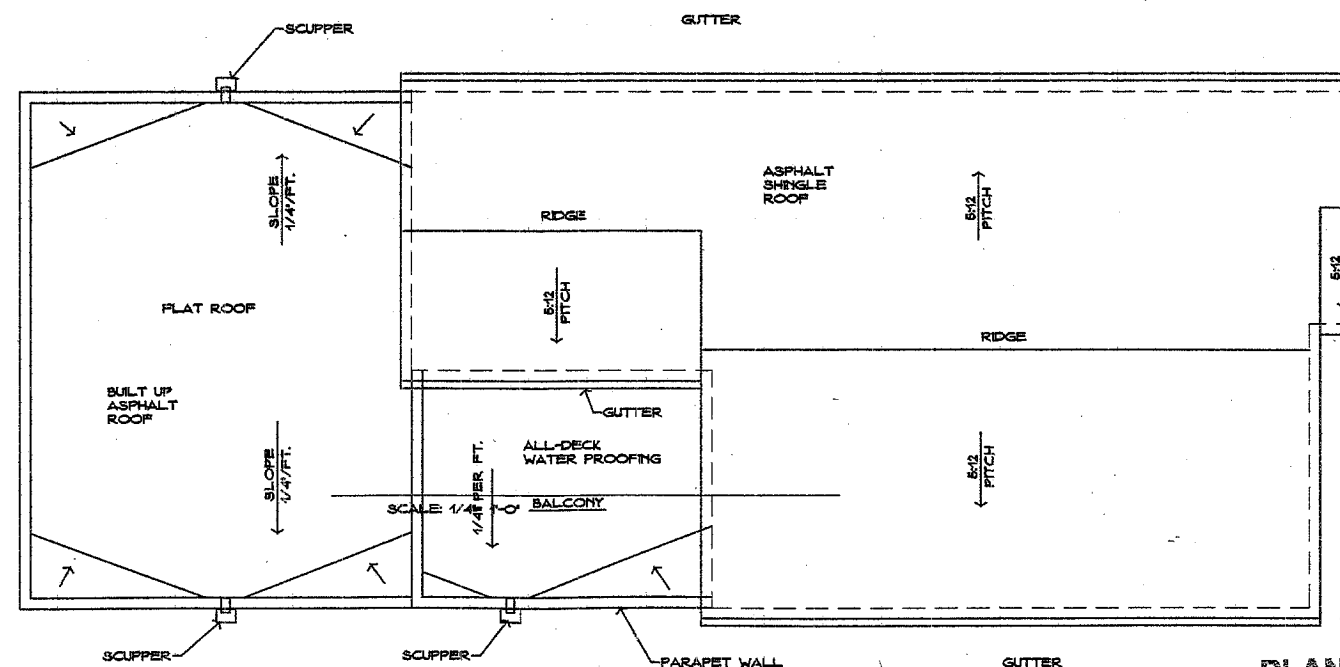
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VENICE, CALIFORNIA  
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**DONALDSON RESIDENCE**  
PROPOSED SECOND STORY ADDITION  
2608 OCEAN AVE.  
LOS ANGELES CA 90291

ROOF PLAN



ROOF PLAN  
SCALE: 1/4" = 1'-0"

**Exhibit 2 (Page 5 of 5)**  
**Application No. 5-14-1758**  
**California Coastal Commission**

**PLANS APPROVED**  
as required by

CASE NO. \_\_\_\_\_  
Planner *[Signature]*

Community Planning Bureau  
City of Los Angeles Planning Dept.  
Date: *7-21-14*

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