

CALIFORNIA COASTAL COMMISSION

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



Th5b

Staff: Matt Stone – LB
Date: November 20, 2014

ADMINISTRATIVE PERMIT

Application No. **5-14-1815**

Applicant: **Greg Jacobson**

Project

Description: Construction of an approximately 787 square foot second story addition with a 113 square foot balcony to an existing approximately 1,207 square foot single-family residence.

Project

Location: 343 28th Avenue, Venice, City of Los Angeles, Los Angeles County
(APN:4227-016-024)

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 11, 2014 9:00 am
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: Matt Stone
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 343 28th Avenue in Venice, City of Los Angeles (**Exhibit 1**). The total lot area is approximately 4,226 square feet. The subject site is located within a developed residential neighborhood, and is within the dual permit jurisdiction area of the City of Los Angeles' Coastal Zone, for the subject site is less than 300 feet from the Venice Canals (**Exhibit 2**).

The applicant proposes to construct an approximately 787 square foot second story addition with a 113 square foot balcony to an existing approximately 1,207 square foot single-family residence (**Exhibits 3-5**). The addition of a second story will increase the height of the existing building to approximately 22-feet high (**Exhibit 6**). No changes are proposed to the existing detached two-car garage and uncovered guest parking spot located at the rear of the residence. And no landscaping is proposed.

On February 27, 2014, the proposed project was approved by the City of Los Angeles Planning Department (Case No. DIR 2014-0698-VSO), whereby the City determined that the proposed project is consistent with the development regulations for the Oakwood-Milwood-Southeast Venice Subarea, including the standards for density, height, access, and parking. In addition, on October 21, 2014, the Venice Neighborhood Council unanimously recommended approval of the proposed project, finding that the project is De Minimis.

Furthermore, the continued change in the residential character of Venice is a cause of concern among some Venice residents as has been expressed during either the public comment period or public hearings on specific projects at most Coastal Commission meetings since the Commission's March 2014 meeting. In particular, at the Commission's March and June 2014 meetings, many public comments were received regarding the issuance of De Minimis Waivers by the Commission for demolition and construction of single-family homes. The demolition of existing 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.

The proposed development does not raise such community character concerns. No existing structures will be demolished, and all construction will take place within the footprint of the existing structure. The height of the structure will increase, and the structure's appearance will change, however, the structure's mass and scale is consistent with the development standards, as well as with other residences in the vicinity. In addition, the proposed project is surrounded by a mix of one- to three-story residences exhibiting a variety of architectural styles, many of which were granted De Minimis waivers by the Commission including, but not limited to the following waivers for projects located on 28th Avenue: 5-09-224-W; 5-09-080-W; 5-08-231-W; 5-07-173-W; 5-06-356-W; and 5-03-462-W.

To ensure that the proposed project is developed in a manner which would not adversely affect community character, or otherwise deviate from the approved plans, **Special Condition 1** requires strict compliance with the proposal set forth in the application. Any changes to the proposed project must be submitted to the Executive Director for review and approval. **Special Condition 2** requires the applicant to utilize additional best management practices (BMPs) during the construction phase in order to minimize adverse impacts to water quality.

Therefore, the proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. In addition, the proposed project is consistent with the Chapter 3 policies of the Coastal Act, as well as with previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

B. COMMUNITY CHARACTER

The development is located within an existing developed area and 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 proposed development conforms with Sections 30250 and 30251 of the Coastal Act.

C. 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, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

D. 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 design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, 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.

E. DEVELOPMENT

The proposed development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The proposed development contains adequate parking based on the Commission's typically applied parking standards. Therefore, as conditioned, the development conforms with Sections 30250, 30251, 30252 of the Coastal Act.

F. 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 effectively certified on June 14, 2001. 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.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

There are no feasible alternatives or 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 submitted, 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.** The permitted use of the approved development is for residential related uses only. 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 plans 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.

Applicant's Signature

Date of Signing

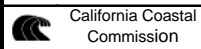
EXHIBIT# 1

Vicinity Map

1 of 1

Application Number:

5-14-1815



343 28th Ave, Venice, CA 90291

343 28th Ave, Venice, CA 90291

Street View - Search nearby

Sign in

PROJECT LOCATION



343 28th Ave



Google



EXHIBIT# 2

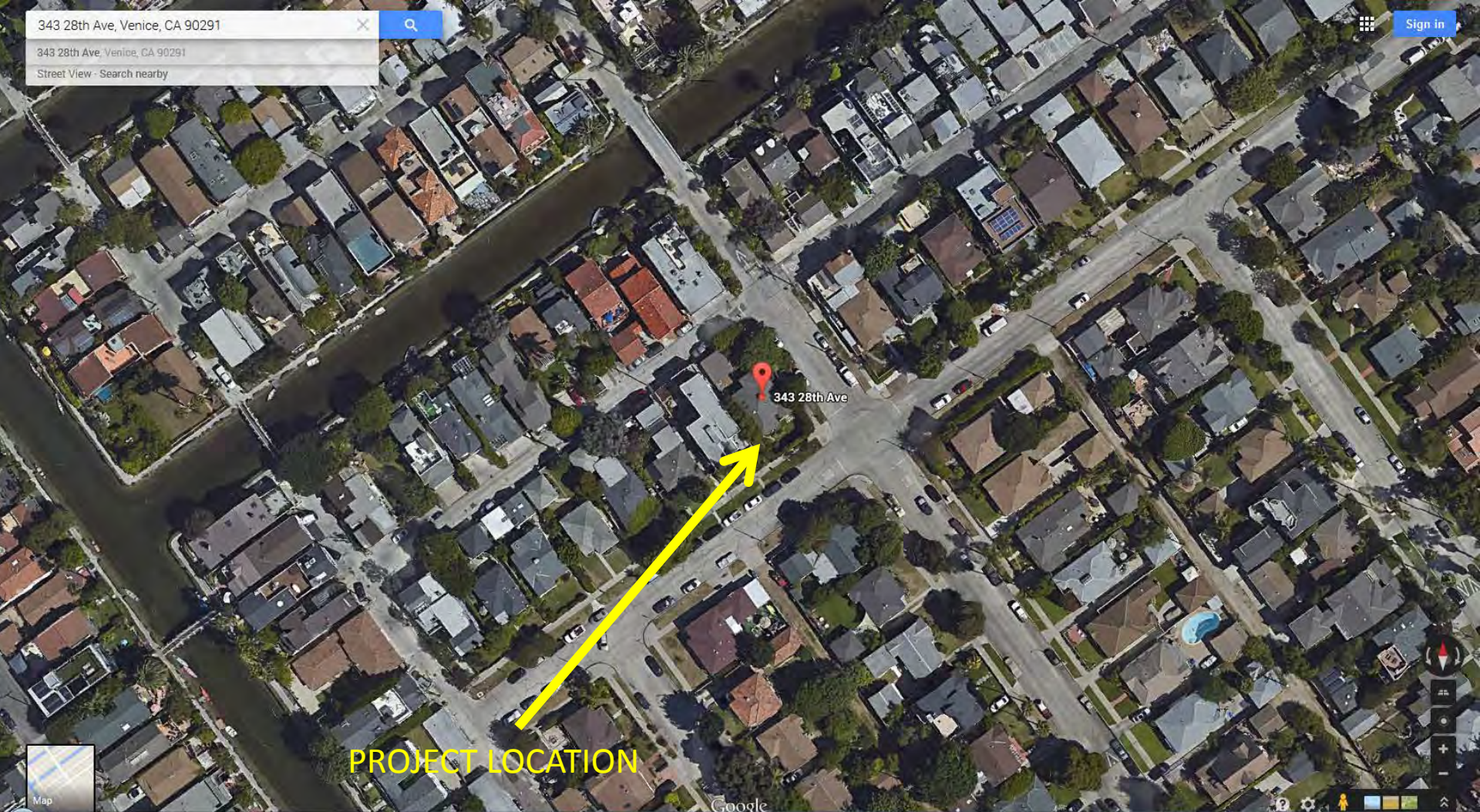
Aerial Photograph

1 of 1

Application Number:

5-14-1815

California Coastal
Commission



343 28th Ave, Venice, CA 90291

343 28th Ave, Venice, CA 90291

Street View - Search nearby

343 28th Ave

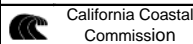
PROJECT LOCATION

Google

EXHIBIT# 3

Cover Page
1 of 1

Application Number:
5-14-1815



TWO STORY ADDITION TO SINGLE FAMILY RESIDENCE FOR MR. GREG JACOBSON 343 TWENTY-EIGHTH AVE, VENICE, CA 90291

RECEIVED
South Coast Region
JUL 17 2014



NOTES

1. See the location to this plan.

2. On the 2012 edition of the 2010 California Building Code.

3. All work shall be in accordance with the City of Los Angeles Ordinance No. 182932, signed by the Mayor on 11/13/2013, which requires the installation of solar ready roofs on all new residential buildings.

4. All construction shall be in accordance with the California Building Code (CBC) and the California Fire Code (CFC).

5. All construction shall be in accordance with the California Electrical Code (CEC) and the California Mechanical Code (CMC).

6. All construction shall be in accordance with the California Plumbing Code (CPC) and the California Gas Code (CGC).

7. All construction shall be in accordance with the California Energy Code (CEC).

8. All construction shall be in accordance with the California Green Building Code (CGBC).

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CITY OF LOS ANGELES NOTES

NOTES

1. The construction shall not include a fire fuel store and unapproved access to any other or general classification facilities (fire alarm, fire hydrant, fire extinguisher, fire alarm, fire hydrant, fire extinguisher, etc.) on the location of the building. The construction shall not be added on any fire lane or fire hydrant or on the fire lane or hydrant on the property. Failure to comply may cause construction delay and/or additional expense.

2. An approved Safety Sign (which may be located on the front or back of the structure) shall be placed on the site and be clearly visible to the public at all times during the construction. (See Section 22.03.01 of the California Building Code).

3. The construction shall be in accordance with the California Building Code (CBC) and the California Fire Code (CFC).

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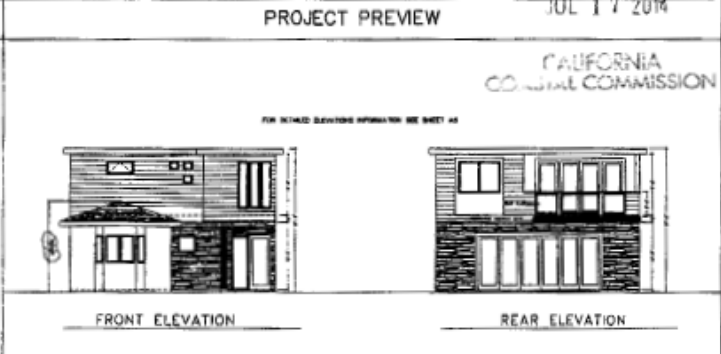
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SHEET INDEX:

ARCHITECTURAL SHEETS	
SHEET # C	COVER PAGE
SHEET # A1	SITE PLAN AND ROOF PLAN
SHEET # A2	WINDOW/DOOR SCHEDULES
SHEET # A3	ARCHITECTURAL DETAILS
SHEET # A4	FLOOR PLANS
SHEET # A5	ELEVATIONS
SHEET # A6	BUILDING SECTIONS
STRUCTURAL SHEETS	
SHEET # S1	FOUNDATION PLANS
SHEET # S2	FLOOR & ROOF FRAMING PLANS
SHEET # S3	STRUCTURAL DETAILS
SHEET # S4	STRUCTURAL DETAILS
SHEET # S5	GENERAL SPECIFICATIONS
ELECTRICAL/ENERGY/GREEN SHEETS	
SHEET # E1	ELECTRICAL PLANS
SHEET # E2	TITLE-24 REQUIREMENTS
SHEET # E3	GREEN NOTES
SUPPLEMENTAL SHEETS	
SHEET # HF1	HARDY FRAME FOUNDATION
SHEET # HF2	HARDY FRAME FRAMING

PROPOSED PROJECT INFORMATION

OWNER:
MR. GREG JACOBSON
343 TWENTH AVE,
VENICE, CA 90291

ARCHITECT/ENGINEER:
CHARLES BELAK-BERGER
521 WEST ROSECRANS BLVD
GARDENA, CA 90248
(310)753-0882

PROPOSED FLOOR AREAS:
1ST FLR LIVING
EXISTING LIVING = 1,207.38 SF
EXISTING GARAGE = 420.00 SF
TOTAL 1ST FLR LIVING = 1,207.38 SF
2ND FLR ADDITION
PROPOSED LIVING = 801.25 SF
OPEN TO BELOW NOT INCLUDED = 99 SF
TOTAL PROPOSED LIVING = 2,008.63 SF
FAR = 2008.63/4232 = 0.4758 OR 47.58%
COVERAGE = 1207.38 + 420 = 1607.38
1607.38/4232 = 0.38 OR 38%

SITE AREA: 42,327 X 190.00' = 4,222 S.F.
ZONE: R1-1-O
SPECIFIC PLAN AREA: VENICE COASTAL ZONE
OCCUPANCY: R3(A)
CONSTRUCTION: TYPE V-B
OF STORES: 2
FIRE SPRINKLERS REQUIRED: YES
*1 BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13E.
*2 SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.

PROJECT CODES

2010 CBC CALIFORNIA RESIDENTIAL CODE
2010 CMC CALIFORNIA MECHANICAL CODE
2010 CPC CALIFORNIA PLUMBING CODE
2010 CEC CALIFORNIA ELECTRICAL CODE
2008 TITLE 24 ENERGY CONSERVATION

PROJECT DESCRIPTION

CONSTRUCT SECOND STORY ADDITION TO EXISTING ONE STORY RESIDENCE WITH DETACHED GARAGE.

LEGAL DESCRIPTION

LOT # B
BLOCK # 8098
TRACT # 108-58-59
MB #: 108-58-59
AD #: 4227-016-024

COVER PAGE

DATE: 06/21/2013
Revision Date: 07/15/2014

PROJECT DESCRIPTION

SHEET # HF1 HARDY FRAME FOUNDATION
SHEET # HF2 HARDY FRAME FRAMING

Supplemental Sheets

SHEET # HF1 HARDY FRAME FOUNDATION
SHEET # HF2 HARDY FRAME FRAMING

Legal Description:
LOT #: B
BLOCK #: 8098
TRACT #: 108-58-59
APN: 4227-016-024

Project Name: (Client - Address - City)
**Mr. Greg Jacobson
343 Twenty-Eighth Ave
Venice, CA 90291**

Use Description:
COVER PAGE

Drawing By: CBB STAFF
Scale:

Sheet
C

4227-016-024
7/14

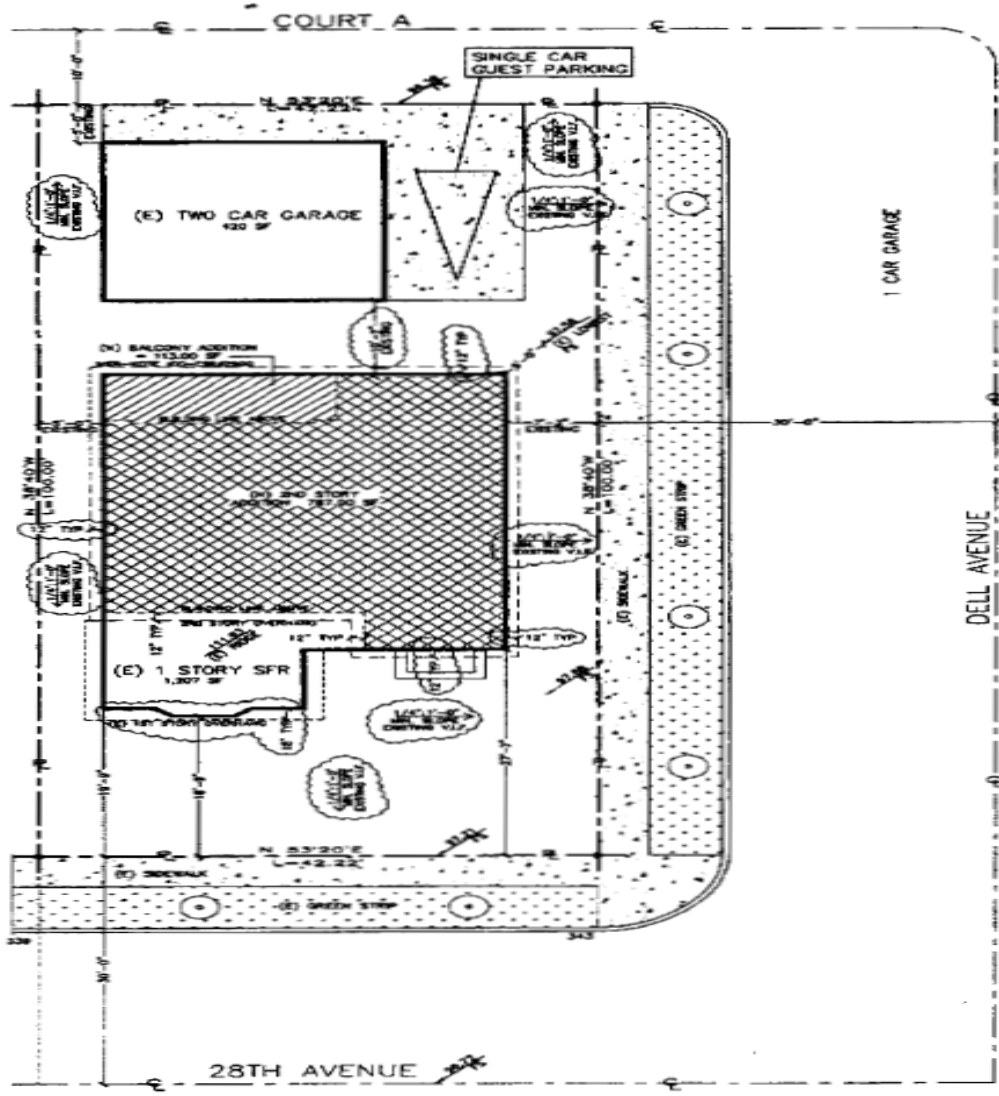
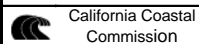
EXHIBIT# 4

Site Plan

1 of 1

Application Number:

5-14-1815



PLANS APPROVED

as required by

CASE NO. 1122014-00AB-VTD

Planner D. SMITH - AMM

Community Planning Bureau

City of Los Angeles Planning Dept.

Date: 12-24

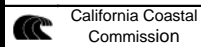
PROPOSED SITE PLAN



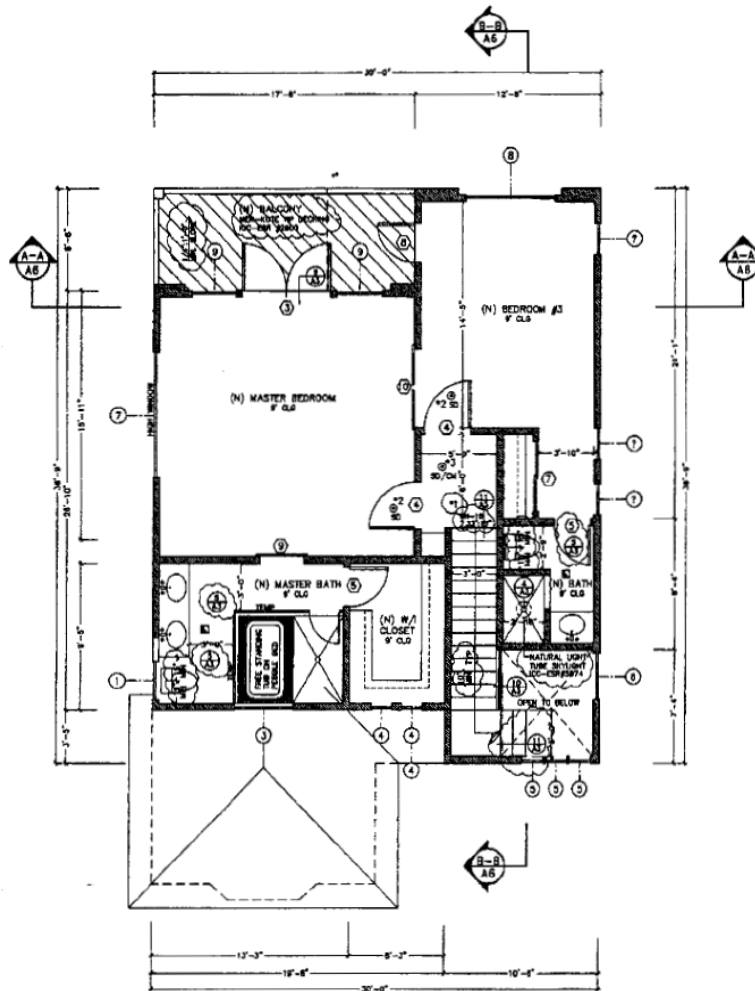
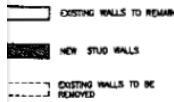
EXHIBIT# 5

Floor Plan
1 of 1

Application Number:
5-14-1815



WALL LEGEND



- TS:
- ENCLOSED ACCESSIBLE SPACE UNDER BRS SHALL HAVE WALLS, UNDER STAIR FACE AND ANY SOFFITS PROTECTED ON THE LOSE SIDE WITH 1/2" GYPSUM BOARD.
 - AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY AREA GIVING ACCESS TO A SLEEPING ROOM, ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. ALL ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW TONY SIGNAL.
 - AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN DWELLING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLINGS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE ROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- ALL INSTALLED BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:
- EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
 - EXHAUST FAN, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

PROPOSED 2ND FLR PLAN

PLANS APPROVED
as required by

CASE NO. _____

Planner _____

Community Planning Bureau

City of Los Angeles Planning Dept.

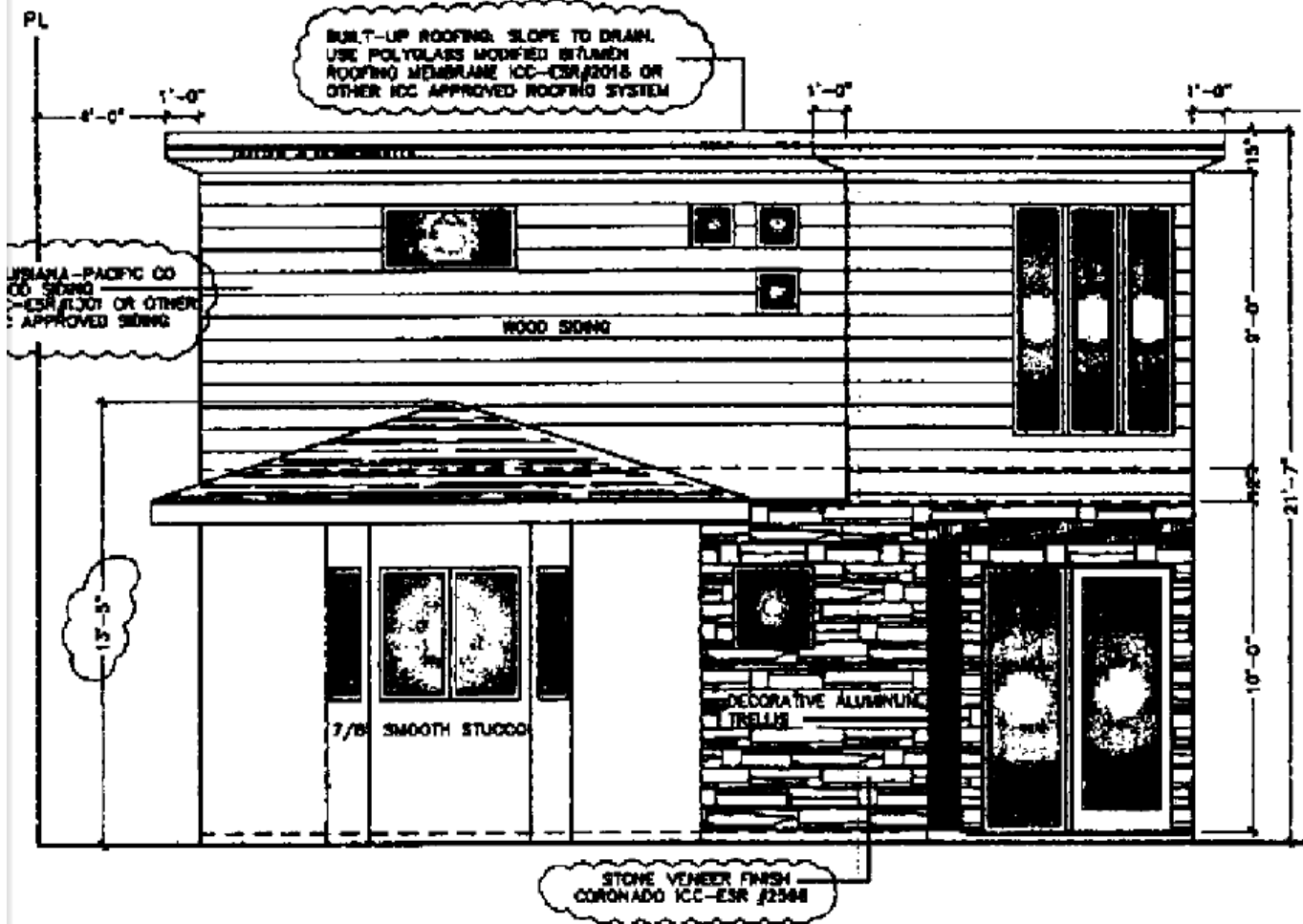
Date: 1/3-14

EXHIBIT# 6

Elevation
1 of 2

Application Number:
5-14-1815

California Coastal
Commission



FRONT ELEVATION

EXHIBIT# 6

Elevation
2 of 2

Application Number:
5-14-1815

California Coastal
Commission

BUILT-UP ROOFING: SLOPE TO DRAIN.
USE POLYGLASS MODIFIED BITUMEN
ROOFING MEMBRANE ICC-ESR-2018 OR
OTHER ICC APPROVED ROOFING SYSTEM

PACIFIC CO
NO. 1301 OR OTHER
PAVED SIDING

CLEARVUE PENDENT GLASS
QUADRAL SYSTEM - LARR #28784

DECORATIVE ALUMINUM BAND

VENEER FINISH
ICC-ESR #2598



REAR ELEVATION