

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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W11a

Filed: 1/17/2014
180th Day: 7/16/2014
Staff: Z. Rehm-LB
Staff Report: 6/19/2014
Hearing Date: 7/9/2014

STAFF REPORT: REGULAR CALENDAR

Application Number: 5-14-0158

Applicant: Google Inc. (Terri Giles Lesovski)

Agent: Deborah Rachlin Ross

Project Location: 320 Hampton Drive, Venice, City of Los Angeles, Los Angeles County; APN 4286-005-010

Project Description: Interior remodel of existing 43,800 square foot office/industrial building; addition of 13,220 square feet of mezzanine floor space; new custom skylight; and re-striping of existing parking lots to increase parking supply from 159 spaces to 212 spaces managed by a parking attendant.

Local Approval: City of Los Angeles Planning Department Venice Coastal Zone Specific Plan Project Permit Compliance Review

Staff Recommendation: Approval with Standard Conditions

SUMMARY OF STAFF RECOMMENDATION

The proposed development is an interior remodel of an existing 43,800 square foot office/industrial building in the Oakwood-Milwood-Southeast Venice subarea. The subject parcel is sited on flat terrain in a fully developed neighborhood approximately one-quarter mile inland of the public beach.

The applicant proposes to add 13,220 square feet of floor space by constructing a mezzanine level within the existing building. The main level will be remodeled to provide a more open floor plan designed to serve technology employees. The applicant states that 290 employees will work in the building after the remodel, fewer than the 450 who the applicant states have worked there under previous tenants. Two existing parking lots will be re-striped to provide 212 vehicle parking spaces and 60 bicycle parking spaces. A parking attendant will assist employees with tandem and valet parking and coordinate van, shuttle, and delivery truck pickups and dropoffs.

The proposed project is consistent with the M1-1 (Limited Manufacturing) zoning designation and surrounding land uses. City policy and the zoning code permit tech-based offices within the M1-1 zone, specifically “any such use devoted primarily to the development of software and other computer or media-related products or services.” The surrounding land uses are mixed, including multi-family residential structures, office buildings, commercial spaces, and warehouses. The height of the existing building is proposed to remain at 28’4”.

As submitted, the proposed development is consistent with Chapter 3 of the Coastal Act. Therefore staff recommends approval of Coastal Development Permit Application 5-14-0158 with standard conditions. **The motion necessary to carry out the staff recommendation is on page four of this report.**

Staff Note:

Section 30600(b) of the Coastal Act allows local government to assume permit authority prior to certification of a local coastal program. Under that section, the local government must agree to issue all permits within its jurisdiction. Pursuant to Section 30600(b) of the Coastal Act, in 1978, the City of Los Angeles opted to issue its own coastal development permits prior to certification of a Local Coastal Program (LCP), except for those permits eligible for issuance as administrative coastal development permits that would be issued by the Executive Director under section 30624. Such development under 30624 included: 1) improvements to any existing structure; 2) any single-family dwelling; 3) any development of four dwelling units or less within any incorporated area that does not require demolition; and 4) any other development not in excess of one hundred thousand dollars. For projects that qualify for an administrative coastal development permit, the Executive Director has the discretion to process a waiver, pursuant to Section 30624.7 of the Coastal Act, if the Executive Director determines that the development involves no potential for any adverse effect, either individually or cumulatively, on coastal resources and that it will be consistent with the policies of Chapter 3 of the Coastal Act. All waivers issued by the Executive Director must be reported to the Commission for approval.

The subject application originally requested a De Minimis Waiver, which staff elected not to issue due to significant public opposition prior to the February, 2014 Commission hearing. Because the application had already been filed, staff agreed to process the application for a Coastal Development Permit. The applicant has subsequently received a Venice Coastal Zone Specific Plan Project Permit Compliance Review approval from the City of Los Angeles Planning Department (DIR 2014-1717-SPP; 5/30/14) and held multiple community outreach meetings through the Venice Neighborhood Council.

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Exhibit 6 – Covenant and Agreement Permitting Tandem Parking and Requiring
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I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit Application No. 5-14-0158 subject to the conditions set forth in the staff recommendation.*

Staff recommends a **YES** vote of the foregoing motion. Passage of this motion will result in conditional approval of the permit and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves Coastal Development Permit 5-14-0158 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 will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. 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 will substantially lessen any significant adverse impacts of the development on the environment.

II. 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 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.

III. SPECIAL CONDITIONS

None.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

The proposed development is an interior remodel of an existing 43,800 square foot office/industrial building in the Oakwood-Milwood-Southeast Venice subarea. The subject parcel is sited on flat terrain in a fully developed neighborhood approximately one-quarter mile inland of the public beach (**Exhibit 1**). A large public beach parking lot is accessible from Rose Avenue, the cross street of the proposed development. Pedestrian access to the beach is via Rose Avenue or numerous walk streets parallel to Rose Avenue.

The applicant proposes to add 13,220 square feet of floor space by constructing a mezzanine level within the exterior walls of the existing structure. The main level will be remodeled to provide a more open floor plan designed to serve technology employees. Additionally, the applicant proposes a custom 14' diameter skylight on the existing roof, as well as ducts and mechanical units. These structures will extend a maximum of five feet above the existing 28'4" parapet roofline. The applicant also proposes new flat skylights, new windows and doors, and enhanced surface mounted exterior lighting.

The applicant intends to use the building as part of its Venice campus of buildings, which also includes 300 Rose Avenue, 340 Main Street, and 350 Main Street, as well as two small detached buildings fronting the subject structure and sharing the same 320 Hampton Drive address. In the future, the campus may include additional adjacent buildings, which are leased from various property owners. The property owner of the subject building, The Richlar Partnership, has worked with the applicant to permit the mezzanine addition and has authorized the revised parking plan to accommodate the added floor space. As required by Section 30601.5 of the Coastal Act, Commission staff has notified the property owner of the application and invited the property owner to join as a co-applicant. The property owner declined to join as co-applicant but the applicant has demonstrated a legal right to use the property for the proposed development.

The applicant states that 290 employees will work in the building after the remodel, fewer than the 450 who the applicant states have worked there under previous tenants. The existing parking lots will be re-stripped to increase the supply from 159 vehicle parking spaces to 212 vehicle parking spaces and 60 bicycle parking spaces, serving both the subject building and the smaller

adjacent building at 300 Rose Avenue (**Exhibit 2**). A parking attendant will assist employees with tandem and valet parking and coordinate van, shuttle, and delivery truck pickups and dropoffs.

The proposed project has received approval from the City of Los Angeles Planning Department (DIR 2014-1717-SPP; 5/30/2014) and is consistent with the M1-1 (Limited Manufacturing) zoning designation and surrounding land uses. City policy and the zoning code permit tech-based offices within the M1-1 zone, specifically “any such use devoted primarily to the development of software and other computer or media-related products or services.” The applicant has held multiple community outreach meetings on its campus as well as through the Venice Neighborhood Council. The Venice Neighborhood Council has declared its support for the proposed project (**Exhibit 8**) and the applicant has pledged to continue to seek the support of the community as it makes improvements to its Venice campus.

B. COMMUNITY CHARACTER

Venice has a wide range of scale and style of buildings throughout its various neighborhoods. Venice’s historical character, diverse population, as well as its expansive recreation area, Ocean Front Walk (boardwalk), and wide, sandy beach make it a popular destination not only for Southern California but also for national and international tourists. Accordingly, Venice has engendered a status as one of the more unique coastal communities in the State, and therefore, a coastal resource to be protected.

The Coastal Act requires that scenic and visual qualities be protected from negative impacts such as excessive building heights and bulks. In particular, Section 30253(e) of the Coastal Act states:

New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

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 on visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The following sections of the certified Venice Land Use Plan (LUP) address historical preservation and character preservation:

Policy I. E. 1. General:

Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act.

Policy I. E. 2. Scale:

New development within the Venice Coastal Zone shall respect the scale and character of the community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods...

Policy I. E. 3. Architecture:

Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

Policy I. E. 4. Redevelopment:

Projects involving large-scale land acquisition and clearance shall be discouraged in favor of rehabilitation, restoration, and conservation projects, especially those involving single family dwellings.

Policy I. F. 2. Reuse and Renovation of Historic Structures:

Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP. This means:

- a) Renovating building façades to reflect their historic character as closely as possible and discouraging alterations to create an appearance inconsistent with the actual character of the buildings.*
- b) Protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment.*
- c) Rehabilitation shall not destroy the distinguishing feature or character of the property and its environment and removal or alteration of historical architectural features shall be minimized.*
- d) The existing character of building/house spaces and setbacks shall be maintained.*
- e) The existing height, bulk and massing which serves as an important characteristic of the resource shall be retained.*

These policies encourage architectural diversity in Venice and encourage the preservation of historic structures. The above LUP policies have not been defined in an implementation plan and certified by the Commission in the form of an LCP nor has the City of Los Angeles specified a defining architectural style for the various subareas of Venice. The determination that the character of a proposed project is in conformance with the above policies is subjective.

The subject structure was designed by Frank Gehry in 1978 but has not been designated as historic by any local, state, or federal agency. The more architecturally distinct “Binocular Building” across the street was also designed by Gehry and is also part of the campus of buildings serving the applicant. Nonetheless, the proposal to maintain the existing facades, setbacks, and building height is consistent with redevelopment policy of the certified Land Use Plan. The height and bulk of the existing structure is consistent with other structures in the neighborhood, which also include auxiliary roof structures. The surrounding land uses are mixed, including multi-family residential structures, office buildings, commercial spaces, and warehouses. Therefore, the proposed project adequately protects the scenic and visual qualities of the Venice area and is consistent with Section 30253 of the Coastal Act.

C. DEVELOPMENT

Section 30250(a) of the Coastal Act states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed development is located within a developed neighborhood, is designed to be compatible with the scale and mass of the surrounding area, and has been designed to ensure

structural integrity. The proposed development is sited approximately one-quarter mile inland of the coast and therefore will have no negative visual effects on coastal resources.

Therefore, the Commission finds that the development conforms with Sections 30222, 30250, and 30251 of the Coastal Act.

D. PUBLIC ACCESS

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 30252(4) of the Coastal Act states:

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.

Section 30253(d) of the Coastal Act states:

New development shall ... (d) minimize energy consumption and vehicle miles traveled.

The proposed development, located approximately one-quarter of one mile inland of the beach, is not located between the first public road and the sea; however it is located in a neighborhood with high parking demand by residents, commercial employees, and members of the public accessing the coast. The applicant has proposed a comprehensive transportation program, which includes the re-stripped parking lots as well as infrastructure and incentives for employees to use alternative modes of transportation.

Two parking lots currently serve the existing building at 320 Hampton Drive and the adjacent office building at 300 Rose Avenue. The northwesterly parking lot originally designed to serve 300 Rose Avenue provided 97 parking spaces, although only 39 were required by the standards at the time (**Exhibit 3**). When the building at 320 Hampton Drive was constructed, 101 parking spaces were required (**Exhibit 4**), 39 of which were transferred from the excess supply of 300

Rose Avenue in a Covenant and Agreement with the City (**Exhibit 5**) and 62 of which were constructed primarily in the southeasterly parking lot which exists today. In total, the two parking lots currently provide 159 parking spaces, which are 19 more than were required by the standards at the time the buildings were constructed.

The property owner entered into a second Covenant and Agreement with the City to provide a parking attendant in exchange for being permitted tandem parking (**Exhibit 6**). Finally, a third Covenant and Agreement between the property owner and the City turned over the land which was previously a public alley separating the two buildings and merged two parcels plus the alley into one parcel encompassing Lots 1 to 11 inclusive and Lots 20 to 25 inclusive in Block S of Ocean Tract, and in exchange the property owner agreed that any loading and unloading activities are to be conducted onsite and not on any of the four adjoining public streets (**Exhibit 7**). The current property owner, The Richlar Partnership, is listed on each of the referenced documents and each Covenant and Agreement states that it shall run with the land and shall be binding on existing and future owners and assignees until such time as released by the City.

Because the applicant is not proposing to construct a new building, the City has only required the applicant to provide parking equivalent to the requirements triggered by the mezzanine addition (rather than applying the current parking requirements for a new building to the entire existing building, which would require significantly more parking spaces). This interpretation is consistent with past Commission actions in Venice in situations where remodels and additions to existing buildings have been proposed. For example, the Marina Pacific Hotel was permitted to expand its supply of rooms, and later to add a restaurant, and both times to only provide parking for the increase in intensity of use through permit 5-03-071 and Amendment number two to that permit. Other examples of this precedent in Venice include permits 5-11-265 and 5-98-071-A1.

The certified Venice Land Use Plan (LUP) addresses the criteria for when additional parking must be provided in Policy II. A. 3. Parking Requirements:

The parking requirements outlined in the following table shall apply to all new development, any addition and/or change of use. The public beach parking lots and the Venice Boulevard median parking lots shall not be used to satisfy the parking requirements of this policy. Extensive remodeling of an existing use or change of use which does not conform to the parking requirements listed in the table shall be required to provide missing numbers of parking spaces or provide an in-lieu fee payment into the Venice Coastal Parking Impact Trust Fund for the existing deficiency.

The applicant's plan to provide parking for the addition is consistent with this policy. The City Code and Commission guidelines call for one parking space for each 250 square feet of office space; thus 53 additional parking spaces are required for 13,220 additional square feet of office space.

The applicant proposes to provide the additional 53 parking spaces (plus the existing 159 for a total of 212) by re-striping both parking lots and utilizing tandem parking and valet parking. The revised parking plan features 86 standard spaces, 86 compact spaces, eight handicapped spaces,

and 32 valet spaces. A parking attendant will assist employees with tandem and valet parking and coordinate van, shuttle, and delivery truck pickups and dropoffs. Additionally, the applicant is providing 60 bicycle parking spaces. **Exhibit 2** depicts both buildings and the layout of both parking lots.

The applicant's employees currently share not only the two parking lots adjacent to the proposed development, but also the parking lots across the street provided for adjacent campus buildings at 340 Main Street and 350 Main Street. After the proposed development is constructed, the applicant estimates that 556 parking spaces will serve an average of 470 parked vehicles throughout the campus. 990 employees are projected to work on the campus.

In order to encourage employees to use alternative modes of transportation, the applicant operates a comprehensive transportation program. Nine-passenger shuttles transport employees to and from the North Valley, Long Beach, and Irvine. A 25-passenger bus transports employees to and from Pasadena twice a day. The applicant offers incentives for carpoolers. The applicant offers a parking cash-out program where employees who use alternative transportation to get to the office receive a monthly stipend instead of a parking space. The applicant maintains a fleet of at least 20 bicycles that any employee may use for free during the day. The applicant also provides 80 secure bicycle parking spaces, 50 outdoor bicycle parking spaces, and proposes to add 60 additional outdoor bicycle parking spaces for bicycle commuters. The applicant provides an electric bike to commute to and from work to any employee who gives up their parking space. The applicant also plans to launch a program which will allow employees to use two shared vehicles during the day.

Despite all of these measures, it is possible that some employees will drive to work and park on the public street. Based on staff site visits, some employees of the applicant and other businesses in the area currently park on the street. Street parking around the subject site is most occupied during work hours on weekdays, which is generally not the busiest time period for public beach users. There is long-term metered parking in the area as well as a paid public parking lot located directly on the beach approximately one-quarter mile from the site where the public can park and access the coast. The applicant has offered additional mitigation to improve public access around the development and gain the support of the community. The applicant previously gained City approval to add a mid-block crosswalk over Hampton Drive. Additionally, at the request of the Venice Neighborhood Council, the applicant is providing enhanced surface mounted exterior lighting on the existing building which will better illuminate the sidewalk along 3rd Street.

Based on the parking plan and the transportation programs proposed by the applicant and the existing Covenants and Agreements entered into by the property owner and the City, the Commission finds that the proposed development will not have any adverse impacts on public access to the coast or nearby recreational facilities and is consistent with Sections 30210 through 30214, Sections 30220 through 30224, Section 30252, and Section 30253 of the Coastal Act.

E. 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:

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 Los Angeles City Council adopted a proposed Land Use Plan (LUP) for Venice on October 29, 1999. On November 29, 1999, the City submitted the draft Venice LUP for Commission certification. On November 14, 2000, the Commission approved the City of Los Angeles Land Use Plan (LUP) for Venice with suggested modifications. On March 28, 2001, the Los Angeles City Council accepted the Commission's suggested modifications and adopted the Venice LUP as it was approved by the Commission on November 14, 2000. The Venice LUP was officially certified by the Commission on June 14, 2001.

The proposed project conforms with the certified Venice LUP. The proposed project, as conditioned, is also consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications 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.

As proposed, 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 Commission finds that the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

Appendix A – Substantive File Documents

1. Venice Land Use Plan (Commission Certified November 14, 2000)
2. Coastal Development Permit Application 5-03-071 and Amendment number two
3. Coastal Development Permit Application 5-11-265
4. Coastal Development Permit Amendment Application 5-98-071-A1

Vicinity Map: 320 Hampton Drive, Venice, Los Angeles

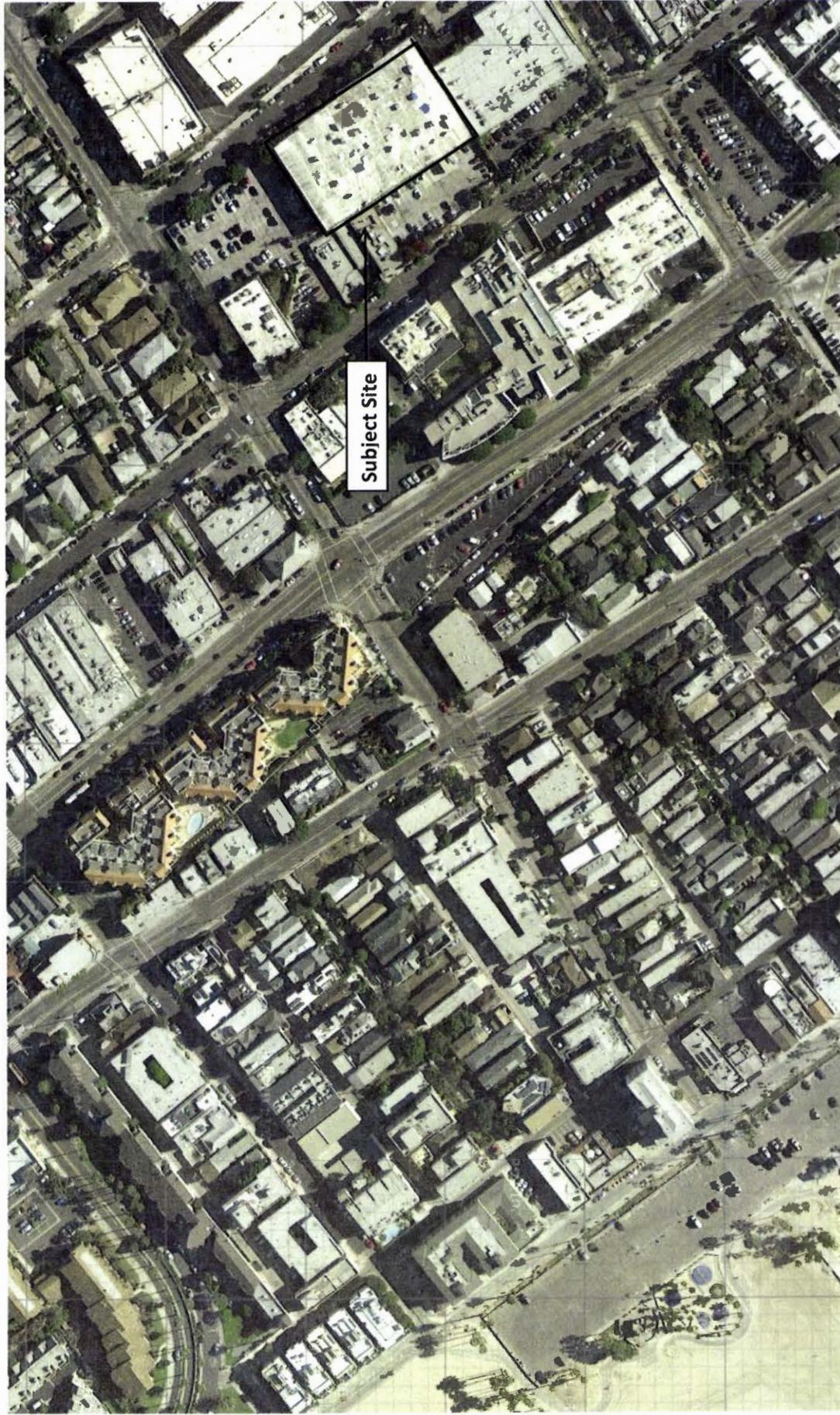


Photo credit: Google Inc.

COASTAL COMMISSION

EXHIBIT # 1

PAGE OF

Address of Building 300 Rose Ave.



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy, group in which it is classified

Issued 6-13-78 Permit No. and Year W1442777

Parking lot with 39 parking spaces required
97 parking spaces provided, USE OF LAND ONLY.
Pkg. 4607

0 1 5 0 1 2 0 0 1 5 5

Owner Richalr Partnership
Owner's Address 433 N. Camden Drive
Beverly Hills, Calif. 90210
5000318200500001000

Form B-95b

BY D.P. PATTEE:wm

COASTAL COMMISSION

EXHIBIT # 3

PAGE _____ OF _____

Address of Building

320 Hampton Dr.



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

Issued : 4/7/78 Permit No and Year WLA 14423/77

A one story, 262" x 177" Type IIIB and a 20" x 175" Type IV additions to an existing 40" x 100" Type IIIB building. New size of building is 262" x 352" irregular shaped. 101 parking spaces required, 88 standard and 13 compact spaces provided. G-1 occupancy. AFF2352, PKG 4605, PKG 4606

0 0 3 0 0 7 0 0 2 1 9

Owner Richlar Partnership
Owner's 433 N. Camden Dr.
Address Beverly Hills, Calif. 90291
5888413288588888433



BY D.P.PATTEE:lt

COASTAL COMMISSION

EXHIBIT # 4
PAGE _____ OF _____

Recording requested by and mail to:

0 2 7 0 1 3 0 0

COPY of Document Recorded

77-766313

Has been compared with original. Original is correct when processing has been completed. T LOS ANGELES COUNTY REGISTRAR - RECORDER

RICHLAR PARTNERSHIP
Name
433 N. CAMDEN
Address
BEVERLY HILLS, CALIF
90210

COVENANT AND AGREEMENT TO PROVIDE PARKING ATTENDANT

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

LOTS 6-11 & 20-25 BLOCK'S OCEAN TRACT
(Legal Description)

as recorded in Book 23, Page 84, Records of Los Angeles County, which property is located and known as 320 HAMPTON DRIVE, VENICE, CALIF. (street address).

And, that in consideration of the issuance of a building permit by the City of Los Angeles for which the required parking is allowed to be provided in a tandem arrangement as regulated by Section 12.21-A 4(b) of the Los Angeles Municipal Code, the undersigned do hereby covenant and agree with said City that the parking will be supervised by an attendant at such times as the building for which the tandem parking is being provided is in active operation.

This Covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs, assignees and shall continue in effect until such time that the Los Angeles Municipal Code unconditionally permits the use or purpose herein above referred to or unless otherwise released by authority of the Superintendent of Building of the City of Los Angeles.

Dated this 16th day of June 1977
Signature of owner: [Signature] (Sign)
(Two Officer's signatures required for Corporations) [Signature] (Sign)

FOR DEPARTMENT USE ONLY

Branch Office WLA
District Map 7184
B & S Affidavit No. 4606

Approved for Recording Dept. of Bldg & Safety, by [Signature]

COASTAL COMMISSION

IAS 8-313-3047

(INDIVIDUAL)
STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }
On June 16, 1977

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lawrence N. Field

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Laurie A. Hagerty
OFFICIAL SEAL
LAURIE A. HAGERTY
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Jan. 28, 1979

My Commission expires

(CORPORATION)
STATE OF CALIFORNIA } SS.
COUNTY OF LOS ANGELES }

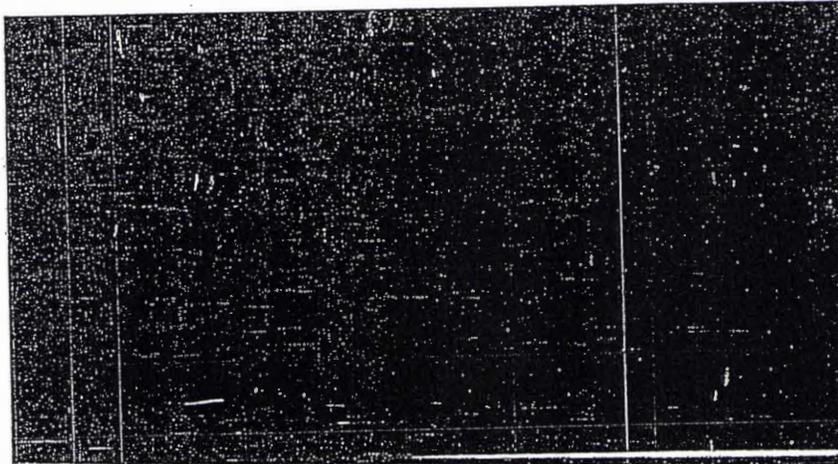
On before me, the undersigned, a Notary Public in and for said County and State, personally appeared known to me to be the President and

known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.

M. E. 2.17-82

PKG. 4606

EXHIBIT # 6
PAGE OF



RECORDED AT THE REQUEST OF
THE CITY OF LOS ANGELES

90-2126492

PLEASE DELIVER TO
CITY CLERK MAIL BOX

COVENANT AND AGREEMENT TO HOLD
PROPERTY AS ONE PARCEL

FEE \$7 N
2

R/W No. 32628
Vac. 401637

The undersigned hereby certify that they are the owners of the herein-
after legally described property in The City of Los Angeles, County of
Los Angeles, State of California:

Lots 1 to 11 inclusive, and Lots 20 to 25 inclusive, in Block
S of Ocean Tract, in the City of Los Angeles, as per map recorded in
Book 23, Pages 93 and 94 of Miscellaneous Records, in the office of the
County Recorder of said County.

Form and Purpose
Checked by
DATE: AUG 11 1990

And, in consideration of the elimination of the requirement for the
recordation of a new tract map, and to meet a condition for the vacation
of the public alley entitled "ALLEY SOUTHEASTERLY OF ROSE AVENUE BETWEEN
HAMPTON DRIVE AND 3RD AVENUE", proposed to be vacated by action of the
City Council, under Council File No. 76-3081; and described herein by
reference to the Resolution to Vacate recorded on 10-29-91, as
Document No. 90-2126492, in the office of the Los Angeles County
Recorder; does hereby covenant and agree with The City of Los Angeles, a
municipal corporation, that (each of) the above legally described parcels
of land together with the area proposed to be vacated by said proceedings,
which would pass with conveyance of the said lot(s), or by operation of law,
will be held as one parcel and no portion thereof will be sold separately
until such time as a new tract map or parcel map is recorded over said area
or until released by authority of The City of Los Angeles.

The undersigned also understands and agrees that the Bureau of
Engineering will require that any loading and unloading activities are
to be conducted onsite and not on any of the four adjoining streets.

It is further provided that a breach of the foregoing covenant and
agreement shall not defeat nor render invalid the lien of any mortgage or
deed of trust made in good faith and for value as to said premises or any
part thereof.

This covenant and agreement shall run with the land and shall be bind-
ing upon the undersigned, and future owners, encumbrancers, its and their
successors and assigns, and shall continue in effect until such time as a
new tract map or parcel map is recorded over said area or until released by
authority of The City of Los Angeles.

9/12/89
DATED

THE RICHLAR PARTNERSHIP,
A GENERAL PARTNERSHIP
BY: *Lawrence N. Field*
LAWRENCE N. FIELD
General Partner
BY: _____

RECORDED IN OFFICIAL RECORDS
RECORDERS OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 3 P.M. DEC 27 1990
PAST.

COASTAL COMMISSION

EXHIBIT # 7
PAGE _____ OF _____



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



June 9, 2014

Kevin Jones
Los Angeles Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012-2601

Case Number: DIR-2014-1717-SPP, ENV-2014-1718-CE
Project: 320 South Hampton Drive, Venice 90291
Description: Addition of a 13,220 square foot mezzanine to an existing office complex

Dear Kevin,

This will advise that at a regular public meeting of the Venice Neighborhood Council's (VNC) Board of Officers on May 20, 2014, the following Motion was approved:

MOTION:

The VNC recommends support of the concept for an upcoming project at 320 Hampton (the City application for this project is not yet filed),* for a 13,220 square foot mezzanine addition to the existing building, subject to the following conditions:

1. The use and development of the property shall be in substantial conformance with the floor plan and site plan submitted.
2. Provide parking plan showing parking layout(s) as required under the VCZSP for the requested uses. (Existing recorded agreements shall remain in effect.)
3. Provide the VNC with a Complaint Contact and policy that defines how quickly the applicant will respond. The policy shall take into account the hours of day and day of the week and address holiday and weekend procedures. The policy and contact information shall be laminated and available for the public to review the Main entrance of the project during business hours.
4. Remove all trash from the sidewalks and landscaped areas shown on site plan on a daily basis.
5. Install and maintain parking lot and sidewalk lighting to ensure a minimum standard of safety for pedestrians.
6. Remove all graffiti within 24 hours.
7. Specify on the site plans where shuttle buses and trucks will load and unload. In particular, truck and trailer rigs that are too large to enter into the existing loading and trash collection area.
8. The Applicant shall provide sufficient documentation showing that the use of the property was changed from Industrial to Office in 1987 or 1988.

* It should be noted that subsequent to the LUPC Motion being approved, the following applications were filed and received by the VNC: DIR-2014-1717-SPP and ENV-2014-1718-CE.

COASTAL COMMISSION



Venice Neighborhood Council

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LUPC Motion made by Jim Murez, seconded by Robert Aronson
LUPC Motion APPROVED 6-0-0

BOARD ACTION: Motion made by Matt Kline, seconded by Marc Saltzberg, APPROVED 11-0-1

Case Info <http://www.venicenc.org/wp-content/uploads/2012/12/320Hampton4-27-14StaffRptRev2.pdf>

Sincerely,

Linda Lucks,
President,
Venice Neighborhood Council

CC:

Los Angeles Department of City Planning:

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Venice Neighborhood Council:

Venice Neighborhood Council (outgoing): board@venicenc.org
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Venice Neighborhood Council Secretary: secretary@venicenc.org
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Robin Rudisill, LUPC Secretary: nhc2@venicenc.org
Jim Murez, LUPC Staff: jim.murez@venicenc.org

COASTAL COMMISSION

EXHIBIT # 8
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