

CALIFORNIA COASTAL COMMISSION

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



Th7a

Staff: S. Vaughn – LB
Date: June 18, 2015

ADMINISTRATIVE PERMIT

Application No. **5-15-0310**

Applicant: SLC Angeles, LLC

Project

Description: Demolish a single-family residence and construct a 4,084 square-foot, three-story, 35-foot high two-unit condominium (2,042 square-feet each) with 754 square-feet of decks, two 288 square-foot single-car garages, and two additional uncovered parking spaces on the driveway apron.

Project

Location: 458 E South Venice Blvd., Venice Beach, City of Los Angeles (Los Angeles County)

EXECUTIVE DIRECTOR'S DETERMINATION

The findings for this determination, and for any special conditions, appear on subsequent pages.

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

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

Thursday, July 9, 2015, 9:00 a.m.
Ventura City Council Chambers
501 Poli Street
Ventura, CA 93002 – 0099

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: Shannon Vaughn
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 4 – 5.

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 applicant proposes to demolish a single-family residence and construct a 4,084 square-foot, three-story, 35-foot high, two-unit condominium (2,042 square-feet each) with 754 square-feet of decks, two 288 square-foot single-car garages, and two additional uncovered parking spaces on the driveway apron on a 3,385 square-foot lot (**EXHIBIT 2**). Parking will be accessed from the alley on Court E. Construction of the project will include 125 cubic yards of fill. All storm water and run-off from non-permeable surfaces will be directed toward an on-site drainage system. **Special Condition 2** will ensure that all landscaping will be primarily native and drought-tolerant. The City is also requiring the applicant to comply with numerous water conservation measures, including: restrictions on the type of irrigation system installed (meteorologically sensitive drip or soak), the days and hours that the irrigation system may be active, and low-flow and efficient plumbing and appliances, among others (see Mitigated Negative Declaration in file documents).

The project site is a developed lot in an established residential neighborhood of Venice Beach, known as North Venice, in the City of Los Angeles (**EXHIBIT 1**). The applicant received a Coastal Development Permit and Parcel Map approval from the City on December 11, 2014 (ZA 2013-3894 & AA 2013-3892). The lot is designated as R-3-1-O, multi-family residential, by the City of Los Angeles and the proposed two-unit condominium is consistent with the City of Los Angeles certified Land Use Plan (LUP) for Venice. The maximum height of the proposed residence is 35 feet, which is permitted for projects with varied rooflines, provided that any portion of the roof that exceeds 30 feet is set back from the required front yard at least one foot in depth for every foot in height above 30 feet. As designed, the proposed development will be consistent with the building height requirements. The proposed project is consistent with the parking requirements of two spaces per residential unit. **Special Condition 1** requires that applicant to follow Best Management Practices (BMPs) during demolition and construction of the proposed project.

The proposed project is consistent with past Commission action in the area and with community character with regard to scale and mass. As proposed, the project will not have a significant impact on visual or coastal resources. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program (LCP) and is consistent with the land use designation in the City's certified LUP, past Commission approvals, and the Chapter 3 policies of the Coastal Act.

B. DEVELOPMENT

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

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, as proposed the development conforms

with Sections 30210 through 30214, Sections 30220 through 30224, and Section 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 proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project as proposed 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)

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 is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

- 1. Construction Responsibilities and Debris Removal.** By acceptance of this permit, the permittee agrees that the permitted development shall be conducted in a manner that protects water quality pursuant to the implementation of the following BMPs:
 - A. No demolition debris, construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to wind or rain erosion or dispersion.
 - B. The permittee shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.
 - C. 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.
 - D. Washout from concrete trucks shall be disposed of at a controlled location not subject to runoff into coastal waters or onto the beach, and more than fifty feet away from a storm drain, open ditch or surface waters.
 - E. All construction equipment and materials shall be stored and managed in a manner to minimize the potential for discharge of pollutants. Any 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.

- F. During construction of the proposed project, no runoff, site drainage or dewatering shall be directed from the site into any street or drainage unless specifically authorized by the California Regional Water Quality Control Board.
- G. In the event that hydrocarbon-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.

The permittee shall undertake the approved development in accordance with this condition.

- 2. **Landscaping.** No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See:<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). Existing vegetation that does not conform to the above requirements shall be removed. Any installed irrigation shall comply with the submitted Mitigated Negative Declaration (dated May 19, 2014) and shall consist of meteorologically sensitive drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray.

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

458 S Venice Blvd

Street View · Search nearby

EXHIBIT NO. 1
APPLICATION NO. S-15-0310
1 OF 2
California Coastal Commission



Google

458 S Venice Blvd

Street View · Search nearby

EXHIBIT NO. 1
APPLICATION NO. 5-15-031D
2 OF 2

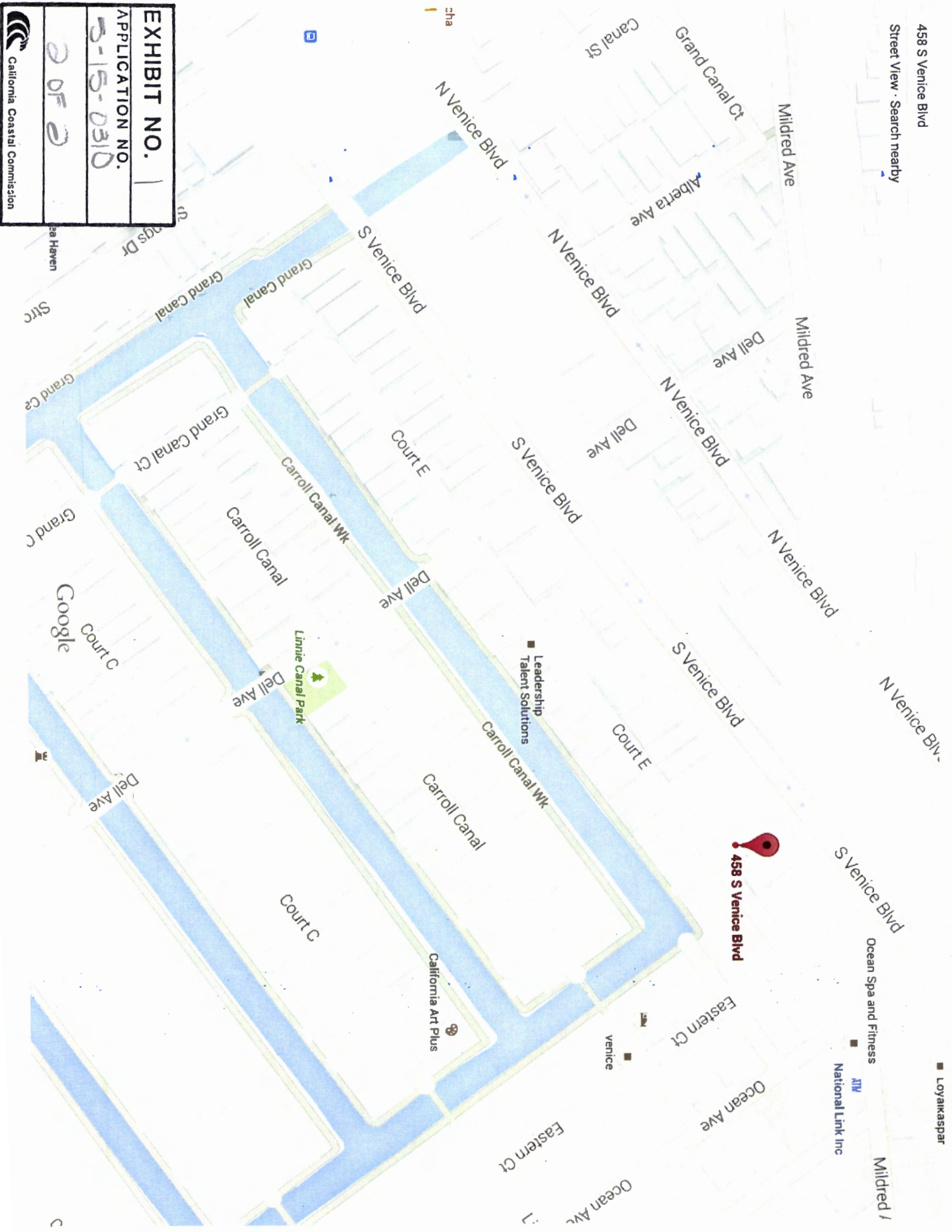



EXHIBIT NO. 2
APPLICATION NO. 5-15-0310
10F3
 California Coastal Commission



EXHIBIT NO. e
APPLICATION NO. S-15-0310
2023
California Coastal Commission



EXHIBIT NO. 2
APPLICATION NO.
5-15-0310
3.05.3

