

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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(562) 590-5071

**W8a**

Staff: S. Vaughn- LB  
Date: August 12, 2015

**ADMINISTRATIVE PERMIT**

**Application No.** 5-15-0634

**Applicants:** Vernica Holdings, LLC

**Project**

**Description:** Demolition of a 1,008 sq. ft. single-family residence and construction of a 3,215 sq. ft., 3-story, 28-foot high, single-family residence with a 10-foot high roof access structure, and an attached 573 sq. ft. 4-car garage on a 2,650 sq. ft. lot.

**Project**

**Location:** 26 30<sup>th</sup> Avenue, Venice Beach, (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:

**August 12, 2015, 9:00 a.m.**  
**Chula Vista Council Chambers**  
**276 Fourth Avenue**  
**Chula Vista, CA 91910**

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:** None.

## **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 an approximately 1,008 square foot, single-story, single-family residence and construct a new three-story, 28-foot high, 3,215 square foot single-family residence with a 10-foot tall roof access structure, an attached 573 square foot, four-car garage on a 2,650 square foot lot zoned RD 1.5 – 1.0 (Low-Medium II, Residential) by the City of Los Angeles, Venice Land Use Plan. The proposed project received a Coastal Development Permit (CDP) from the City of Los Angeles on April 6, 2015, Case No. ZA 2014-2043. The proposal includes a variance for a five-foot rather than a 15-foot front yard setback. The variance was approved by the City of Los Angeles on March 17, 2014, Case No. ZA 2013-3438. No grading is proposed. All storm-water and runoff from non-permeable surfaces will be directed toward an on-site drainage system. All landscaping will be primarily native and drought

tolerant. The City is 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.

The project site is a developed lot on a walk street in an established residential neighborhood of Venice Beach known as North Venice, in the City of Los Angeles. The site is located approximately 130 feet from the beach. The height limit for residences along walk streets is 28 feet high. The proposed residence is 28-feet high and has a 10-foot tall, approximately 90 square feet roof access structure. As designed, the proposed structure is consistent with the building height requirements in the certified Venice LUP, which allows 10-foot tall roof access structures as long as they are 100 square feet or less in area. The proposed project is consistent with the parking requirements of two spaces per unit with an attached four-car garage.

The proposed project is consistent with past Commission action in the area and with the 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 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.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City Santa Monica has a Certified Land Use Plan, not a Local Coastal Program. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance. 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. 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 proposed, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

## **D. 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 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.

**E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The City determined that the project is categorically exempt (Class 3, Item 1) from CEQA and made a CEQA determination (ENV 2013-3439-CE) on April 6, 2015. The City found that the project will have no significant effects on the environment and that 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.

**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