

**CALIFORNIA COASTAL COMMISSION**

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

**W8b**

Staff: M.Revell – LB

Date: July 23, 2015

**ADMINISTRATIVE PERMIT****Application No.** 5-15-0764**Applicant:** Terry Ballentine**Project****Description:** Construction of an approximately 1,152 sq. ft. second story addition to an existing approximately 1,214 sq. ft. single family residence.**Project****Location:** 513 28<sup>th</sup> Avenue, Venice, City of Los Angeles, Los Angeles County  
(APN 4227-014-013)**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:

**Wednesday, August 12, 2015 9am**  
**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: Mandy Revell  
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 applicant proposes to construct an approximately 1,152 square foot second story addition to an existing approximately 1,214 square foot, single-story, single-family residence (**Exhibits 2-4**). The addition of a second story will increase the height of the existing building to approximately 28-feet high (**Exhibit 5**). No changes are proposed to the existing detached two-car garage and uncovered guest parking spot located at the rear of the residence. No landscaping is proposed.

The subject site is located at 513 28<sup>th</sup> Avenue in Venice, City of Los Angeles (**Exhibit 1**). The total lot area is approximately 4,300 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 1**).

On February 26, 2015, the proposed project was approved by the City of Los Angeles Planning Department (Permit Application # 14014-30000-03360), whereby the City approved a clearance for the construction, and determined the project was consistent with the building standards for density, height, access, and parking of the Southeast Venice Subarea. In addition, on May 19, 2015 the Venice Neighborhood Council recommended approval of the proposed project, finding that the project is De Minimis.

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. 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 28<sup>th</sup> 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.

## **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 to 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, as proposed the development conforms to 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, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to 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. 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.

## **F. 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.

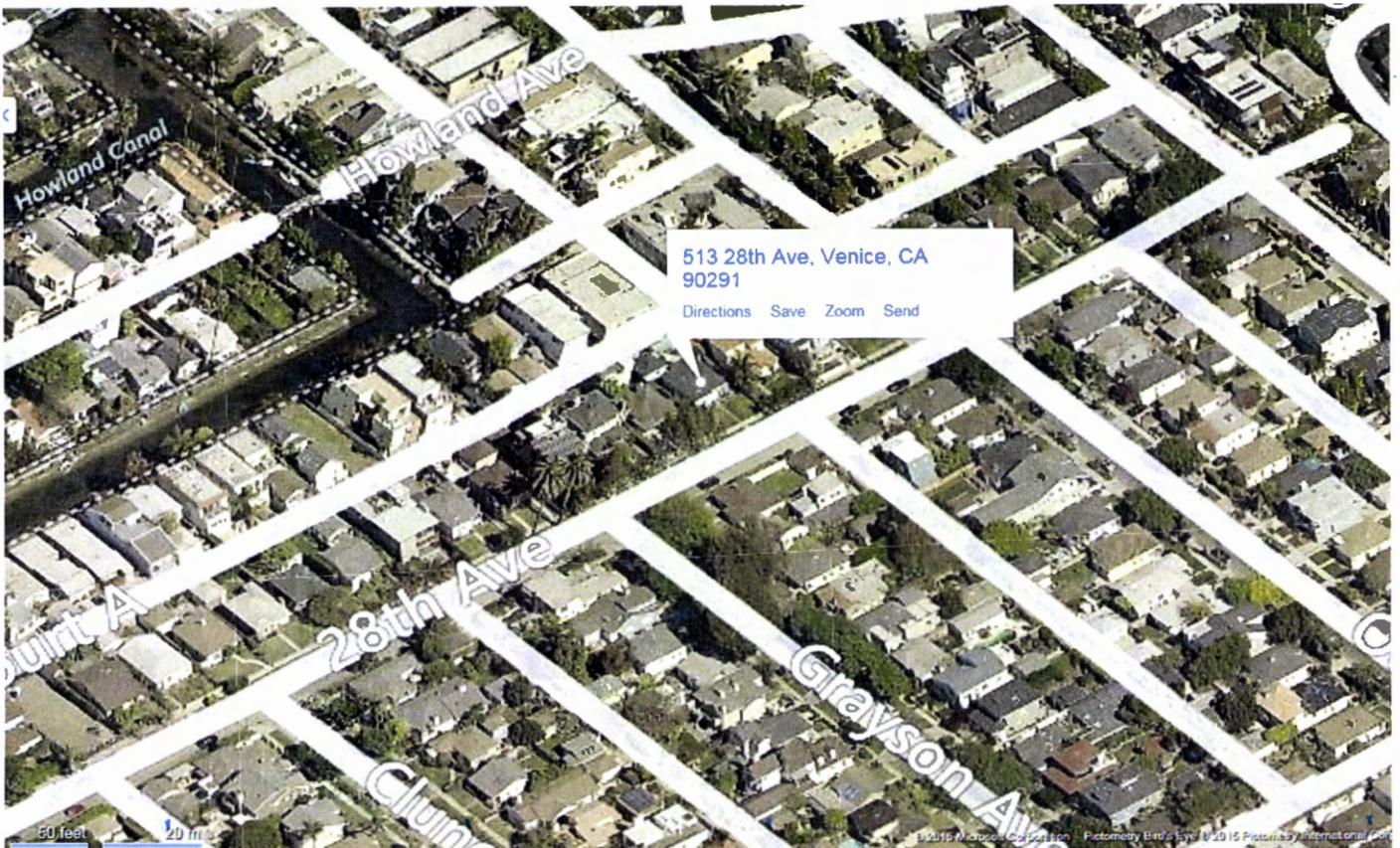
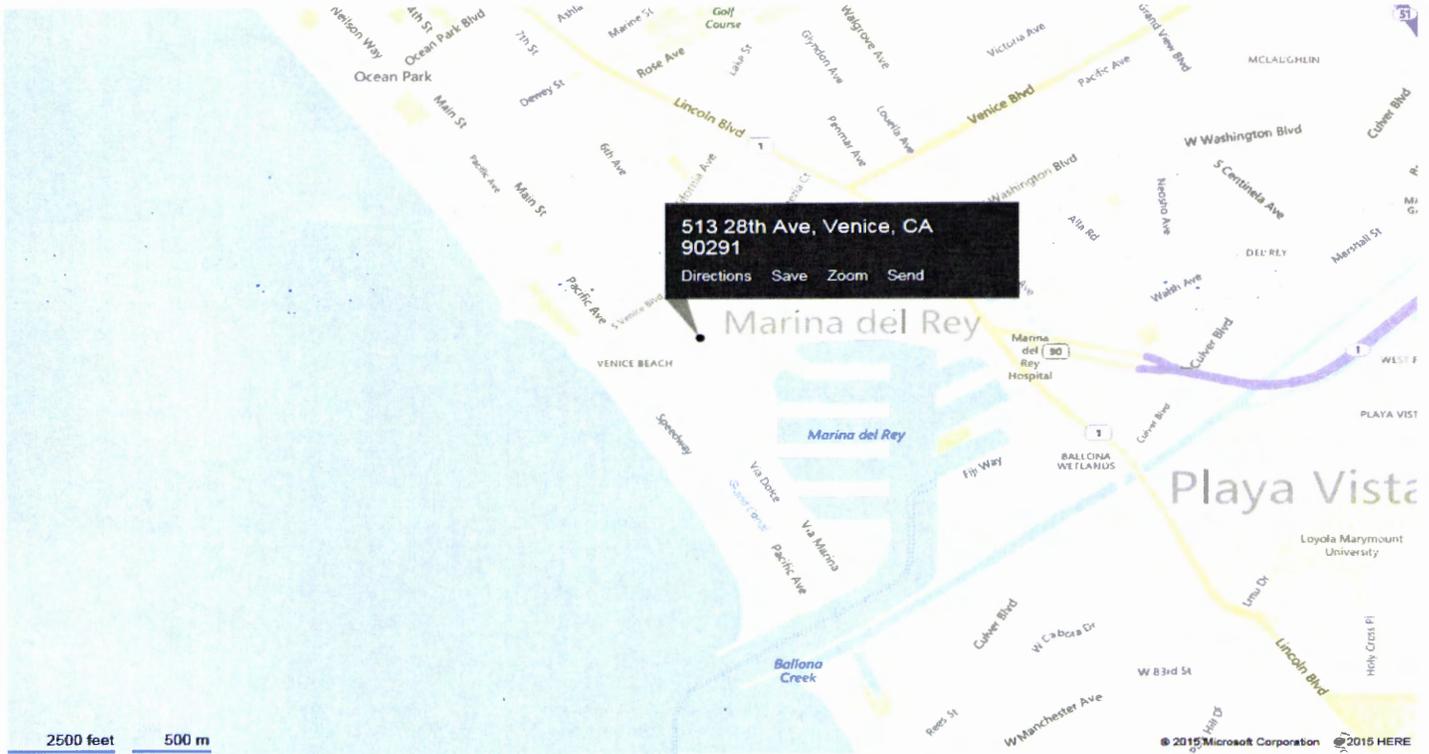
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling 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.

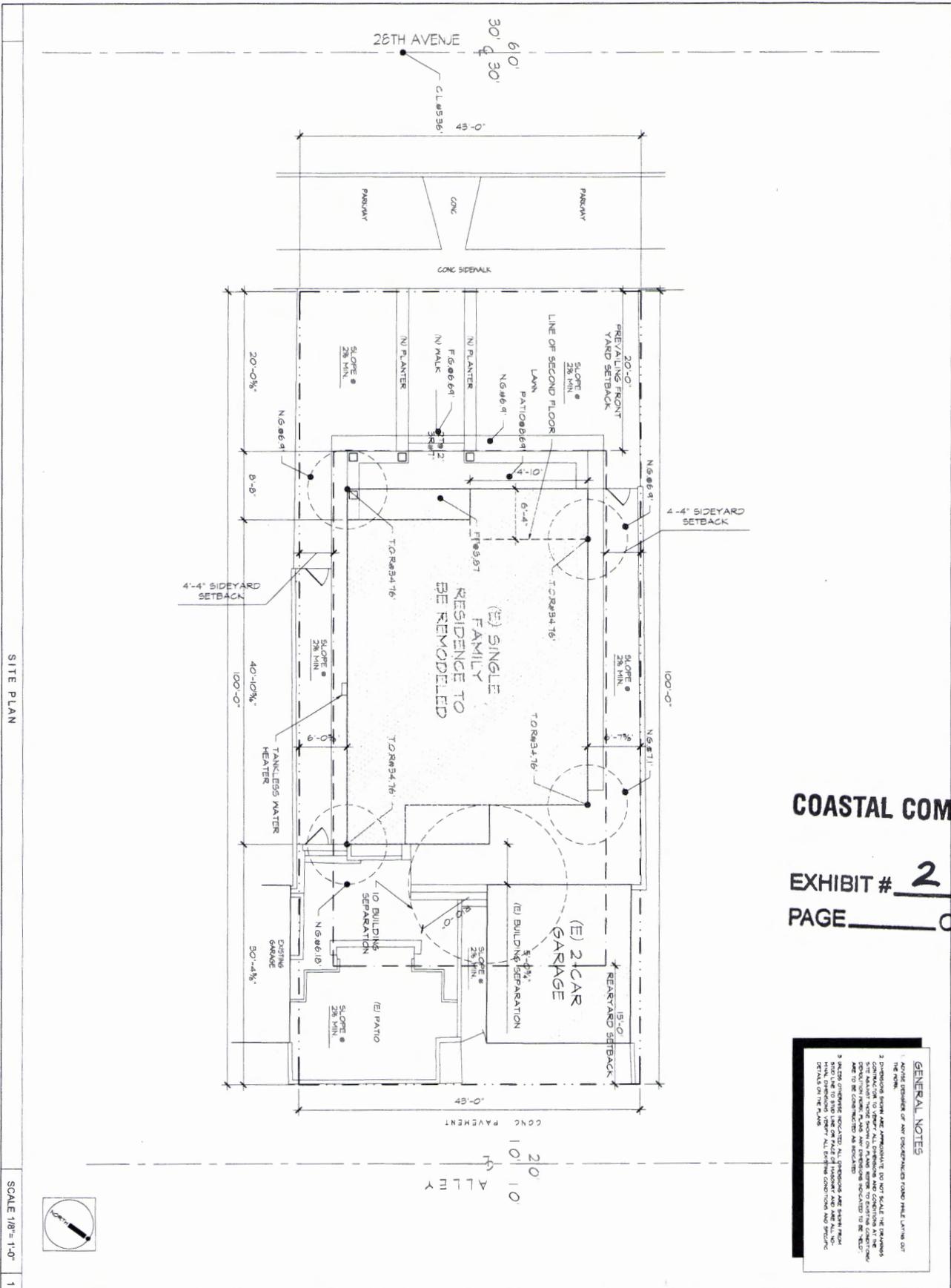
\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Signing



**COASTAL COMMISSION**

EXHIBIT # 1  
PAGE        OF



COASTAL COMMISSION

EXHIBIT # 2  
PAGE      OF     

**GENERAL NOTES**

1. ADVISE ENGINEER OF ANY DISCREPANCIES FOUND WHILE DRAWING OUT THE PLAN.
2. CONDITIONS SHOWN ARE APPROXIMATE TO NOT SCALE. THE DRAWINGS SHALL BE CONSIDERED AS APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS TO BE CONSTRUCTION AS SHOWN. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS INDICATED IN THE DRAWINGS ARE FROM THE POINT OF THE CENTERLINE OF THE ROADWAY AND ARE ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

<p>SCALE 1/8" = 1'-0"</p>	<p>SITE PLAN</p>	<p>1</p>	<p>PLAN CHECK RESUBMITTAL SET</p>	<p>PLOTTED -- 17 FEBRUARY 2015</p>	<p><b>BENJAMIN BALLENTINE DESIGN</b></p>	<p><b>BALLENTINE RESIDENCE 2</b></p> <p>TERRY &amp; LORRAINE 513 28TH AVENUE VENICE, CA 90291 310. 821. 5285</p>
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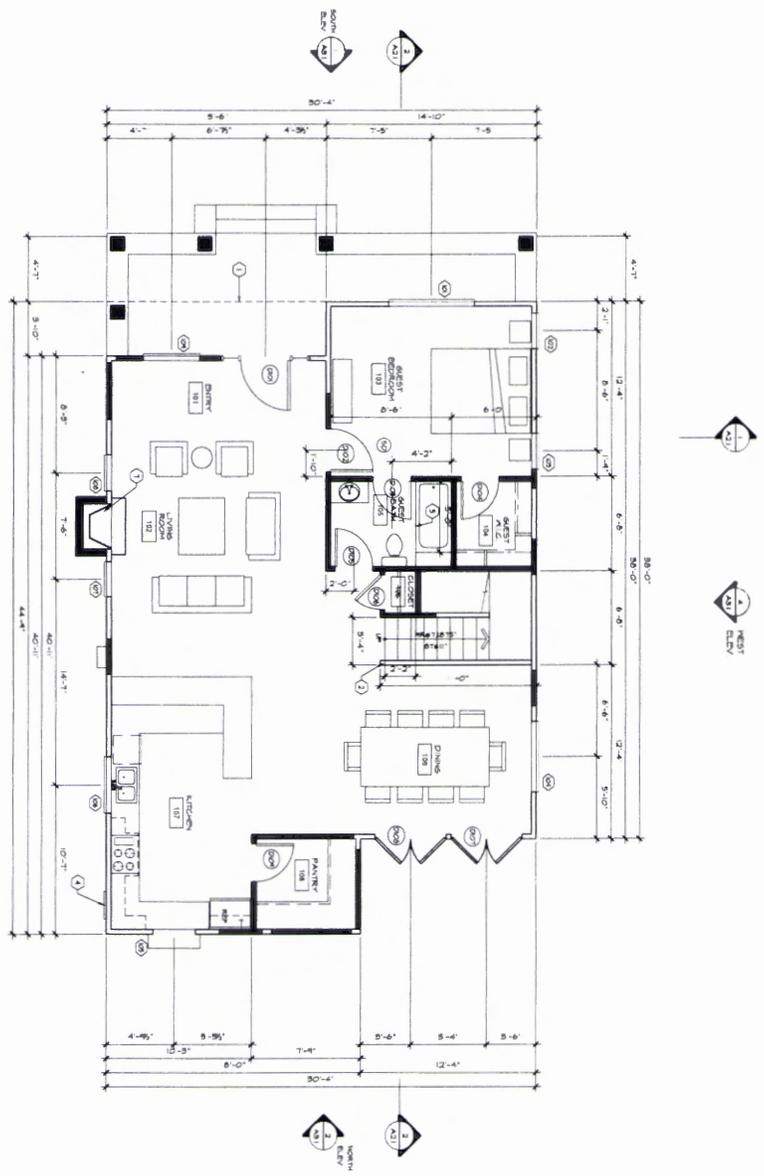
<p><b>SITE PLAN</b></p>	<p><b>OC1</b></p>
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**COASTAL COMMISSION**  
**EXHIBIT # 3**  
**PAGE \_\_\_\_\_ OF \_\_\_\_\_**

- KEYNOTES**
- 1 LINE OF ROOF ABOVE
  - 2 LOFT HALL
  - 3 STRUCTURE ABOVE THE ROOF PLUMB
  - 4 CEILING SPACE VENTILATION AT 18" X 20" TYPICAL
  - 5 TERRAZZO FLOOR ABOVE EXISTING
  - 6 LINE OF ROOF BELOW
  - 7 ROOF SLOPE 1/4"
  - 8 STONE TILE BALCONY (ELEV. AT 28.98)



NOTES	SCALE NONE	4	KEYNOTES	SCALE NONE	3	LEGEND	SCALE NONE	2
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A311 FIRST FLOOR PLAN SCALE 1/4" = 1'-0" 1

PLAN CHECK RESUBMITTAL SET PLOTTED -- 17 FEBRUARY 2015

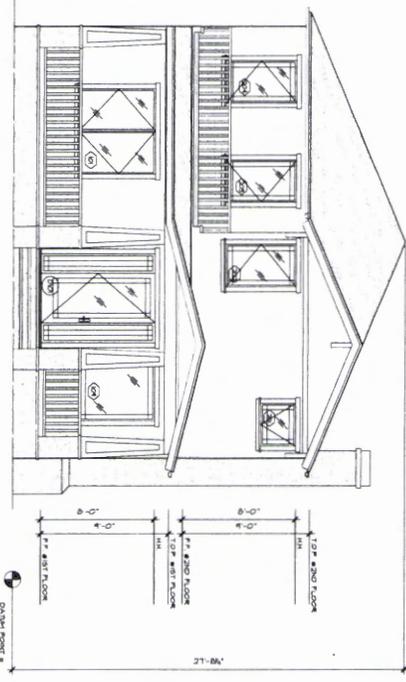
**BENJAMIN BALLENTINE DESIGN**

**BALLENTINE RESIDENCE 2**  
 TERRY & LORRAINE  
 513 28TH AVENUE  
 VENICE, CA 90291  
 310. 821. 5265

**A3.11**

OWNER: B6  
 ARCHITECT: B6  
 DATE: 11 JULY 2014  
 SCALE: 1/4" = 1'-0"  
 JOB NO.: CH-001

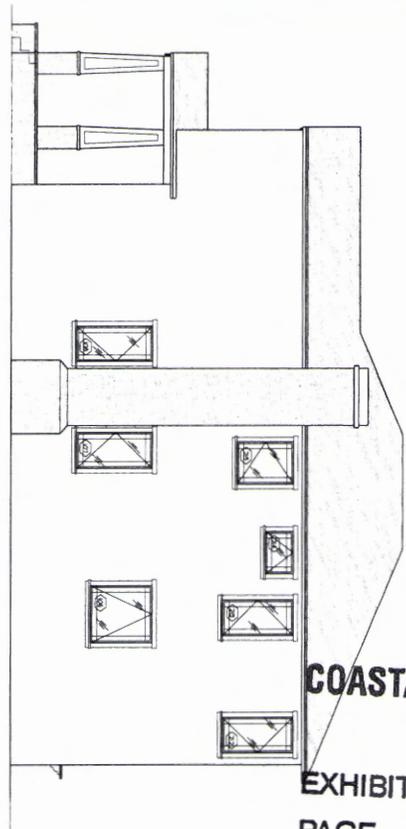




SOUTH ELEVATION

SCALE 1/4" = 1'-0"

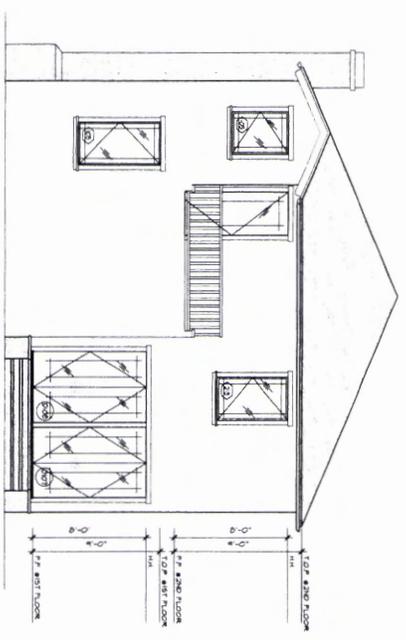
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EAST ELEVATION

SCALE 1/4" = 1'-0"

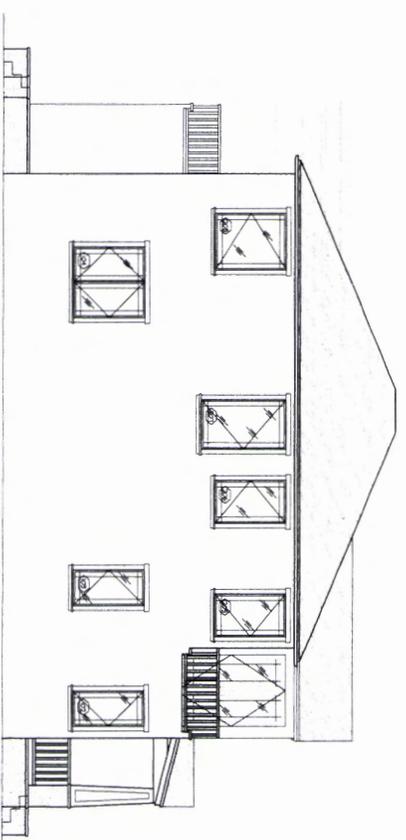
2



NORTH ELEVATION

SCALE 1/4" = 1'-0"

3



WEST SECTION

SCALE 1/4" = 1'-0"

1

COASTAL COMMISSION

EXHIBIT # 5

PAGE      OF     

PLAN CHECK RESUBMITTAL SET      PLOTTED -- 17 FEBRUARY 2015

<b>A5.11</b>	DRAWING BY: <b>BJS</b> CHECKED BY: <b>BJS</b> DATE: <b>11 JULY 2014</b> SCALE: <b>AS SHOWN</b> JOB NO.: <b>04-1001</b>	<b>BENJAMIN          BALLENTINE          DESIGN</b>	<b>BALLENTINE RESIDENCE 2</b> TERRY & LORRAINE 513 28TH AVENUE VENICE, CA 90291 310.821.5265
	PROJECT INFORMATION: 310 797 0411 PLAN CHECK SUBMITTAL NO. <b>1</b>	REVISIONS: NO. <b>1</b>	ELEVATIONS