

CALIFORNIA COASTAL COMMISSION

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



Th16a

Appeal Filed: 09/02/15
Sub. Issue Found: 10/09/15
Staff: M. Alvarado-LB
Staff Report: 03/20/16
Hearing Date: 04/14/16

STAFF REPORT: APPEAL – DE NOVO

Application Number: A-5-VEN-15-0055

Applicant: Kambiz Kamdar

Appellants: Robin Rudisill, Todd Darling, Gabriel Ruspini, Mark Kleiman, Jataun Valentine, Pam Anderson, Lydia Ponce, Elena Lerma, Sue Kaplan, George Gineris

Project Location: 665 E. Vernon Avenue, Venice, City of Los Angeles (Los Angeles County)

Project Description: Demolition of a one-story single-family residence, a small-lot subdivision of a 4,470 square-foot lot into two lots, Parcel A (2,206.5 square feet) and Parcel B (2,263.5 square feet), the construction of an approximately 2,093 square-foot, 23-foot high two-story single family residence and a roof deck on Parcel A and an approximately 1,973 square-foot, 29.6-foot high single-family residence with a 195 square-foot covered deck on Parcel B, and hardscape and landscape improvements. Five parking spaces will be provided for the two residences on Parcel B.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION:

On October 9, 2015, the Commission found that the appeal of Local Coastal Development Permit No. ZA 2014-1084, issued by the City of Los Angeles, raised a substantial issue with respect to the proposed project's consistency with Chapter 3 of the Coastal Act because of the project's potential impact to the existing community character. The Commission found that the City's analysis did not provide adequate information to support how the proposed project was

visually compatible with the existing community character. Therefore, the Commission determined that further review was necessary to determine the project's compatibility with the character of the surrounding area and consistency with the Chapter 3 policies of the Coastal Act. Venice residents appealed the project on the grounds that the proposed structures did not have a pedestrian scale and was not compatible with the existing community character. In addition, the appellants argued that the proposed project included reduced yards and setbacks that directly impact the mass and scale of the development. The Commission is now required to hold a de novo hearing on the merits of the project.

Subsequent to the Commission's substantial issue hearing on the city-approved project, the applicant voluntarily worked with the appellants and revised the plans to reduce the combined total floor area of the two units by approximately 702 square feet (from 4,768 square feet to 4,066 square feet), remove the roof access structure on the front unit, reduce the size of the roof deck on the front unit and set it back by two feet from the south elevation and four feet from the east elevation, and have the second floor of the rear unit facing the alley stepped back by 5 feet as compared to the ground floor. The applicant also proposes a three-foot high fence and landscaping in the front yard to provide a more pedestrian-friendly scale consistent with the community character. The project, as modified, will avoid cumulative adverse impacts on visual resources and community character. As revised, the appellants believe the development is now compatible with the mass and scale of the surrounding area and have withdrawn their opposition to the proposed project; see **Exhibit 7**.

Therefore, Staff recommends **approval** of Coastal Development Permit Application No. A-5-VEN-15-0055 with conditions. The recommended special conditions required the applicant to undertake development in accordance with the approved final plans, provide drought tolerant non-invasive landscaping and water conservative irrigation, minimize wall/fence height, and implement construction best management practices.

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EXHIBITS

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Exhibit 5 – Streetscape and Scale Analysis
Exhibit 6 – Pictures of Project Site and Surroundings
Exhibit 7 – Letter of Support from Appellants

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit Application No. A-5-VEN-15-0055 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned 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 a coastal development permit 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 would 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

This permit is granted subject to the following special conditions:

1. **Permit Compliance.** The permittee shall undertake development in accordance with the approved final plans, specifically including the site plan, building plans, landscaping plan, and drainage plan. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission-approved amendment to Coastal Development Permit No. A-5-VEN-15-0055 unless the Executive Director determines that no amendment is legally required.
2. **Landscaping.**
 - A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, in a form and content acceptable to the Executive Director, two (2) full size sets of final landscaping plans, which shall include and be consistent with the following:
 - i. Vegetated landscaped areas shall primarily consist of native plants or non-native drought tolerant plants, which are non-invasive. 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. Federal 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>).
 - ii. Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or microspray irrigation systems may be used. Other water conservation measures shall be considered, such as weather based irrigation controllers.
 - iii. The front wall/fence within the front yard setback area shall be constructed no higher than 3.5 feet above grade as measured from the public sidewalk adjacent to Vernon Avenue. The side and rear yard wall/fence, beyond the front yard setback, shall be constructed no higher than six-feet at any point as measured from natural grade.
 - B. The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
3. **Water Quality.** By acceptance of this permit, the permittee agrees that the approved development shall be carried out in compliance with the following BMPs:

- A. No construction materials, debris, or waste shall be placed or stored where it may be subject to water, wind, rain, or dispersion;
 - B. Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
 - C. Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
 - D. Erosion control/sedimentation Best Management Practices shall be used to control dust and sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters;
 - E. All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible;
 - F. The permittee shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These 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. It shall be located as far away from the receiving waters and storm drain inlets as possible;
 - G. The permittee shall develop and implement spill prevention and control measures;
 - H. The permittee shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50-feet away from a stormdrain, open ditch or surface water; and
 - I. The permittee shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.
4. **Future Development.** This permit is only for the development described in Coastal Development Permit No. A-5-VEN-15-0055. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. A-5-VEN-15-0055. Accordingly, any future improvements to the single-family house authorized by this Coastal Development Permit No. A-5-VEN-15-0055, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. A-5-VEN-15-0055 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

IV. DUAL PERMIT JURISDICTION AREA

Within the areas specified in Section 30601 of the Coastal Act, which is known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or “dual”) coastal development permit from the Coastal Commission. For projects located outside of the areas identified in Section 30601 (i.e., projects in the *Single Permit Jurisdiction* area), the City of Los Angeles local coastal development permit is the only coastal development permit required.

The proposed project site is within the *Single Permit Jurisdiction* area. On July 14, 2015, the City of Los Angeles approved local Coastal Development Permit No. ZA 2014-1084, but that action was appealed to the Coastal Commission. On October 9, 2015, the Commission found that the appeal raised a substantial issue with respect to the proposed project’s consistency with Chapter 3 of the Coastal Act. In finding that a substantial issue exists, the locally approved Coastal Development Permit became void. The Commission is now required to hold a de novo hearing on the merits of the project. Chapter 3 of the Coastal Act is the standard of review.

V. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION AND LOCATION

The applicant proposes to demolish an existing approximately 930 square-foot, one-story single-family residence, and divide the approximately 4,470 square-foot lot pursuant to the Small-Lot Subdivision Ordinance into two separate lots construct an approximately 3,402 square-foot single-family residence (**Exhibit 3 & 4**). The applicant also proposes to construct two single-family residential units (Unit 1 and Unit 2), one on each lot (Parcel A, 2,206.5 square feet; Parcel B, 2,263.5 square feet). Unit 1 will be an approximately 2,093 square-foot, 23-foot high two-story single-family residence on the lot fronting Vernon Avenue, and Unit 2 will be an approximately 1,973 single-family residence, 29.6-foot high three-story single-family residence with a 195 square-foot covered deck on the rear lot fronted by the alley (**Exhibit 3 & 4**). Five parking spaces will be provided for the two residences on Parcel B and will be accessible from the alley. Unit 1 will have a flat roof, and a roof deck. Unit 2 is proposed with a varied roofline and without a roof deck. The original project was revised subsequent to the Commission’s Substantial Issue hearing, and consequently, the current project is a modified proposal. The applicant has voluntarily worked with the appellants and has revised the project to reduce the combined floor area, reduce the maximum height of the rear unit, remove the previously proposed roof access structures of the front unit, reduce the size of the roof deck on the front unit, and have the second floors stepped back compared to the ground floor facing the public right-of-way (Vernon Avenue and Alley) for both units.

As revised, the appellants have found the development to be more compatible with the mass and scale of the surrounding area and have withdrawn their opposition to the proposed project; see **Exhibit 7**).

The project site is an approximately 4,800 square-foot (4,470 square feet after dedication) through lot located at 665 Vernon Avenue in Venice, over ½ of a mile inland of the beach (**Exhibit 1 & 2**). The project is located in the R1.5-1 zoned, Low Medium II and Multi-Family designated developed residential neighborhood of the Oakwood subarea within the City’s Single Permit Jurisdiction Area. The site is located in the Vernon Avenue residential block, between 6th

Avenue and 7th Avenue. The rear property line adjoins Sunset Court, the 13.5-foot wide alley behind the project site for Unit 2. This residential neighborhood consists of single-family and multi-family residences and duplexes that range from one-story to three-story structures. The existing residence on the subject lot is flanked by a one-story single-family residence on the east side and a two-story single-family residence on the west side (**Exhibit 5 & 6**).

B. PROJECT HISTORY

In 2014, the applicant submitted to the City of Los Angeles Planning Department a Master Land Use Permit Application for the proposed project. The application was assigned Case No. 2014-1084.

The project description of the Local CDP No. ZA 2014-1084 reads as follows:

“...the demolition of a 930 square-foot single-family dwelling and construction of two dwelling units in conjunction with Preliminary Parcel Map AA-2014-1082-PMLA-SL within the single permit jurisdiction of the California Coastal Zone”.

On August 25, 2014, the City issued a Mitigated Negative Declaration (ENV-2014-1083-MND) for the proposed project. On May 28, 2015, the City held a public hearing for Local Coastal Development Permit No. ZA 2014-1084 according to the City’s notice of final local decision.

On July 14, 2015, the Zoning Administrator approved with conditions the Local Coastal Development Permit for the proposed demolition of a single-family residence, a small-lot subdivision into two lots, and the construction of a two single-family residences, one on each lot. The Zoning Administrator’s determination was concurrent with the approval of the Parcel Map for the Small-Lot Subdivision No. AA-2014-1082-PMLA-SL.

The Commission received a valid notice of final local action for Local Coastal Development Permit (CDP) No. ZA 2014-1084 on August 5, 2015. Although the Zoning Administrator’s action was appealable to the Planning Commission, no appeal was filed.

On September 2, 2015, Robin Rudisill, et al., submitted an appeal of the City’s action. At a public hearing on October 09, 2015, the Commission found that a substantial issue exists with respect to the proposed project’s consistency with the Chapter 3 policies of the Coastal Act. The Commission’s action voided the local coastal development permit and the Commission is now required to hold a de novo hearing on the merits of the project.

C. DEVELOPMENT

The Venice community – including the beach, the boardwalk, the canals, and the eclectic architectural styles of the neighborhoods – is one of the most popular visitor destinations in California with 16 million people visiting annually.¹ The Venice community is primarily residential, however, and the continued change in the residential character of the Venice Community has been a cause of public concern over the years.

Section 30251 of the Coastal Act states in part:

¹ Venice Chamber of Commerce website. <<http://venicechamber.net/visitors/about-venice/>>

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall...be visually compatible with the character of surrounding areas...

Section 30253 of the Coastal Act states in part:

New development shall...

e) where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Sections 30251 and 30253 of the Coastal Act state that such scenic areas and special communities shall be protected.

When the Commission certified the Venice Land Use Plan (LUP) in 2001, it considered the potential impacts that development could have on community character and adopted policies and specific residential building standards to ensure development was designed with pedestrian scale and compatibility with surrounding development. Given the specific conditions surrounding the subject site and the eclectic development pattern of Venice, it is appropriate to use the certified LUP policies as guidance in determining whether or not the project is consistent with sections 30251 and 30253 of the Coastal Act.

In this case, the certified Venice Land Use Plan echoes the priority expressed in Coastal Act for preservation of the nature and character of unique residential communities and neighborhoods:

Policy I. E. 1, General, states

Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale, states.

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, states.

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

The project originally proposed under local Coastal Development Permit Application No. ZA 2014-1084 included, in part, the construction of an approximately 2,386 square-foot, 23-foot high, two-story single-family residential unit (Unit 1) with a roof access structure and roof deck,

and an approximately 2,577 square-foot, 30-foot high three-story single-family residential unit (Unit 2), together totaling in 4,470 square feet of floor area, which was found to be inconsistent with Sections 30251 and 30253 of the Coastal Act and with the policies of the certified LUP because of the project's potential impact to the existing community character as a result of its scale and massing.

Subsequent to the appeal of the locally approved project, the applicant redesigned the original proposal and submitted revised plans (**Exhibit 3 & 4**). The applicant has revised the plans to reduce the combined total floor area of the two units by approximately 702 square feet (from 4,768 square feet to 4,066 square feet), remove the roof access structure on the front unit (Unit 1), reduce the size of the roof deck on the front unit to not exceed 350 square feet and set it back by two feet from the south elevation and four feet from the east elevation, and have the second floor of the rear unit stepped back compared to the ground floor by 5 feet.

The currently proposed project, in part, includes the construction of an approximately 2,093 square-foot, 23-foot high, two-story single-family residential unit (Unit 1) and an approximately 1,973 square-foot, 29.6-foot high three-story single-family residential unit (Unit 2) with an attached four-car garage and an outdoor carport. Five parking spaces will be provided for the two residences on Parcel B and will be accessible from the alley. Unit 1 will have a flat roof, and a roof deck. Unit 2 is proposed with a varied roofline and without a roof deck.

The three-story unit (Unit 2) with a varied roofline will have a maximum height of 29.6 feet as measured from the centerline of the alley and will be set back significantly, approximately 69 feet from Vernon Avenue and sidewalk. Furthermore, the varied roof of Unit 2 will generally result in walls of less than 30 feet as viewed from the east and west elevations. The maximum height of the front unit (Unit 1) with a flat roof will be approximately 23 feet. The height limit, as set forth in the certified Land Use Plan for Venice, is 25 feet for flat roofed residences and 30 feet for structures with varied rooflines. At the proposed height of 23 feet for Unit 1 and 29.6 feet for Unit 2, the proposed project conforms to the height limits provided in the City's certified LUP for Venice.

The revised plans illustrate an enlarged door and window openings, and a balcony on the front building façade of the front Unit (**Exhibit 3 & 4**). The new proposal also provides 400 square feet of open space within a 10-foot front yard setback between the residence and the pedestrian sidewalk. The applicant is proposing landscaping throughout the site and the proposed open space. The landscaping in the 10-foot front setback will be visible from the sidewalk and will provide contrast from the front façade of the residence.

The revised proposal features a first-floor 10-foot front yard setback. In order to ensure that the development preserves the pedestrian scale which contributes to the unique character of the community as outlined in the certified LUP, **Special Condition 2** requires that the front yard fence/wall in the 10-foot front-yard setback area shall be constructed no higher than 3.5 feet (42 inches) above grade as measured from the public sidewalk adjacent to Vernon Avenue. The side and rear yard wall/fence, beyond the front yard setback, shall be constructed no higher than six-feet at any point as measured from natural grade.

In order to ensure that the development is carried out as shown on the revised plans, consistent with the size and scale of surrounding structures and with the pedestrian scale which contributes to the unique character of the community as outlined in the certified LUP, **Special Condition 1** requires the applicant to undertake development in accordance with the approved final plans, specifically including the site plan, building plans, landscaping plan, and drainage plan.

As conditioned, the proposed project is consistent with the scale, massing, and landscape of the existing residential neighborhood. The surrounding neighborhood consists of multi-unit residential structures and single-family residences that vary in height between 13.3 and 32 feet (**Exhibit 5**). The dwellings on the subject residential block of Vernon Avenue are predominantly one and two stories, but also consist of a few three-story structures.

The project site is flanked by a one-story, 16.8-foot high single-family residence on the east side and a two-story, 32-foot high single-family residence on the west side (**Exhibit 5 & 6**). The newly proposed project under CDP No. A-5-VEN-15-0055 features rear three-story residential unit with a maximum height of 29.6 feet, which is lower than the maximum height of the residence directly to the west. The proposed three-story residence will be limited to the rear of the property and, therefore, does not contribute directly to the Vernon Avenue streetscape.

For the reasons discussed above, the development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will avoid cumulative adverse impacts on visual resources and community character. Any future improvements to the single-family house authorized by this Coastal Development Permit No. 5-15-1367, including but not limited to repair and maintenance identified as requiring a permit, will require an amendment to Permit No. A-5-VEN-15-0055 from the Commission as imposed by **Special Condition 4**. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30251 and 30253 of the Coastal Act and the relevant policies of the certified Venice LUP.

D. WATER QUALITY

New landscaping is being proposed. Existing trees will be removed or relocated. The newly proposed project also implements water efficient and conservation measures, including the use of drip irrigation and weather-based irrigation controllers, as well as high-efficiency plumbing fixtures and low flow rates required by other local and state regulations (e.g. CalGreen). Drainage from the gutters and downspouts which direct water to permeable areas for on-site infiltration.

In order to ensure that water quality is preserved and energy use is minimized over the life of the development, **Special Condition 2** implements the installation of non-invasive, drought-tolerant vegetation and water-conservative irrigation systems. In order to preserve water quality during construction, **Special Condition 3** requires the applicant to implement construction best management practices.

Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30231 and 30253 of the Coastal Act regarding protection of water quality to promote biological productivity, minimization of energy consumption in new development, and to protect human health.

E. PUBLIC ACCESS

As conditioned to provide a pedestrian scale along the portion of the property fronting Vernon Avenue, 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. Five on-site parking spaces will be provided for the two residences on Parcel B and will be accessible from the alley. Adequate on-site parking is provided. Therefore, as conditioned, the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

F. 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 (LCP) 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).

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The certified Venice LUP is advisory in nature and may provide guidance.

As conditioned, 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 conditioned, 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

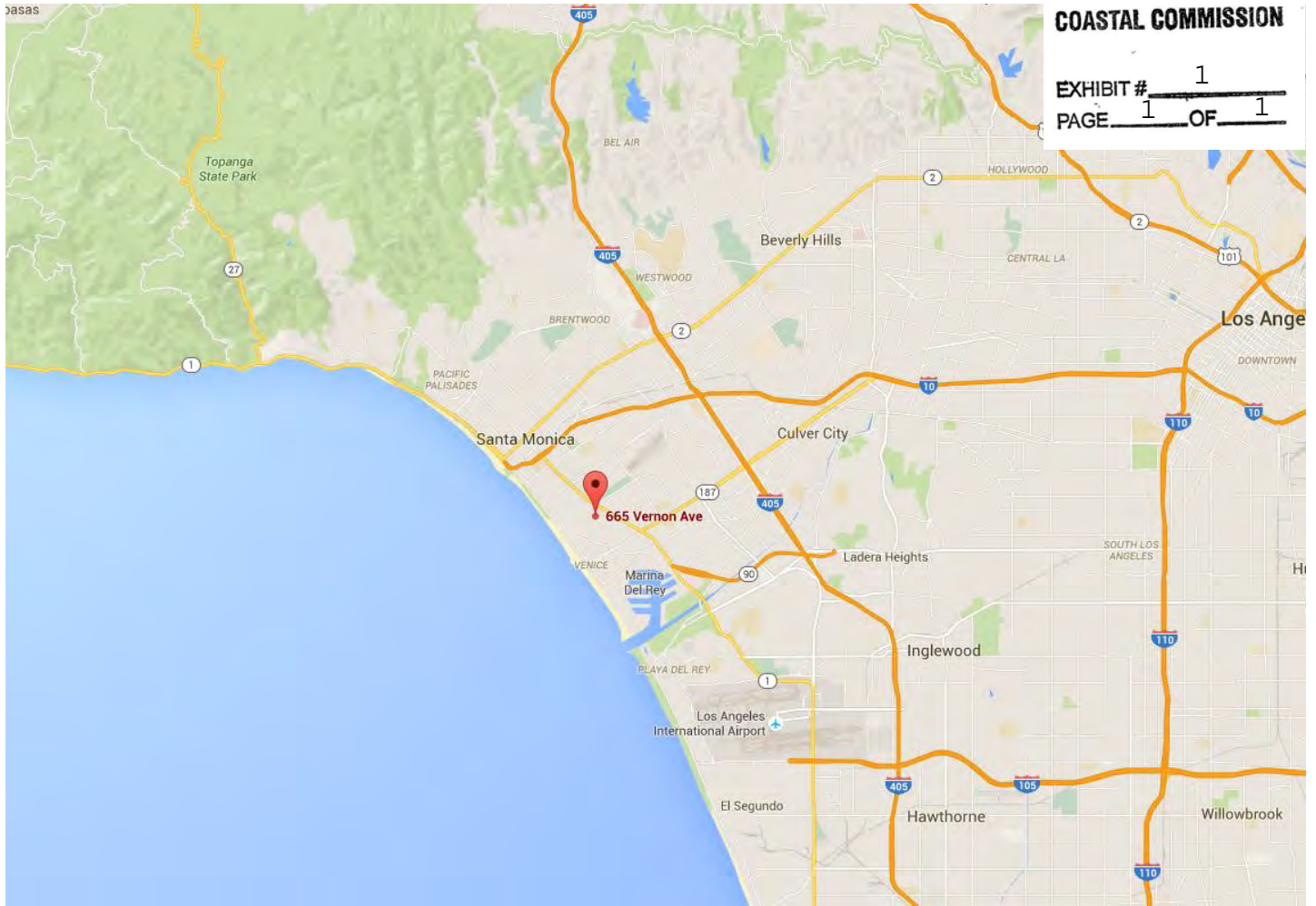
Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California 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. The City is the lead agency for CEQA compliance and, on August 25, 2014, issued a Mitigated Negative Declaration (ENV-2014-1083-MND) for the proposed project.

As conditioned, 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, as conditioned to

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

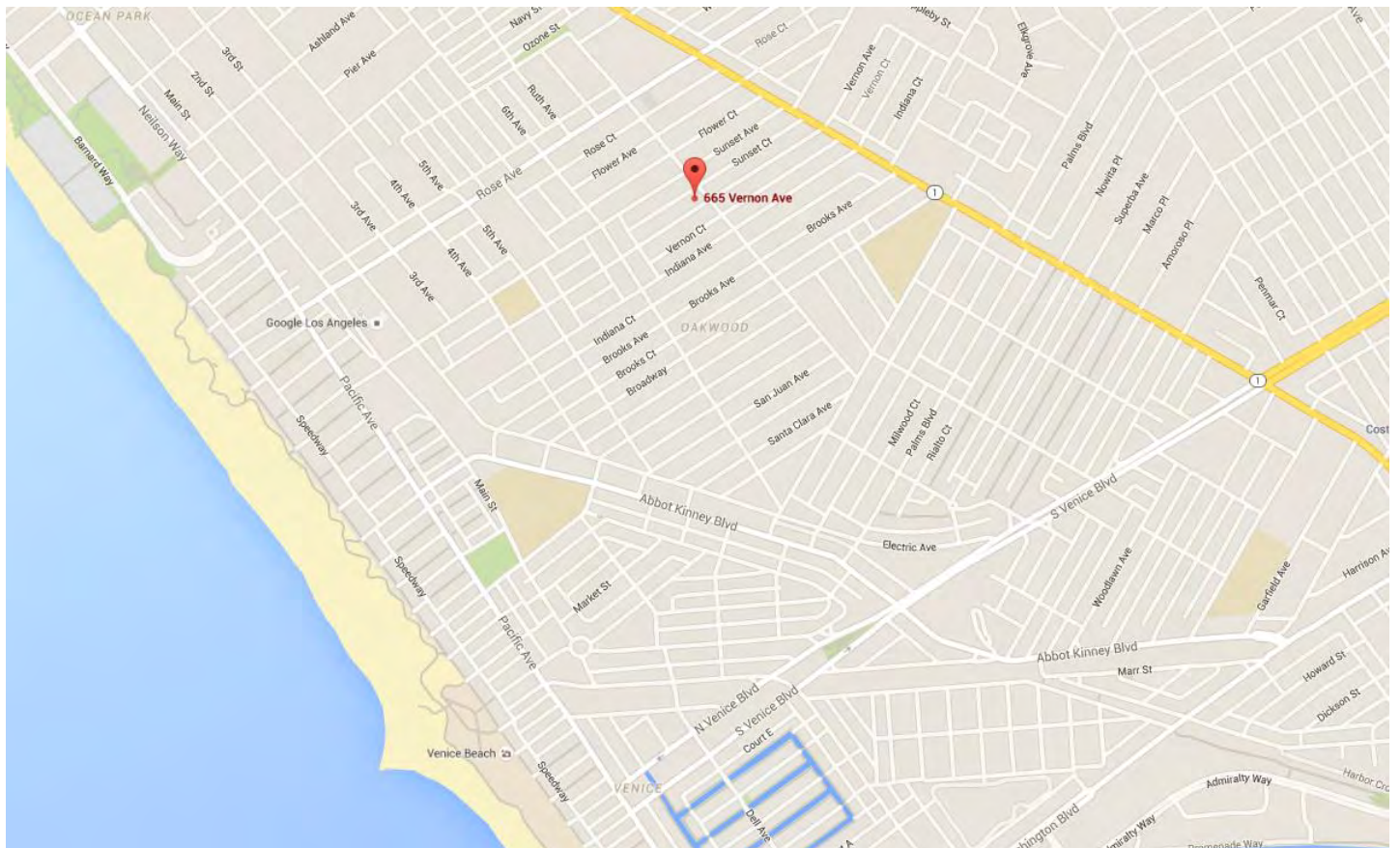
Appendix A – Substantive File Documents

1. City of Los Angeles Certified Land Use Plan for Venice (2001)
2. City File for Local Coastal Development Permit ZA 2014-1084

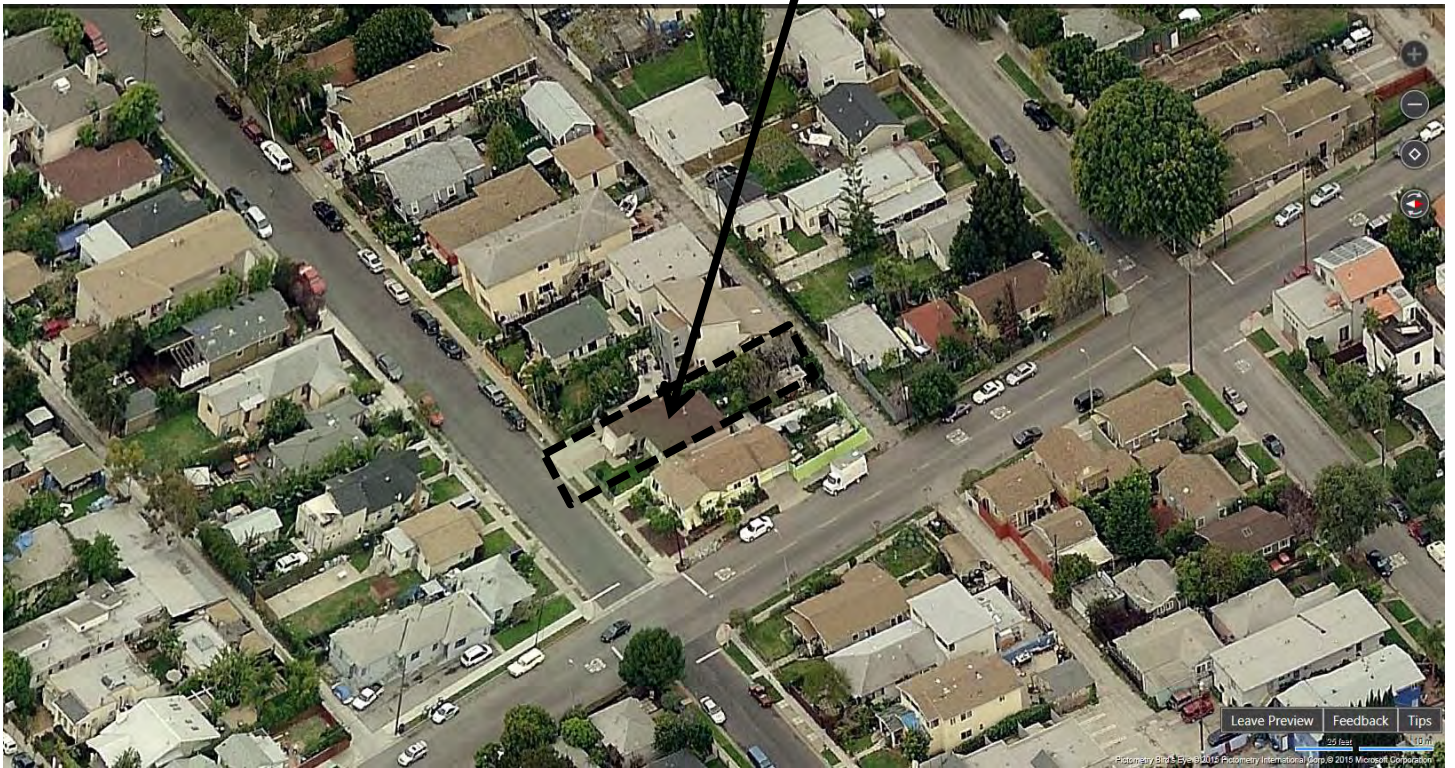


COASTAL COMMISSION

EXHIBIT # 1
PAGE 1 OF 1



665 Vernon Avenue



DesignUniversal
 ARCHITECTURE AND DESIGN

ROBERT THIBODEAU
 529 CALIFORNIA AVENUE
 VENICE, CA 90291
 PH: 310 452 8181
 FX: 310 452 8171

OWNER:
 KAMBIZ KAMDAR
 528 PALISADES DR #630
 PACIFIC PALISADES, CA 90272
 PH: 310 477 8090
 FX: 310 881 1147

SOILS ENGINEER:
 APPLIED EARTH SCIENCES
 4742 SAN FERNANDO RD
 GLENDALE, CA 91204
 PH: 818 552 6000
 FX: 818 552 6007

SURVEYOR:
 TALA ASSOCIATES
 1916 COLBY AVE
 LOS ANGELES, CA 90025
 PH: 424 832 3455

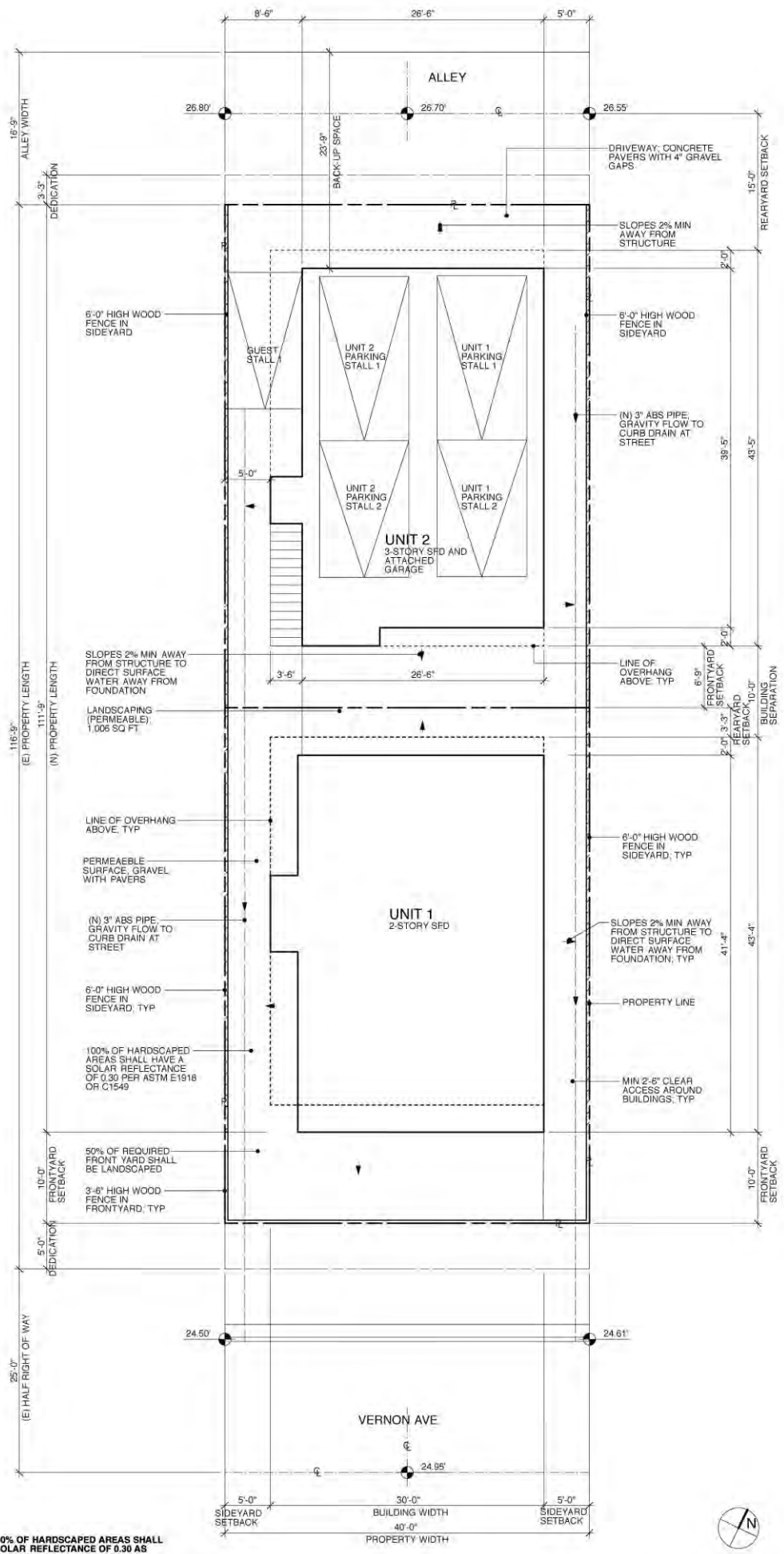
STRUCTURAL ENGINEER:
 SANG LEE
 LEE & LEE STRUCTURAL ENG. INC.
 3550 WILSHIRE BLVD, SUITE 480
 LOS ANGELES, CA 90010
 PH: 213 351 0034
 FX: 213 358 0034

CONTRACTOR:

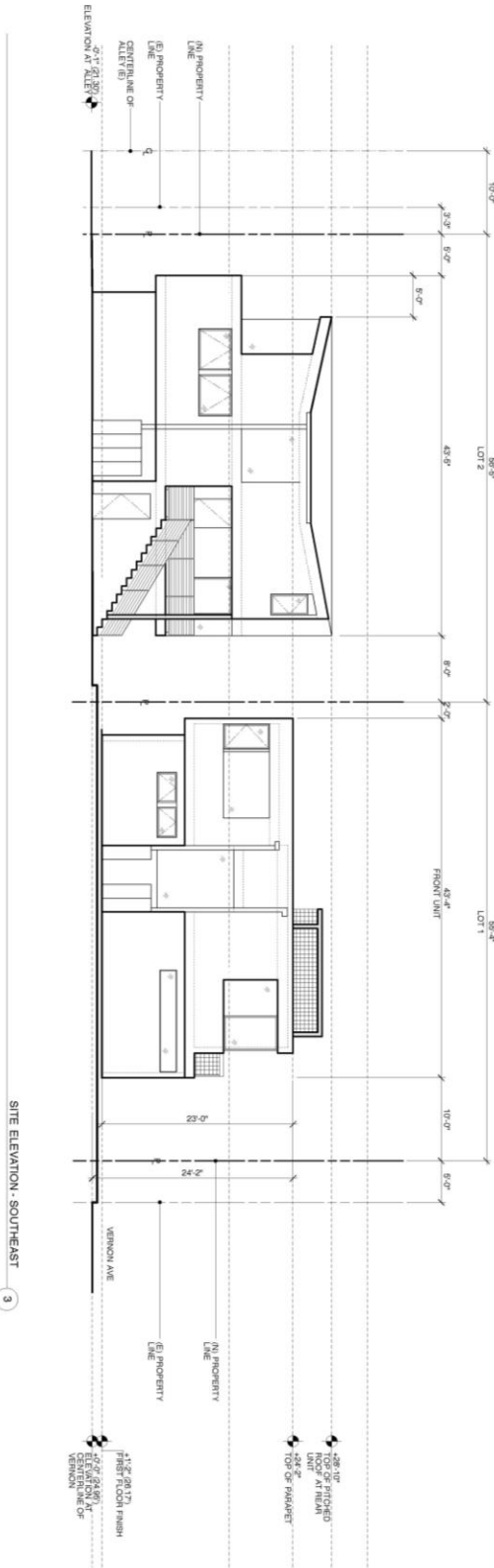
REVISION / ISSUE	DATE
1. PRELIM DESIGN	12/5/2013
2. PLAN CHECK SUBMITTAL	5/1/2014
3. PLAN CHECK CORRECTIONS	9/30/2014
4. DESIGN REVISIONS	11/19/2015
4. DESIGN REVISIONS	1/4/2016

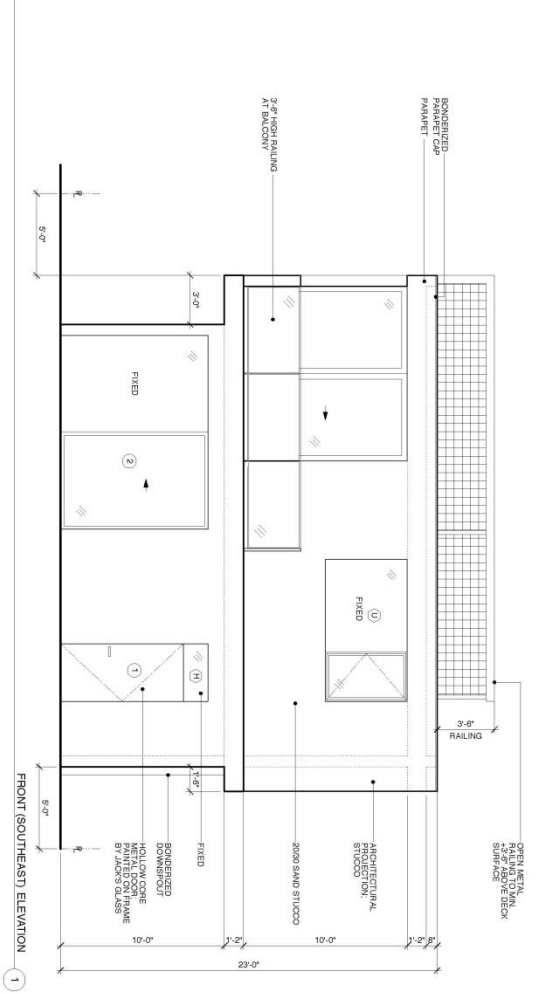
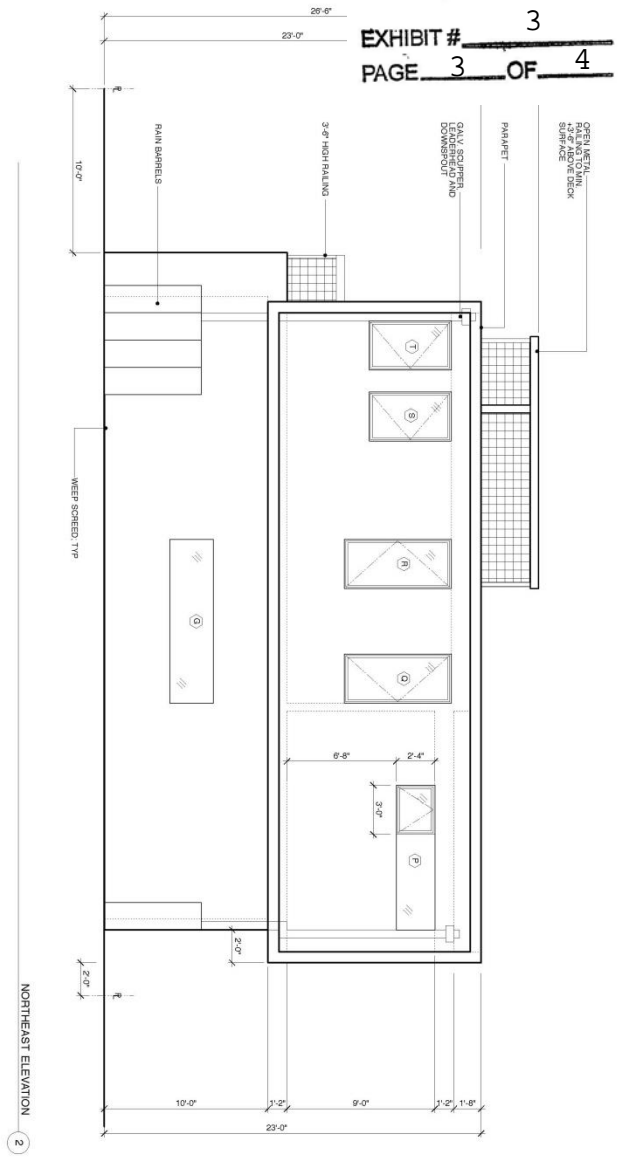
TITLE SHEET

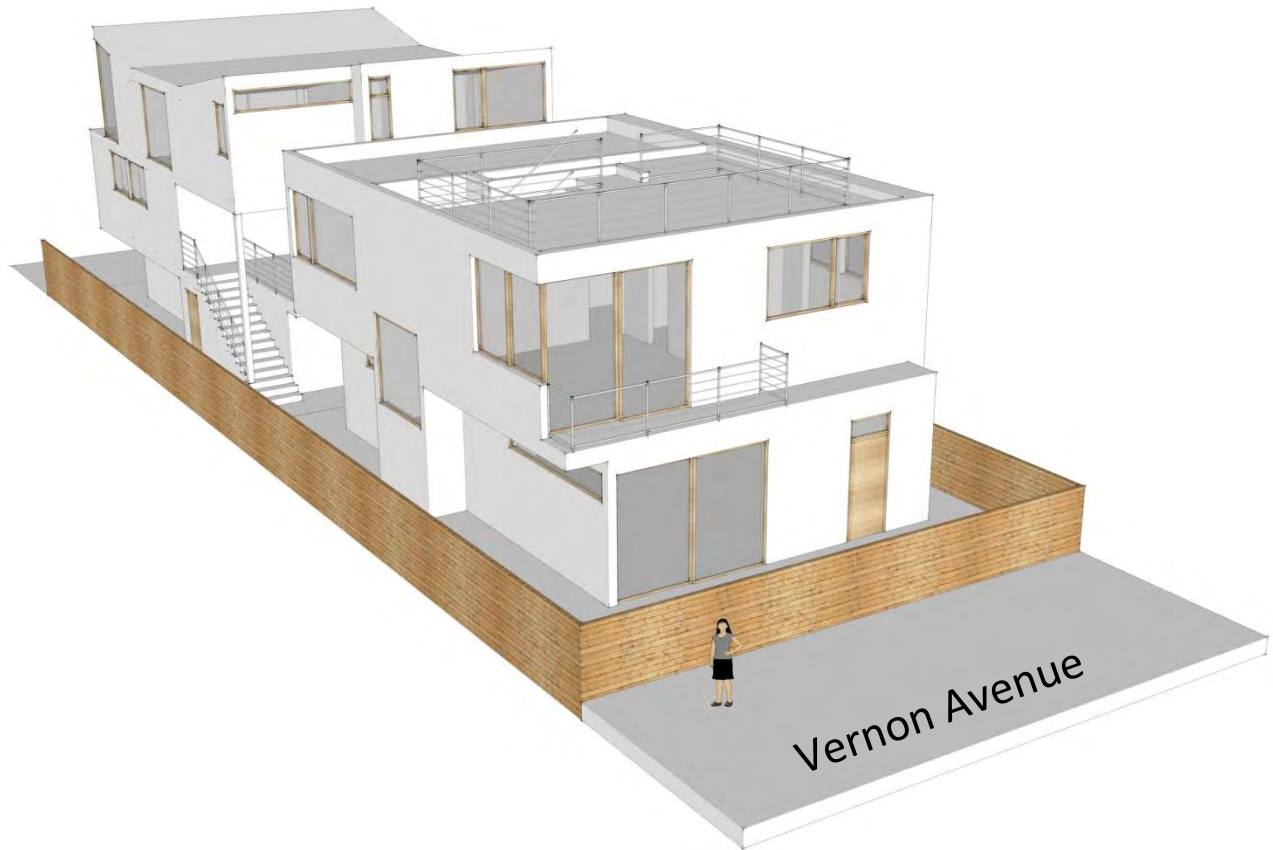
DATE: 1/4/2016 DRAWN: MAA SCALE: AS NOTED

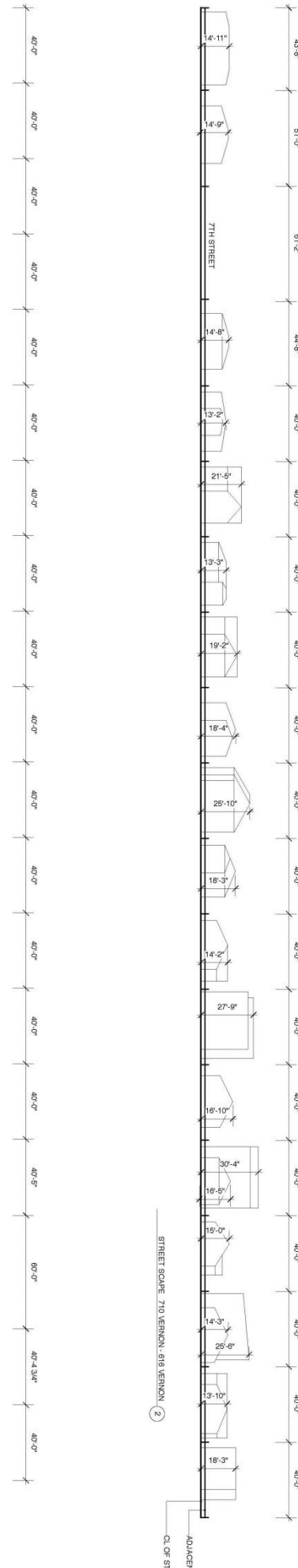
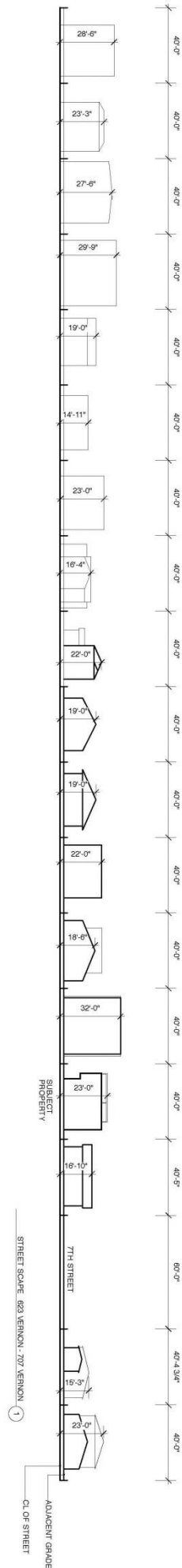


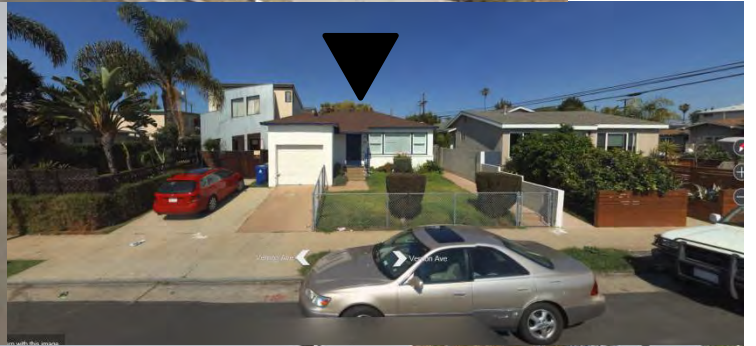
NOTE: 100% OF HARDSCAPED AREAS SHALL HAVE A SOLAR REFLECTANCE OF 0.30 AS DETERMINED BY ASTM E1918 OR C1549











January 4, 2016

Marlene Alvarado
Coastal Staff
California Coastal Commission
200 OceanGate, 10th Floor
Long Beach, CA 90802

RE: Coastal Appeal of City CDP for 665 Vernon Ave, Venice

Dear Marlene,

Based on the changes summarized below, we, the former Appellants of the City CDP for 665 Vernon Ave, wish to withdraw our appeal objections and express our support for the project at 665 Vernon Ave. We have worked closely with the Applicant, Kambiz Kamdar, and his architect, Robert Thibodeau, and we are satisfied with the changes made to the project to make it more compatible in mass and scale with the existing immediate surrounding neighborhood, as is required by the Coastal Act and the Venice Coastal Zone certified Land Use Plan, as well as by the Venice Coastal Zone Specific Plan.

For the former plans, the total square footage was 4,768 and the height was 30 feet; for the revised plans, the total square footage is 4,066, a 15% reduction, and the height is 28 feet, a 7% reduction.

The changes include:

1. The rear unit top floor facing the alley has been set back 5 feet from the second floor.
2. The overall height of the rear unit has been lowered by 2 feet from the elevation of the alley, from 30 feet to 28 feet.
3. The front unit ground floor has been moved to a 15-foot setback, vs. the 17 feet that was on the original plans, and the front unit second floor (facing Vernon) has been set back 3 feet from the first floor, resulting in an 18 foot setback from the front yard property line.
4. The window ledges have been removed from the front facing windows.
5. The maple and fig trees are being saved and will be replanted once construction is complete.
6. The avocado tree will be given to anyone within Venice whom we determine would like to have it. In addition, although the Applicant will consult with a professional Arborist on proper removal and transport, and they will carefully follow the Arborist's written

instructions, we understand that they cannot guarantee that the avocado tree will survive the removal, transport and replanting.

7. The front fence will not exceed 42 inches as stated per code.
8. The roof access structure on the front unit will be removed.
9. The roof deck on the front unit has been set back 2 feet from the south elevation and 4 feet from the east elevation, and it has been reduced in overall size, not to exceed 350 square feet.
10. Acknowledgement that the project will move ahead under a Coastal Development Permit and not as a Coastal Exemption.

We and the other Appellants have reviewed the plans dated January 4, 2016, a copy of which is attached and which reflect the above-mentioned changes, and we are pleased to support the project as per these modified plans.

Sincerely,

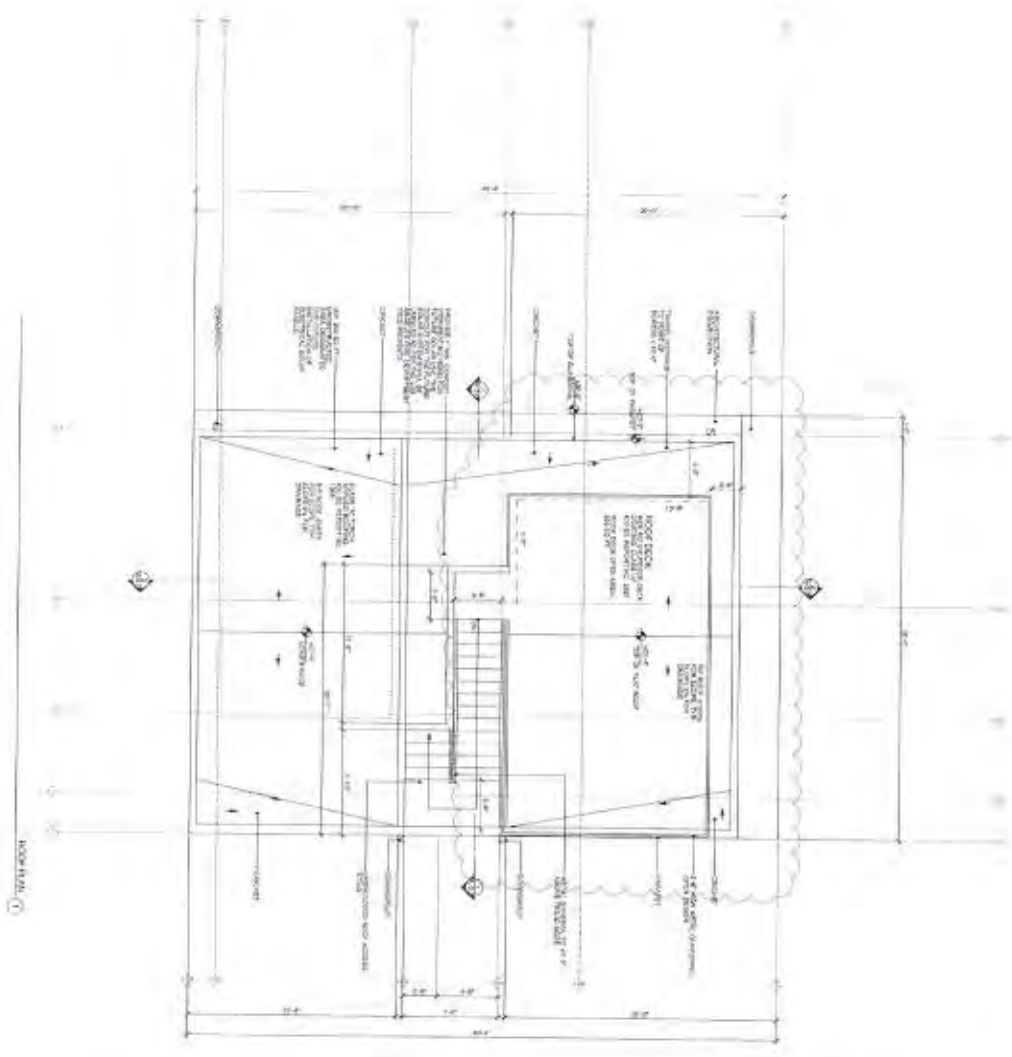

Robin Rudisill


Lydia Ponce

CC:

Kambiz Kamdar, Applicant
Robert Thibodeau, Architect

Attachment



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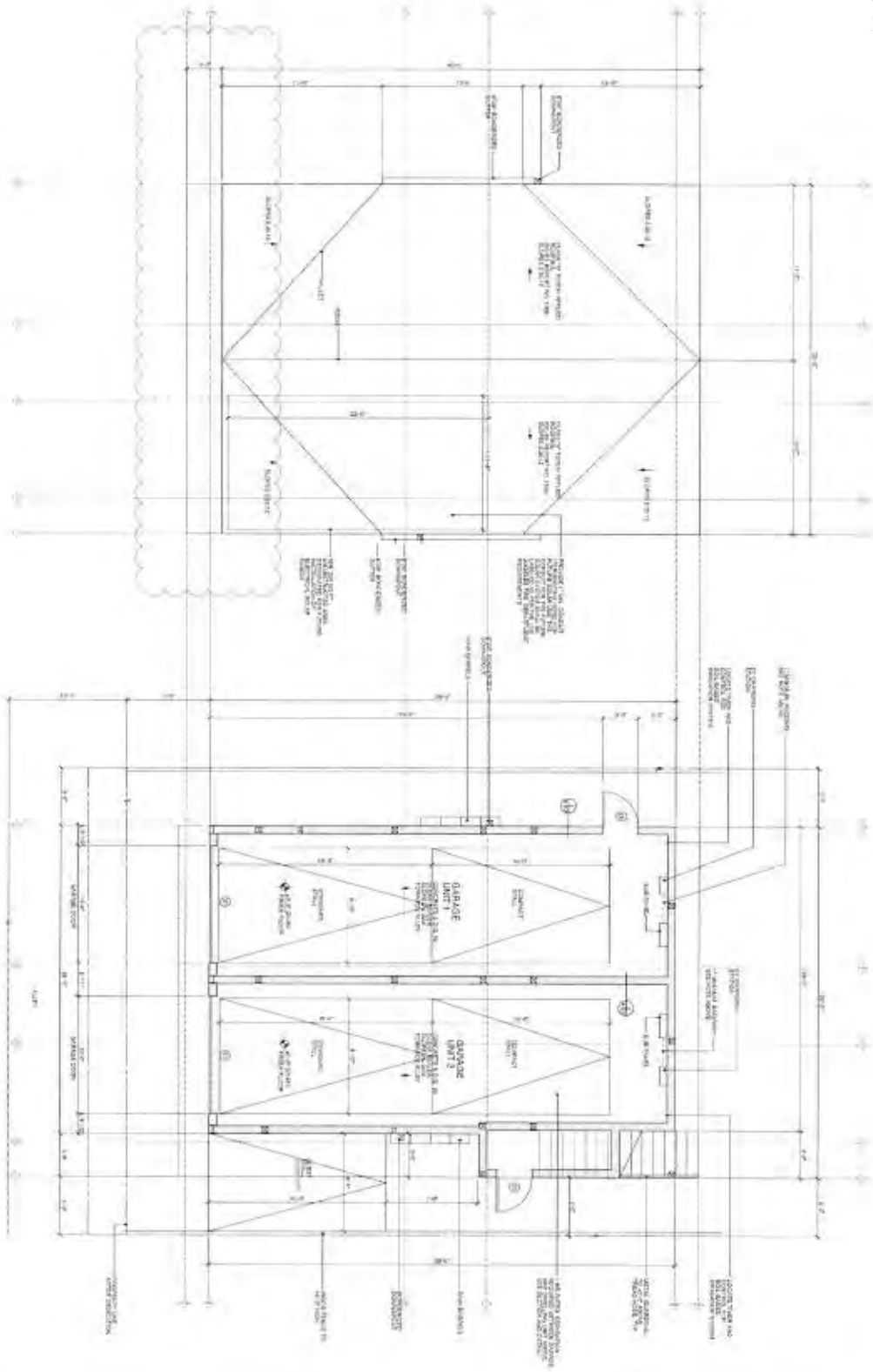
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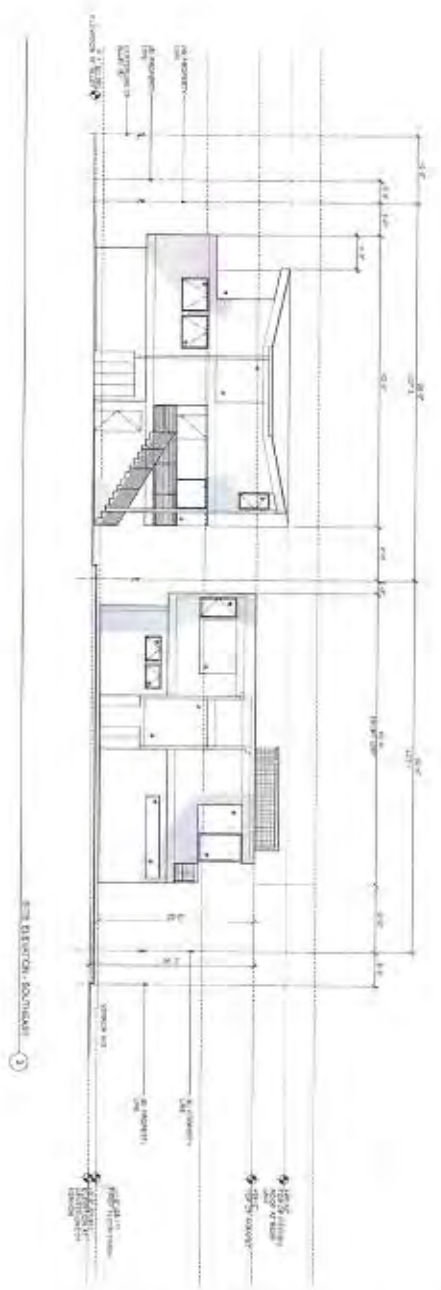
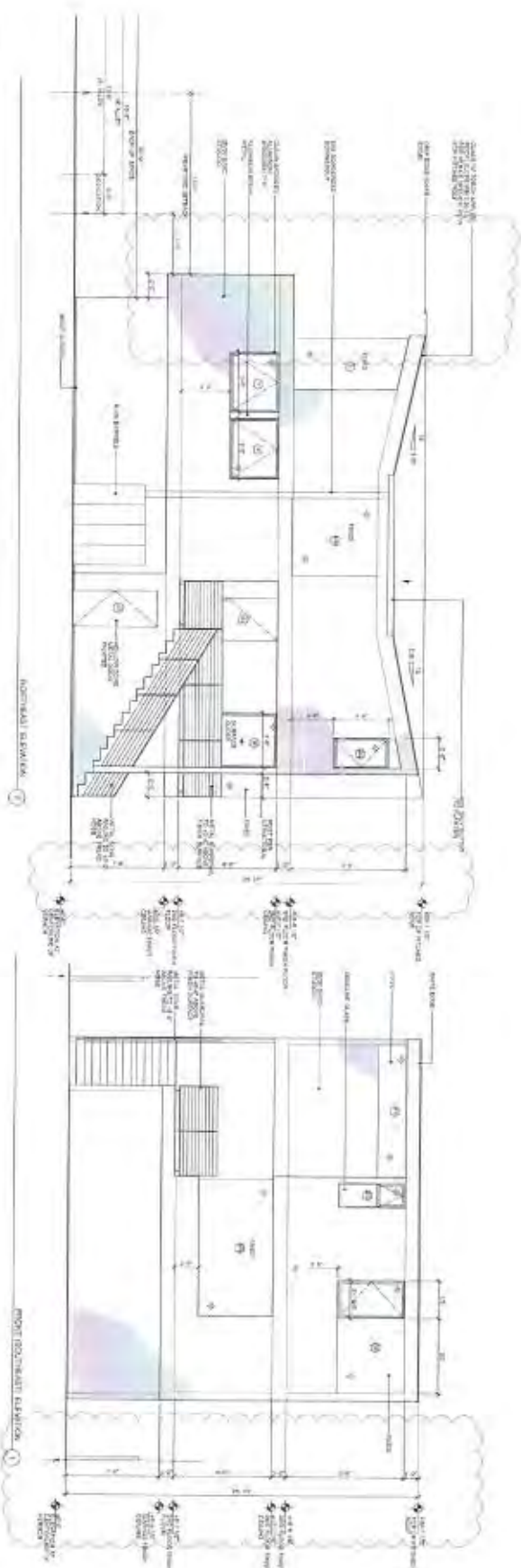
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NO.	DESCRIPTION	DATE
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7	ISSUED FOR PERMITS	10/1/11
8	ISSUED FOR PERMITS	10/1/11
9	ISSUED FOR PERMITS	10/1/11
10	ISSUED FOR PERMITS	10/1/11

REVISIONS
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PROFESSIONAL SEAL
 ARCHITECT
 STATE OF CALIFORNIA
 No. 12345
 DATE: 01/15/10

NOTES
 1. SEE ELEVATION DRAWINGS FOR FINISHES.
 2. SEE ELEVATION DRAWINGS FOR DIMENSIONS.
 3. SEE ELEVATION DRAWINGS FOR MATERIALS.

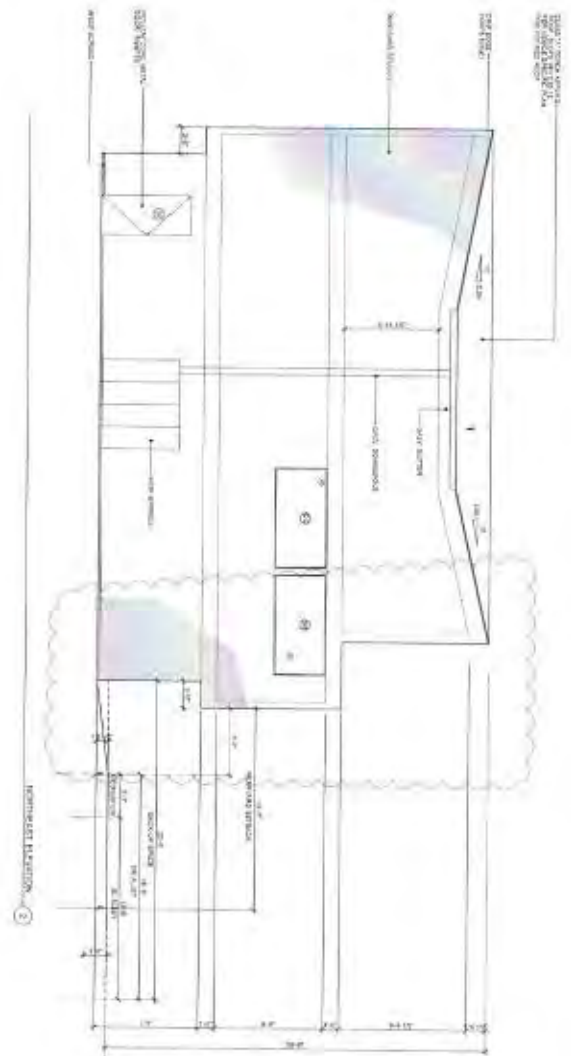
GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA MECHANICAL CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA ELECTRICAL CODE.

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DESIGN UNLIMITED
ARCHITECTURAL
INTERIOR DESIGN
1000 S. GARDNER ST.
SUITE 100
DANA POINT, CA 92629
TEL: 949.261.1111
WWW.DUDESIGN.COM

PROJECT:
665 VERNON
2007

DATE:
2007

BY:
DM

SCALE:
AS SHOWN

NOTES:
1. SEE ALL DIMENSIONS ON THIS PLAN.
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