

## CALIFORNIA COASTAL COMMISSION

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



# Th5c

Staff: S. Vaughn – LB

Date: March 24, 2016

## ADMINISTRATIVE PERMIT

**Application No.** 5-15-2130

**Applicants:** Shu Mei Wang

**Agent:** Nick Siegel

**Project Description:** Change of use from a 1,056 sq. ft. retail space to a 1,056 sq. ft. massage parlor.

**Project Location:** 711 Lincoln Blvd., Venice, 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:

**April 14, 2016, 9:00 a.m.**  
**Veteran's Memorial Auditorium**  
**1351 Maple Avenue**  
**Santa Rosa, CA 95404**

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.**

JOHN AINSWORTH  
Acting 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 a change in use from a 1,056 sq. ft. retail space to a 1,056 sq. ft. massage parlor (**Exhibit 2**). The change in use constitutes a change in intensity of use because the demand for parking will increase by one parking space. The project site is a developed strip mall located approximately one mile inland from the beach in the Oakwood area and is designated General Commercial by the City of Los Angeles certified Venice Land Use Plan (**Exhibit 1**). The proposed change in use is consistent with the land use designation and surrounding uses. Currently there are 38 parking spaces that serve all of the existing uses in the strip mall. The City notes that two bicycle parking spaces have been installed in the adjacent public right-of-way (on the sidewalk) (**Exhibit 3**). Because this is a very minor intensification and the site is located at the cusp of the coastal zone in a strip mall with fixed parking and because there are two bicycle parking spaces adjacent to the site that were previously not considered in the support of the uses contained in the strip mall, Commission staff recommends that the change in intensity of use will not adversely impact public access to the coast.

The proposed project is consistent with past Commission action in the area and with the community character with regard to scale, mass, and use. As proposed, the project will not have a significant impact on visual or other 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.

The proposed project site is located within the Single Permit Jurisdiction Area and received a local Director of Planning Sign-Off from the City of Los Angeles on December 28, 2015 (Case No. DIR 2015-4698-VSO.) Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has 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 by the Executive Director under Section 30624 of the Coastal Act. The types of projects that qualify for administrative approvals under Section 30624 of the Coastal Act are limited to: minor additions to existing uses, projects that cost less than \$100,000, and single family residences and multiple residential projects of four or less units that conform to current zoning standards and do not require demolition. This minor commercial intensification qualifies for an Administrative Permit.

### **B. PUBLIC ACCESS**

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

### **C. 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.

**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)**

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.

**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

Google Maps 711 Lincoln Blvd



map data ©2016 Google 2000 ft

Google Maps

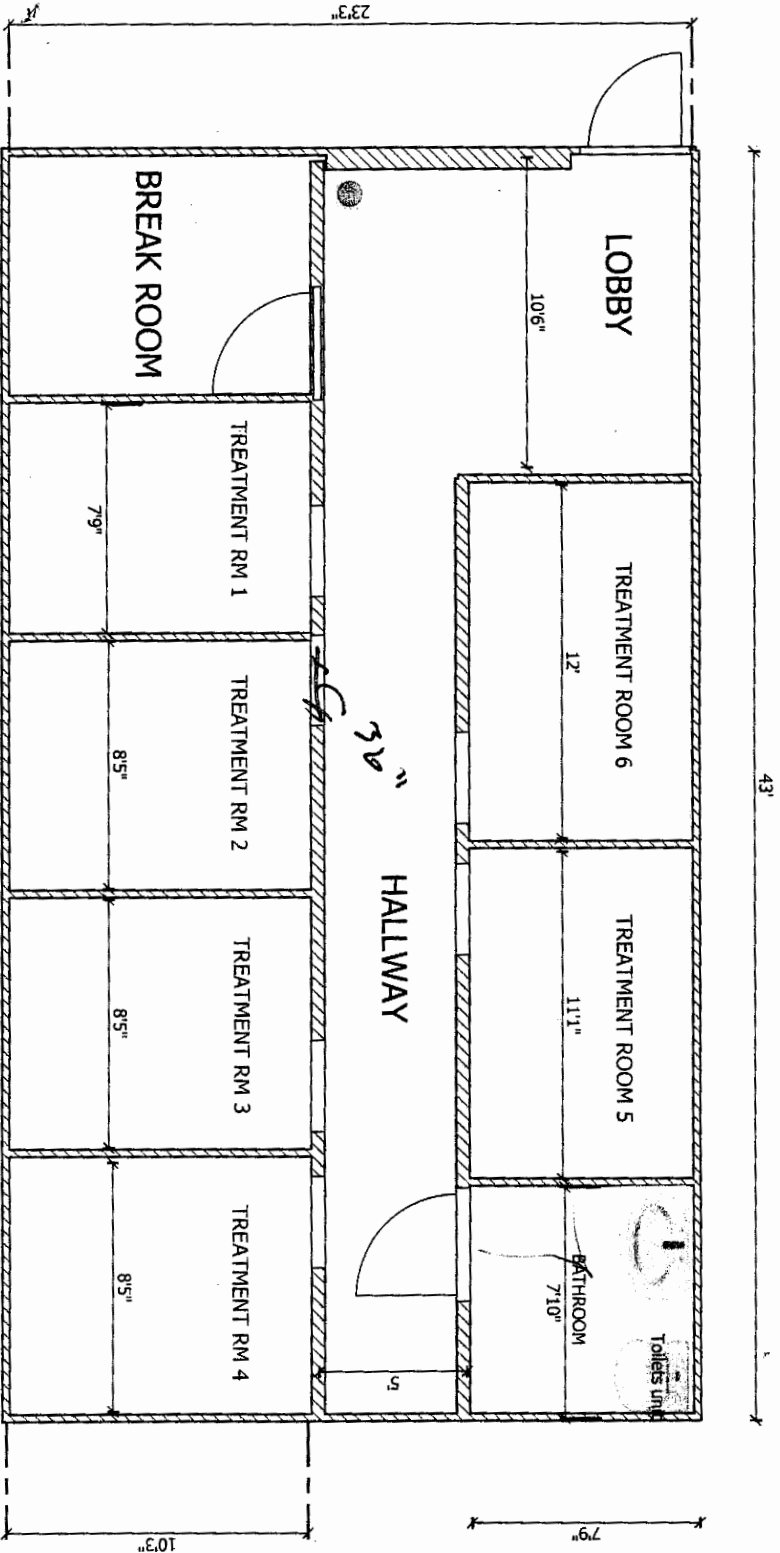
**COASTAL COMMISSION**

**5-15-2130**

EXHIBIT # 1

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711 LINCOLN BLVD VENICE, CA 90291



COASTAL COMMISSION  
 5-15-2130  
 RECEIVED  
 South Coast Region

5-15-2130

EXHIBIT # 2  
 OF 2  
 DEC 3 0 2015

LOT 25, TRACT 1694

CALIFORNIA  
 COASTAL COMMISSION

PLANS APPROVED

as required by  
 CASE NO. 12-2015-1608-180  
 Planner: J. SMITH - JMM/ML  
 Community Planning Bureau  
 City of Los Angeles Planning Dept.  
 Date: 12-16

10/21/15  
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**COASTAL COMMISSION**

EXHIBIT # 2  
PAGE 2 OF 2

**PLANS APPROVED**

as required by

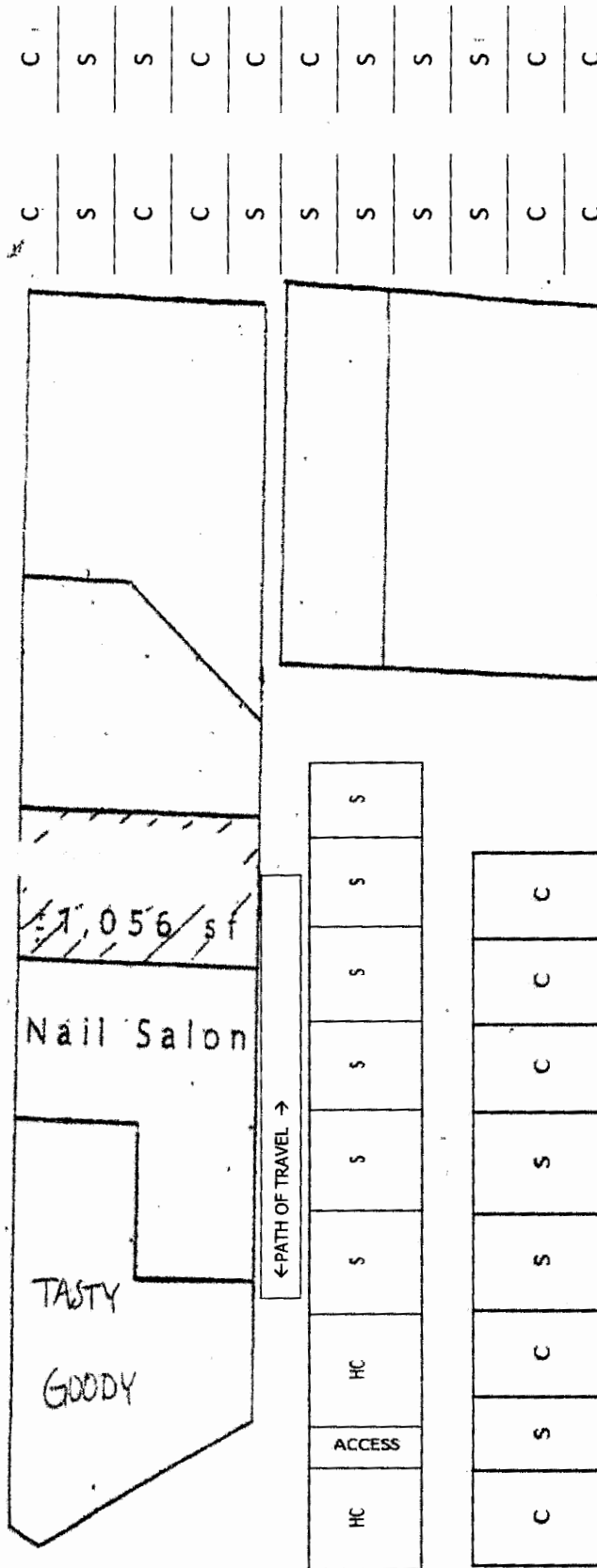
CASE NO. \_\_\_\_\_

Planner [Signature]

Community Planning Bureau

City of Los Angeles Planning Dept.

Date: 7-11-11



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EXHIBIT #

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