

CALIFORNIA COASTAL COMMISSION

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



Th6c

Click here to go to
original staff report

ADDENDUM

April 8, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **CDP NO. 5-16-0142 (Carol and Roy Doumani) FOR THE COMMISSION MEETING OF THURSDAY, APRIL 14, 2016.**

PUBLIC CORRESPONDENCE

Commission staff has received thirteen (13) letters of support for the proposed project.

AGENDA NO. Th6c

APPLICATION NO. 5-16-0142

NAME: Douglas V. Pierson, AIA

POSITION: In Favor to the Project

(fer)

form environment research
studio
architecture · planning · interiors

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CALIFORNIA
COASTAL COMMISSION

April 6, 2016

To: Shannon Vaughn
California Coastal Commission – South District Office
200 Oceangate, Floor 10
Long Beach, CA 90802

RE: WRITTEN MATERIALS – LETTERS OF SUPPORT IN FAVOR TO THE PROJECT

Dear Shannon,

Please accept the enclosed letters of support in favor to the project from surrounding neighbors and Venice community leaders for application **5-16-0142**.

Please distribute these materials to the Commission.

Thank you,

Douglas V. Pierson, AIA LEED AP BD+C
Principal + Partner
(fer) studio, LLP

AGENDA NO. Th6c

APPLICATION NO. 5-16-0142

NAME: Douglas V. Pierson, AIA

POSITION: In Favor to the Project

(fer)

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April 6, 2016

To: California Coastal Commission – South District Office
200 OceanGate, Floor 10
Long Beach, CA 90802

RE: WRITTEN MATERIALS – LETTERS OF SUPPORT IN FAVOR TO THE PROJECT

Dear Commissioners,

Please accept the enclosed letters of support in favor to the project from surrounding neighbors and Venice community leaders for application **5-16-0142**.

Best,

Douglas V. Pierson, AIA LEED AP BD+C
Principal + Partner
(fer) studio, LLP

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November 12, 2015

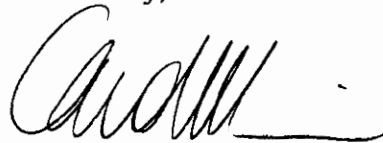
Jack Chiang
Zoning Administrator
Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012

Re: 15 Yawl Street /ZA -2015-1018 (CDP) (SPP)
Letters of Support

Dear Mr. Chiang,

Herein please find letters supporting approval of this building project by the Zoning Administration. You will see attached also a map of the structures surrounding 15 Yawl Street, with red dots on the properties whose owners have sent these letters of support. There are also several letters from Venice community leaders who care about development in Venice and Marina del Rey.

Sincerely,



Carol and Roy Doumani
Applicants

12 Letters attached

LETTERS FROM NEIGHBORS

Maslon 5517 Ocean Front Walk
Andrews 5509 Ocean Front Walk
Goldberg 15 Via Marina
Newman 15 Via Marina
Holzman 24 Yawl #1
Christensen 12 Yawl
Bloom 16 Westwind
Muchin 5401 Ocean Front Walk
Elster 1 Westwind
Brause 1 Yawl A and B
Investments

LETTERS FROM COMMUNITY LEADERS

Liz Forer, Executive Director of the Venice Family Clinic
Tony Bill
Jack Hoffman

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Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, California 90012
Attn: Antonio Isaia, Project Planner
antonio.isaia@lacity.org

Re: 15 Yawl Street/ZA-2015-1018(CDP)(SPP)

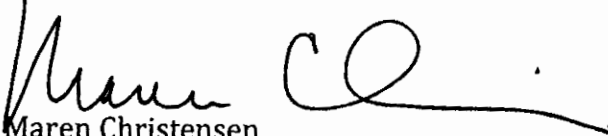
Dear Zoning Administrator:

I bought my house at 12 Yawl Street over 30 years ago. It is directly across Yawl Street from the proposed construction and thus the aesthetics and size of this construction are important to me.

I have seen the plans and am excited about them. I believe this house will contribute nicely to the architectural interest of the neighborhood while also conforming to the building and zoning ordinances and the to the Venice Specific Plan. It is a win/win for the neighborhood.

I encourage approval of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maren Christensen', followed by a long horizontal flourish.

Maren Christensen
12 Yawl Street
Marina del Rey, Ca. 90292

ERNESTINE S. ELSTER, Ph.D.
Cotsen Institute of Archaeology, UCLA
Los Angeles, CA 90095-1510

To: Antonio Isais, Project Planner
From: Ernestine S. Elster
One Westwind St., Venice 90292

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Re: 15 Yawl Street / ZA-2015-1018 (CDP) (SPP)

To the Attention of the Zoning Administrator,

CALIFORNIA
COASTAL COMMISSION

I live just one block north of the proposed construction of a new single family home at 15 Yawl Street. We bought our home in 1973, did some re-modeling and moved in '74. Over these years it has been fascinating to watch our neighborhood change, often for the better. It is very good news to learn that this empty lot will finally be used as it should be: for a new house, and welcome to the Venice Peninsula.

I'm satisfied that it conforms to local zoning and building ordinances including the Venice Specific Plan and I have myself seen the plans. My opinion is that it will enhance the site, the neighborhood and fit in well with the homes close by. In fact I think using that barren, vacant land as these plans propose, will certainly improve the Marina Del Rey-Venice neighborhood.

As a future neighbor and homeowner I encourage the city to approve this project. As a former member of California's Historical Resources Commission, focusing on nominations to the National Register at Local, State, and National level, I might predict that eventually this Peninsula would be nominated as an Overlay Zone because of the historical significance of the area, some of the houses, and the architects. The newer ones, and surely this one here proposed for 15 Yawl St., might well be considered in the future.

Sincerely,

Ernestine S. Elster
Ernestine S. Elster

10/29/2015

Office of Zoning Administration
200N. Spring Street Room 763
Los Angeles, CA 90012
Attn.: Antonio Isaia, Project Planner

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COASTAL COMMISSION

Re: 15 Yawl Street/ ZA-2015-1018(cdp((spp)

To whom it May Concern,

We live in close proximity to the proposed construction of a new single family home at 15 Yawl Street. We have lived in this neighborhood for 40 years and built our own home over 35 years ago. We are so pleased that a beautiful new home is planned for the vacant lot behind our home.

I have seen the plans for the home and believe it will be an exciting addition to our neighborhood. I am also pleased that it conforms to local zoning and building codes including the Venice Specific Plan. We believe that the proposed home will enhance the property and be a beautiful addition to our neighborhood.

We wholeheartedly encourage the city to approve this plan.

Thank you,

A handwritten signature in cursive script, appearing to read "Ruth and Jake Bloom".

Ruth and Jake Bloom, 16 Westwind Street

Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012
Attn: Antonio Isaia

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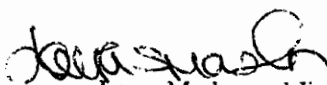
Re: Case number ZA 2015-1018 (CDP) SPP
Re: 15 Yawl Street/ZA-2015-1018 (CDP) (SPP)

Dear Zoning Administrator,

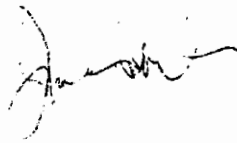
We have been neighbors of Roy and Carol Doumani since they moved into the neighborhood in 1982. We have lived four houses away since 1977 in a one hundred year old house. I watched their house being built and we have been friends with the Doumani's for as long as they have lived near us. They have been wonderful neighbors. Their Robert Graham-designed home is a landmark for our community. Now we are excited and privileged to have the opportunity to have a Frank Gehry house in our neighborhood. It is a beautiful design that I saw at LACMA and we can not wait for it to be built.

I have seen the plans for the house. It's a wonderful addition to our neighborhood in place of an empty lot. I am very glad that the plans for 15 Yawl Street conform to the local zoning and building ordinances including the Venice Specific Plan. I know the proposed home will not only enhance the site but also add enormous pleasure to those walking and bicycling by from other communities in the city. It will also add a great deal to our own Marina Del Rey community.

I strongly encourage the city to approve this project.



Laura Maslon and Jim Maslon
5517 Ocean Front Walk
Marina Del Rey, Ca. 90292
310-822-9575



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Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012
Attn: Antonio Isaia, Project Planner

email: antonio.isaia@lacity.org

Re: 15 Yawl Street / ZA-2015-1018(CDP)(SPP)


Dear Zoning Administrator,

I live in close proximity to the proposed construction of a new single family home at 15 Yawl Street. I bought (or built) my home in this neighborhood more than 30 years ago, and so it is a great pleasure to learn that finally a beautiful new home is planned on what was always just a vacant lot.

I've seen the plans for the house and think it will be an exciting addition to the neighborhood. I am also pleased that it conforms to local zoning and building ordinances including the Venice Specific Plan, so it will fit nicely with the homes around it. I feel the proposed home will enhance the site and add enormously to our Marina del Rey community.

I wholeheartedly encourage the city to approve this project.

Sincerely,


Name

24 YAWL ST #1 MARINA DEL REY CA 90292
Address

October 24, 2015

Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, Ca. 90012
Attn: Antonio Isaia, Project Planner

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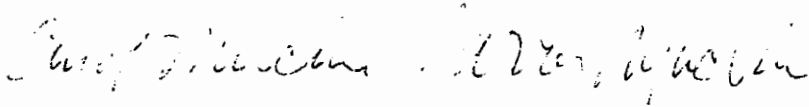
Re: 15 Yawl Street / ZA-2015-1018 (CDP)(SPP)

Dear Zoning Administrator,

CALIFORNIA
COASTAL COMMISSION

We live in close proximity to the proposed construction of a new single family home at 15 Yawl Street. We are recent residents to this beautiful community, and are really delighted that such an exciting project will be so close to us. We so look forward to seeing a home near us instead of a vacant lot. We certainly hope the city approves this project soon, as we are wholeheartedly in favor of it.

Sincerely yours,



Carol and Jerry Muchin

5401 Ocean Front Walk
Marina del Rey, Ca. 90292

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COASTAL COMMISSION

Office of Zoning Administration
200 N. Spring Street, Room 763
Los Angeles, CA 90012
Attn: Antonio Isaia, Project Planner

email: antonio.isaia@lacity.org

Re: 15 Yawl Street / ZA-2015-1018(CDP)(SPP)


Dear Zoning Administrator,

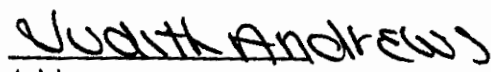
I live in close proximity to the proposed construction of a new single family home at 15 Yawl Street. I bought (or built) my home in this neighborhood more than 30 years ago, and so it is a great pleasure to learn that finally a beautiful new home is planned on what was always just a vacant lot.

I've seen the plans for the house and think it will be an exciting addition to the neighborhood. I am also pleased that it conforms to local zoning and building ordinances including the Venice Specific Plan, so it will fit nicely with the homes around it. I feel the proposed home will enhance the site and add enormously to our Marina del Rey community.

I wholeheartedly encourage the city to approve this project.

Sincerely,


Name


Address
5513 Oceanfront Walk
Marina del Rey, California
90292

Angela Dyborn
BRAUSE INVESTMENTS INC.
14401 S. San Pedro Street
Gardena, CA 90248
424-255-2829

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October 26, 2015

Office of Zoning Administration
200 N. Springs Street, Room 763
Los Angeles, CA 90012

Attention Antonio Isaia, Project Planner

Re: 15 YAWL STREET / ZA- 2015-1018 (CDP) (SPP)


To the Zoning Administrator,

Representing Brause Investments Inc. , owner of the properties at 1 Yawl Street (Units A and B), I received notice of a public hearing regarding the property at 15 Yawl Street ,which is located across the Speedway Alley.

I've seen the plans for the house and I feel it will be a great visual addition to the neighborhood. It is also important to all who own buildings in this area that the proposed building conforms to the Venice Specific Plan so it will not block views or access for any existing buildings.

I encourage the city to approve this project. It will definitely be a structure that will enhance our Marina del Rey neighborhood.

Sincerely,



Angela Dyborn
Brause Investments Inc.

From: Sheila Goldberg <sheilagoldberg7@gmail.com>
Subject: 15 Yawl Street/ZA-2015-1018(CDP) (SPP)
Date: October 22, 2015 at 12:19:40 PM PDT
To: antonio.isaia@lacity.org

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Dear Zoning Administrator,

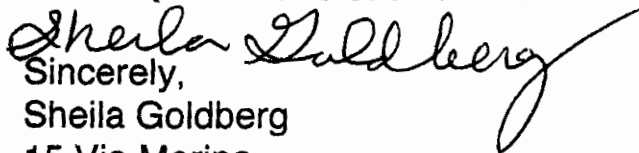
CALIFORNIA
COASTAL COMMISSION

I write to you to endorse the project at 15 Yawl Street/ ZA-2015-1018
(CDP) (SPP)

My husband and I have lived in the Venice community since 1973
and also built our dwelling which is only a half block from this
proposed new family home.

The owners have shown us the plans and we are excited to know that
such a beautiful structure will come to our neighborhood that actually
meets all the requirements of the Venice Specific Plan. I wish other
people would follow the rules and keep to the height requirements etc
and still provide adequate parking.

We look forward to such an attractive building in our community.


Sincerely,

Sheila Goldberg
15 Via Marina
Venice CA 90292

Office of Zoning Administration

200 N. Spring Street, Room 763

Los Angeles, CA 90012

Attn: Antonio Isala, Project Planner

Email:antonio.isala@lacity.com

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Re: 15 Yawl Street / ZA-2015-1018(CDP)(SPP)

Dear Zoning Administrator,

I live two houses from the proposed construction of the new single family home at 15 Yawl Street. I completed the building of my home in this neighborhood 35 years ago. It is wonderful to learn that a uniquely beautiful new home is planned for the lot which has always been vacant.

I saw the plans for the new house and feel it will be a wonderful addition to the neighborhood. I am also pleased that it conforms to the local zoning and building ordinances including the Venice Specific Plan. I am delighted the new home will fit in nicely with the surrounding homes. I am sure that the new proposed home will enhance the site and greatly add to Marina del Rey.

I encourage the city to approve this project as quickly as possible.

Sincerely,



Ellen Newman

15 Via Marina

Marina del Rey, Ca 90292

October 30, 2015

Office of Zoning Administration
Antonio Isaia, Project Planner
200 N. Spring Street, Room 763
Los Angeles, CA 90012

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COASTAL COMMISSION

Re: Single-Family Residence at 15 Yawl Street / ZA-2015-1018(CDP)(SPP)

To whom it may concern:

I am in strong support of Carol and Roy Doumani's project at 15 Yawl on the Marina Peninsula. As a thirty year active Venice resident, past President of the Venice Action Committee and business owner, I worked alongside a large cross-section of the Venice community, many hours of many days developing thousands of pages of input toward the development of the current Specific Plan. When a project meets its rigid requirements, scaled back significantly over the years, it should naturally be given a fast track for its own benefit and so it can be used as an example to others.

Carol and Roy have long been contributors to the arts, many of our local non-profits and the texture of our community along with the creative landscape of greater Los Angeles. Their new project is just the most recent example of their historic pledge.

Please afford them every benefit due to ensure this project becomes one more iconic example of what the dynamic character of Venice strands for.

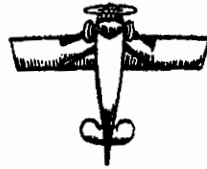
I appreciate your service and your time.

Very sincerely,



Jack V. Hoffmann

45 Market Street, Venice



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BARNSTORM FILMS

October 22, 2015

Dear Zoning Administrator,

I have been living and working in Venice for 40 years. I own and operate several businesses, among them a film production company and a restaurant. I have been deeply involved in our community in many ways.

I am writing to support – without reservation – the Doumanis' plans for construction of a home on their property at 15 Yawl Street. I know it is in compliance with the Venice Specific Plan, and that it will be a welcome addition to the eclectic and distinguished architectural accomplishments for which Venice is so famous.

The Doumanis have been lively and generous supporters of Venice Arts for decades, and it's only fitting that they receive the same support back from our community now. Please approve this worthy project.

Tony Bill

Tony Bill
1393 Rose Ave.
Venice, CA 90291

CALIFORNIA COASTAL COMMISSION

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



Th6c

Filed:	03/04/2016
180th Day:	3/31/2016
Staff:	S. Vaughn-LB
Staff Report:	03/24/2016
Hearing Date:	04/14/2016

STAFF REPORT: CONSENT CALENDAR

Application No.:	5-16-0142
Applicants:	Carol & Roy Doumani
Agent:	Marcey Wong
Location:	15 Yawl Street, Venice, City of Los Angeles (Los Angeles County APN: 4294-008-008)
Project Description:	Construction of a 3,048 square-foot, three-story, 28-foot high, single-family residence with a 762 square-foot, two-car garage and two additional on-site covered parking spaces on a vacant 3,151 sq. ft. walk-street lot.
Staff Recommendation:	Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

The applicant proposes to construct a 3,048 square-foot, three-story, 28-foot high, single-family residence with a 762 square-foot, two-car garage and two additional on-site covered parking spaces on a vacant 3,151 sq. ft. walk-street lot in Venice, City of Los Angeles, Los Angeles County. The project is located on a walk street in the Dual Permit Jurisdiction of the City of Los Angeles. The proposed project has received a Local Coastal Development Permit (ZA 2015-1018-CDP, January 13, 2016) from the City of Los Angeles Planning Department. Adequate on-site parking is provided. Staff recommends that the Commission approve the coastal development permit with **three (3) special conditions** regarding: **1) Compliance with the Venice Walk Street Requirements; 2) On-site Parking; and 3) Construction Responsibilities and Debris Removal.**

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EXHIBITS

Exhibit 1 – Vicinity Map
Exhibit 2 – Area Map
Exhibit 3 – Parcel Map
Exhibit 4 – Site Plan
Exhibit 5 – Elevations

STAFF NOTE - DUAL PERMIT JURISDICTION:

On January 13, 2016, the City of Los Angeles Department of City Planning issued Local Coastal Development Permit No. ZA 2015-1018-CDP approving with special conditions the proposed development. Pursuant to Coastal Act Section 30600(b), any development which receives a local coastal development permit from the City must also obtain a second (or “dual”) coastal development permit from the Coastal Commission if the development is within the areas specified in Section 30601 (e.g., within three hundred feet of the beach or sea, or within one hundred feet of a stream, or within three hundred feet of the top of the seaward face of a coastal bluff). The areas specified in Section 30601 are known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area. The proposed project is in the *Dual Permit Jurisdiction* area. For projects located inland of the areas identified by Section 30601 (i.e., projects in the *Single Permit Jurisdiction*), the City of Los Angeles local coastal development permit is the only coastal development permit required. The local coastal development permits in both the single and dual jurisdiction areas are appealable to the Commission. In this case, the City’s issuance of the local coastal development permit was not appealed. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act, because there is no certified LCP.

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. 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 of 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. **Compliance with the Venice Walk Street Requirements.** Coastal Development Permit 5-16-0142 approves the construction of a 28-foot high, three-story single-family residence with four on-site parking spaces. All development must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions. As proposed by the applicant and conditioned, the approved development shall be constructed in conformance with the following Venice Walk Street Requirements:
 - a) **Building Design.** In order to enhance visual quality and community character, the side of the building facing the Yawl Street walk street shall be designed and constructed with a varied and articulated façade that provides visual interest to pedestrians (e.g. with porches, bays and/or balconies), with frequent windows and the primary ground floor entrance for the residence facing the walk street, **as shown on Exhibits #4 & 5** of the 3/24/2016 staff report.
 - b) **Building Height.** The maximum height of the structure shall not exceed 28 feet above the centerline of the fronting right-of-way (Yawl Street). Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function are limited to 33 feet above the centerline of the fronting right-of-way. No roof access structure is proposed.
 - c) **Building Setback.** In order to maintain an open and visible access corridor and to enhance visual quality, all balconies and other portions of the structure shall be set back at least 15' from the Yawl Street right-of-way as shown on **Exhibit #4** of the 3/24/2016 staff report.
 - d) **Yawl Street Right-of-Way.** In order to enhance visual quality, prevent vehicular access, and to provide a transitional zone between a public walkway in the center of Yawl Street and the private dwelling, the area situated between the Yawl Street walkway and the permittee's property line (i.e., within the Yawl Street right-of-way) shall be maintained as a permeable yard area (except for a minimal paved walkway to the building entrance) landscaped with non-invasive and low water use plants (as identified by the California Department of Water Resources -
See: http://www.water.ca.gov/wateruseefficiency/docs/water_efficient_landscapes.pdf, and enclosed within a 42-inch high decorative fence or wall (e.g. split rail, picket or rustic). Private parking on the right-of-way is not permitted. The permittee and the proposed development shall not interfere with public pedestrian access to and along a public walkway in center of the Yawl Street right-of-way.
 - e) **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. Federal Government shall be utilized within the property.

Any proposed change or deviation from the approved plans, including change in the number of residential units, change to parking supply or change in use, shall be submitted to the Executive Director to determine whether an amendment to this permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. **On-site Parking.** As proposed, four parking spaces shall be provided and maintained on the site to serve the approved development. Vehicular access to the site shall be taken only from the rear alley/Westwind Court or Speedway. Vehicular access is not permitted on the Yawl Street right-of-way.
3. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the applicant 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 construction or demolition materials, equipment, debris, or waste will be placed or stored where it may be subject to wind or rain erosion and dispersion.
 - b) 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.
 - c) 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.
 - d) Any and all demolition/construction material shall be removed from the site (via the alley only) within ten days of completion of demolition/construction and disposed of 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.
 - e) Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control 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 the sea.
 - f) 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.
 - g) During construction of the project, no runoff, site drainage or dewatering shall be directed from the site into any street, alley or stormdrain, unless specifically authorized by the California Regional Water Quality Control Board.

IV. FINDINGS AND DECLARATIONS

A. PROJECT LOCATION & DESCRIPTION

The applicant proposes to construct a 3,048 square-foot, three-story, 28-foot high, single-family residence with a 762 square-foot, two-car garage and two additional on-site covered parking spaces (four on-site parking spaces total) on a vacant 3,151 sq. ft. walk street lot in Venice, City of Los Angeles, Los Angeles County (**Exhibit 4**).

The project site is a 35-foot wide, 3,151 square-foot lot with a depth of approximately 68 feet situated on Yawl Street walk street (**Exhibits 3 & 4**). The neighborhood, where the proposed project is located, is comprised of both old and new one, two and three-story single-family residences, duplexes and apartments. The project site also includes a 35' X 14' portion of the Yawl Street right-of-way in the front of the proposed building, which the applicant has agreed to maintain as a landscaped and permeable yard area (i.e., walk street encroachment) as required by the certified Venice LUP (**Exhibit 4**). The project, as conditioned, will not adversely affect the public walkway that runs down the center of the Yawl Street right-of-way. There are three 33' high mechanical enclosures on the roof. No roof access structure is proposed.

The proposed project is consistent with the R3-1 zoning designation and has received a Local Coastal Development Permit from the City of Los Angeles Planning Department (Case No. ZA 2015-1018-CDP, ENV 2015-1019-CE, 1/13/2016). The City of Los Angeles Housing Department determined that there are no affordable housing units on the site (12/28/2015).

B. 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.

C. PUBLIC ACCESS AND RECREATION

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.

D. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and 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, the use of non-invasive drought tolerant vegetation, 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 with 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.

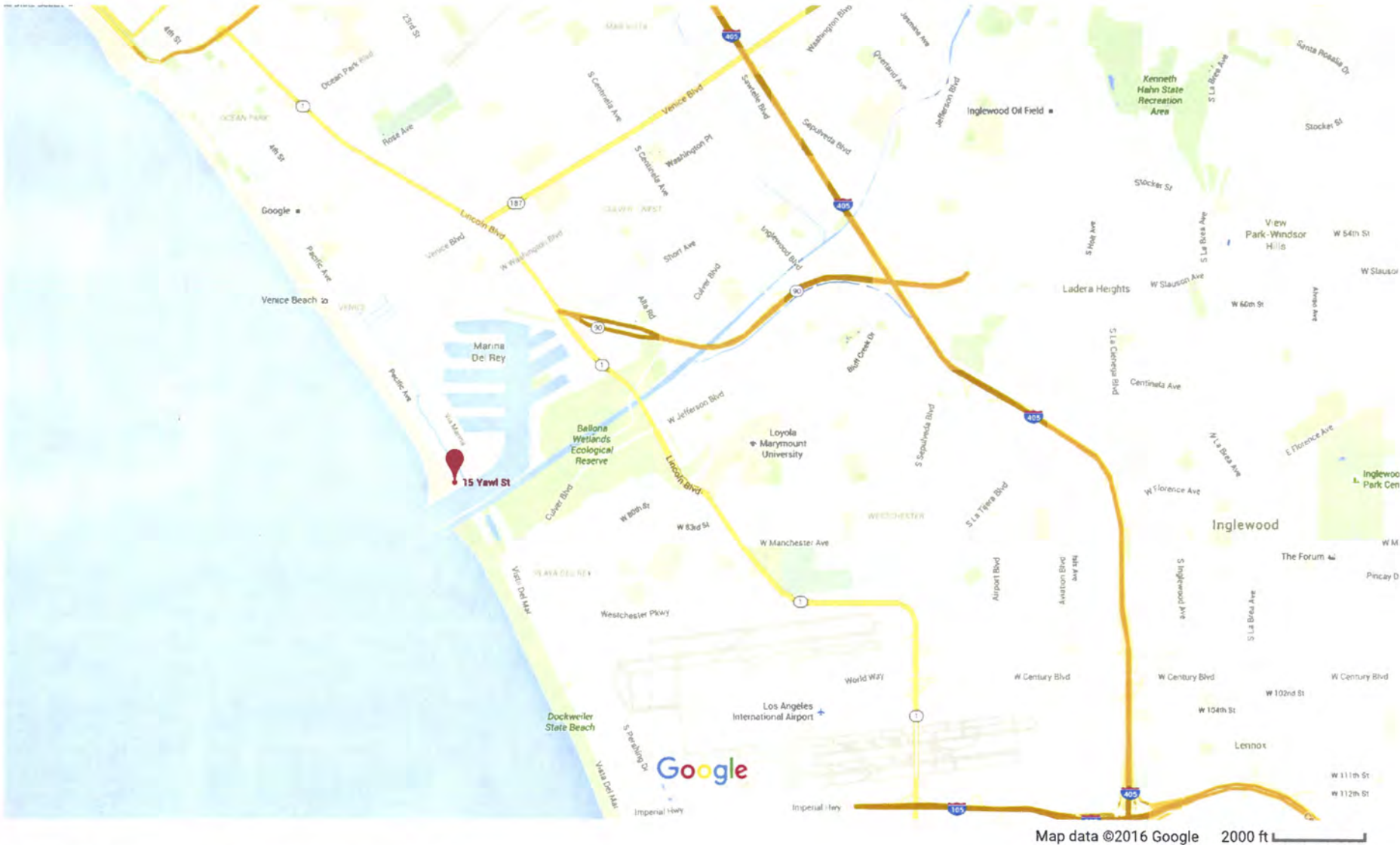
E. LOCAL COASTAL PROGRAM

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 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.

F. CALIFORNA 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.

Google Maps 15 Yawl St



Google Maps

COASTAL COMMISSION
5-16-0142
EXHIBIT # 1
PAGE 1 **OF** 1

Google Maps

COASTAL COMMISSION

5-16-0142

EXHIBIT #

2

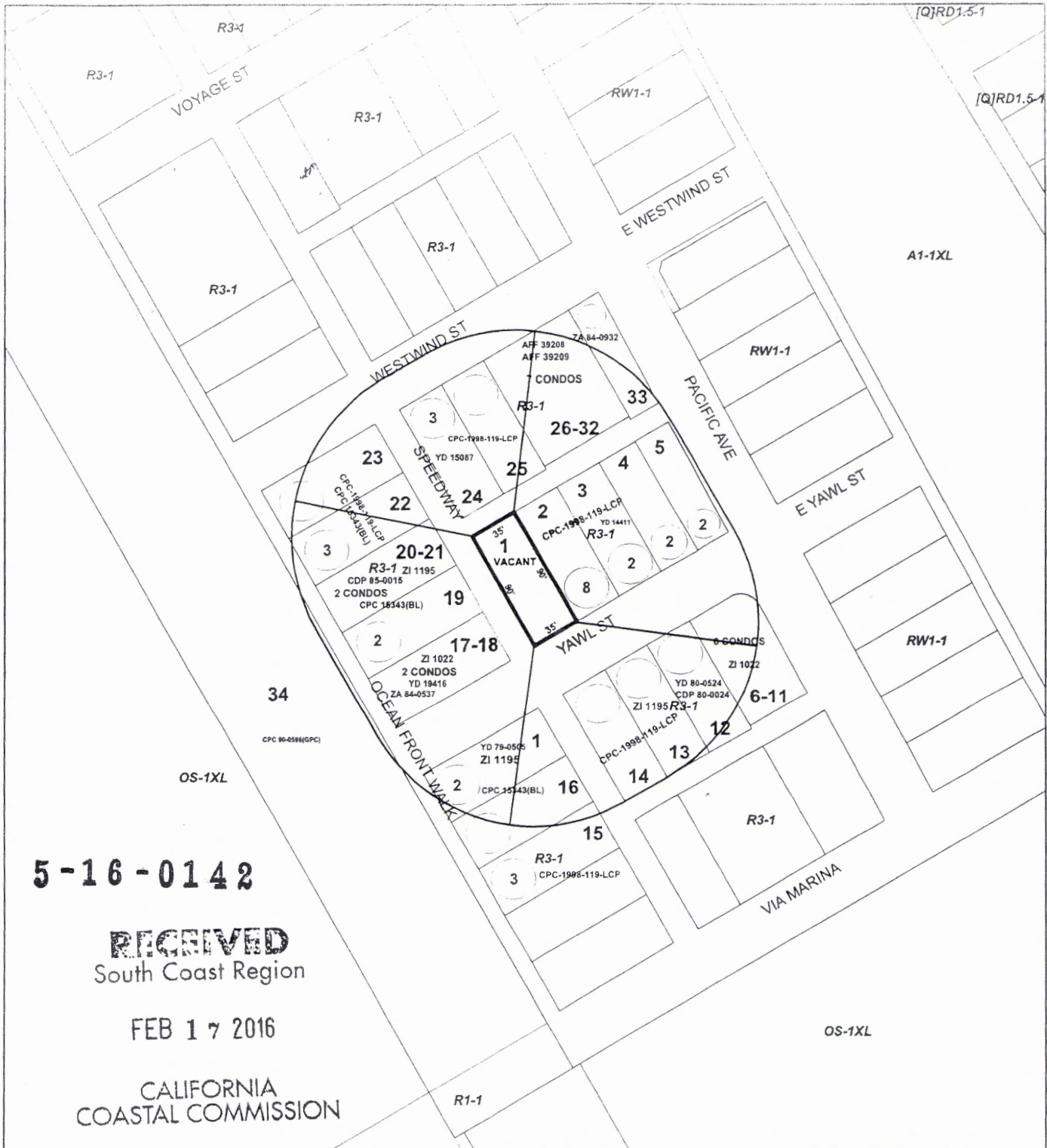
PAGE

1 OF 1



Imagery ©2016 Google, Map data ©2016 Google

50 ft



5-16-0142

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South Coast Region

FEB 17 2016

CALIFORNIA
COASTAL COMMISSION

COASTAL DEVELOPMENT PERMIT

PROJECT ADDRESS:
15 YAWL ST
MARINA DEL REY, CA 90292
NET ACREAGE: .072
CENTERPOINT RADIUS MAPS
263 W OLIVE AVE # 193
BURBANK, CA 91502
818.220.5401
centerpointradiusmaps@gmail.com
DRAWN BY: J BOONE
DATE: 03-02-2015

THOMAS BROTHERS:
PAGE: 701, GRID: J2

LEGAL:
LOT: 7
TRACT: DEL REY BEACH
M.B: 6 - 186
BLOCK: 4
MAP SHEET: 099A149

COASTAL COMMISSION

5-16-0142

EXHIBIT # 3

PAGE 1 OF 1

SCALE: 1" = 100'



5-16-0142

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South Coast Region
FEB 17 2016

SUMMARY TABLE

Square Footage:	3251 SF	Open Space Required:	N/A
Parking Spaces Required:	2	Open Space Provided:	N/A
Parking Spaces Provided:	4	Landscape Required:	N/A
Number of Seats Indoor:	N/A	Landscape Provided:	1238 SF
Number of Seats Outdoor:	N/A	Existing Number of Units:	0
Height(s) of Building(s):	28'-0"	Proposed Number of Units:	1

PROPERTY ADDRESS

15 Yawl St.
Marina del Rey, CA 90292
Assessor's Parcel No.: 429A008008
PIN NO.: 089A149
Block: 4
Lot: 7
Abd: None
Tract: Del Rey Beach

JURISDICTIONAL INFORMATION

Community Plan Area: Venice
Area Planning Commission: West Los Angeles
Neighborhood Council: Venice
Council District: CD 11 - Mike Bonin
Zoning: R3-1
General Plan: Medium Residential

AREA CALCULATIONS:

MAIN STRUCTURE: 3251 SF
LANDSCAPE AREA: 1238 SF
PRIVATE OPEN SPACE: 54 SF
LOT COVERAGE: 52%
FAR CALCULATIONS:
LEVEL 1: 555 SF
LEVEL 2: 1201 SF
LEVEL 3: 1292 SF
TOTAL: 3048 SF

CALIFORNIA
COASTAL COMMISSION

COASTAL DEVELOPMENT PERMIT
CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING

15 YAWL STREET, MARINA DEL REY, CA 90292

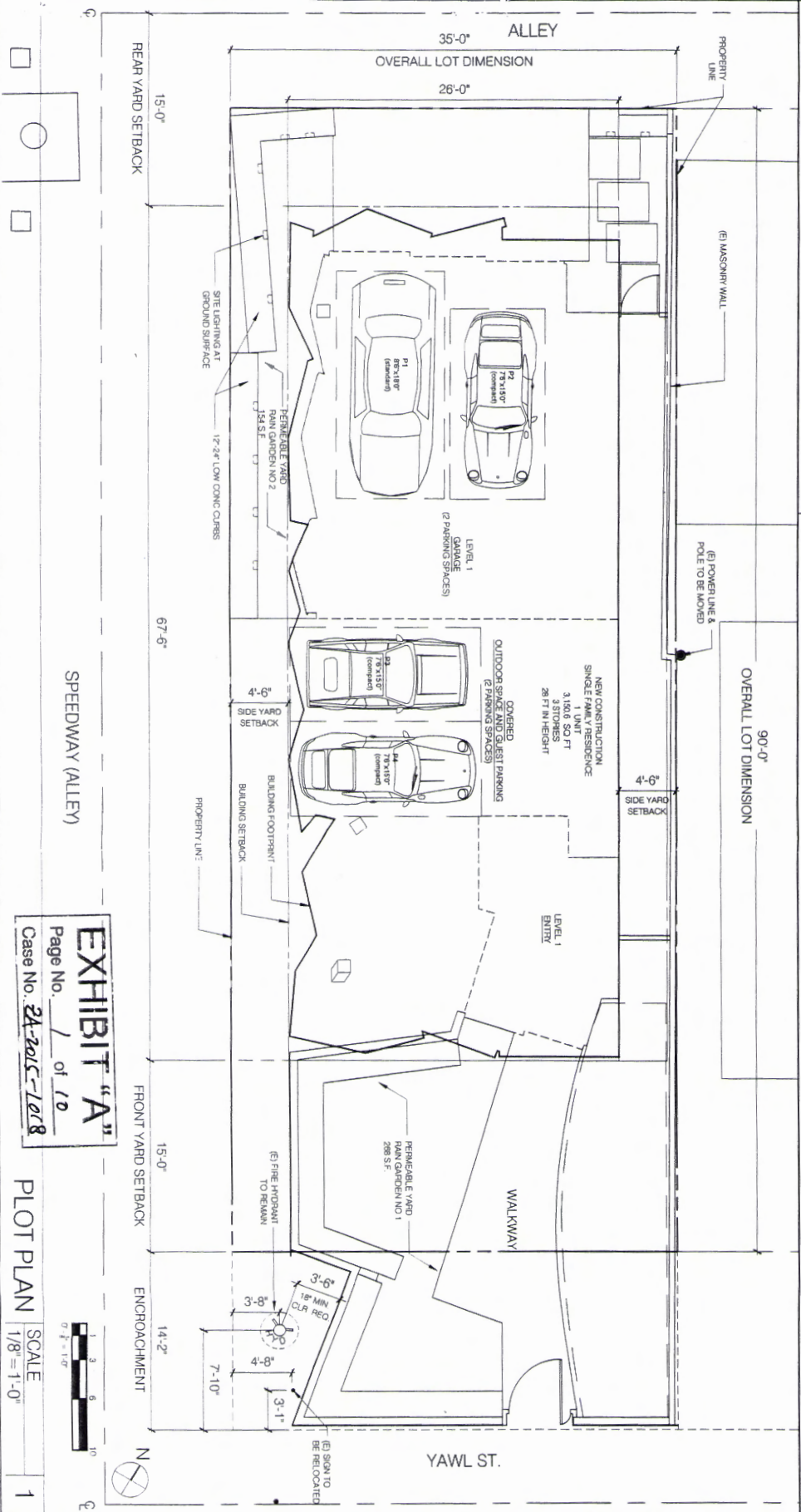


EXHIBIT "A"
Page No. 1 of 10
Case No. 24-2015-1208

PLOT PLAN

SCALE
1/8" = 1'-0"

1

ARCHITECT
(ter) STUDIO, LLP
1159 E. HYDE PARK BLVD
INGLENOD, CA 90202 USA
TEL 310-672-4733
FAX 310-672-4733

PERMIT ISSUES	DATE
1. CITY OF LA CDP	3/2/15
2. SPECIFIC PLAN PROJ	3/12/15
3. PERMIT COMPLIANCE	
4. CA COASTAL CDP	

PROJECT NAME & ADDRESS
DOUMANI
RESIDENCE
15 YAWL STREET
MARINA DEL REY, CA 90292

SHEET TITLE
PLOT PLAN
A1-1.0

SCALE: 1/8" = 1'-0" C:\p\31000, LLP

COASTAL COMMISSION

S-16-0142

EXHIBIT # 4

PAGE 1 OF 1

COASTAL COMMISSION

EXHIBIT # 5
PAGE 2 OF 2

ELEVATION

SCALE
1/8" = 1'-0"

2

ELEVATION

SCALE
1/8" = 1'-0"

1

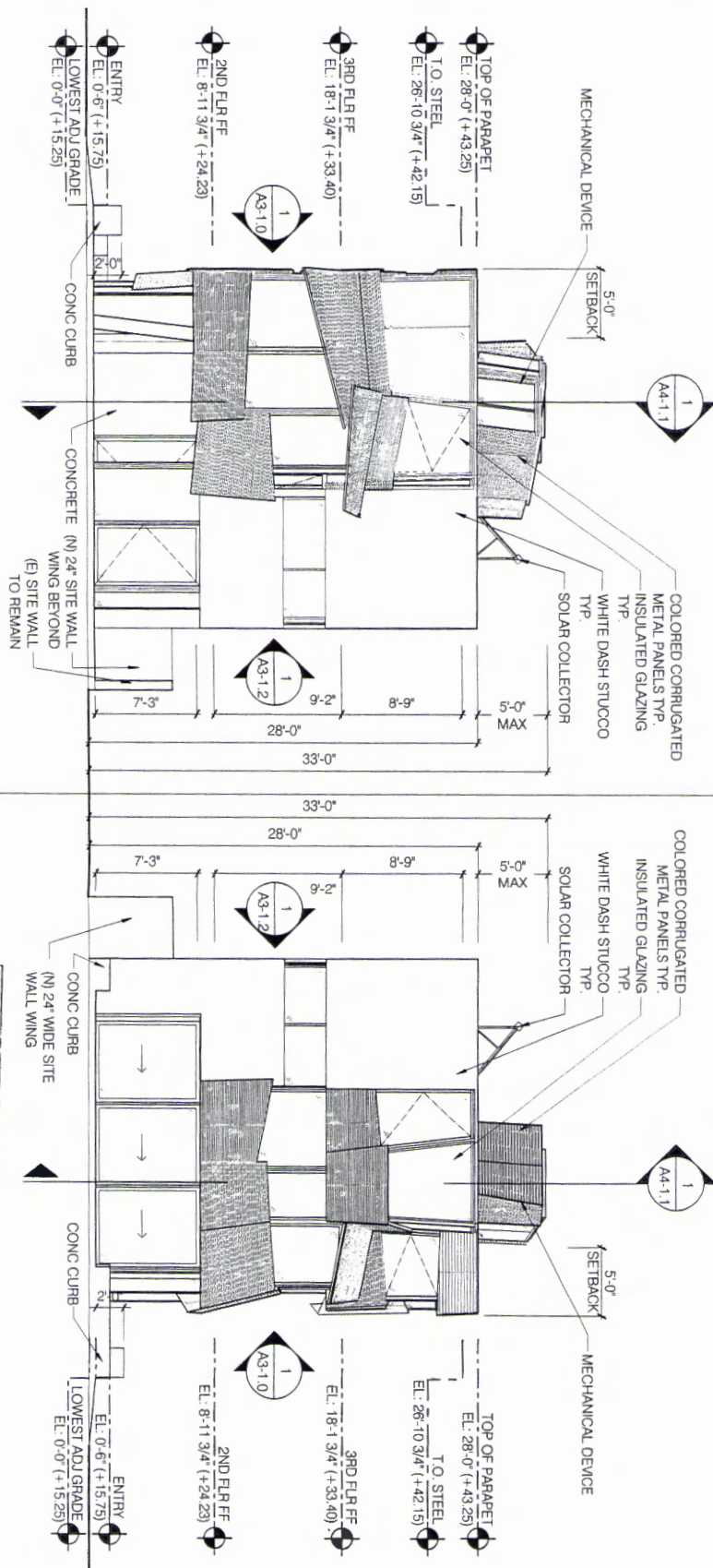


EXHIBIT "A"
Page No. 7 of 10
Case No. 24-2015-1018

COASTAL DEVELOPMENT PERMIT
CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING

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PERMIT ISSUES

DATE	DATE
1 CITY OF LA CDP	3/17/15
2 SPECIFIC PLAN PROJ.	3/17/15
3 PERMIT COMPLIANCE	-
4 CA COASTAL CDP	-

PROJECT NAME & ADDRESS

DOUMANI
RESIDENCE

15 YAWL STREET
MARINA DEL REY, CA 90292

SHEET TITLE

ELEVATIONS
A3-1.1

SCALE: 1/8" = 1'-0" ©(fcr)STUDIO, LLP

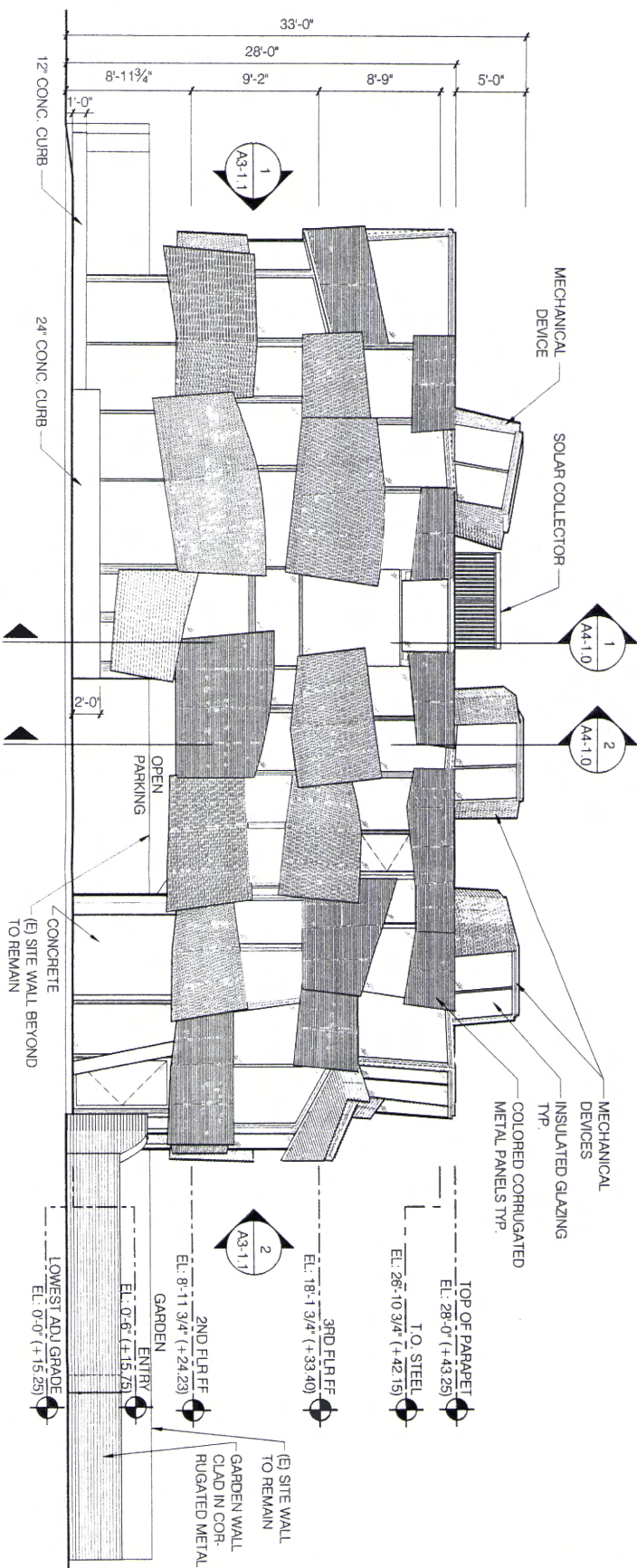


EXHIBIT "A"
 Page No. 6 of 10
 Case No. 2A-2015-1018

ELEVATION SCALE 1/8" = 1'-0" 1

COASTAL DEVELOPMENT PERMIT
 CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING
 15 YAWL STREET, MARINA DEL REY, CA 90292

PERMIT ISSUES	DATE
1 CITY OF L.A. CDP	3/7/21
2 SPECIFIC PLAN PROJ.	3/12/15
3 PERMIT COMPLIANCE	
3 CCA COASTAL CDP	

PROJECT NAME & ADDRESS
 DOUMANI
 RESIDENCE
 15 YAWL STREET
 MARINA DEL REY, CA 90292

SHEET TITLE
ELEVATIONS
 A3-1.0

SCALE: 1/8" = 1'-0" ©(P)STUDIO, LLP

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