

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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F10b

Staff: M. Alvarado-LB

Date: 04/21/2016

ADMINISTRATIVE PERMIT

Application No. 5-16-0101**Applicants:** Dallas & Jennifer Lucas

Project Description: Remodel and addition to existing 2,683 sq. ft., 28-foot high single family residence, which will result in a net addition of 47 sq. ft. and no change in height, on a walk street lot. The proposed project also includes the demolition of the detached 712 sq. ft. garage, and construction of a new detached approximately 1,771 sq. ft., 28 -foot high, three-story ancillary building consisting of a four-car garage and accessory living quarters.

Project Location: 16 Park Avenue, Venice, City of Los Angeles (Los Angeles County)
(APN 4286025001)

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:

May 13, 2016 9:00 a.m.
Newport Beach Civic Center
City Council Chambers
100 Civic Center Drive
Newport Beach, CA 92660

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.

JACK AINSWORTH
Acting Executive Director

By: Marlene Alvarado
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 eight.

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 & LOCATION

The applicants propose a remodel and addition to an existing 2,683 sq. ft., 28 ft. high, two-story single-family residence with a mezzanine level, a roof access structure, and a roof deck (**Exhibit 2 & 3**). The proposed work to this residence will result in a net addition of 47 sq. ft. and no change in height. The proposal includes the demolition of the mezzanine level, renovation of the roof deck, and demolition of an existing and construction of a new approximately 98 sq. ft. roof access structure. The applicants are also proposing to demolish the detached 712 sq. ft. garage, and construct of a new detached approximately 1,771 sq. ft., 28 -foot high, three-story building consisting of a four-car garage and accessory living quarters, which will be ancillary to the existing single-family residence (**Exhibit 2 & 3**). The garage will be accessible from the alley.

The project site is located at 16 Park Avenue in the North Venice subarea of Venice, City of Los Angeles. The subject site is approximately 4,809 sq. ft. and consists of two walk street lots. The project site has a 40 ft. frontage on Park Avenue (a walk street) and a depth of 120 ft., and adjoins Park Court alley to the south and Speedway alley to the west. Moreover, this site is located within 300 feet of the inland extent of the beach and within a developed residential neighborhood (**Exhibit 1**). The project site also includes an approximately 40 ft. by 15 ft. portion of the Park Avenue right-of-way in the front of the existing residence, which the applicant proposes to maintain as a landscaped and permeable yard area (i.e. walk street encroachment) as required by the certified Venice Land Use Plan (LUP) (**Exhibit 3**). The project, as conditioned, will not adversely affect the public walkway that runs down the center of the Park Avenue right-of-way.

Storm drain run-off will be diverted onto an area of permeable pavers and landscaped areas for on-site filtration. Furthermore, the applicant proposes rain water collection and reuse via multiple rain barrels. To address water quality, the Commission recommends **Special Condition 3**, which requires that the applicant conforms to the submitted drainage and run-off control plans to prevent pollution and impacts to water quality.

The applicant has also indicated that drought-tolerant, non-invasive vegetation will be used for new landscaping within the property line and the walk street encroachment. Additionally, the newly

proposed project will implement 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 (i.e. CalGreen). Moreover, **Special Condition 4** requires the applicant to implement best management practices to protect water quality pre- and post- construction.

The proposed project site is located within the *Dual Permit Jurisdiction Area*. On November 12, 2015, a local Coastal Development Permit (CDP) was issued by the City of Los Angeles Planning Department (Case No. ZA 2014-4366). The City found that the proposed development was consistent with the RD1.5-1 zoning designation and the development regulations for the walk street lots within the North Venice subarea of Venice, including the standards for density, height, access, and parking. Additionally, the Venice Neighborhood Council provided a letter of support to the City's Planning Department dated September 15, 2015 recommending approval of the proposed project.

The continued change in the residential character of Venice is a cause of concern among some residents, as expressed during every Coastal Commission hearing since March 2014. Demolition of residential buildings in Venice is not a recent phenomenon, but an increasing number of new applications for coastal development permits has created concern over: 1) the lack of policies to ensure the preservation of the community character; 2) the preservation of historic homes; 3) the preservation of low-cost housing; and 4) the lack of opportunities for public participation during the local review process.

Based on the analysis of the City of Los Angeles, the Venice Neighborhood Council, and Coastal Commission staff, the proposed development is consistent with the 28 ft. height limit set forth in the Venice LUP and with the community character of the area. The subject residential neighborhood is developed with similar-sized single & multi-family residential structures. The property located to the north of the project site is developed with a 5,516 sq. ft. and a detached 1,265 sq. ft. multi-family residential structure. Furthermore, the property abutting the project site to the east is developed with a 4,952 sq. ft. multi-family residential structure. The proposed project is lesser in mass and scale than what is permitted by the Venice LUP. In addition, the Office of Historic Resources has verified that the existing structure on the project site is not deemed historic. Additionally, all pertinent issues have been thoroughly addressed, and due process was provided as this project had hearings conducted by the City's Zoning Administrator and the Venice Neighborhood Council, and now the Coastal Commission.

Special Conditions 1 & 2 are imposed to ensure the applicants carry out the development in strict compliance with the proposal as set forth in this application for permit No. 5-16-0101 and the proposed on-site parking spaces are maintained.

Therefore, the proposed project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

B. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. 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 best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, 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.

D. 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 conditioned, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

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 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)

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 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.

This permit is granted subject to the following special conditions:

SPECIAL CONDITIONS:

1. **Compliance with the Venice Walk Street Requirements.** Coastal Development Permit 5-16-0101 approves the remodel and addition to an existing 28-foot high, two-story single family residence with a roof access structure and the construction of a new detached 28-foot high, three-story ancillary building consisting of a four-car garage and accessory living quarters. 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) **Number of Units.** The permitted use of the approved structures is limited to one residential unit.
- b) **Building Height.** The maximum height of the structures shall not exceed 28 feet above the centerline of the fronting right-of-way (Park Avenue). 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. The roof access structure shall not exceed the height limit by more than 10 feet and shall not exceed 100 square feet in area as measured from the outside walls (as shown on the approved plans).
- c) **Park Avenue 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 Park Avenue and the private dwelling, the area situated between the Park Avenue walkway and the permittees' property line (i.e., within the Park Avenue 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 Park Avenue right-of-way.
- d) **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/Park Court or Speedway. Vehicular access is not permitted on the Park Avenue right-of-way.

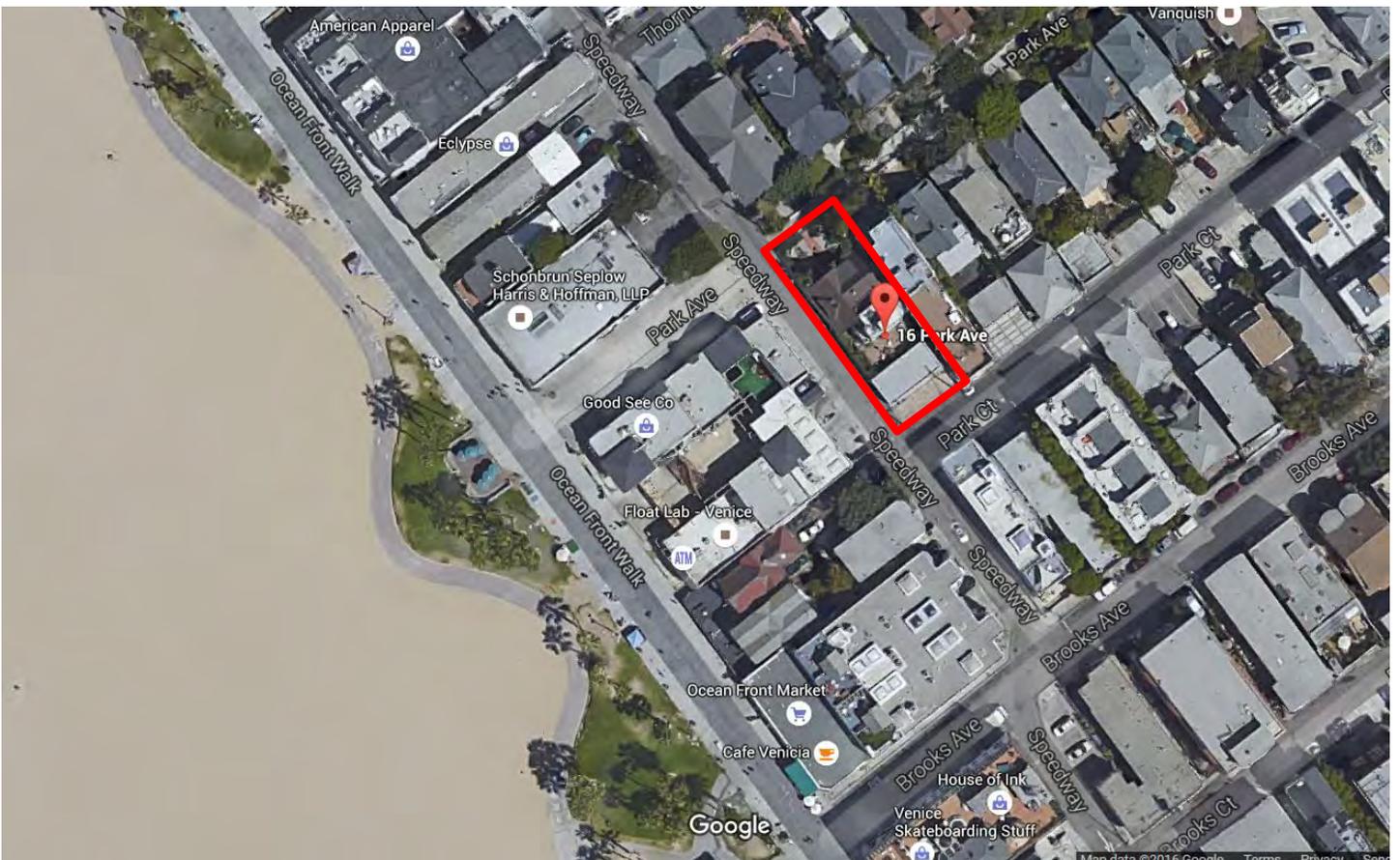
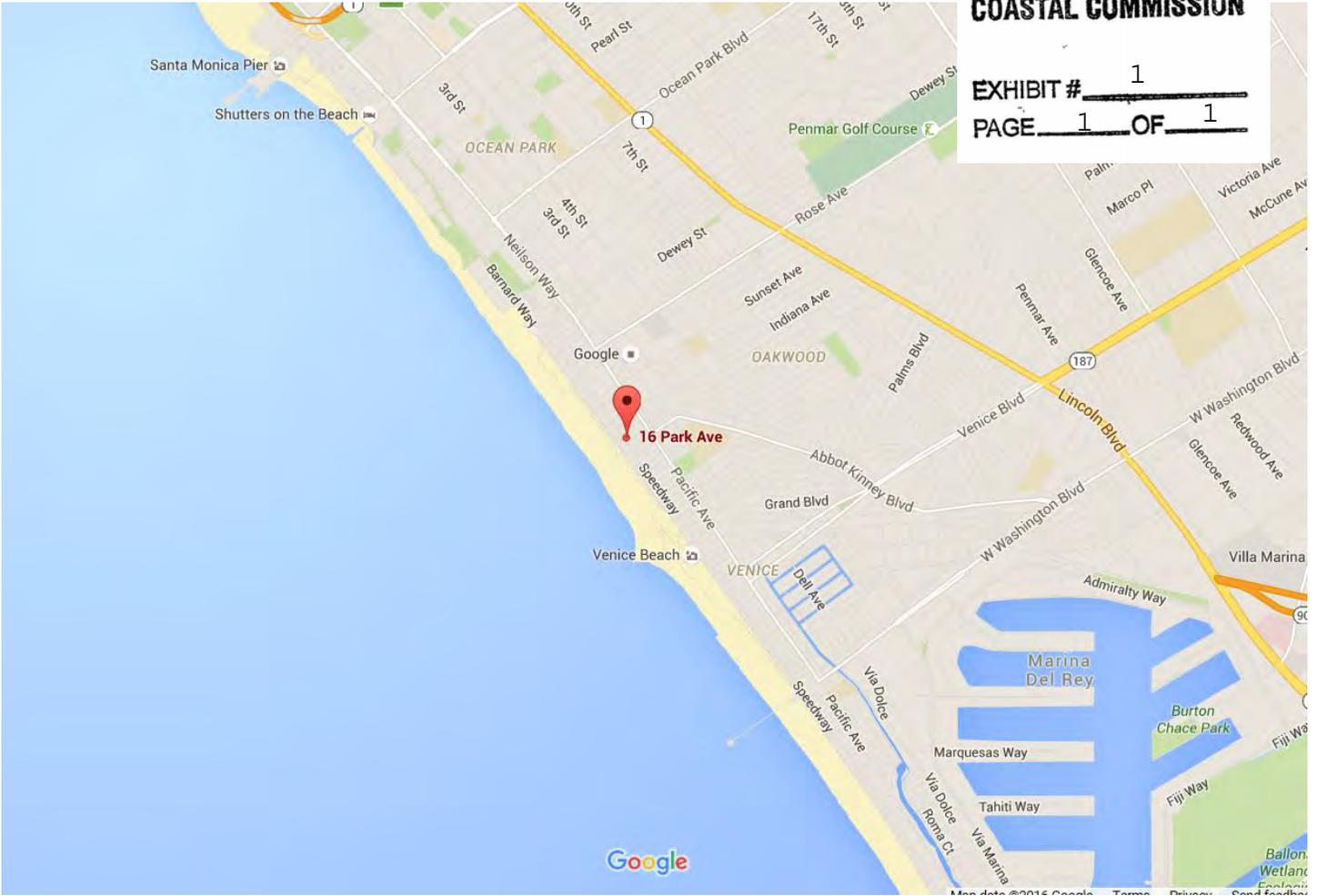
3. **Conformance with the submitted Drainage and Run-Off Control Plan.** The applicant(s) shall conform to the drainage and run-off control plan submitted February 5, 2016 to the South Coast District Office showing roof drainage designed to divert storm runoff into retention areas per the City's requirements with subdrain pipes and to the street's main storm drain system. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.
4. **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.

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



Project Site



