

**CALIFORNIA COASTAL COMMISSION**

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



# Th5a

Staff: C. Oshida – LB  
Date: May 19, 2016

## ADMINISTRATIVE PERMIT

**Application No.** 5-16-0288

**Applicant:** James McCullagh and Sarah Shoup

**Project Description:** Renovate and add a 22-foot high second story to detached 2-car garage to be used as a second residential unit on a lot with an existing single-family dwelling. Four on-site parking spaces will be maintained.

**Project Location:** 2205 Ocean Avenue, Venice, City of Los Angeles, Los Angeles County (APN(s): 4227-00-1020)

### 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:

**June 9, 2016 9:00 a.m.**

**County of Santa Barbara Board of Supervisor's Chambers  
105 E. Anapamu Street  
Santa Barbara, CA 93101**

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: Caitlin Oshida  
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 to renovate an existing 305 square foot, detached, two-car garage and add a 368 square foot, second-story residential unit above the existing garage (**Exhibit 1**). There currently is no secondary residential unit on the lot with an existing single-family residence. The height of the structure will not exceed 25 feet (maximum 22' as measured from centerline of frontage road), which is consistent with Venice Land Use Plan standards. No landscaping is proposed. Gutters will be installed on the structure with downspouts directing water into two rain

barrels; overflow water will be directed to the landscaped areas. The proposed project meets the Commission's parking requirements of two spaces per residential unit with two in the garage and space for two cars in new proposed driveway apron of the garage. The project is designed to be compatible with the residential character of the surrounding development. The applicant will implement construction best management practices to minimize disruption to the neighborhood and preserve water quality.

The subject site is a 2,701 square foot parcel designated as 2205 Ocean Avenue in the Oakwood-Millwood-Southeast subarea of Venice, City of Los Angeles. The subject parcel fronts Ocean Avenue with a width of approximately 30 feet and a depth of approximately 90 feet, and is designated R1.5-1-O (Restricted Density Multiple Dwelling Zone) by the Los Angeles Zoning Code and Multiple Family Residential (Low Medium II) by the Venice Land Use Plan (LUP). The subject site is part of a developed residential neighborhood approximately 0.4-mile inland of the public beach and 150 feet inland of the Eastern Canal.

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. The Commission's standard of review for development in the Dual Permit Jurisdiction area is the Chapter 3 policies of the Coastal Act. For projects located inland 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.

In this case, the project site is within the Dual Permit Jurisdiction area. The City of Los Angeles completed its final action to approve local Coastal Development Permit No. ZA-2015-1118-CDP-SPP-MEL on January 27, 2016 and reported its action to the Coastal Commission on February 22, 2016. The City's findings indicate that the approved development is consistent with the character of the area and will not prejudice its ability to prepare a local coastal program. Additionally, the City approved an adjustment to permit a rear yard setback of 0 feet in lieu of the required 15 feet. There were no appeals of the local action submitted to the Commission within the 20 working day appeal period.

The Venice Neighborhood Council recommended approval of the proposed development by a vote of 14-0-1 on October 20, 2015.

## **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. 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.

**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)**

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.

**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

# Location Map: 2205 Ocean Avenue, Venice

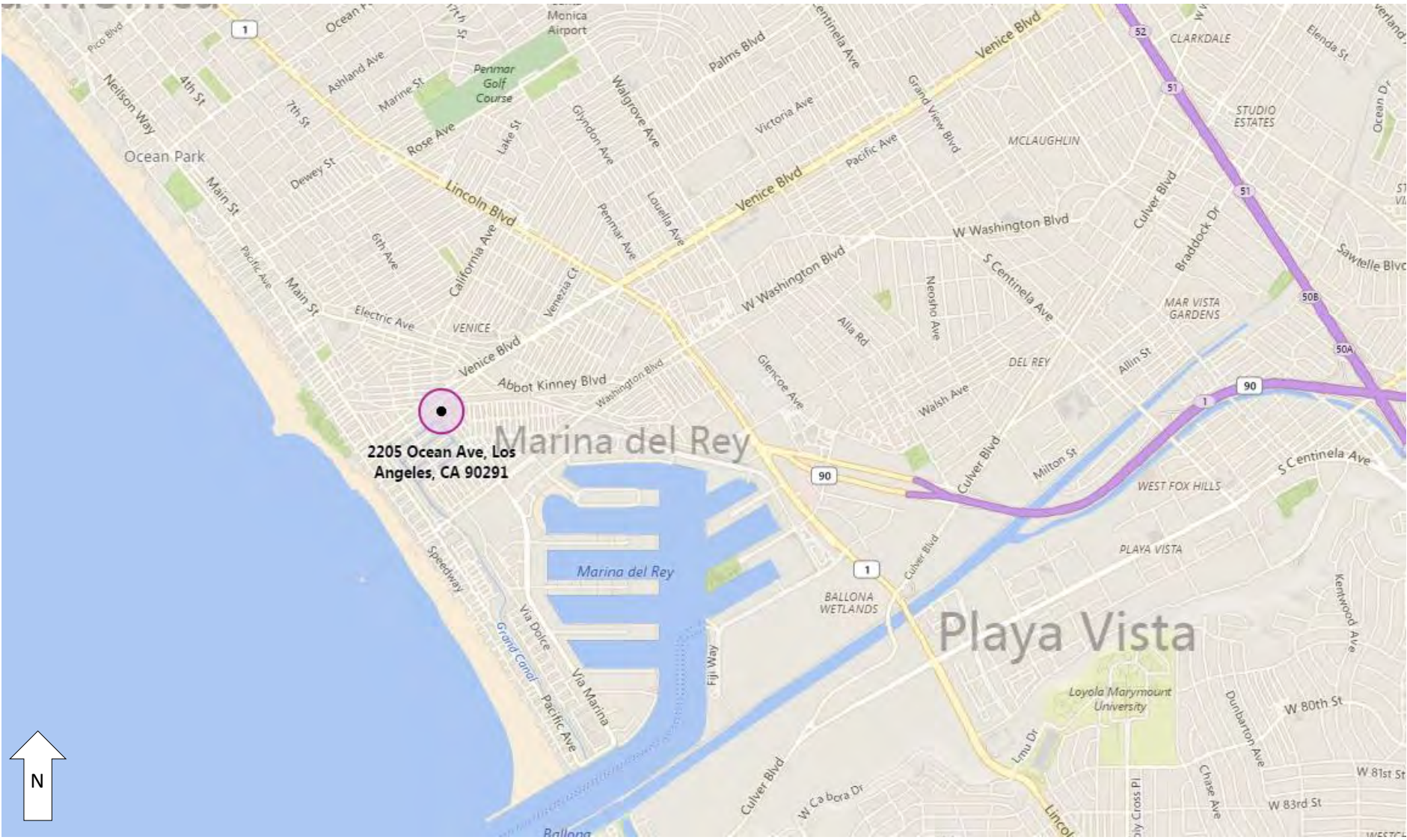
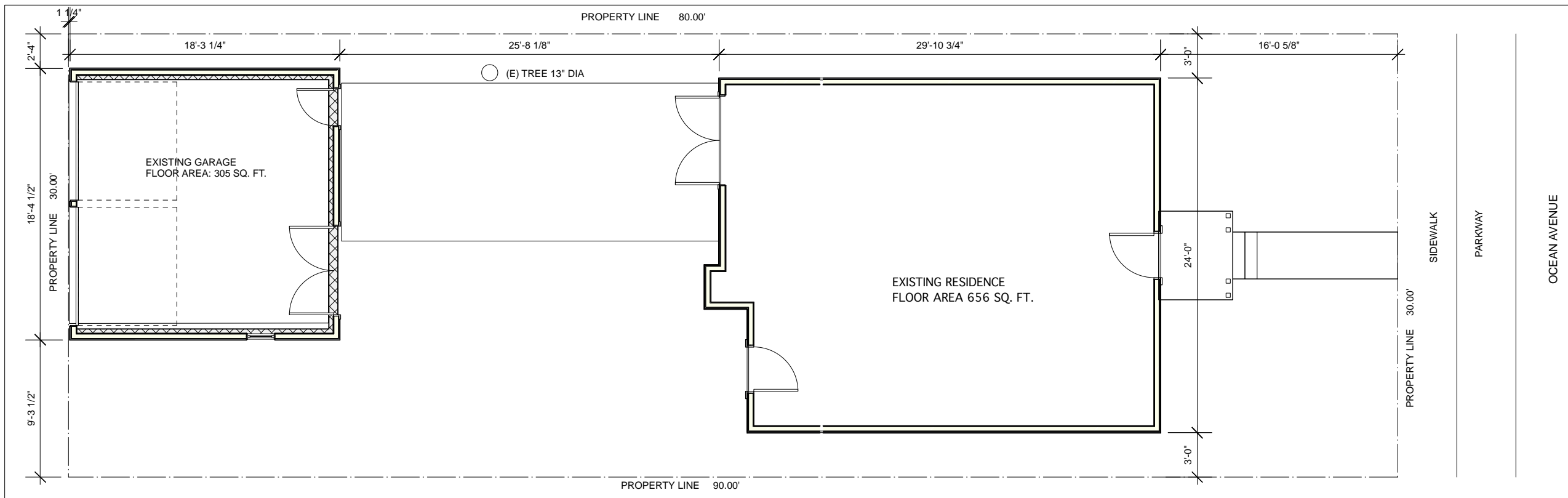


Photo credit: Bing Maps

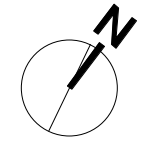
# Vicinity Map: 2205 Ocean Avenue, Venice



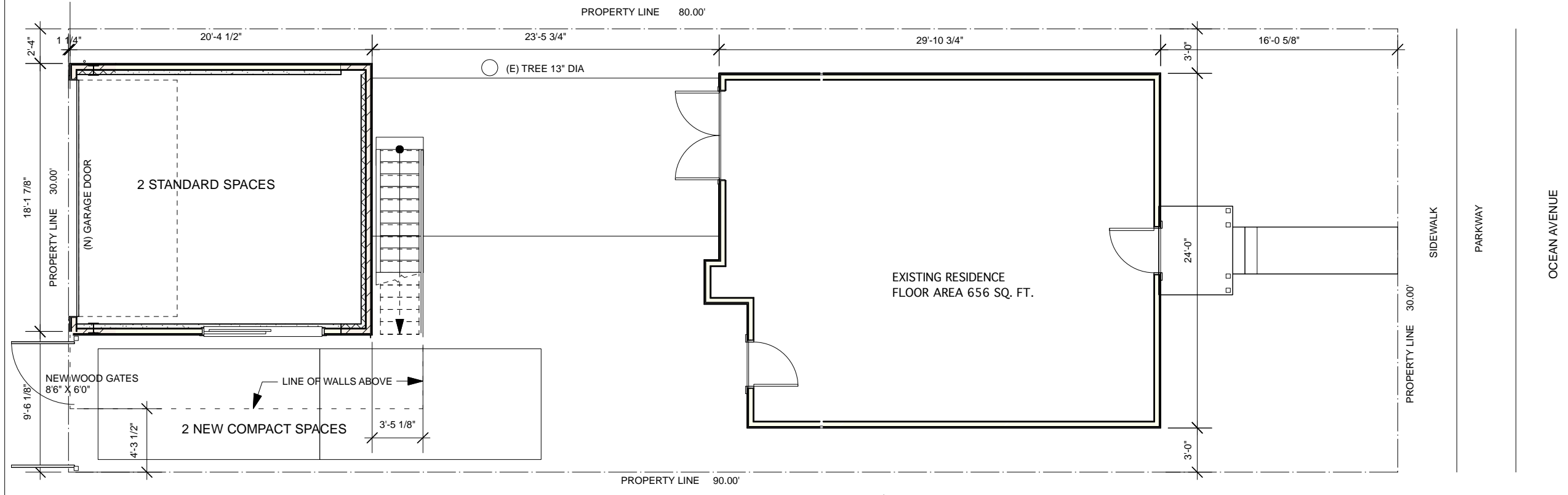
Photo credit: Bing Maps



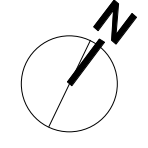
**1 EXISTING PLOT PLAN**  
Scale: 1/8" = 1'-0"



EXISTING AREAS  
RESIDENCE: 656 SQ. FT.  
GARAGE: 305 SQ. FT.  
TOTAL AREA: 961 SQ. FT.



**2 PROPOSED PLOT PLAN**  
Scale: 1/8" = 1'-0"



PROPOSED AREAS  
RESIDENCE: 656 SQ. FT.  
GARAGE: 348 SQ. FT.  
SECOND FLOOR: 379 SQ. FT.  
TOTAL AREA: 1,383 SQ. FT.

**DWA**

**Don Wheeler  
Architect**

1250 Tenth St. # 15  
Santa Monica CA 90401

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Cell: 310 930-1001  
E-Mail: donwheel@aol.com

Proposed Second Story  
Shoup/McCullagh Residence  
2205 Ocean Ave  
Venice CA 90291

Mark	Date	Description
		Project Number: 14.01
		Drawn By: DW
		Date: 7/20/2015
		Sheet Title

**Exhibit 2**

Page 1 of 7



California Coastal  
Commission

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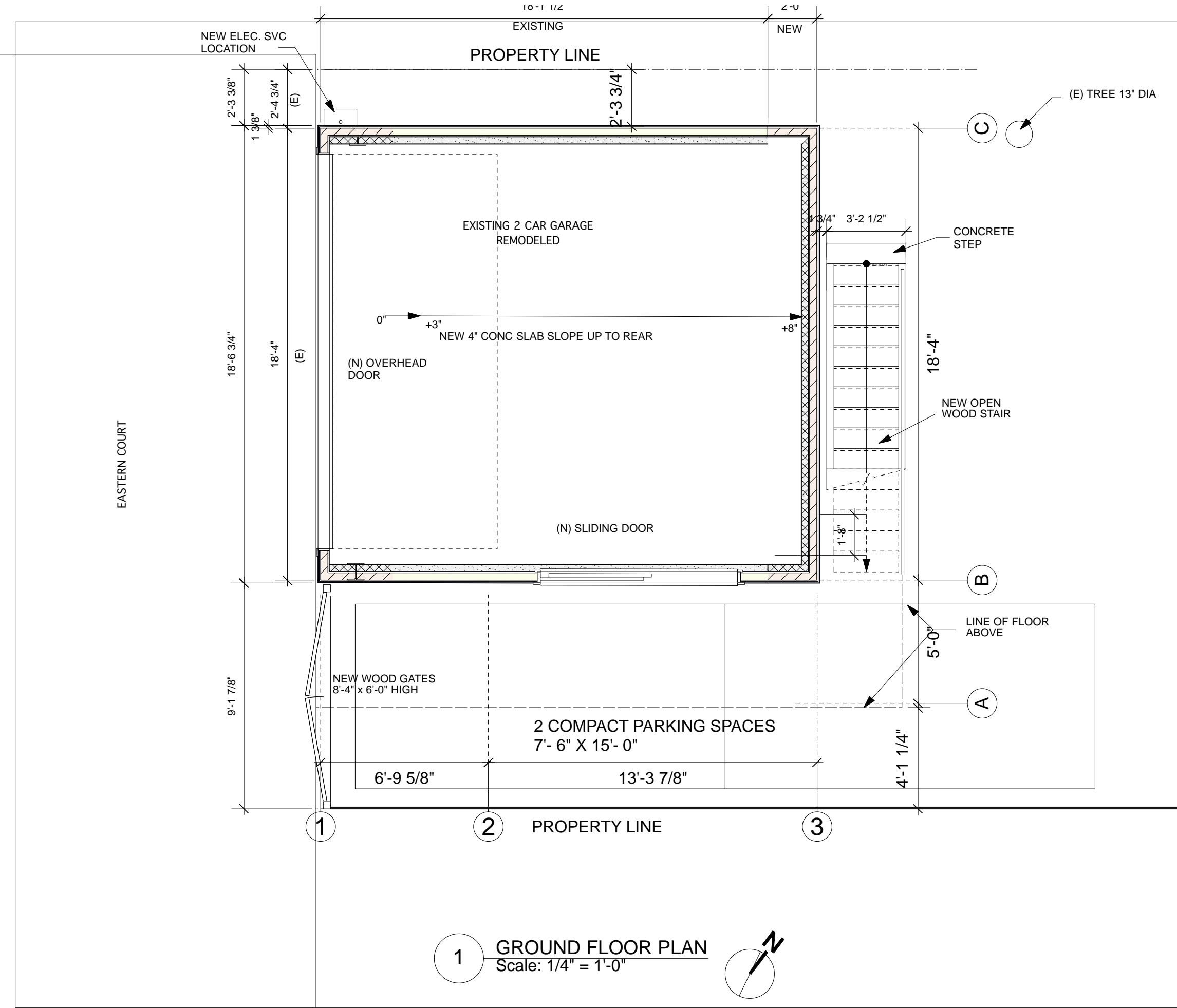
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Project Number: 14.01		
Drawn By: DW		
Date: 7/20/2015		
Sheet Title		

## Exhibit 2

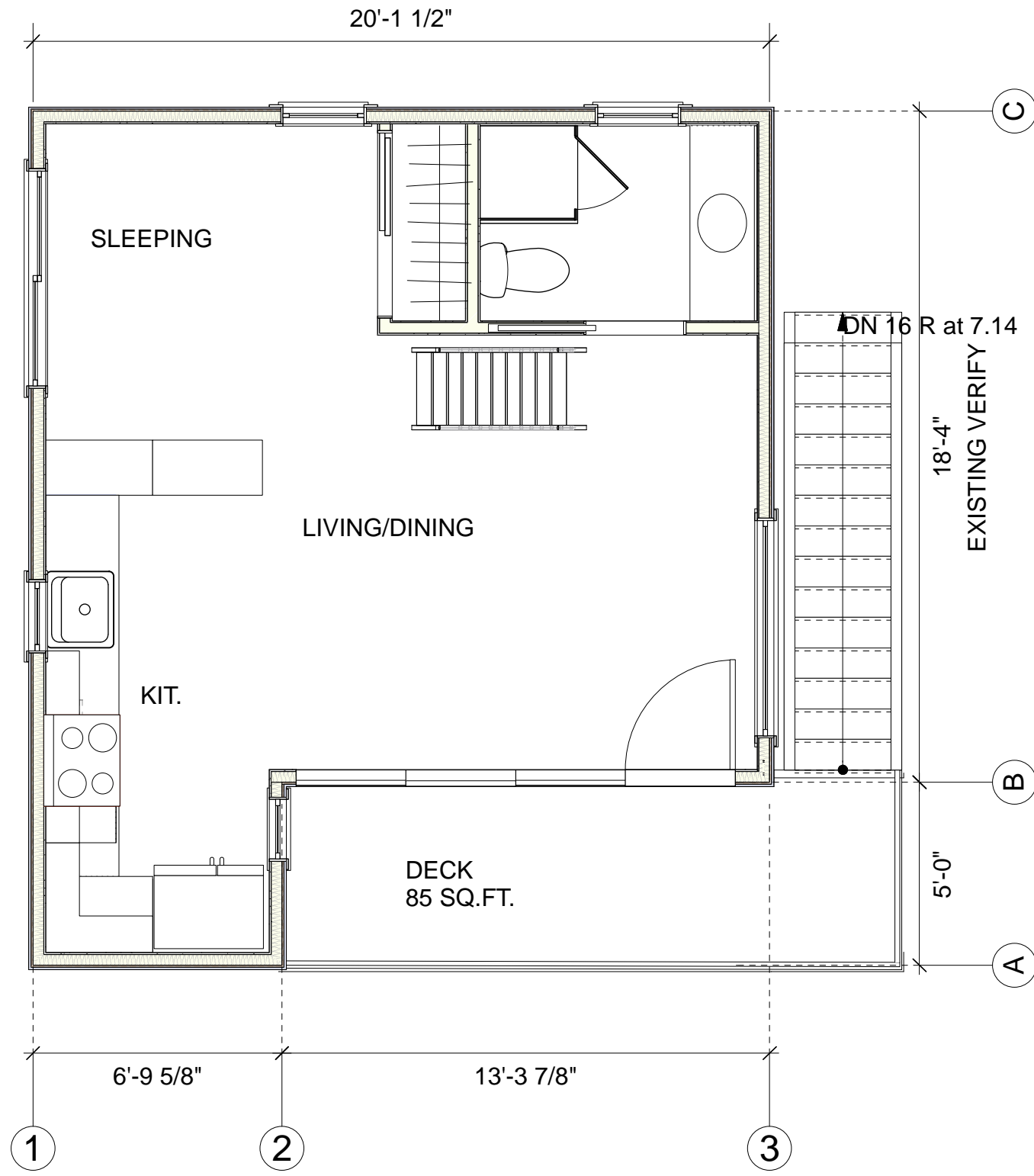
Page 2 of 7



California Coastal  
Commission







2 UPPER FLOOR PLAN  
Scale: 1/4" = 1'-0"

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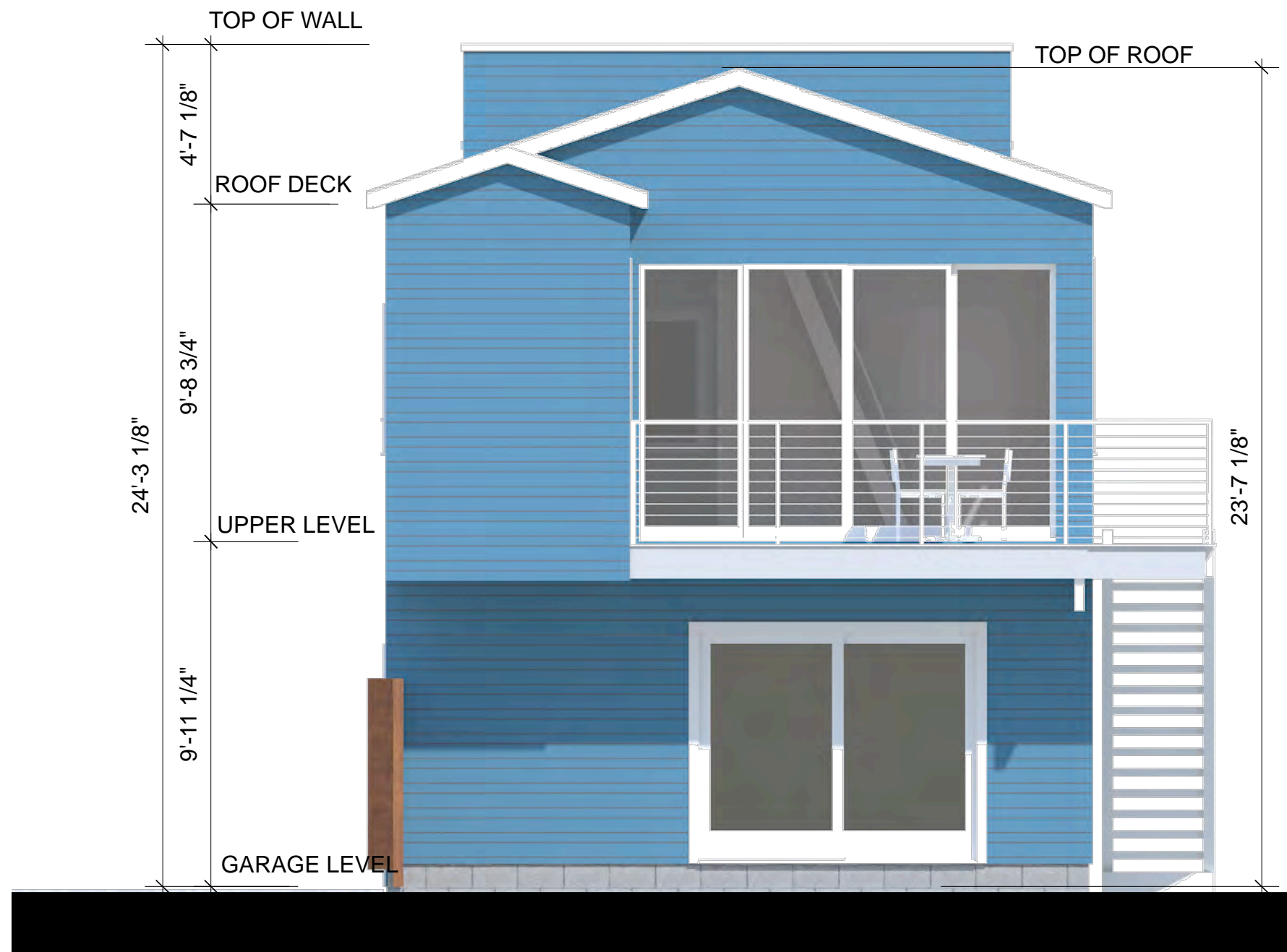
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Mark	Date	Description
Project Number: 14.01		
Drawn By: DW		
Date: 7/20/2015		
Sheet Title		

**Exhibit 2**

Page 3 of 7





1 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

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**Exhibit 2**

Page 4 of 7



California Coastal  
Commission

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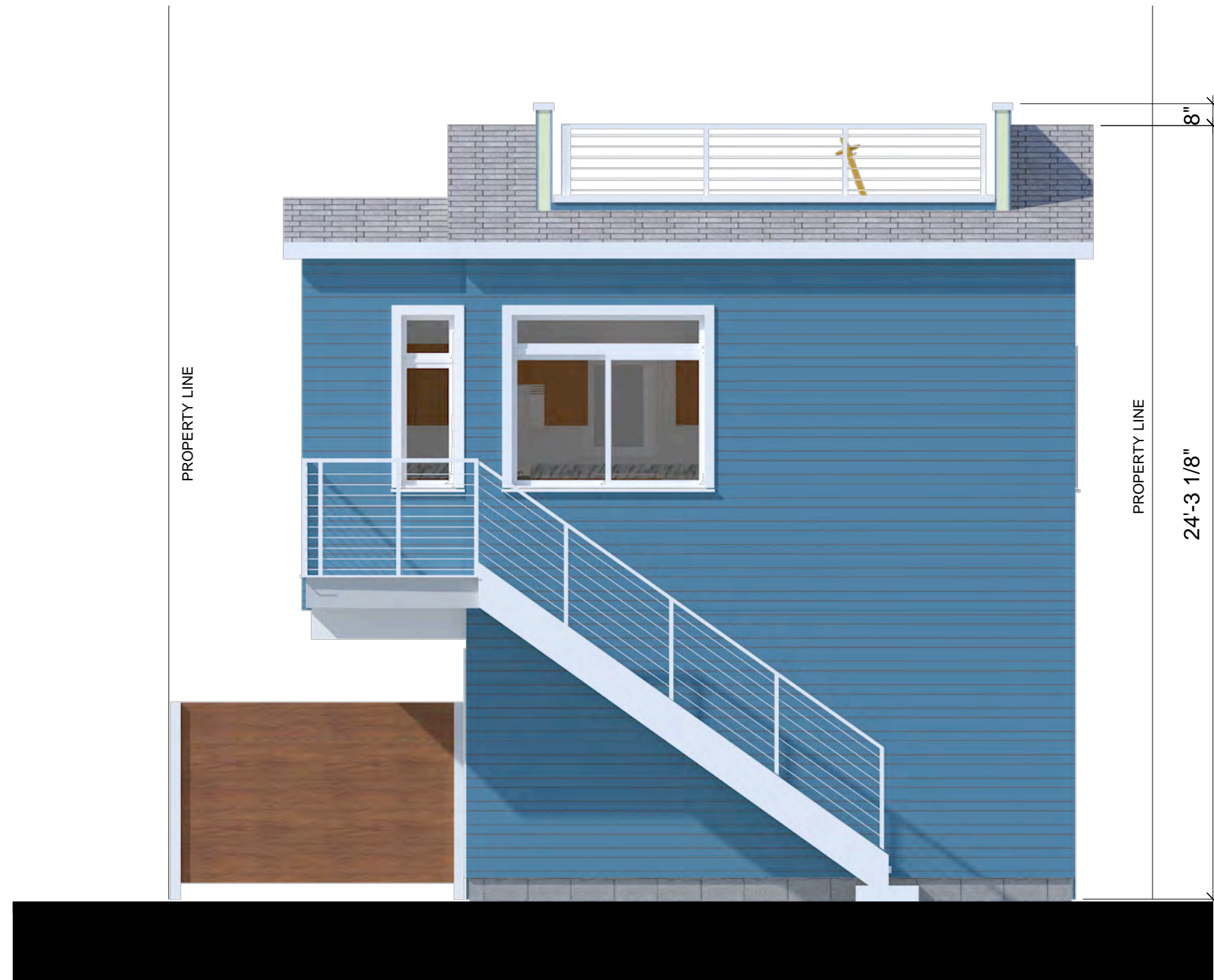
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		Sheet Title



1 EAST ELEVATION  
Scale: 1"= 1'-0"

## Exhibit 2

Page 5 of 7



California Coastal  
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Sheet Title

WEST ELEVATION

Drawing No.

**A-8**

**Exhibit 2**

Page 7 of 7



California Coastal  
Commission