

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th5a

Staff: C. Oshida – LB
Date: June 23, 2016

ADMINISTRATIVE PERMIT

Application No. 5-16-0305

Applicant: Javier Hall

Project

Description: Renovate and enlarge a 3-story, single-family residence with attached 2-car garage, resulting in a 4,092 sq. ft., 3-story, 32.67-ft.-high, single-family residence with 3 on-site parking spaces.

Project

Location: 4513 Via Dolce (Lot 13, Block 12, Silver Strand Tract), Venice, City of Los Angeles, Los Angeles County (APN: 4295-004-040)

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:

July 14, 2016 9:00 a.m.

San Diego County Board of Supervisor's Chambers

1600 Pacific Hwy.

San Diego, CA 92101

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: See pages four through five.

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 3,003 square foot, three-story, single-family residence and attached two-car garage. The project consists of an addition to the existing third floor and increased floor area to the existing second and third floors, resulting in 4,092 square foot, three-story, single-family residence with attached two-car garage (**Exhibit 1**). The height of the structure will be 32 feet 8 inches, as measured from centerline of frontage road, which is consistent with the 45-foot height limit set forth in the certified Venice Land Use Plan standards. Existing trees

located on the northeast and northwest elevations will be removed. All storm water runoff will be directed to rain barrels, permeable surface areas and an existing catch basin. The proposed project meets the Commission's parking requirements of three spaces per residential unit in Silver Strand, with two spaces provided in the attached garage and one additional covered parking area. Access to the on-site parking areas will be re-established via Outrigger Court (alley) utilizing an existing curb cut. The curb cut along Via Dolce will be abandoned, filled-in, and reestablished as a curb. 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 3,168 square foot parcel designated as 4513 Via Dolce in the Silver Strand subarea of Venice, City of Los Angeles. The subject parcel is designated R1-1 (One-Family Zone) by the Los Angeles Zoning Code and Low Medium I in the certified Venice Land Use Plan (LUP). The project site is part of a developed residential neighborhood approximately 900 feet inland of the public beach and 380 feet west of the Ballona Lagoon, which is designated as an Environmentally Sensitive Habitat Area (ESHA) by the certified Venice LUP.

Coastal Development Permit 5-78-3970 (Venice Peninsula Properties Inc.), approved by the Commission on October 23, 1978, authorized the construction of a 2-story single-family residence on the lot. The original Coastal Development Permit also conditioned the project stating that any future additions, or improvements to the property, including clearing vegetation and grading, requires a Coastal Development Permit from the Coastal Commission. The residence was modified with a loft during the construction phase under CDP No. 79-6174. The existing single-family residence on the lot was built in 1981.

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-2014-4597-CDP-SPP-MEL on December 14, 2015 and reported its action to the Coastal Commission on January 4, 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. 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 12-0-2 on September 15, 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.

SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **On-site Parking.** The permittee shall provide and maintain at least three off-street parking spaces on the project site. These parking spaces shall take access from the alley (Outrigger Court). The courts and street ends shall not be used as parking for the residence approved by this coastal development permit. This condition shall serve as notification that amended Coastal Development Permit A-266-77 (ILA) reserves parking on the street ends in the Silver Strand area for public parking, and that these public parking areas shall not be used for preferential parking. It also serves notice that the street and street ends adjacent to the project site shall not be reserved to any homeowner(s).
2. **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.

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: 4513 Via Dolce, Venice

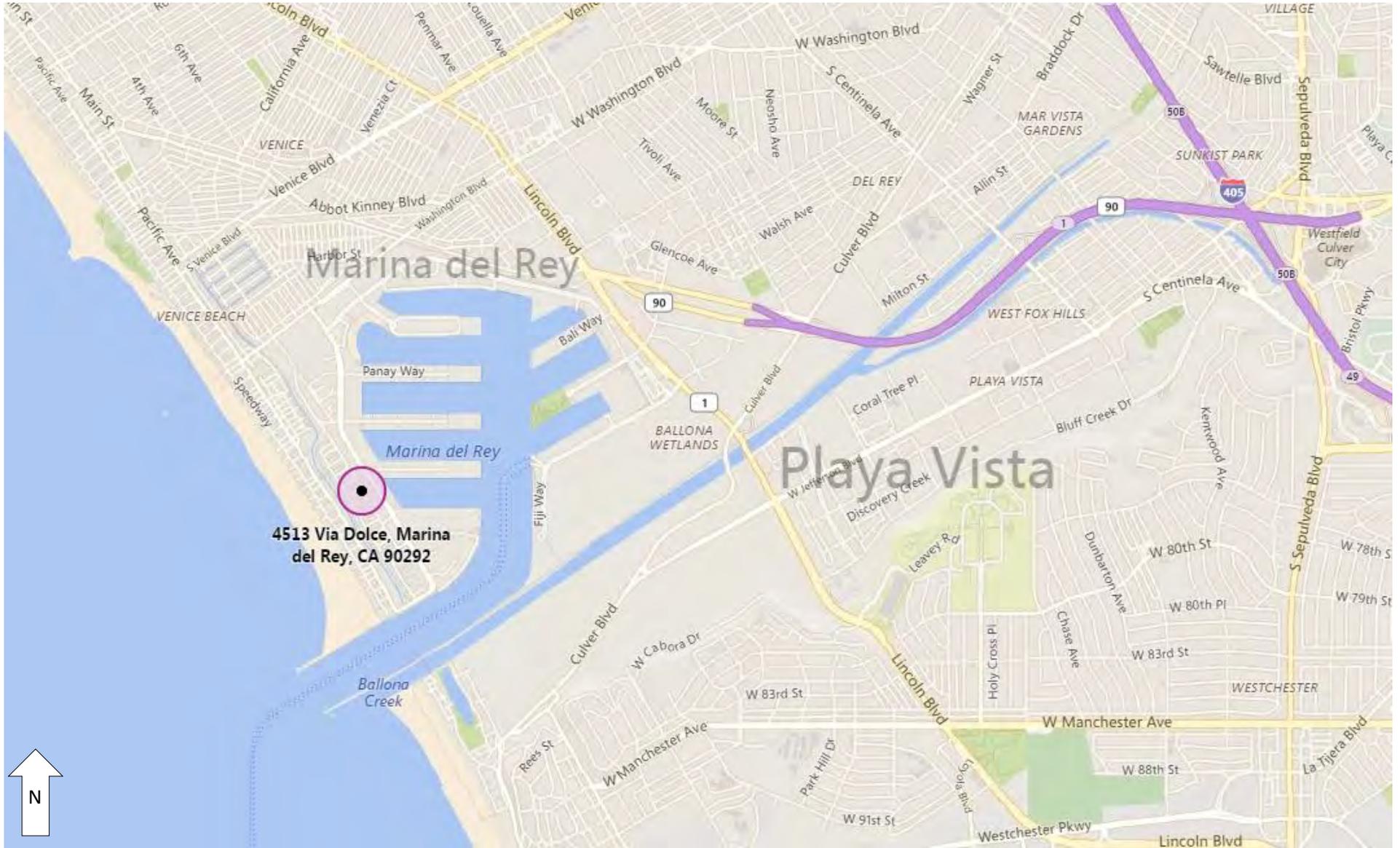


Photo credit: Bing Maps



Vicinity Map: 4513 Via Dolce, Venice

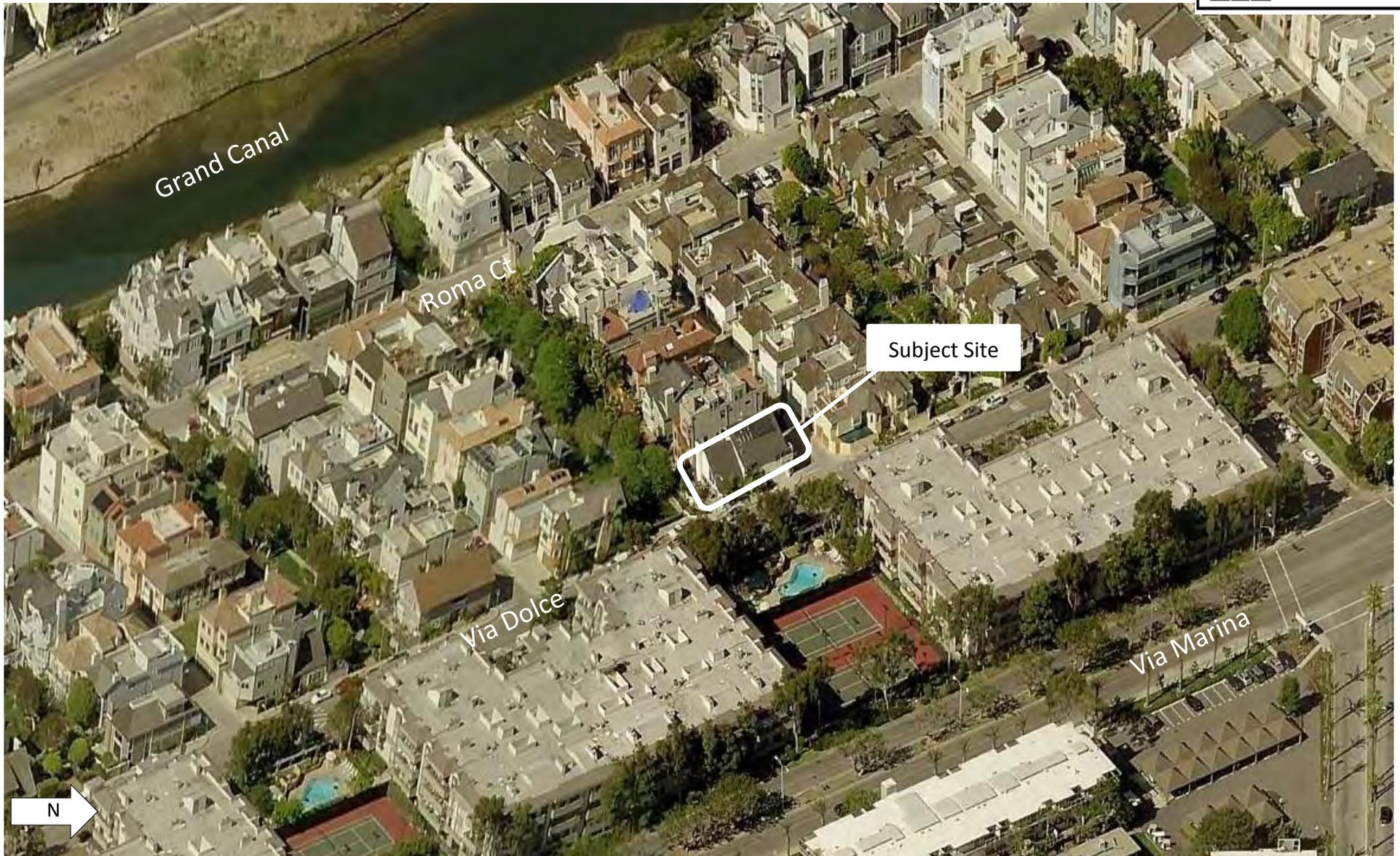


Photo credit: Bing Maps

