

CALIFORNIA COASTAL COMMISSION

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



W31a

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STAFF REPORT: REGULAR CALENDAR

Application Number: 5-16-0798

Applicant: The Jewish Federation of Greater Los Angeles

Agents: Jay Sanderson (Jewish Federation) and Dayna Sayles (three6ity)

Project Location: 201 Ocean Front Walk, Venice, Los Angeles, Los Angeles County (APN 4286-030-001).

Project Description: Remodel approx. 3,500 sq.ft. community senior center and construct partial second and third-story addition to establish approx. 6,800 sq.ft. community senior center with administrative space and one residential unit, with 3 on-site vehicle parking spaces, bicycle parking, and implementation of parking demand management plan.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The Jewish Federation of Greater Los Angeles requests a permit to remodel an existing beach front structure and construct a partial second floor and partial third floor addition. The subject site is a flat parcel between Ocean Front Walk (the Venice Boardwalk) and Speedway alley, with a prominent side façade and primary pedestrian entrance along Ozone Avenue, in North Venice.

The existing one-story, approximately 16-foot high structure was constructed in 1927 and has served as a community center since 1964. The applicant proposes to remodel the interior of the structure to provide meeting spaces, kitchen, storage, restrooms, and administrative/office space necessary to serve a community senior center, with additional programming for youth and the public. The applicant also proposes façade changes to enhance security, improve energy

efficiency, and provide a contemporary aesthetic. The portion of the property facing Ocean Front Walk and Venice Beach will remain one-story and a new roof deck and trellis, open to the public during regular hours, will be installed on top.

At the rear portion of the property facing Speedway alley, the applicant proposes a partial second story addition of approximately 1,300 square feet of administrative space including offices and restrooms for staff supporting the community senior center. A partial third-story addition consisting of one approximately 1,300 square foot residential unit for youth caretakers associated with the center is proposed atop the partial second story. The maximum height of the proposed structural additions is 35-feet, consistent with the standards of the Venice Land Use Plan.

There is currently no parking on-site but the applicant proposes to construct three vehicle parking spaces in an approximately 600 square foot area of the lower level of the structure to satisfy the demand generated by the residential unit addition, which may also be used by center staff during the day. The applicant's proposed Parking Demand Management Plan includes incentives for alternative modes of transportation.

The applicant proposes bicycle parking infrastructure and security bollards featuring drought tolerant landscaping in the public-right-of-way at the north and west facades, subject to a revocable encroachment permit from the City of Los Angeles. Drainage devices will be consistent with CalGreen standards and new fixtures will be low water use. Bird safe glass is proposed along the partial glass façade and roof guardrail at the north and west facades.

The applicant is not proposing grading or underground construction, and the building's existing foundation will be retained. Waterproof materials are proposed for the lower floor. The applicant's hazards analysis states that the finished floor elevation is approximately 15 feet above mean sea level and the structure will not require a shoreline protective device. However, development adjacent to the ocean is inherently hazardous. The proposed development is located on a flat parcel in a low lying location adjacent to the Pacific Ocean, which will be exposed to flooding caused by erosion, storm conditions, and higher tides associated with sea level rise in the future.

The Venice Neighborhood Council passed a resolution in support of the project on November 17, 2015, and the City of Los Angeles approved Local Coastal Development Permit No. ZA-2015-2582-CDP-ZV-ZAA-SPP-MEL on July 8, 2016. Because the subject site is within the Dual Permit Jurisdiction area of the City of Los Angeles, a coastal development permit is required from the Coastal Commission. The standard of review is the Chapter 3 policies of the Coastal Act. The certified Venice Land Use Plan may be used as guidance.

Commission staff recommends **approval** of Coastal Development Permit Application No. 5-16-0798, as conditioned to require the applicant to: 1) undertake development and operate the building in accordance with the approved permit; 2) implement the proposed Parking Demand Management Plan and associated incentives; 3) provide landscaping consisting of drought tolerant non-invasive plants; 4) implement construction best management practices for the storage of construction materials, mechanized equipment, and removal of construction debris; 5) assume the risks of the development, waive liability, and indemnify the Commission against future claims; 6) waive the right to a future shoreline protective device; and 7) record a deed restriction against the property referencing the terms of the approved permit.

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I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit No. 5-16-0798 pursuant to the staff recommendation.*

Staff recommends a **YES** vote of the foregoing motion. Passage of this motion will result in conditional approval of the permit and adoption of the following resolution and findings. 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 applicant 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 or 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 applicant 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. **Approved Development.** Coastal Development Permit 5-16-0798 only authorizes the development expressly described and conditioned herein, which includes a community senior center, administrative space necessary to serve such community senior center, one residential unit to provide housing for on-site caretakers of such community senior center, and three vehicle parking spaces. No restaurant or commercial food/beverage service is permitted on the site. No short term rental or hotel use is permitted on the site.

The permittee shall undertake development and operate the building in accordance with the approved permit. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **Parking Demand Management Plan.** In order to protect nearby public parking facilities from the parking impacts of the proposed development and to maximize public access to the coast, the applicant shall implement the Parking Demand Management Plan proposed as part of its project and submitted to the Coastal Commission's South Coast Area Office, updated November 10, 2016, and shall implement the following measures identified in that plan:
 - A. Actively manage the three on-site vehicle parking spaces such that they are shared by the residents (on-site caretakers) and employees of the center, rather than restricting any of the spaces for any specific use;
 - B. Provide bicycle parking infrastructure in the public right-of-way along Ozone Avenue, subject to a revocable encroachment permit from the City of Los Angeles;
 - C. Provide free, secure bicycle storage for center participants and employees who bring their own bicycles;
 - D. Provide incentives for employees to walk, bike, carpool and ride public transit to and from work. The applicant shall reimburse the full transit fares for employees using public transit;
 - E. Appoint an Access and Mobility Coordinator to educate center participants about alternative modes of transport and implement incentives to decrease the center's impact on local parking resources; and
 - F. Provide valet parking for special events and prohibit valet services from utilizing the public beach parking lots unless the owners of such lots obtain a coastal development permit or other appropriate Coastal Act clearance to provide parking for valet operations during non-peak beach use hours.

3. **Landscaping Consisting of Drought-tolerant Non-invasive Plant Species.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive 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. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). Use of reclaimed water for irrigation is encouraged. If potable water is used for irrigation only drip or micro spray irrigation systems shall be used. Other water conservation measures shall also be considered, such as use of weather based irrigation controllers.

4. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:
 - A. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion;
 - B. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers;
 - C. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would restrict public access along Ocean Front Walk;
 - D. Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project;
 - E. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters;
 - F. All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day;
 - G. The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction;
 - H. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the Coastal Zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required;

- I. All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
 - J. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems;
 - K. The discharge of any hazardous materials into any receiving waters is prohibited;
 - L. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity; and;
 - M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
5. **Assumption of Risk, Waiver of Liability, and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from slope instability, erosion, landslides and wave uprush, storm conditions, and sea level rise; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
6. **No Future Bluff or Shoreline Protective Device(s).**
- A. By acceptance of this Permit, the applicant agrees, on behalf of itself and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-16-0798, including in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, bluff retreat, landslides, or other coastal hazards in the future, and as may be exacerbated by sea level rise. By acceptance of this Permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under applicable law.
 - B. By acceptance of this permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the applicant shall remove the development authorized by this permit if any government agency has ordered that the development is not to be operated due to any of the hazards identified above, or if any public agency requires the structures to be removed. In the event that portions of the development are

destroyed by any of the hazards identified above, the applicant shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

7. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowners have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. DUAL PERMIT JURISDICTION AREA

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. 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. The proposed project site is within the *Dual Permit Jurisdiction* area by virtue of its location between the first public road and the sea. The applicant obtained Local Coastal Development Permit No. ZA-2015-2582-CDP-ZV-ZAA-SPP-MEL from the City of Los Angeles on July 8, 2016.

V. FINDINGS AND DECLARATIONS

A. PROJECT LOCATION & DESCRIPTION

The Jewish Federation of Greater Los Angeles requests a permit to remodel an existing community senior center and construct a partial second floor and partial third floor addition. The subject site is a 3,803 square foot parcel between Ocean Front Walk and Speedway alley, with a prominent side façade and primary pedestrian entrance along Ozone Avenue, in the North Venice subarea (**Exhibit 1**). The parcel is designated Community Commercial by the certified Venice Land Use Plan and zoned C1-1 by the Los Angeles Municipal Code.

The existing one-story approximately 16-foot high structure was constructed in 1927 and has served as a community center since 1964. Adjacent land uses include commercial retail, a senior housing development, and several multi-unit residential structures on the inland side of Speedway alley. Ocean Front Walk (the Venice Boardwalk) to the west provides lateral pedestrian access along the beach and supports cultural and commercial amenities. The North City Parking Lot (Rose Avenue Public Beach Parking Lot) is located on the public beach between the boardwalk and the Pacific Ocean and provides 368 public vehicle parking spaces accessed from Rose Avenue, approximately 150 feet southwest of the subject site.

The applicant proposes to remodel the interior of the existing approximately 3,500 square foot structure to improve amenities on the first floor including meeting spaces, kitchen, storage, and restrooms serving the center (**Exhibit 2**). The applicant also proposes façade changes to enhance security, improve energy efficiency, and provide a contemporary aesthetic. Approximately 65% of the building's exterior walls are proposed to remain, as well as the existing concrete slab on-grade foundation. The existing roof rafters will remain at the portion of the property facing Ocean Front Walk and a new roof deck and trellis, open to the public during regular hours, will be installed atop the one-story portion of the roof overlooking Venice Beach. Thus, approximately half the lot coverage of the structure will be one-story, with the existing zero-foot setback from Ocean Front Walk. The building's front setback is consistent with the setbacks of the structures to the north and the south.

At the rear portion of the property facing Speedway alley, the applicant proposes a partial second story addition of approximately 1,300 square feet of administrative space including offices and restrooms for staff supporting the community senior center. A partial third-story addition consisting of one approximately 1,300 square foot residential unit for youth building caretakers associated with the center is proposed atop the partial second story (**Exhibit 3**). The existing ceiling joists and 16-foot first level ceiling height will remain constant, while approximately 19 feet will be added atop the rear portion of the structure. The maximum height of the proposed structural additions is 35 feet, which is consistent with the maximum height for structures with sloped or varied rooflines in the North Venice subarea. The proposed roof is both sloped and varied. There is no roof deck atop the third story and there are no structural or architectural features which exceed the 35-foot height limit.

There is currently no area for parking on-site, but the applicant proposes to construct three new vehicle parking spaces in an approximately 600 square foot area of the lower level of the building to satisfy the demand generated by the residential unit addition, which may also be used by center staff during the day. The applicant's proposed Parking Demand Management Plan includes incentives for alternative modes of transportation, as detailed in Section C of these findings. Construction staging will take place adjacent to the building on Ozone Avenue and will not disrupt public access along the Venice Boardwalk.

The applicant proposes bicycle parking infrastructure and security bollards featuring drought tolerant landscaping in the public-right-of-way at the north and west facades, subject to a revocable encroachment permit from the City of Los Angeles. No public vehicle parking spaces will be displaced by the bicycle parking infrastructure or bollards. Drainage devices will be consistent with CalGreen standards and new fixtures will be low water use. Bird safe glass is proposed along the partial glass façade and roof guardrail at the north and west facades.

The Venice Neighborhood Council passed a resolution in support of the project (14-0-1) on November 17, 2015. At a public hearing for the local coastal development permit, zoning variance, zoning adjustment, specific plan project compliance review, and Mello Act review, five members of the public spoke in support, one spoke in opposition, and two expressed concerns about the potential use of the residential unit as a short term rental. The City of Los Angeles also received approximately eight letters in support of the project and five letters of concern or opposition. The City of Los Angeles zoning administrator then approved the project and made findings to support its action to approve Local Coastal Development Permit No. ZA-2015-2582-CDP-ZV-ZAA-SPP-MEL (**Exhibit 4**), which was issued July 8, 2016. There were no appeals at the local level and the City reported its final action to the Coastal Commission on August 2, 2016. No appeals were received by the Coastal Commission during the 20 working day appeal period that ended August 30, 2016.

B. DEVELOPMENT

The Venice community – including the beach, the boardwalk, the canals, and the eclectic architectural styles of the neighborhoods – is one of the most popular visitor destinations in California. According to the Venice Chamber of Commerce, 16 million people visit annually, drawn by the unique characteristics of the area including “the Pacific Ocean, Boardwalk vendors, skaters, surfers, artists, and musicians.” The North Venice subarea includes Abbot Kinney Boulevard and Grand Boulevard, each developed in the early 20th century as part of Mr. Kinney’s vision for a free and diverse society. North Venice also includes the subject site between Speedway alley and Ocean Front Walk, part of a 30-block stretch of boardwalk popular with coastal visitors, recreational users, and artists and musicians. Venice was the birthplace of The Doors and The Lords of Dogtown and its unique characteristics attracted myriad artists and musicians from the Beat Generation to the poets and street performers that people still travel to Venice to see.

Section 30253 of the Coastal Act states, in part:

New development shall...

e) where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Policy I. E.1, of the Venice Land Use Plan states:

Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. F.2, of the Venice Land Use Plan states:

Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP. This means:

- a. *Renovating building facades to reflect their historic character as closely as possible, and discouraging alterations to create an appearance inconsistent with the actual character of the buildings.*
- b. *Protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment.*
- c. *Rehabilitation shall not destroy the distinguishing feature or character of the property and its environment and removal or alteration of historical architectural features shall be minimized.*
- d. *The existing character of building/house spaces and setbacks shall be maintained.*
- e. *The existing height, bulk and massing which serves as an important characteristic of the resource shall be retained.*

Through the subject application, The Jewish Federation of Greater Los Angeles proposes to remodel the existing structure, which was first constructed in 1927. The structure has been adapted over the years to support a variety of uses including a store/café, a dance hall, an apartment house featuring seven residential units atop the dance hall, and its most recent use as a community senior center. The north façade of the structure (along Ozone Avenue) was adorned with a mural in 1991, which was damaged during the 1994 Northridge earthquake. Due to the earthquake damage, the second floor of the structure was removed and the mural titled *Chagall Returns to Venice Beach* was repainted by artist Christina Schlesinger in 1996. The applicant commissioned a historic resource evaluation for the property (Kaplan Chen Kaplan; June 30, 2015) which determined that because of the extensive modifications to the structure over time, it does not meet the criteria for inclusion on the National Register of Historic Places, the California Register of Historic Resources, or as an individual City of Los Angeles Historic-Cultural Monument. Additionally, the site is not identified as a historic resource by the certified Venice Land Use Plan.



Chagall Returns to Venice Beach (portion of...)

Nonetheless, the building is representative of the early history of Venice by virtue of its age and the mural it is adorned with. In addition to proposing to remodel the building, the applicant proposes to preserve the mural and the cultural history it represents by working with non-profit organization Social and Public Art Resource Center (SPARC) to capture the image on the façade of the building and display it digitally and on a large print within the remodeled community senior center. The digital capture has already taken place, utilizing specialized equipment and SPARC expertise to remove vandalism from the façade, identify deteriorated elements of the mural, in-paint and re-touch the mural, and photograph the façade of the structure in high resolution. Although the structure is not identified as historic by the Venice Land Use Plan, the adaptive reuse of the structure and digital preservation of the mural are consistent with the intent of Venice Land Use Plan Policy 1.F.2.

The proposal to replace the existing community center with a new community center, which will primarily serve seniors, but will also feature youth programming and events open to the general public, is consistent with the Community Commercial land use designation on the site. The proposed new residential unit on the third floor is also supported by the Community Commercial land use designation.

Policy I. B.6, of the Venice Land Use Plan states:

The areas designated as Community Commercial on the Land Use Policy Map will accommodate the development of community serving commercial uses and services, with a mix of residential dwelling units and visitor-serving uses. The Community Commercial designation is intended to provide focal points for local shopping, civic and social activities and for visitor-serving commercial uses. They differ from Neighborhood Commercial areas in their size and intensity of business and social activities. The existing community centers in Venice are most consistent with, and should be developed as, mixed-use centers that encourage the development of housing in concert with multi-use commercial uses. The integration and mixing of uses will increase opportunities for employees to live near jobs and residents to live near shopping. Overnight visitor-serving uses, such as hotels and youth hostels, are preferred uses in the Community Commercial land use category.

The City's Mello Act determination states that the existing building does not contain any residential units and thus there is no requirement to replace any affordable residential units on site. The applicant is proposing to construct just one residential unit and is therefore not required to provide any affordable units on site, as might be required by the Mello Act and the City's Municipal Code for a multi-unit residential development. Nonetheless, several community members expressed concerns that the residential unit may be operated as a short term rental. The applicant indicates that the proposed residential unit is integrally related to the community senior center. Specifically, the applicant states: "the residential unit will be used exclusively by the NuRoots program, administered by the Jewish Federation (the applicant), for the purpose of housing young people in a community environment in exchange for participation in the operation of the Israel Levin Senior Center (the building) and other community activities. The applicant will not be engaging in the vacation rental business." Additionally, the 1994 Grand Deed for the property (**Exhibit 5**) states: "said building and all succeeding buildings shall consider the benefit and welfare of senior citizens as its primary purpose."

In order to ensure that the applicant carries out the development consistent with the proposed plans and a future property owner does not operate the building as a short term rental, office or commercial use, **Special Condition 1** states that Coastal Development Permit 5-16-0798 only authorizes the development expressly described and conditioned herein, which includes a community senior center, administrative space necessary to serve such community senior center, one residential unit to provide housing for caretakers of such community senior center, and three vehicle parking spaces. No restaurant or commercial food/beverage service is permitted on the site. No short term rental or hotel use is permitted on the site. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

The applicant proposes to preserve physical and digital elements of the building which includes an example of the cultural character of Venice. The proposed development will benefit not only the existing community of Venice, but also visitors of the area who may access the center during regular hours and special events. The community senior center and first floor roof deck will provide a unique opportunity to coastal visitors to overlook Venice Beach cultural activities on Ocean Front Walk. The provision of the residential unit for youth building caretakers will ensure that the center remains lighted and partially occupied at night, which will contribute to the character of the community. The Commission therefore finds that the proposed development is consistent with the community character provisions of the certified Venice Land Use Plan and the Coastal Act. Additionally, the development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and has been designed to assure structural integrity. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 of the Coastal Act.

C. PUBLIC ACCESS

One of the basic goals stated in the Coastal Act is to maximize public access and recreational opportunities to and along the coast. The proposed project must conform with Coastal Act policies which protect and encourage public access and recreational use of coastal areas.

Section 30210 of the Coastal Act states, in part:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all people...

Section 30252 of the Coastal Act states, in part:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service... (3) providing non-automobile circulation within the development... (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation...

The Commission has consistently found that a direct relationship exists between public access and the provision of adequate parking and transportation related mitigation at new developments near the coast. The subject development is located adjacent to Ocean Front Walk and Venice Beach, in a neighborhood where demand for parking is intense at all times of day throughout the year for the general public visiting the very popular visitor-serving resources along the stretch of the coast. There is currently no parking on-site. When a development provides insufficient parking to accommodate demand, patrons of the development consume public parking spaces that would otherwise be utilized by the general public, which has the effect of reducing access to the coast for the general public.

The certified Venice LUP may be used as guidance in analyzing the proposed project's consistency with the Coastal Act. In order to ensure maximum access to the coast is provided to coastal visitors, LUP Policy II.A.3, sets forth the vehicle parking requirements for various land uses in Venice:

Community Center: 1 space for each 75 square feet of floor area

General Office: 1 space for each 250 square feet of floor area

Residential: 2 spaces for each dwelling unit

Based on the parking requirements table, the subject development would be required to provide 29 parking spaces for the proposed 2,199 square feet of community senior center use on the lower story, five parking spaces for the proposed 1,249 square feet of community senior center administrative office space on the second story, and two parking spaces for the third floor residential unit. Although the property is in the Beach Impact Zone identified in the certified Venice Land Use Plan, no additional beach impact parking spaces would be required because there is no proposed commercial, industrial, or multi-unit residential use (LUP Policy II.A.4). Therefore, if the proposed development was new construction, the Land Use Plan would require 36 vehicle parking spaces.

In the City of Los Angeles's action to approve Local Coastal Development Permit No. ZA-2015-2582-CDP-ZV-ZAA-SPP-MEL, the City credited the building with 47 grandfathered parking spaces, which do not exist but would otherwise be required by a 3,500 square foot community center. Neither the Coastal Act nor the certified Venice Land Use Plan award parking credits for grandfathered rights – the City's analysis appears to be based on the Venice Coastal Specific Plan, which has not been certified by the Coastal Commission. Additionally, the City misapplied the parking requirements of the Venice Land Use Plan, requiring a third parking space for the residential unit (which would only apply if the unit were a single-family home on a narrow street) and one beach impact zone parking space (which is not required). Finally, the City indicated that the applicant may provide parking by paying up to five in-lieu fees into a City account, which the City has not demonstrated provides any additional public parking benefit. The Coastal Commission has not recognized the City's parking in-lieu fee program because the City's fees have not kept up with inflation or the actual cost of providing public parking spaces, and the City has not constructed any new parking lots in the beach impact zone in over a decade.

In this case, the proposed development is not entirely new construction. The applicant's plans indicate that approximately 65% of the exterior walls of the existing structure are proposed to remain, along with all of the foundation and portions of the roof. Additionally, the principal use of the proposed development is consistent with the existing use: a community senior center with

associated administrative/office space. There is already an approximately 3,500 square foot community center with associated administrative support facilities on site, which will be replaced by a community senior center and administrative/office space of approximately the same number of square feet (actually a net reduction of 49 square feet according to the City's and the applicant's calculations). The only new use is the partial third floor residential unit, for which the applicant proposes to provide three vehicle parking spaces, in excess of the two which would be required by the standards of the Venice Land Use Plan. The applicant also proposes to manage the parking spaces to make them available to community senior center staff during the day, when they are not fully occupied by the residents' vehicles. The parking spaces will be accessed from Speedway alley and will not displace any existing public parking spaces.

Additionally, the applicant proposes to install bicycle racks in the public right of way and provide secure bicycle parking on-site. To reduce demand for vehicle parking in the congested neighborhood near the public beach, the applicant will continue to encourage visitors to use alternative modes of transportation. Additionally, the applicant will provide transit passes for any youth building caretaker (resident) and staff persons who request a transit pass and do not park a private vehicle in Venice. The applicant's proposed Parking Demand Management Plan also includes a proposal to provide valet parking services for special events. Although referenced in the applicant's application materials, no specific proposal to utilize public beach parking lots for parking associated with the center can be authorized by the subject coastal development permit application. The North City (Rose Avenue) Public Beach Parking Lot on Venice Beach adjacent to the subject site is managed by the Los Angeles County Department of Beaches and Harbors, subject to Coastal Development Permit 5-04-481.

The standard of review for the proposed project is the Chapter 3 policies of the Coastal Act. In previous actions, the Commission has approved projects which reduce the degree of parking non-conformity and provide mitigation measures to ensure that public access to the coast is not adversely affected, even when fewer parking spaces were proposed than would be required by a local government's Land Use Plan. In Venice, the Commission recently approved a coastal development permit for the conversion of a residential building into a hotel when the applicant demonstrated that the parking demand for the new use would be reduced compared to the preexisting use and when the applicant proposed a parking demand management program including shared bicycles, carpooling, and provision of transit passes (CDP 5-14-1932; Lambert).

The subject application provides adequate parking facilities to satisfy the demand generated by the new use (three parking spaces for one residential unit). The proposed community senior center and associated administrative/office use is the same as the existing use. The applicant indicates that the majority of the existing structure is being retained, and because 600 square feet of the existing center is being converted to parking area and additional area on the first and second floors are taken up by elevators and stairways, the total interior floor area of the community senior center and administrative office use is being reduced. In the Commission's review of previous proposed residential and commercial remodel projects in Venice, applicants have been required to provide evidence that more than 50% of pre-existing structures were being retained during construction in order to be determined to be exempt from coastal development permit requirements. However, because the applicant is requesting a coastal development permit for the proposed remodel and addition, the applicant is not constrained to a specific extent of demolition or maximum addition of interior floor area, as the applicant would be under a claim of exemption (California Administrative Code of Regulations Title 14, Division 5.5, Section

13253). While it is the applicant's intent to preserve the existing structure, if additional walls require support or additional roof components must be removed during construction, there will be no adverse impacts to public access and recreation because the finished structure will support the same use as the existing structure and the applicant will reduce the center's reliance on the public parking supply through the provision of three vehicle parking spaces and the parking demand management strategies identified above.

In order to mitigate potential parking impacts of the proposed development, preserve nearby public parking amenities for coastal visitors and, and maximize public access to the coast, **Special Condition 2** requires the applicant to implement the Parking Demand Management Plan and associated incentives consistent with the proposed elements identified in this section and detailed in the special condition. The Commission finds that as conditioned, the development will enhance public access and is consistent with Sections 30210, 30252, and the public access and recreation policies of the Coastal Act.

D. WATER QUALITY

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed project is located adjacent to a sandy beach and the Pacific Ocean. Sections 30230 and 30231 of the Coastal Act require the protection of biological productivity, public recreation, and marine resources. Minimal landscaping is proposed, and consists of drought tolerant species inside security bollards along the public-right-of-way. If landscaping is provided in the future, the placement of any vegetation that is considered to be invasive which could supplant native vegetation cannot be allowed. Therefore in order to minimize the use of water and the spread of invasive vegetation, the Commission imposes **Special Condition 3**, which imposes landscape controls that require that all vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. To minimize erosion and prevent debris from being dispersed onto the public beach or down the storm drain system leading to the ocean during construction, the Commission imposes **Special Condition 4**, which provides construction-related requirements to provide for the safe storage of construction materials and

the safe disposal of construction debris. 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. HAZARDS

Section 30253 of the Coastal Act states, in part:

New development shall...

a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard; and

b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The applicant's geotechnical report (Feffer Geological Consulting; June 15, 2015) states that the site is suitable for the proposed improvements from a geotechnical engineering and geology standpoint. Borings identified groundwater at a depth of 15 feet below grade (approximately mean sea level), although the geotechnical report indicates that groundwater in the Venice area fluctuates and may rise as high as 10 feet below grade at times. The applicant is not proposing grading or underground construction so the water table will not be impacted by construction.

However, development adjacent to the ocean is inherently hazardous. The proposed development is located on a flat parcel in a low lying location adjacent to the Pacific Ocean, which will be exposed to flooding caused by erosion, storm conditions, and higher tides associated with sea level rise in the future. The applicant's architectural survey indicates that the finished floor of the existing structure is located at an elevation of +13 to +16 feet NGVD29. The applicant's hazards analysis (Feffer Geological Consulting; October 21, 2016) states that the finished floor elevation is approximately 15 feet above mean sea level. The hazards analysis indicates that the site is 819 feet inland of the mean high tide line and will be protected from flooding by an approximately 20-foot high beach berm that currently exists between the ocean and the site. Additionally, the low walls associated with the adjacent beach parking lot may buffer the effects of wave energy. However, the beach berm is not a permanent feature and may not protect from future storms or the effects of sea level rise. The elevation of Speedway alley is only +15 feet and has been flooded by severe storms and rain events in the past. In order to mitigate against the effects of temporary flooding associated with storm events and sea level rise, the applicant proposes to use water proof materials on the lower level. The applicant's hazards analysis indicates that a shoreline protective device will not be required to protect the development.

The hazards analysis referenced sea level rise but did not consider various sea level rise scenarios based on the best available science, which is the National Research Council's 2012 Report on Sea Level Rise Projections for the Coasts of California, Oregon, and Washington. Under the severe sea level rise scenario of 5.5 feet by the year 2100 identified in that report, plus the effects of the annual highest astronomical tides, the still water level of the Pacific Ocean adjacent to the site would reach approximately 13 feet, which is the approximate elevation of the

concrete slab foundation at the southwest corner of the property. A strong swell or a severe storm in combination 5.5 feet of sea level rise and high tides would cause wave uprush over Ocean Front Walk and could damage or destroy the structures along the beach.

Under Section 30253 of the Coastal Act, new development in areas of high geologic, flood, and fire hazard may occur so long as risks to life and property are minimized and the other policies of Chapter 3 are met. The Coastal Act recognizes that undertaking new development may involve risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use her property. The applicant's hazards analysis states that due to the elevation of the property it is not subject to the hazards associated with high tides, severe storms, sea level rise, erosion, waver attack, wave run-up, or similar coastal hazards. Despite that statement, the applicant has proposed to waterproof the lower floor of the structure and has not proposed any underground construction.

Because of the inherent risks of development at a low lying elevation adjacent to the Pacific Ocean, the Commission cannot ensure that risks to property have been eliminated, but the Commission can ensure that the applicant assumes the liability of such risks. The applicant may decide that the economic benefits of development outweigh the risk of harm which may occur as a result of the identified flood hazard. However, neither the Commission nor any other public or private party should be held liable for the applicant's decision to develop. Therefore, the Commission imposes **Special Condition 5** requiring the applicant to acknowledge and agree (i) that the site may be subject to hazards from waves, erosion, storm conditions, liquefaction, flooding, and sea level rise; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

In order to ensure that coastal processes and the public's right to access the coast are not adversely affected by a shoreline protective device in the future, the Commission imposes **Special Condition 6** requiring the applicant to agree on behalf of itself and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-16-0798 in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, sea level rise, or other natural coastal hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235. By acceptance of this permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the applicant shall remove the development authorized by this permit if any government agency has ordered that the development is not to be operated due to any of the hazards identified above. In the event that portions of the development are destroyed by destroyed by any of the hazards identified above, the applicant shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

This condition is necessary because, although the project is currently projected to be safe from sea level rise and coastal hazards for its projected life, there is uncertainty in sea level rise science, particularly regarding ice-sheet dynamics and future greenhouse gas emissions. In particular, it is possible that future research will conclude that sea levels will rise at an even more accelerated rate than currently predicted, resulting both in earlier impacts to coastal sites as well as more significant impacts over time. If this occurs, property owners such as the applicant may wish to construct shoreline protective devices.

However, shoreline protective devices, by their very nature, tend to conflict with Chapter 3 policies because they can have a variety of adverse impacts on coastal resources, including adverse effects on sand supply, public access, coastal views, natural landforms, and overall shoreline beach dynamics on and off site, ultimately resulting in the loss of beach. Shoreline protection devices also directly interfere with public access to tidelands by impeding the ambulatory nature of boundary between public and private lands. Construction of rock revetments and seawalls to protect private property prevents any current or future migration of the shoreline landward, thus eliminating the distance between the high water mark and low water mark, where the public is allowed to walk. As the distance between the high water mark and low water mark becomes obsolete, the seawall effectively eliminates lateral access opportunities along the beach as the entire area below the fixed high tideline is inundated. Additionally, shoreline protective devices such as revetments and bulkheads cumulatively affect shoreline sand supply and public access by causing accelerated and increased erosion on adjacent public beaches. This effect may not become clear until such devices are constructed individually along a shoreline and they reach a public beach. In addition, if a seasonal eroded beach condition occurs with greater frequency due to the placement of a shoreline protective device on the subject site, then the subject beach would also accrete at a slower rate. For all of these reasons, Special Condition 6 will help ensure the protection of shoreline processes and public access.

As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

F. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes **Special Condition 7** requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

G. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program (LCP) which conforms with Chapter 3 policies of the Coastal Act.

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The certified Venice LUP is advisory in nature and may provide guidance.

As conditioned to mitigate impacts to community character, public access, and water quality, 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 conditioned, 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.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of Los Angeles is the lead agency for the purposes of CEQA. The City determined that the project was categorically exempt from CEQA on December 16, 2015. Additionally, the proposed project, as conditioned to mitigate impacts to community character, public access, and water quality, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no significant adverse environmental impacts of the project, as conditioned, and no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, can be found consistent with the requirements of the Coastal Act to conform to CEQA.

Appendix A – Substantive File Documents

1. City of Los Angeles Certified Land Use Plan for Venice (2001)
2. City of Los Angeles Case No. ZA-2015-2582-CDP-ZV-ZAA-SPP-MEL (July 8, 2016)



Vicinity Map: 201 Ocean Front Walk, Venice, Los Angeles



Photo credit: Bing Maps



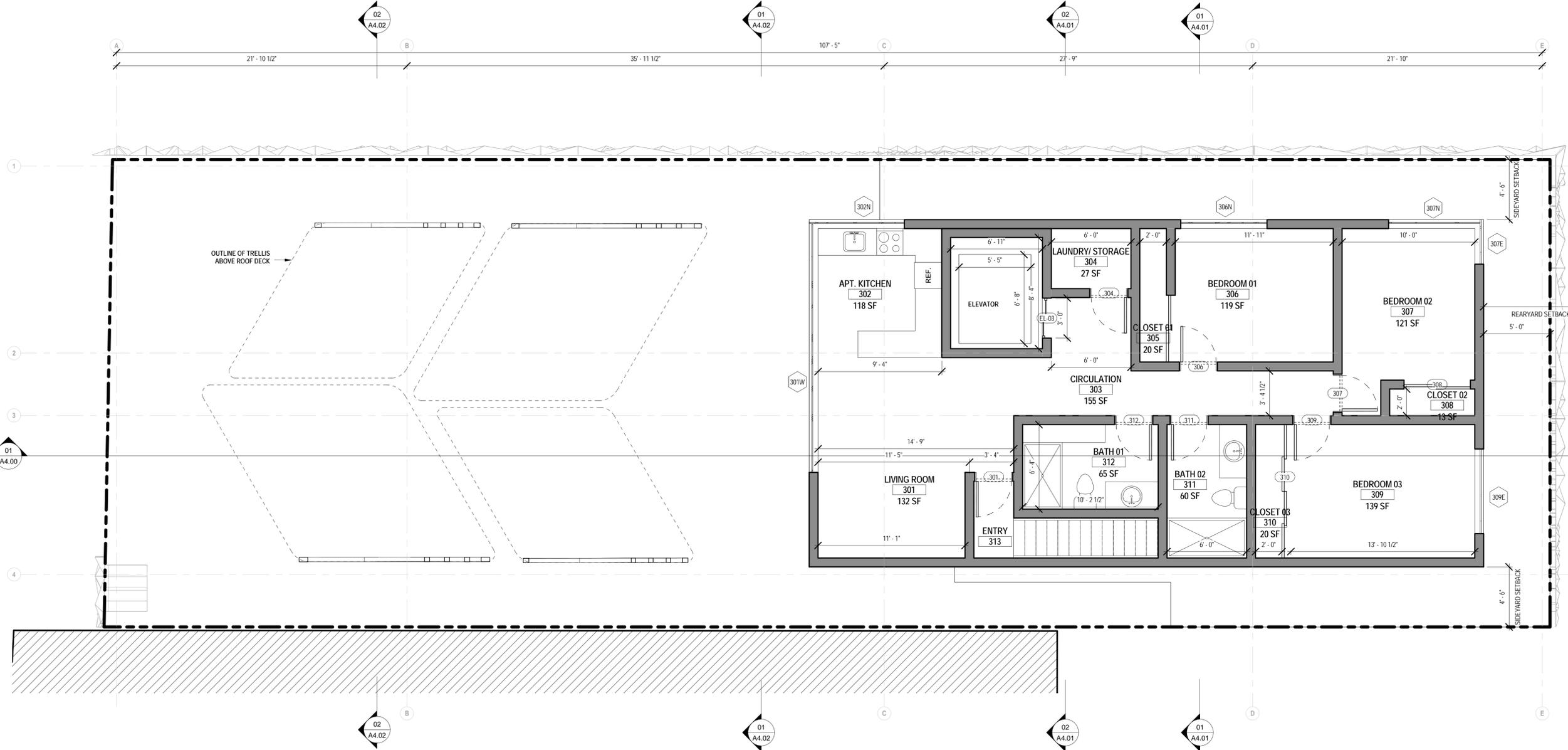
AUG 25, 2016
DESIGN
DEVELOPMENT



2321 MAIN ST.
SANTA MONICA CA 90405
T 310.453.9611
F 310.453.9166
www.belzbergarchitects.com

REV# DATE DESCRIPTION

ISRAEL LEVEIN
CENTER
201 Ocean Front Walk
Venice, CA 90291



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0" 01

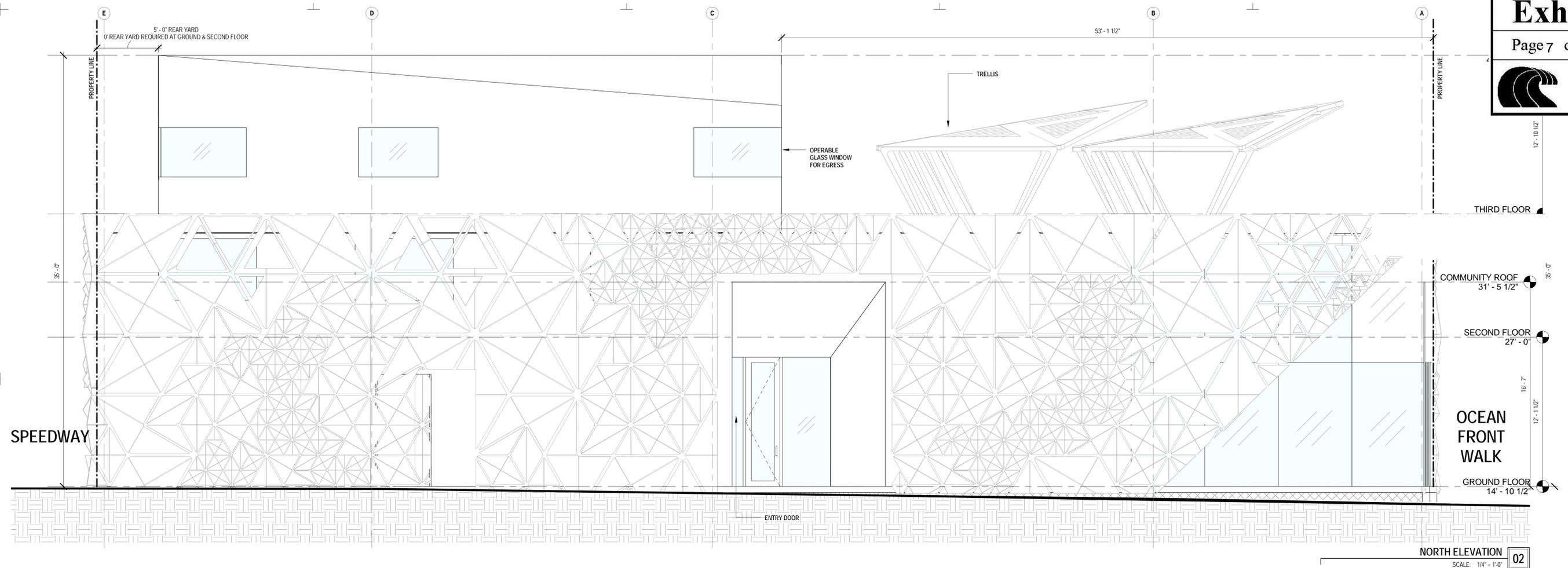
THIRD FLOOR PLAN

PROJECT NUMBER: 15020

DRAWN BY: Author

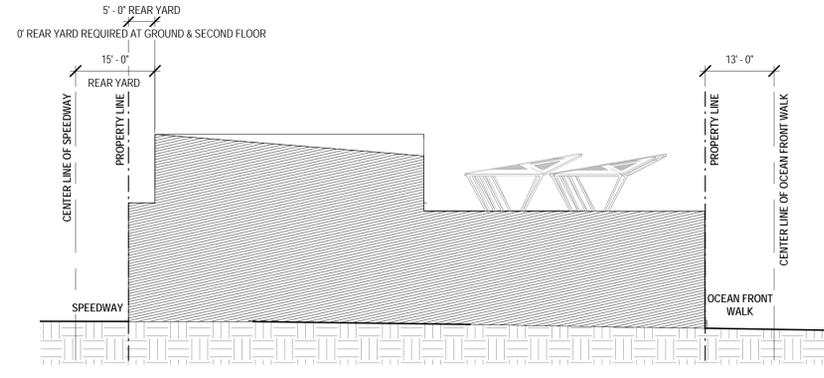
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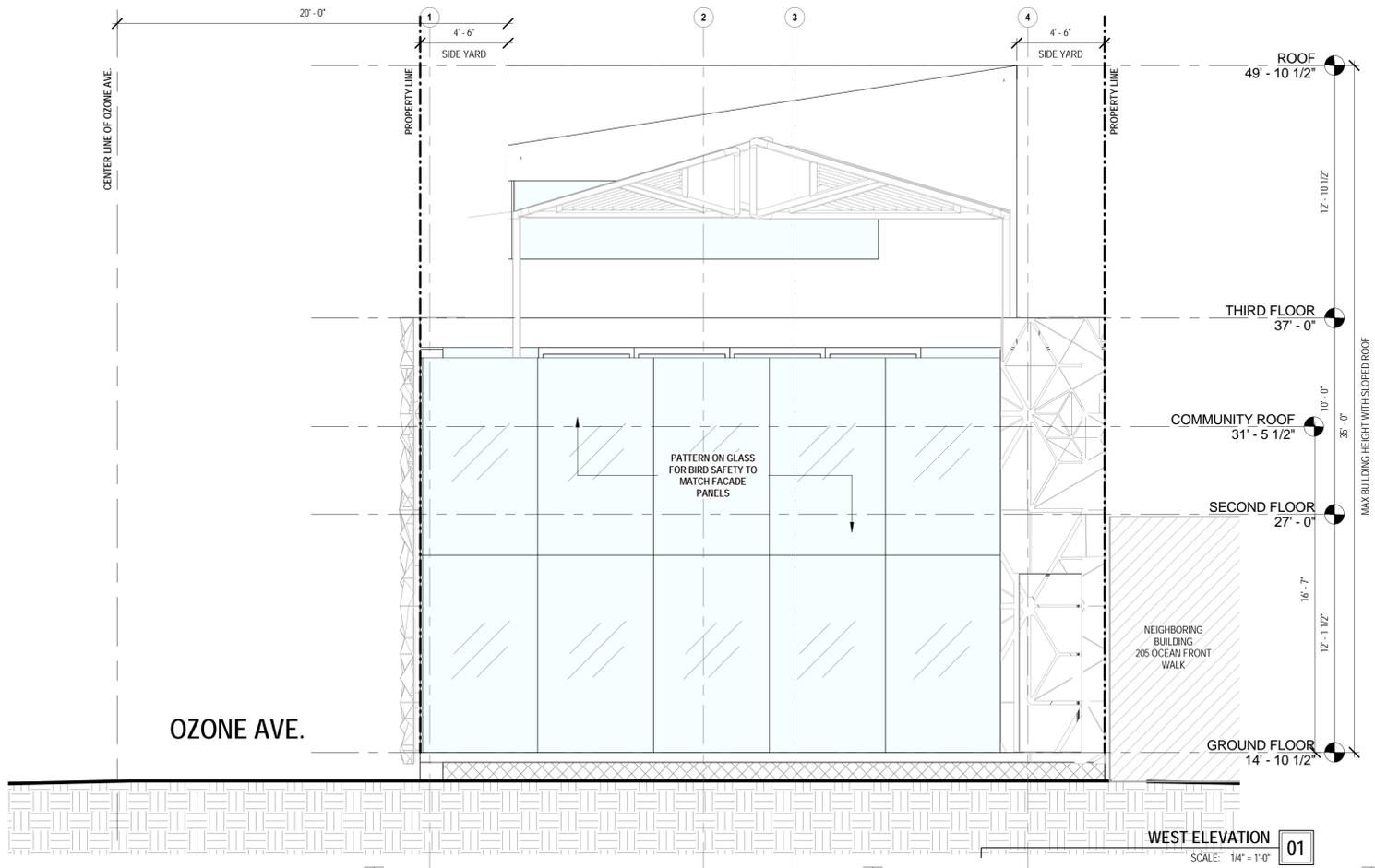
NORTH ELEVATION 02

SCALE: 1/4" = 1'-0"



NORTH ELEVATION, DIAGRAM 03

SCALE: 1/16" = 1'-0"



WEST ELEVATION 01

SCALE: 1/4" = 1'-0"





California Coastal Commission

AUG 25, 2016
DESIGN
DEVELOPMENT



2321 MAIN ST.
SANTA MONICA CA 90405
T 310 453 9611
F 310 453 9166
www.belzbergarchitects.com

REV# DATE DESCRIPTION

ISRAEL LEVEIN
CENTER
201 Ocean Front Walk
Venice, CA 90291

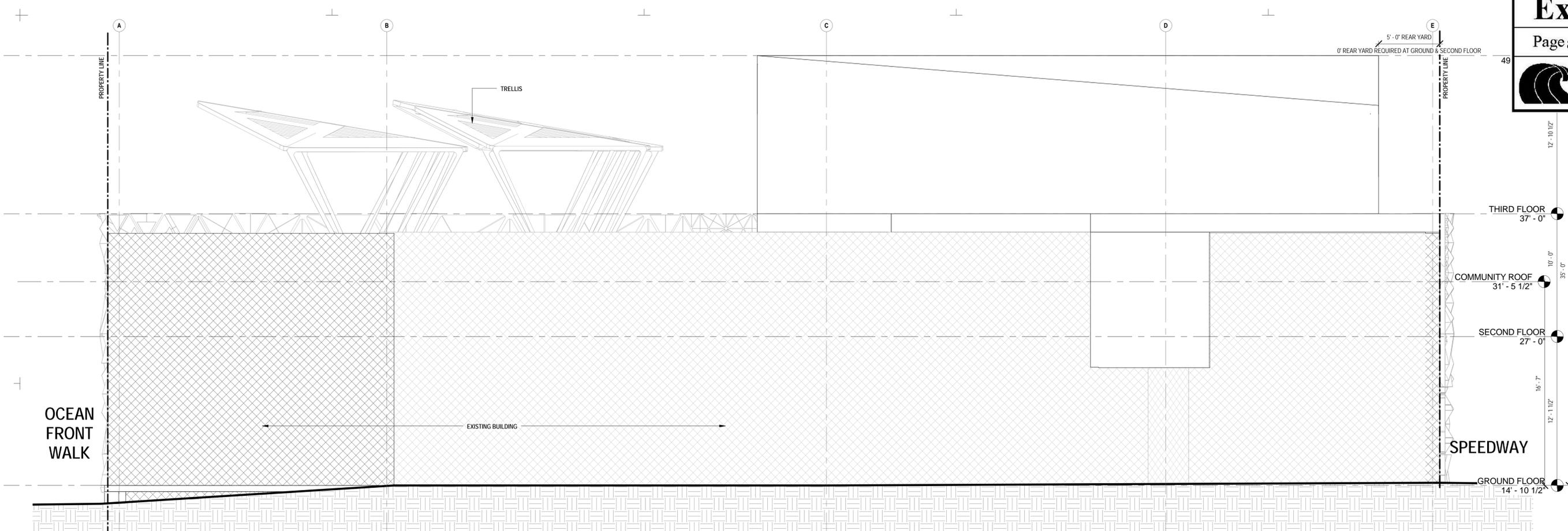
EXTERIOR ELEVATIONS

PROJECT NUMBER: 15020

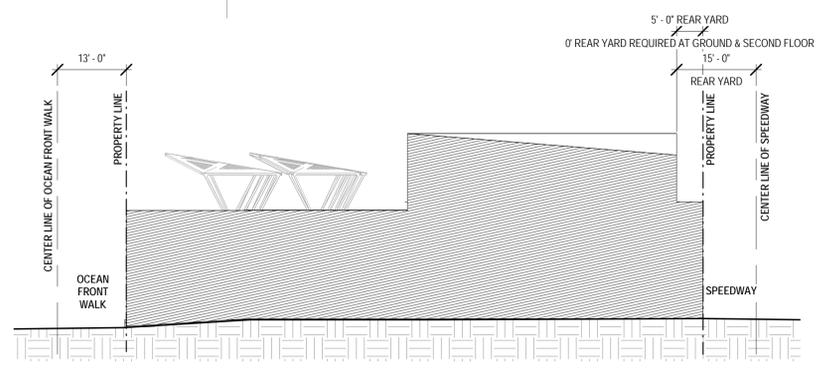
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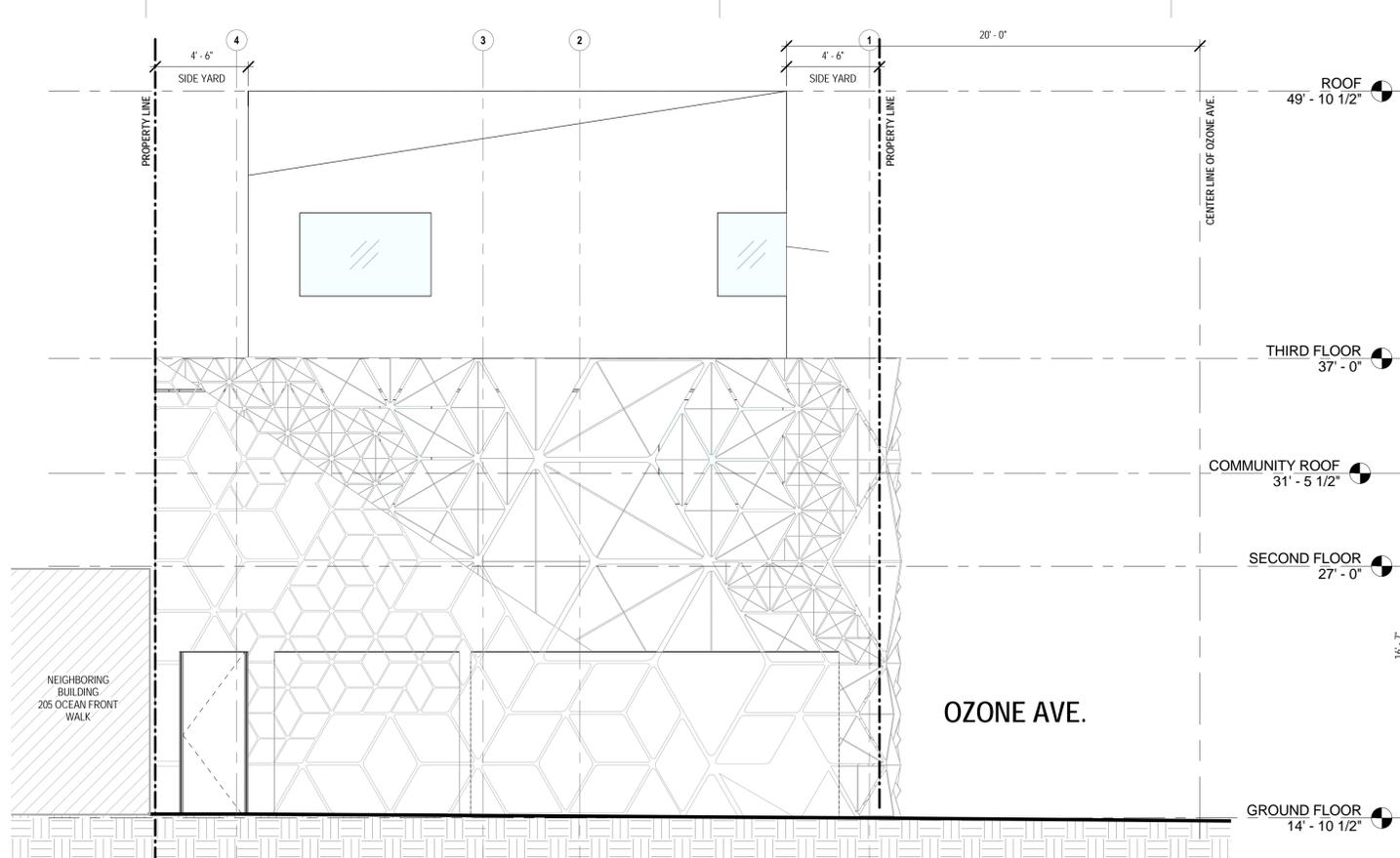
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SOUTH ELEVATION 02
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION, DIAGRAM 03
SCALE: 1/16" = 1'-0"



EAST ELEVATION 01
SCALE: 1/4" = 1'-0"



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2321 MAIN ST.
SANTA MONICA CA 90405
T 310.453.9611
F 310.453.9166
www.belzbergarchitects.com

REV# DATE DESCRIPTION

ISRAEL LEVEIN
CENTER
201 Ocean Front Walk
Venice, CA 90291



EAST-WEST SECTION 01
SCALE: 1/4" = 1'-0"

BUILDING SECTION

PROJECT NUMBER: 15020

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Exhibit 3

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California Coastal
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Exhibit 3

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Exhibit 3

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Exhibit 3

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Exhibit 3

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Exhibit 3

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California Coastal
Commission



LINN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
HENRY CHU
LOURDES GREEN
ALETA D. JAMES
CHARLES J. RAUSCH, JR.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

Exhibit 4

Page 1 of 28



California Coastal
Commission

Los Angeles, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.planning.lacity.org

July 8, 2016

Jay Sanderson (A)(O)
The Jewish Federation
6505 Wilshire Boulevard
Los Angeles, CA 90048

Dana Sayles (R)
three6ixty
4309 Overland Avenue
Culver City, CA 90230

CASE NO. ZA 2015-2582(CDP)(ZV)(ZAA)
(SPP)(MEL)
COASTAL DEVELOPMENT PERMIT, ZONE
VARIANCE, ZONING ADMINISTRATOR'S
ADJUSTMENT, SPECIFIC PLAN PROJECT
PERMIT AND MELLO ACT COMPLIANCE
201 South Ocean Front Walk
Venice Planning Area
Zone : C1-1
D. M. : 109-5A141
C. D. : 11
CEQA : ENV-2015-2583-CE
Legal Description: Lots 11-ARB 1 and
12-ARB 1, Block 17, Tract 8923

Pursuant to Los Angeles Municipal Code Section 12.20.2, I hereby APPROVE:

a Coastal Development Permit authorizing the renovation and change of use of an existing dance hall/community center to a community center, including a second story addition of administrative office space, a third story addition with a residential apartment, three on-site parking spaces, within the dual jurisdiction area of the California Coastal Zone, and a determination of Mello Act Compliance, and

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby APPROVE:

a Variance from Section 12.21-C,6 to waive the requirement to provide a loading space required for an institutional building; and

Pursuant to Los Angeles Municipal Code Section 12.28-A, I hereby DISMISS:

a waiver of the requirement to provide the loading space required for institutional building per Section 12.21-C,6 of the Code; and

Pursuant to Los Angeles Municipal Code Section 12.28-A, I hereby APPROVE:

an Adjustment from Section 12.13-C,2(a) to allow a 0-foot side yard for the second story in lieu of the 4-foot 6-inch side yard otherwise required in the C1-1 Zone; and

CASE NO. ZA 2015-2582(CDP)(ZV)(ZAA)
(SPP)(MEL)

PAGE 2

Pursuant to Los Angeles Municipal Code Section 11.5.7-C and Ordinance No. 175,693, I hereby APPROVE:

Project Permit Compliance for the Venice Coastal Specific Plan for the abovementioned project,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
7. Approved herein is a Coastal Development Permit authorizing the renovation and change of use of an existing dance hall/community center to a 2,199 square-foot community center, including construction of a 1,249 square-foot second story addition of administrative office space with roof deck, and a third story addition with a 1,322 square-foot residential apartment, within the dual jurisdiction area of the

California Coastal Zone, and a determination of Mello Act Compliance, a 0-foot side yard for the second story in lieu of the 4-foot 6-inch side yard otherwise required in the C1-1 Zone; and waiver of the requirement for a loading space for an institutional building.

8. Walk Street. (Design Criteria). The building materials, colors, articulation, massing, and scale of the proposed project shall substantially comply with those specified on the plans labeled Exhibit "A," in the subject case file.
9. Permanent Public Right-of-Way Encroachments. Fences shall be permitted in string line with existing fences on the same side of 30th Avenue and shall not exceed a height of 42 inches. No other encroachments, including hedges or other accessory structures, shall be permitted within 5 feet of the centerline of Vista Place. Prior to the issuance of a building permit, a revocable encroachment permit shall be obtained from the Department of Public Works for any encroachments within Vista Place. Permanent encroachments on Vista Place shall be limited to grade level uses including gardens, patios, landscaping, ground level decks, and fences.
10. The height of the structure shall be limited to a maximum of 35 feet to the top of roof.
11. All exterior lighting shall be shielded and directed onto the site such that the light source cannot overflow into the neighboring properties. No floodlighting shall be permitted. This Condition shall not preclude the installation of low-level security lighting.
12. Prior to the issuance of any building permit, the plot plan shall be reviewed and approved by the Fire Department's Hydrants and Access Unit.
13. The roof deck shall not be enclosed or covered, and shall be accessed through an interior door or elevator. Except for emergency access, no direct exterior access to the roof deck shall be permitted.
14. No Coastal Development Permit Condition clearance or Building Permit sign-offs shall be commenced prior to the completion of the California Coastal Commission permit issuance and the subsequent permit appeal period in the dual jurisdiction, or the completion of the 20-day review period of the City's Coastal Development Permit in the single jurisdiction.
15. Construction shall be restricted to the hours of 7 a.m. to 6 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday. Construction activities shall be scheduled so as to avoid operation several pieces of equipment simultaneously, which causes high noise levels.

CASE NO. ZA 2015-2582(CDP)(ZV)(ZAA)
(SPP)(MEL)

PAGE 4

16. Except for the side yard and no loading area requests, no other requests for any deviations from the regulations of the Specific Plan or LAMC have been requested or approved herein.
17. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously which causes high noise levels.
18. Prior to the commencement of site excavation and construction activities, construction schedule and contact information for any inquiries regarding construction activities shall be provided to residents and property owners within a 100-foot radius of the project site. The contact information shall include a construction manager and a telephone number, and shall be posted on the site in a manner, which is readily visible to any interested party.
19. Loitering is prohibited on the area under control of the applicant.
20. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure

to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

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TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

“A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code.”

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this authorization is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or not complied with, then this authorization shall be subject to revocation as provided in Section 12.27 of the Municipal Code. The Zoning Administrator's determination in this matter will become effective after JULY 25, 2016, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://cityplanning.lacity.org>.** Public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

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Furthermore, this coastal development permit shall be subject to revocation as provided in Section 12.20.2-J of the Los Angeles Municipal Code, as authorized by Section 30333 of the California Public Resources Code and Section 13105 of the California Administrative Code.

Provided no appeal has been filed by the above-noted date, a copy of the permit will be sent to the California Coastal Commission. Unless an appeal is filed with the California Coastal Commission before 20 working days have expired from the date the City's determination is deemed received by such Commission, the City's action shall be deemed final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on April 7, 2016, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting a Coastal Development Permit, as enumerated in Section 12.20.2, a Zone Variance as enumerated in Charter Section 562 and Section 12.27, and a Zoning Administrator's Adjustment in Section 12.28 of the Municipal Code have been established by the following facts:

BACKGROUND

The property is a level, rectangular-shaped, corner, through, 3,803 square-foot lot with a 35-foot frontage on Ocean Front Walk and Speedway and a 108-foot frontage on Ozone Avenue. The lot has a uniform width and depth of 35 feet and 108 feet, respectively. The property is located within the Venice Community Plan Los Angeles Transportation Corridor and Venice Coastal Zone Specific Plans, Dual Jurisdictional Coastal Zone, Methane Buffer Zone, 4 kilometers from the Santa Monica Fault, Liquefaction area, Tsunami Inundation Zone, and the Venice Revitalization Zone.

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The property is developed with a single story community center with the building taking up the full length and width of the lot. There is currently no on-site parking. Pedestrian access to the building is located along Ocean Front Walk, which has a public parking lot located on the other side of the walkway. Vehicular access is from Speedway to the northeast and Ozone Avenue to the northwest.

Currently the site is developed with a 3,266 square-foot dancehall/community center. The existing building was constructed in 1927 and has served as a community center since 1964. The request is to change the use to a community center, add a second level comprising office space and meeting areas, and a third level with one residential unit, to be situated to the rear of the building, with a deck on the roof of the first level towards the front of the building. After the change of use and additions, the first level will consist of approximately 2,199 square feet, second level 1,249 square feet, and a residential unit of 1,322 square feet on the third level. The new first level includes a three-car garage fronting on Speedway, a restroom, kitchen, storage, and community room. The second level is proposed to have office space with restrooms and access to the deck and requesting a zero-foot side yard for the second story. The third level is for a residential unit with three bedrooms and two full baths. Access to the facility are along Ozone Avenue and Ocean Front Walk. Access to the residence and offices are via a stairway at the southeast side of the building or elevator. In addition, the request includes a waiver of the loading space requirement for an institutional building. Upon completion, the new building will continue to serve as a community center for the Jewish senior population, but will also be available to the greater Venice community as well.

The property to the southwest across Ocean Front Walk is zoned OS-1XL-O and is developed with a public parking lot adjacent to the beach and ocean beyond. The property to the south, abutting the subject site is a commercial building with shops and restaurants and zoned C1-1. The property to the northwest, across Ozone Avenue is developed with a four-story senior housing complex and zoned (Q)R3-1 and C1-1. The property to the north and east across Speedway and Ozone Avenue are developed with three- and four-story, multi-family dwellings and zoned RD1.5-1.

The Venice Community Plan Map designates the property for Community Commercial land uses, with corresponding zones of CR, C2, C4, RAS3, and RAS4 and Height District No. 1.

The property is within the area governed by the Coastal Transportation Corridor Specific Plan. On June 8, 2015 the Department of Transportation reported that there is less than significant impact on transportation and circulation and recommends that no traffic study is required since there are less than 42 AM/PM net trips.

A public hearing occurred on April 7, 2016. After the hearing, it was discovered that the request for waiver of loading zone was done incorrectly. The waiver was requested as a Zoning Administrator's Adjustment, per Code Section 12.28. Rather, the correct Code Section that authorizes relief is Code Section 12.27 through a request for a use variance. As a result, the applicant requested a variance on May 31, 2016. On June 8, 2016 the Chief Zoning Administrator waived the requirement for a second public hearing for the

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updated project description, citing the project will not have a significant effect on the community, is not likely to evoke controversy, and the initial hearing of April 7, 2016.

Speedway, adjoining the property on the southwest side of the street, is a Local Street – Standard, dedicated a width of 20 feet, and improved with asphalt and concrete roadway with a center gutter.

Ozone Avenue, adjoining the property on the southeast side of the street, is a Local Street – Standard, dedicated to a width of 47 feet, and improved with asphalt and concrete roadway with a center gutter. Vehicular access is available only between Speedway and Ocean Front Walk; the street is a walkway between Pacific Avenue and Speedway.

Ocean Front Walk, adjoining the property on the easterly side of the street, is a Local Street – Standard, dedicated a width of 50 feet, and improved with a cement walkway. There is no vehicular traffic, allowing only non-motorized travel.

Previous zoning related actions on the site/in the area include:

Subject Property

Case No. DIR-2014-2824-DI – On August 14, 2014, a Specific Plan Interpretation was issued clarifying the relationship between the Small Lot Subdivision Ordinance and the Venice coastal Zone Specific Plan.

Surrounding Properties

Case No. DIR 2010-2718(SPP)(MEL) - A Specific Plan Project Permit for compliance with the Venice Coastal Specific Plan and Mello Act Compliance determination for the demolition of an existing duplex and the construction of one new single-family dwelling; no deviation from the Specific Plan is proposed. At the time of the preparation of this report, no determination on this matter has been issued, at 42-44 Ozone Avenue.

Case No. ZA 2011-0754(ZAA) – On August 10, 2011, the Zoning Administrator approved Zoning Administrator's Adjustments to permit a reduced front yard of 5 feet in lieu of the required 15 feet, and to reduce side yards of 3 feet in lieu of the required 4 feet, in conjunction with demolition of a duplex and detached garage and the construction, use and maintenance of a new, three-story single-family dwelling.

Case No. ZA 2006-9705(CDP)(ZAA)(SPP)(MEL) - On July 2, 2009, the Office of Zoning Administration terminated an application to permit 1) the demolition of an existing rental duplex and the construction of two single-family townhomes for a proposed small lot subdivision in a Single-Jurisdictional Coastal Area of Venice; 2) project permit compliance under the Venice Specific Plan for the subject development; 3) Mello Act determination to allow the removal of two rental units in Venice for the construction of two for-sale units located at 49 East Ozone Avenue; and 4) Zoning Administrator Adjustments to allow the following: a rear yard setback

of 5 feet in lieu of the required 15 feet; a front yard setback of 5 feet in lieu of the required 15 feet; side yard setbacks of 4 feet in lieu of the required 5 feet; building separation of 0 feet in lieu of the required 10 feet; and passageway of 0 feet in lieu of the required 10 feet.

Case No. ZA 2006-6106(CDP)(MEL) – On June 29, 2007, the Zoning Administrator approved a coastal development permit for the construction of five residential and four commercial condominiums located at 305-309 Ocean Front Walk.

Case No. ZA 2006-7499(ZV)(ZAA)(SPP) – On December 7, 2006, the Zoning Administrator approved a variance to permit partial demolition of a block wall and construction of a new two-car garage observing a 21-foot turning radius; a Zoning Administrator's Adjustment for a 6-foot building separation; and a Project permit Compliance Review to allow the construction of the two-car detached garage on a lot located on a walk street within the Venice Specific Plan, at 27 East Dudley Avenue.

Case No. ZA 2006-0225(ZAA) - On October 27, 2006, the Zoning Administrator approved Zoning Administrator's Adjustments to permit a reduced 2-foot western side yard in lieu of the required 3 feet, in conjunction with the construction, use and maintenance of a recreation room addition above an existing garage, and to permit the existing garage to continue to observe a 0-foot to 2-foot western side yard setback, on property located within the R3-1 Zone, at 39 East Navy Street.

Case No. ZA 2005-0975(CDP)(SPP) - On September 15, 2005, the Zoning Administrator approved an application to allow a Coastal Development Permit and Specific Plan project compliance for two townhouses located at 43 East Ozone Avenue.

Case No. ZA 2002-4820(ZAA)(SPP)(MEL) – On February 13, 2003, the Zoning Administrator approved a Zoning Administrator's Adjustment for the construction of a two-story second dwelling unit with a 4-foot 6-inch passageway between dwelling; and a Specific Plan Project Permit Compliance Review from the Venice Coastal Zone Specific Plan, authorizing the second dwelling unit at 55 Rose Avenue.

Case No. ZA 2000-4404(ZAA)(SPPA) - On March 28, 2001, the Zoning Administrator approved: 1) Zoning Administrator's Adjustments to permit a reduced 3-foot side yard setback in lieu of the 5 feet otherwise required, and a 7-foot passageway in lieu of the 10 feet otherwise required; 2) a Project Permit Compliance Review to permit the addition of a second dwelling unit and a four-car garage to an existing single-family dwelling; and 3) a Project Permit Adjustment to allow a maximum height of 30-1/2 feet in lieu of the 28-foot maximum otherwise permitted; on property located within the RDI .5-1 Zone, at 25 Dudley Avenue.

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PUBLIC HEARING

A Notice of Public Hearing was sent to nearby property owners and/or occupants residing near the subject site for which an application, as described below, had been filed with the Department of City Planning. The purpose of the hearing was to obtain testimony from affected and or interested persons. The environmental document was among the matters considered at the hearing. All interested persons were invited to attend the hearing at which they could listen, ask question, or present testimony regarding the project.

The public hearing occurred on April 7, 2016 at the West Los Angeles Municipal Building with Jason Chan acting as Hearing Officer.

Dana Sayles, Project Representative

- Project consists of remodeling existing community center, addition of second floor, and a dwelling unit on the partial third floor
- Building is not functioning well for owners, due to the age of the building
- Building originally constructed in 1927 as a retail building with café
- Second floor added in 1951, but removed in 1994 by order from LADBS due to Northridge earthquake damage
- Site has operated as a senior center since 1964
- Exterior mural was painted in 1996, thus it cannot be considered historically significant. However, the mural will be digitally preserved
- First floor is intended to be a remodel, by keeping 50% of exterior walls
- Waiver of loading zone, as this requirement is not practical and is a hardship for this site
- Voluntary open house conducted in August 2015; invitations sent to a 500-foot radius
- Project has obtained Venice Neighborhood Council (VNC) support
- Proposed dwelling unit will not act as a market-rate unit
- Project drawings revised in February 2016 by adding a security vestibule

Sherry Cadovitz, Project Coordinator – Jewish Family Foundation

- Supports project

Fran Solomon- Community Member

- 40-year resident of community
- Supports project
- Proposed project can be an amenity for tourists that visit Venice

Sara Allen, Employee

- Supports project
- Building is in poor condition; no operating windows or functioning kitchen

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- Robin Rudisill, Venice Neighborhood Council (VNC)
- Land Use and Planning Committee reviewed the project during a lengthy meeting
- Full neighborhood council voted 14-0-1 (with one abstention) to support project
- Supports request to waive parking in-lieu fees for parking credit, as 1994 earthquake was reason for removal of second floor, and since the building shall operate as a community center
- Project is a benefit to the whole community, and will host events not limited to just the Jewish population

Zac Lodner, Community member

- Supports project
- Community lacks a venue for local, multi-generational cultural/fitness programs

Harvey Harrison, Community member

- Opposes project
- Project doesn't require a second story and dwelling unit to serve community
- Construction would be too disruptive

Jeanne Harrison, Community member

- Was unaware of project until recently, and other neighbors unaware, as well
- Concerned that proposed dwelling unit will operated as a short-term rental

Melissa Geiger, Community Member

- Supports project
- Community center will serve as venue for community events, and just for Jewish residents/seniors
- Project will help improve Venice Ocean Front Walk

Debbie Dyner-Harris, Council District 11

- Supports project
- Existing building is in poor condition
- Unprecedented support from VNC
- Project will improve Venice area

Ms. Tivokian, Community member

- Request some legally binding document to ensure dwelling unit will not act as a short-term rental

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At the end of hearing the Hearing Officer took no official action and the case was left under advisement.

LETTERS, E-MAIL AND OTHER COMMUNICATIONS TO THE FILE

- On May 27, 2016 Ezra Gale, Senior Planner for Council District 11, submitted an email expressing support for waiving a second hearing for updated project description, citing the original hearing of April 7, 2016 allowed testimony to occur for the project.
- On April 4, 2016 Jessica McBride, staff of three6ixty representing the applicant, submitted via e-mail materials presented at the Venice Neighborhood meeting on August, 2015. In addition, 23 letters in support of the project were also submitted via e-mail.
- On April 1, 2016, staff received a letter via e-mail from Beth Allyn voicing her concerns of the current operations and maintenance of the building and facility and possible issues if the proposed project is approved.
- On March 31, 2016 staff received a letter from Nancy Volpert in support of the project.
- On March 31, 2016, a letter was submitted from Debby Barak and Paul S. Castro from the Jewish Family Service of Los Angeles expressing support for the proposed project.
- On March 26, 2016 staff received an e-mail from jrgposte with three attached pictures illustrating congestion and blocking of the fire lane on Speedway at a nearby apartment.
- On March 25, 2016, staff received an e-mail from Jeanne Harrison opposing the proposed project.
- On March 24, 2016, staff received an e-mail from Harvey Harrison with a letter opposing the proposed project. On April 4, 2016 an addendum to the original letter was received voicing concerns of the building's earthquake preparedness.
- On March 24, 2016, staff received an e-mailed letter from Manuel Parodi opposing the proposed project.
- On March 22, 2016, staff received an e-mail from Jake Kaufman expressing support of the project.
- On March 21, 2016, staff received an e-mail from Shifra Raz supporting the project.

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- On February 18, 2016, staff received a letter from Kark Sokol of Hotel Erwin stating support for the project.
- On February 26, 2016, the Venice Neighborhood Council submitted their notification to the Zoning Administrator that the Neighborhood Council reviewed the subject project and voted 14-0-1 to support the project at their regular meeting on November 17, 2015.
- On January 25, 2016, a letter supporting the project was received from David Paris.

COASTAL DEVELOPMENT PERMIT FINDINGS

In order for a coastal development permit to be granted all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative. Following is a delineation of the findings and the application of the facts of this case to same.

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

The property is a level, rectangular-shaped, corner, through, 3,803 square-foot lot with a 35-foot frontage on Ocean Front Walk and Speedway and a 108-foot frontage on Ozone Avenue. The lot has an even width and depth of 35 feet and 108 feet, respectively. The property is located within the Venice Community Plan Los Angeles Transportation Corridor and Venice Coastal Land Use Plan (North Venice subarea), and within the Dual Jurisdictional Coastal Zone.

Section 30251 of the Coastal Act provides that the scenic and visual qualities of the Coastal Zone area shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where, feasible, to restore and enhance visual quality in visually degraded areas.

Currently the site is developed with a 3,266 square-foot dance hall/community center. The applicant is requesting to convert the community center space to 2,199 square feet on the first level, add a second and third level, to be situated to the rear of the building, with a deck on the roof of the first level towards the front of the building and a maximum height of 35 feet. The new first level includes a three-car garage fronting on Speedway, a restroom, kitchen, storage, and community room (2,199 square feet). The second level is proposed to have office space to be located towards the rear of the building (1,249 square feet) with restrooms and access to the deck and requesting a zero-foot side yard for the second story. The third level (1,322 square feet) is for a residential unit with three bedrooms and two full baths. Entries to the facility are along Ozone Avenue and Ocean Front Walk. Access to the residence and offices are via a stairway at the southeast side of the building or

elevator. In addition, the request includes a waiver of the loading space requirement for an institutional building.

The proposed project will also be subject to review by other City departments, including the Fire Department, Department of Building and Safety Structural Plan Check and the Bureau of Engineering. Their review and authority address the Coastal Act's goal to minimize risk to life and property in areas of high geologic flood and fire hazard; and to assure stability and structure integrity and not create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding area.

Chapter 3 of the Coastal Act contains provisions that address the impact of development on public services, recreational opportunities, public access, scenic views, infrastructure, the environment, and significant resources. Applicable provisions are as follows:

- a. *Section 30220 Water-Oriented Activities:* The subject site is within the dual-jurisdiction area of the Coastal Zone, but is located on a commercial zone within a developed area approximately 48-feet from the shoreline, separated only by Ocean Front Walk. The project involves the addition and remodel to an existing senior center within a one story building. The site is not suited for water-oriented recreational activities.
- b. *Section 30222 Private Lands for Commercial Recreational Facilities.* The site is zoned for commercial uses and is adjacent to the shoreline, defined as a Shoreline Recreation Area by the Venice Coastal Land Use Plan. However, the subject site is built out to property line and is not designated a recreation area. This privately owned-site is therefore not suitable for commercial recreational facilities for coastal recreation.
- c. *Section 30230 Marine Resources.* The site is within the dual-jurisdiction area and is adjacent to the Venice Beach across from Ocean Front Walk. However, the site is zoned for light commercial uses and currently developed with a senior center, and surrounded by development on three sides. The proposed project will not involve diking, filling, or dredging of open coastal waters, wetlands, estuaries, or lakes. The proposed project will result in no impact on marine resources.
- d. *Section 30240 Environmentally Sensitive Habitat Areas.* The subject property is zoned for commercial uses and developed with a senior center. The site is adjacent to the Venice Beach. However, migratory non-game native bird species are protected under federal and state law. The project is not expected to disrupt habitat values on environmentally sensitive habitat areas.
- e. *Section 30244 Archeological or Paleontological Resources.* The subject site is currently improved with a senior center in a densely-developed in a commercial area. No new archeological or paleontological resources are

anticipated to be identified with the implementation of the project, as the site is currently improved with a commercial building.

- f. *Section 30250 Existing Developed Area.* The subject site is located within a developed area. The proposed project is an expansion/remodel of an existing senior center. The site is surrounded by development on three sides, with the beach and surface parking lot adjacent to the site across from Ocean Front Walk. Although the site is located near the Venice Beach, no significant impacts are anticipated on coastal sensitive uses.
- g. *Section 30251 Scenic and Visual Qualities.* The project's location results in no impact on scenic or visual qualities of coastal areas or prominent natural landforms. The project seeks only a minor deviation from the Zoning Code regarding side yards. The project features a maximum height of 35 feet, which is allowed by the Specific Plan. The site is not located along or near a designated scenic corridor.
- h. *Section 30252 Public Access to the Coast.* The proposed project results in the remodeling/addition to an existing senior center on commercially zoned land. The property is located along Ocean Front Walk but does not interfere with public access to the ocean.
- i. *Section 30253 Minimization of Hazardous Impacts.* The subject property is flat and not located along a bluff or cliff. No grading, excavation, draining, or dredging is proposed. The site is within a Methane Buffer Zone, Liquefaction area, Tsunami Inundation Zone, and located within 4 kilometers from the Santa Monica Fault. However, the project is required to comply with state and local building codes that would minimize structural and seismic impacts.
- j. *Section 30260 Coastal-Dependent Industrial Facilities.* The subject property is developed with a single-story building used as a senior center, and zoned for commercial uses. The project has no impact on the location or operations of any coastal-dependent industrial facilities.

Although the property abuts established water-oriented recreational use, it does not impede any water-oriented recreational facilities or activities. The project proposes to provide all parking requirements and only requests a slight waiver for side yards. The property is presently developed with a community center use, on property located with a zone classification designated for commercial uses. The proposed construction of the addition of two more levels, continuation of the community center use, adding office space, and adding a residential unit has no impact on the location or operation of coastal dependent industrial facilities.

As articulated above, and as conditioned, the development is in conformity with Chapter 3 of the California Coastal Act of 1976.

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2. The development will/will not prejudice the ability of the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.

There is no adopted and certified Local Coastal Program (LCP) for the portion of the California Coastal Zone in which the project is located. Coastal Act Section 30604(a) states that prior to the certification of a LCP, a coastal development permit may only be issued if a finding can be made that the proposed development is in conformance with Chapter 3 of the Coastal Act. The Venice Local Coastal Land Use Plan (LUP) was certified by the California Coastal Commission on June 14, 2001; however, the necessary implementation ordinances were not adopted. The City is in the initial stages of preparing the LCP; prior to its adoption the guidelines contained in the certified LUP are advisory.

Policy I.B.2 of the LUP states: "mixed-use commercial development shall be encouraged in all areas designated on the Land Use Policy Map for commercial use."

Policy I.B.6 of the LUP states: "The areas designated as Community Commercial on the Land Use Policy Map will accommodate the development of community serving commercial uses and services, with a mix of residential dwelling units and visitor-serving uses. The Community Commercial designation is intended to provide focal points for local shopping, civic and social activities and for visitor-serving commercial uses. They differ from Neighborhood Commercial areas in their size and intensity of business and social activities. The existing community centers in Venice are most consistent with, and should be developed as, mixed-use centers that encourage the development of housing in concert with multi-use commercial uses."

The Venice Coastal Land Use Plan designates the subject site as Community Commercial, with the intent that mixed-uses and visitor-serving uses are encouraged in order to promote Venice as a draw for tourists and residents alike. The proposed remodeling and addition to an existing senior center is consistent with the policies of the LUP. No deviations from height or land use are requested or required. Approval of the proposed project will not prejudice the ability of the City to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act.

The property is not within the area of any interim control ordinance. The continued use of the property for community center and removing the dance hall use is consistent with the land use designation and the site's zoning. The surrounding area is developed with residential uses, including multi-story, multi-family residential buildings to the north and east, and commercial uses to the south, along Ocean Front Walk.

The project also meets all the design requirements and limitations promoted by the adopted Venice Land Use Plan, including the provision of three on-site parking spaces. Minor deviations from yard requirements are requested. No other deviations from the Municipal Code are requested or granted by this action.

3. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.

The California Coastal Commission Interpretive Guidelines are designed to provide direction to decision-makers in rendering discretionary determinations on requests for coastal development permits pending adoption of an LCP and have been reviewed and considered in preparation of these findings. However, following prevailing case law (e.g. Pacific Legal Foundation v. Coastal Commission (1982) 33 Cal. 3d 158), the City's determination is based on the cited provisions of the California Coastal Act and other legally established laws and regulations.

According to applicable guidelines for commercial development:

- a. Every commercial structure shall include a Street Wall, which shall extend for at least 65% of the length of the street frontage, and shall be located at the property line or within 5 feet of the property line, except on Ocean Front Walk, where all commercial buildings shall have the Street Wall set zero (0) feet from the building line.
- b. At least 50% of the area of the ground floor Street Wall shall be devoted to pedestrian entrances, display windows, and/or windows affording views into retail, office, gallery, or lobby space.
- c. Any portion of the lot not used for parking, buildings, driveways or other features shall be landscaped.
- d. Driveways and vehicular access to projects shall be provided from alleys unless the Department of Transportation determines that it is not possible. New and existing curb cuts shall be minimized in order to protect and maximize public on-street parking opportunities.
- e. All projects shall provide at least one pedestrian entrance into each business or use for each street frontage.

Upon review of these standards, the proposed project complies with the policies of the Land Use Plan and Specific Plan. The proposed structure maintains a 0-foot front yard and side yard setback, and the attached garage is located at the rear, with access from Speedway. Windows are located on the ground floor and blank walls are minimized, except for utility areas, stairwells, and parking areas. However,

there are no open portions on the site for landscaping. Pedestrian entrances are located on both sides where the building fronts the right-of-way.

4. **The decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.**

The California Coastal Commission (CCC) has considered public views, land and marine resources, accessibility, and improved recreational opportunities for the public and impacts to coastal resources and/or sensitive habitats. The project, being located adjacent to the shoreline and in a fully developed block, presents no outstanding issues which would indicate a conflict between this request and any other decision of the CCC on these matters. The Zoning Administrator considered the following three recent applicable Coastal Commission decisions in the vicinity of the site:

- 1) 14 Northstar Street. In 2015, the CCC approved the demolition of a one-story duplex, and construction of a three-level, two-unit condominium with five enclosed parking spaces.
- 2) 44 Ozone Avenue. In 2012, the CCC approved the demolition of a one-story duplex and detached garage and construction of a two-story, plus basement, single-family residence with attached two-car garage.
- 3) 151-187 Ocean Front Walk. In 1997, the CCC approved the construction of a 45-foot high, 64-unit apartment building for very low and lower income senior citizens.

While this review of prior CCC actions is not exhaustive, this research shows the Commission has acted on projects, within the vicinity, of similar scale and size. The proposed project consists of the remodeling/addition to an existing senior center, resulting in a restroom, kitchen, storage, and community room (2,199 square feet) on the first level. The second level is proposed to have 1,249 square feet) of common area, restrooms and access to the deck. The third level (1,322 square feet) is for a residential unit. The proposed project is within the parameters of prior Coastal Commission approvals.

5. **The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.**

The property is located on the inland side of Ocean Front Walk on the southwest corner of Ozone Avenue. Ocean Front Walk, running parallel along the shoreline, has no vehicular traffic, allowing only non-motorized travel. However, a public parking lot is located directly across Ocean Front Walk with Ozone Avenue providing vehicular, pedestrian, and bike access to Venice Beach.

The project does not expand the footprint of the existing facility and therefore does not impede shoreline access and/or substantially increase the use of coastal access roads due to the type of use.

The Department of Transportation has reviewed and accessed the potential transportation and circulation impacts of the project. It was determined that there is less than significant impact and that no traffic study is required because it was calculated that the peak AM/PM Net Trips are less than 42.

6. **An appropriate environmental clearance under the California Environmental Quality Act has been granted.**

The proposed project is deemed not to have a significant effect on the environment and is therefore categorically exempt from the provisions of the California Environmental Quality Act (CEQA). Case No. ENV-2015-2583-CE, a Categorical Exemption, was issued that utilized Class 32, Category. Article III, Section 1, City CEQA Guidelines for Infill Development. Therefore, no mitigation measures were established.

MELLO ACT

7. **The project is consistent with the special requirements for low and moderate income housing units in the Coastal Zone as mandated by California Government Code Section 65590 [Mello Act].**

The project does not require the removal of any dwelling units, and includes the production of one new unit, which is below the threshold of 10 residential units, thus the project is exempt and not subject to affordability requirements of the Mello Act.

ZONE VARIANCE FINDINGS

In order for zone variance the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.27 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

8. **The strict application of the zoning code would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The project proposes to maintain the existing building footprint; currently there are no front or rear yards and a minimal side yard along a Walk Street. The new addition and renovations that are part of the project scope do not increase any existing yards. Thus, any new loading zone would alter the footprint and require removal of a portion of the building's footprint. Loading areas can rather be provided from Ozone Avenue

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(SPP)(MEL)

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or Speedway to the rear. The small lot area of 3,803 square feet presents a hardship because it creates less lot area to dedicate a loading area, while still producing enough floor area for the proposed uses. The proposed use as a community center with one dwelling unit does not contain any commercial uses, such as a restaurant, gift shop, or bar, which require the delivery of goods to the property. Thus, the strict application of the requirements of the zoning code results in unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.

9. **There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject site is a rectangular shaped lot zoned C1-1 with 3,803 square feet of area, and fronts Ocean Front Walk, Ozone Avenue, and Speedway. The building was originally constructed in 1927 as a two-story building, with the second story removed due to earthquake damage. The original construction date preceded current requirements for a loading zone for institutional uses. The reduced lot size and existing building footprint that is built to the edges of the property lines make the loading zone infeasible and present a hardship. The project's use and height is consistent with the underlying zone and only minor yard relief is requested for the project. The Venice Coastal Zone Specific Plan and the Venice LCP encourage the provision of visitor serving uses. Thus, there are special circumstances that support the waiver of the loading zone.

10. **The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships is denied to the property in question.**

As stated earlier, the reduced lot size makes it difficult to provide the required loading zone. Further, the proposed use as a philanthropic institution indicates that infrequent loading and unloading is unlikely to cause adverse impacts to the community. The proposed use as a community center offers a public benefit that outweighs the unlikely chance that the subject waiver will harm public safety and welfare. Other waivers of loading zones were granted by Case No. ZA 2012-2841-CDP-CU-ZV-MEL for 2 East Breeze Avenue and Case No ZA 93-0631-ZV for 401 Ocean Front Walk. Therefore, approval of the request will permit the applicant to enjoy a substantial property right while providing loading in a manner substantially similar to other properties in the area.

11. **The granting of the variance would not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the subject property is located.**

The project proposes a land use and height that is consistent with the underlying zone, and is requesting minor relief for side yards, a Coastal Development Permit, and a Mello Determination. The request for a waiver of loading zone was part of the requested action advertised on the hearing notice, and no testimony was provided at the April 7, 2016 hearing that the granting of the variance would be detrimental to the public welfare or injurious to neighboring properties. The community center continues an existing use on the same site. Overall, the project improves the community by renovating an obsolete building and introducing pedestrian friendly design elements that are consistent with the Venice Specific Plan for Walk Streets. The continued use as a community center with one dwelling unit implies loading and unloading will be infrequent compared to a commercial use.

12. The granting the variance would not adversely affect any element of the General Plan

The Venice Community Plan designates the property for Community Commercial land uses with the corresponding zone of C1 and Height District No. 1. The site is within the North Venice subarea of the Venice Coastal Zone Specific Plan. The Venice Community Plan and the Venice Coastal Zone Specific Plan are silent in regards to loading zones. But, the project is consistent with the following objectives and policies:

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services within existing commercial areas.

Policy: 2-1.5 Require that commercial projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with surrounding uses and development.

Policy 2-3.1: Require that new development be designed to enhance and be compatible with adjacent development.

Policy: 2-2.2 New development in designated areas should focus on pedestrian street activity.

The proposed project improves an existing obsolete building, and provides a community benefit by enhancing an existing use. The proposed design features transparency and ease of access to improve the built environment. There is no evidence that the waiver of the loading zone would adversely affect any element of the General Plan. The proposed use is consistent with the underlying C1 Zone. Any nuisance would be regulated by Citywide ordinances and enforcement by the Department of Building and Safety.

ZONING ADMINISTRATOR'S ADJUSTMENT FINDINGS

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

13. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject case entails a request to observe reduced side yards: 0-foot side yard for the second level in lieu of the 4-foot 6-inch side yard otherwise required, and to waive the requirement of a loading space for an institutional building. This waiver allows the second level to maintain the same footprint as the ground level. The third level will feature a step back to observe the required side yard. The property is within the North Venice Subarea of the Venice Coastal Zone Specific Plan and the dual permit jurisdiction of the California Coastal Zone.

Similar to many of the lots in the North Venice Subarea, the property is a narrow lot, measuring 35 feet by 108 feet, with a total lot area of 3,803 square feet. The original building was built in 1927 and later expanded to cover the lot. Due to the narrow width of the lot and the size of the existing building, the addition of the second and third levels maintains the same footprint width.

Since the existing building footprint is maintained there is no space for a loading area, therefore the request for the variance. The current use as a senior community center remains the same and additional space for office use for the facility will not change the demands for loading space under the current conditions. The new residential unit would not impact the use of a loading area because a three-car garage, fronting on Speedway, is provided.

14. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The width of the lot is narrow, 35 feet. The corner lot in the C1 Zone which abuts an R Zone requires a 4-foot, 6-inch side yard. The proposed project's first level remains with the same footprint covering the entire lot. The second level is designed to extend upward another 10 feet covering approximately 1/2 of the length of the building. The third level, covering the second level, steps inward, observing the required side yard.

The maximum 35-foot height of the building is within the height requirement of the North Venice Subarea of the Specific Plan. There are concerns raised about the

actual use of the dwelling unit located on the third floor. The dwelling is allowed by right, as dwelling units are permitted in the C1 Zone based on the same density of the R3 Zone, or 1 unit per 800 square feet of lot area. The Zoning Administrator has no authority to dictate the kind of residential use, for example: a short term rental, affordable housing, etc. The issue of short-term rentals has led the Department of City Planning to enact a process to address this issue through policies and regulations under ongoing Case No. CPC-2016-1243-CA. Until a clear process by this Code Amendment is adopted, the Department of Building and Safety is responsible for Code Enforcement and safety issues of the respective dwelling unit and any violations thereof.

Comments were submitted regarding the height of the proposed project, and the possibility that the project would be over-height and out of scale with the existing neighborhood. Several commenters desire to see the building retain its original height. However, the maximum height of a structure is 35 feet per the Specific Plan, and the property owner is within their right to construct a structure within their desired program and to develop their property as they see fit, within all applicable Code requirements and building regulations. Further, the project will serve as a community benefit by serving as a community center for the local senior population, as well as the greater Venice population as well.

With the conditions required within and compliance with the LAMC, specific plans, and other local and state coastal requirements, the project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

15. **The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The Venice Coastal Zone Specific Plan implements the Goals, Objectives, and Policies of the Venice Community Plan, which is a portion of the Land Use Element of the City's General Plan. The Venice Community Plan designates the property for Community Commercial with corresponding zones of CR, C2, C4, RAS3, and RAS4, and Height District No. 1. The property is located within the North Venice subarea of the Specific Plan and the Los Angeles Coastal Transportation Corridor Specific Plan and proposes no deviation from the requirements or limitations of those Plans.

PROJECT PERMIT COMPLIANCE REVIEW

16. **The project substantially complies with the applicable regulations, findings, standards, and provisions of the Venice Coastal Zone Specific Plan.**

As noted, the project consists of the renovation of an existing one-story senior community center and addition of a second and third level that includes office space and residential unit. The proposed project meets the findings required by Section

8.C of the Venice Coastal Zone Specific Plan; the project is compatible in scale and character with the existing neighborhood and would not be materially detrimental to the immediate neighborhood. The project also complies with the applicable General Land Use and Development Regulations set forth in Section 10-F, Land Use and Development regulations for the North Venice Subarea, Section 11-B Commercial Development, and the Parking provisions set forth in Section 13 of the Specific Plan as evidenced below:

- a. **The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.**

The subject property is a rectangular lot, having a width of approximately 35 feet and a depth of 108 feet for a total lot area of approximately 3,803 square feet. The subject property and properties to the southeast are zoned C1-1; properties to the east and north are zoned RD1.5-1; to the northwest are zoned (Q)R3-1 and C1-1 and to the west is zoned OS-1XL-O. The project is located in the North Venice Subarea and currently developed with a one-story community center. The subject request is for the renovation of the existing building and addition of a second and third level including office space and a single-family unit with a three-car garage. The proposed community center and production of one dwelling unit and maximum height of 35 feet is consistent with the underlying C1-1 Zone and the regulations prescribed in the Venice Coastal Specific Plan. The adjacent properties are developed with one- to four-story commercial and multi-family residential structures. Owing to the nature and characteristics of the immediate neighborhood, the proposed project is compatible in scale and character with the existing neighborhood and with the Venice Coastal Zone Specific Plan for the North Venice Subarea.

- b. **The Venice Coastal Development Project is in conformity with the certified Venice Local Coastal Program.**

The subject property is designated Community Commercial in the certified Venice Local Coastal Program Land Use Plan and is zoned C1-1. The proposed project is consistent with the intent and purposes of the Land Use Plan and the Specific Plan, which are parts of the Venice Coastal Program. Their policies and provisions support this type and scale of commercial and residential development in the North Venice Subarea and comply with all applicable development requirements of the Venice Coastal Specific Plan (Ordinance No. 175,693) Section 10-F.

Land Use. The project does not propose drive-through uses, therefore is consistent with the land use regulation for this area.

Density. Pursuant to the North Venice Subarea in the Venice Coastal Zone properties in the commercial zones shall not exceed the density permitted in the R3 Zone, which allows four units on the subject site (3,803 square feet). The project proposes a single-family dwelling which is consistent with the density regulations for this area.

Height. Pursuant to the Venice Specific Plan, a Venice Coastal Development Project in the Marina Peninsula Venice Subarea shall not exceed 35 feet. The development is proposed with a maximum height of 35 feet, which is consistent with the height regulations for this area.

Setback. It is required that commercial development along Ocean Front Walk set their front yard at the building line. The existing footprint is already at the building line and the project does not propose changes to the EXISTING footprint of the site.

Access. The garage and vehicular access to the subject property are provided from the Speedway, which is the rear of the building. Pursuant to the Venice Specific Plan Section 10G, vehicular access must be provided from the alley, unless it is unfeasible to do so. The site fronts on Ocean Front Walk, Speedway and Ozone Avenue along the northerly side and abuts the commercial building and associated parking lot to the southerly side. Vehicular access is available along Speedway and Ozone Avenue with Ocean Front Walk allowing only non-motorized access.

Commercial and Industrial Design Standards.

Commercial Development. Pursuant to the Venice Specific Plan, the proposed project renovates the ground floor and adds a second and third floor.

Ground Floor Commercial Development. Properties fronting on Ocean Front Walk must set the Street Wall to zero feet from the building line. The proposed project does not change the existing building line that is already set at zero feet. The plans indicate that façade of the building along Ocean Front Walk is primarily transparent, with the side fronting Ozone Avenue is approximately 30 percent transparent and the rear fronting Speedway is made of garage doors and a pedestrian door. Pedestrian entrances to the community center are located on Ocean Front Walk and Ozone Avenue. Access to the apartment and office space is located at Ozone Avenue and Speedway.

Floor Area Ratio. The allowable Floor Area Ratio (FAR) area is 1.5 to 1 for retail and/or office and residential. The proposed FAR is 1.26 to 1.

Building Separation. There is only one multiple-use building that covers the entire lot.

Access. The garage and vehicular access to the subject property are provided from the Speedway, which is the rear of the building. The site fronts on Ocean Front Walk with garage fronting Speedway at the rear as per the requirements. Vehicular access is available along Speedway and Ozone Avenue with Ocean Front Walk allowing only non-motorized access.

Landscaping. The building covers the entire lot, therefore there is no area at the ground level for landscaping.

Light. Lighting from commercial Venice coastal Development Project shall be directed away from residential Venice Coastal Development Projects and Environmentally Sensitive Habitat Areas. Note: lighting is not illustrated on the plans.

Trash. Trash is located on the ground floor, within the building, fronting Ozone Avenue.

Parking. Pursuant to the Venice Specific Plan Section 13-D, the proposed structure is required to provide eight parking spaces. Three parking spaces are provided and five spaces will provide in-lieu payments.

- c. **The applicant has guaranteed to keep the rent levels of any Replacement Affordable Unit at an affordable level for the life of the proposed Venice Coastal Development Project and to register the Replacement Affordable Units with the Los Angeles Department of Housing.**

The subject site is not currently developed with any dwelling units. Therefore, the project is not subject to review for compliance with the Mello Act. The project results in the production of one dwelling unit.

ADDITIONAL MANDATORY FINDINGS

17. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone B, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood.
18. On December 16, 2015, the subject project was issued a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-

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(SPP)(MEL)

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2015-2583-CE, for a Categorical Exemption, Class 32, Category. Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines). I hereby adopt that action.

Inquiries regarding this matter shall be directed to Jason Chan, Planning Staff for the Office of Zoning Administration at (213) 978-1310.



DAVID S. WEINTRAUB
Associate Zoning Administrator

DSW:JC:aln

cc: Councilmember Mike Bonin
Eleventh District
Adjoining Property Owners

Exhibit 5

Page 1 of 2



California Coastal Commission

COPY

RECORDING REQUESTED BY
JEWISH FEDERATION C

MAIL TAX STATEMENT TO
JEWISH FEDERATION COUNCIL OF
GREATER LOS ANGELES
6505 Wilshire Blvd.
Los Angeles, CA 90048-4906
WHILE RECORDED MAIL TO

94 1126962

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4 MIN. 8 A.M. JUN 13 1994
PAST

Name
Street Address
City
State
Zip
JEWISH FEDERATION COUNCIL
6505 Wilshire Blvd
Los Angeles, CA 90048
ATT: Andre Robin

FEE \$10 2
2

RECORDERS USE ONLY

ORDER NO
ESCROW NO

CORPORATION GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ none. This is a bonafide gift and Grantor received nothing
() Computed on full value of property conveyed, or in return. R&T 11911
() Computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area (X) City of Los Angeles
Tax Parcel No. 4286-030-001

FRAUD NOTIFICATION SENT \$

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JEWISH COMMUNITY FOUNDATION, a corporation

a corporation organized under the laws of the State of CALIFORNIA
hereby GRANT(S) to

JEWISH FEDERATION COUNCIL OF GREATER LOS ANGELES AREA, a corporation

the following described real property in the CITY OF VENICE
County of LOS ANGELES, State of California:

Lot 195, Block 2, Golden Bay Tract as per map recorded in book 2, page 15
of maps, in the office of the county Recorder of said county, to be held in
trust pursuant to the terms of the merger agreement between the Jewish Federa-
tion Council of Los Angeles, and the Jewish Community Council of the Bay
Cities, entered into on February 11, 1975.

Subject to the building on the above described property being called the Israel
Levin Senior Adult Center, and if said building is sold, the proceeds shall
be used to purchase another facility for the same purpose, and that the
existing building, as well as succeeding buildings replacing said building
shall perpetually memorialize the name of Israel Levin in 7" high letters
on the outside of said building. Said building and all succeeding buildings
shall consider the benefit and welfare of senior citizens as its primary
purpose.

Dated JANUARY 27, 1994

JEWISH COMMUNITY FOUNDATION

By Bert Ginsburg
Bert Ginsburg

By Jacqueline Pearlson
Jacqueline Pearlson

STATE OF CALIFORNIA
County of _____

On _____ before me, _____
Notary Public, personally appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit 5

Page 2 of 2



California Coastal Commission

Feb. 13, 1975
merger between
JFC of LA and
JFC of Bay Cities

JUN 23 1975

RECORDING REQUESTED BY

AND WHEN RECEIVED MAIL TO

Name: Jewish Community Foundation
Address: 590 North Vermont Avenue
City & State: Los Angeles, Calif. 90004

Name: Jewish Community Foundation
Address: 540 North Vermont Avenue
City & State: Los Angeles, Calif. 90004

3750

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY CA
1 MIN. PAST 3 P.M. JUN 23 1975
Recorder's Office

\$3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

THIS FORM FURNISHED BY TIGER TITLE INSURERS

The undersigned grantor(s) declare(s)
 Documentary transfer tax on None - Gift
 () computed on full value of property conveyed, or
 () computed on full value less value of liens and encumbrances remaining at time of sale,
 () incorporated area of City of _____, and
 FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
JEWISH COMMUNITY COUNCIL OF THE BAY CITIES
 a corporation organized under the laws of the State of California hereby GRANTS to
JEWISH COMMUNITY FOUNDATION, a corporation
 the following described real property in the city of Venice
 County of Los Angeles, State of California
 Lot 195, Block 2, Golden Day Tract as per map recorded in Book 2, Page 15
 of Maps, in the office of the County Recorder of said County, to be held
 in trust pursuant to the terms of the merger agreement between the Jewish
 Federation Council of Los Angeles and the Jewish Community Council of the
 Bay Cities, entered into on February 11, 1975.
 Subject to the building on the above described real property being called
 the Israel Levin Senior Adult Center, and if said building is sold, the
 proceeds shall be used to purchase another facility for the same purpose,
 and that the existing building, as well as succeeding buildings replacing
 said building, shall perpetually memorialize the name of Israel Levin in 7"
 high letters on the outside of said building. Said building and all suc-
 ceeding buildings shall consider the benefit and welfare of senior citizens
 as its primary purpose.
 In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-
 ment to be executed by its _____ President and _____ Secretary
 thereunto duly authorized.
 Dated: June 16, 1975 **JEWISH COMMUNITY COUNCIL OF THE BAY CITIES**
 STATE OF CALIFORNIA } ss
 COUNTY OF Los Angeles }
 On June 16, 1975 before me the under-
 signed a Notary Public in and for said State personally appeared
BY ALTMAN known
 to me to be the HARRY GOODMAN President, and
 _____ known to me to be
 _____ Secretary of the Corporation that executed the
 within instrument known to me to be the persons who executed the
 instrument in and for said Corporation executed the within instru-
 ment pursuant to the laws of a resolution of its board of directors.
 WITNESS my hand and official seal.
 Signature: Pauline Hersh
PAULINE HERSH
 Name (Typed or Printed)
 (This area for official Notary Seal)
 OFFICIAL SEAL
 PAULINE HERSH
 NOTARY PUBLIC CALIFORNIA
 My Commission Expires January 22, 1976

Title Order No

Escrow or Loan No

MAIL TAX STATEMENTS AS DIRECTED ABOVE