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**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

Filed: 4/1/97
49th Day: 5/20/97
180th Day: 9/28/97
Staff: CP-LB
Staff Report: 5/19/97
Hearing Date: June 10-13, 1997
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-97-076

APPLICANT: Lloyd Green

AGENT: N/A

PROJECT LOCATION: 242 Sherman Canal, Venice, City of Los Angeles, Los Angeles County.

PROJECT DESCRIPTION: Construction of a two-story, thirty foot high (with 36 foot high roof access structure), 4,353 square foot single family residence with an attached three-car garage on a vacant canal fronting lot.

Lot Area	3,800 sq. ft.
Building Coverage	2,218 sq. ft.
Pavement Coverage	499 sq. ft.
Landscape Coverage	1,083 sq. ft.
Parking Spaces	3
Zoning	RW1
Plan Designation	Single Family Residential-Waterway
Ht abv fin grade	36 feet

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission grant a permit for the proposed development with conditions relating to pervious yard areas, water quality, parking, height, and drainage. The applicant agrees with the staff recommendation.

LOCAL APPROVAL RECEIVED:

1. City of Los Angeles Approval in Concept #97-003, 4/1/97.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, 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 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Pervious Yard Area

In order to provide a setback for access, visual quality, and to protect the water quality and biological productivity of the canals, an uncovered and pervious yard area totaling no less than 600 square feet shall be maintained in the front yard area between the front of the structure and the front (canal) property line. No fill or building extensions shall be placed in or over the 600 square foot pervious front yard area with the exception of fences or permeable decks at grade. Fences in front yard areas shall not exceed 42 inches in height.

2. Deed Restriction

Prior to issuance of the Coastal Development Permit, the applicant shall submit a deed restriction for recording, subject to the review and approval of the Executive Director, and free of all prior liens and encumbrances which the Executive Director determines may affect the interest conveyed, which shall provide for the maintenance of not less than 600 square feet of uncovered and pervious yard area in the front yard adjacent to the canal property line in order to maintain an access corridor, preserve water quality, and protect the biological productivity of the canals. Uncovered means that no fill nor building extensions shall be placed in or over the pervious yard area with the exception of fences or permeable decks at grade. Fences in front yard area shall not exceed 42 inches in height. The deed restriction shall run with the land, binding on all heirs and assigns of the applicant.

3. Parking

A minimum of three parking spaces shall be provided and maintained on the site.

4. Height

The height of the structure shall not exceed thirty feet above the centerline of the canal walkway (with the exception of a 100 square foot maximum, 36 foot high roof access structure).

5. Drainage

Prior to issuance of the Coastal Development Permit, the applicant shall submit plans, subject to the review and approval of the Executive Director, for a one hundred cubic foot french drain or other water filtering device which provides equivalent on-site percolation. The french drain or other water filtering device must be constructed and maintained as shown on the final approved plans.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Area History and Project Description

The applicant proposes to construct a two-story, thirty foot high, 4,353 square foot single family residence with an attached three-car garage on a vacant 3,800 square foot canal fronting lot (Exhibits #1-7). The proposed project also includes a roof deck and a 36 foot high roof access structure (Exhibit #6).

The project site, which was recently purchased from the City of Los Angeles in a public auction, is located on the south bank of Sherman Canal in the Venice Canals residential area (Exhibit #2). The neighborhood is comprised of both old and new one, two and three-story single family residences, and a few non-conforming duplexes.

The Commission has recognized in both prior permit and appeal decisions that the canals area of Venice is a coastal neighborhood of unique character. In 1975, the Commission developed a set of building standards for the Venice Canals area through hearing and voting on various permits. These standards reflect conditions imposed in a series of permits heard prior to that time. Since then, a set of special conditions, which are periodically updated, have been routinely applied to Coastal Development Permits in the Venice Canals area to address the Coastal Act issues of public access, habitat protection, preservation of community character, and scale of development. The conditions imposed on the Coastal Development Permits ensure that the projects are consistent with the Coastal Act. In order to mitigate the identified impacts, the appropriate special conditions have also been applied to this permit.

B. Habitat Protection

The Commission has found that Ballona Lagoon and the Venice Canals are sensitive habitat areas that must be protected from negative impacts associated with development.

Section 30240 of the Coastal Act states:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

The Venice Canals are located up stream from Ballona Lagoon, within the Ballona Wetlands system. The introduction of urban runoff, including pesticides, garden fertilizers, and runoff from impervious surfaces, can

reduce the water quality of the canals which directly impacts the biological productivity of the system. The Ballona Wetlands system is habitat for many species of marine biota, including the state and federally listed endangered least tern.

In order to protect the biological productivity of the Venice Canals and Ballona Lagoon, the Commission has consistently conditioned projects along the waterways to provide front yard setbacks, pervious yard areas, and drainage devices to absorb and filter rainwater and site drainage before it enters the canals. The Commission's requirements are consistent with the recommendations of the Santa Monica Bay Restoration Project Action Plan to reduce non-point source pollutants.

The Commission has consistently conditioned projects in the Venice Canals to provide and maintain a large pervious front yard as a setback from the canal to enhance public access, to provide an area for percolation to protect the water quality and biological productivity of the canals, and to protect community character by maintaining a comparable scale between buildings in the area. No fill nor building extensions may be placed in or over the required pervious front yard area with the exception of fences or permeable decks at grade.

The amount of the Commission's required pervious front yard area for the subject site is six hundred square feet. The figure of six hundred square feet is based on an average setback of fifteen feet across the forty foot width of the subject lot. The width of the subject lot is ten feet wider than the thirty foot width of the majority of parcels in the canals. Therefore, the amount of required pervious yard area is greater on the applicant's 3,800 square foot lot than the Commission's more common pervious yard area requirement of 450 square feet placed on the majority of parcels in the canals with their thirty foot widths and average size of 2,700 square feet.

The Commission's front yard setback requirement is defined in square footage rather than an absolute lineal measurement to allow for changes in plane which can add architectural interest. A minimum ten foot front yard setback, with a required fifteen foot setback average, provides the subject site with the required six hundred square foot pervious front yard area and a front yard setback which is consistent with the other residences in the area. No fill nor building extensions, including stairs and balconies, shall be placed in or over the required pervious front yard area with the exception of fences or permeable decks at grade.

The proposed project provides an 18 foot front yard setback and more than six hundred square feet of pervious yard area in the front yard area adjacent to the canal property line (Exhibit #3). No building extensions encroach into the pervious yard area. Therefore, the proposed project complies with the pervious front yard area requirements of the Commission.

The Commission has consistently required that applicants record the pervious yard area requirement on the property deeds to ensure continuous and ongoing protection of coastal resources and compliance with the requirement. Therefore, the Commission finds that prior to issuance of the permit, the applicant shall record a deed restriction which provides for the maintenance

of not less than six hundred square feet of pervious yard area in the front yard area adjacent the canal property line. Uncovered means that no fill nor building extensions shall be placed in or over the pervious yard area with the exception of fences or permeable decks at grade. Fences in front yard area shall not exceed 42 inches in height. The deed restriction shall run with the land, binding on all heirs and assigns of the applicant.

In order to mitigate the impacts on the habitat caused by surface drainage and drainage from residential areas, the Commission has consistently required the provision of a one hundred cubic foot french drain in order to filter urban runoff before it enters the canals. A condition is routinely placed on permits for development in the canals area which requires that plans be submitted which depict the location and design of the required french drain. In this case, the applicant must submit plans for the required french drain. The applicant is required to provide the french drain as shown on the final approved plans.

The Commission finds that, only as conditioned to provide a french drain and six hundred square feet of pervious yard area to mitigate impacts on biological productivity caused by surface runoff into the canals, is the proposed project consistent with the Section 30240 of the Coastal Act.

C. Public Access/Parking

The Commission has consistently found that a direct relationship exists between residential density, the provision of adequate parking, and the availability of public access to the coast. Section 30252 requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities.

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... (4) providing adequate parking facilities....

Many of the older developments in the Venice Canals area do not provide adequate on-site parking. As a result, there is a parking shortage in the area and public access has been negatively impacted. The small amount of parking area that may be available for the general public on the surrounding streets is being used by guests and residents of the area.

To mitigate this problem, the Commission has consistently conditioned new development within the canals to provide a rear setback of at least nine feet for guest parking or to make other provisions for guest parking. The required rear setback for guest parking is in addition to the Commission's other parking standards. In this case, the proposed project provides a third on-site parking space in the attached three-car garage in lieu of the required nine foot rear setback for guest parking. The proposed project provides a five foot rear setback.

The proposed project conforms to the Commission's parking standards for the

Venice Canals area which require two parking spaces per residential unit and provisions for guest parking. The proposed garage on the site provides three parking spaces, which is an adequate on-site parking supply for the proposed single family residence. The third parking space is provided for guest parking. A condition is placed on the permit to require that the three required on-site parking spaces are provided and maintained. The Commission finds that, only as conditioned to ensure adequate on-site parking, is the proposed project consistent with the public access policies of the Coastal Act.

D. Scale of Development

The Commission has also consistently conditioned projects in the Venice Canals area to protect the community character. The area is comprised of both old and new one, two and three-story single family residences and a few remaining duplexes. The majority of the structures in the area do not exceed thirty feet in height. In order to protect the existing scale and character of the neighborhood, and in order to protect the visual corridor along the canal's public walkways, the Commission has consistently limited new development in the canal area to a height of thirty feet, which is consistent with the general height of the area.

In this case, the proposed project has a roof height of thirty feet. However, a proposed roof access structure is proposed on the roof to provide access to the roof deck. The proposed roof access structure is 36 feet high, six feet above the roof elevation (Exhibit #6). Roof access structures have previously been permitted to exceed the thirty foot height limit if they are designed to be the minimum size necessary to provide roof access and if they do not negatively impact the visual resources of the area. The minimum size necessary to provide roof access is one hundred square feet. In addition, roof access structures may not contain any living or storage space. Chimneys, skylights, and some roof equipment may also be permitted to exceed the thirty foot height limit if there is no impact on the area's visual resources.

In this case, the Commission finds that the proposed 36 foot high roof access structure, if limited to the minimum size necessary (100 square feet) and not contain any living or storage space, will not negatively impact the visual resources of the area. Therefore, as conditioned to limit the height of the structure to thirty feet above the centerline of the canal walkway (with the exception of a 100 square foot maximum, 36 foot high roof access structure), the proposed project will conform to the Commission's height requirements.

The Commission has also limited building extensions within the front yard setback area, except for ground level permeable decks. No building extensions encroach into the required six hundred square feet of pervious area in the front yard.

E. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which

conforms with Chapter 3 policies of the Coastal Act:

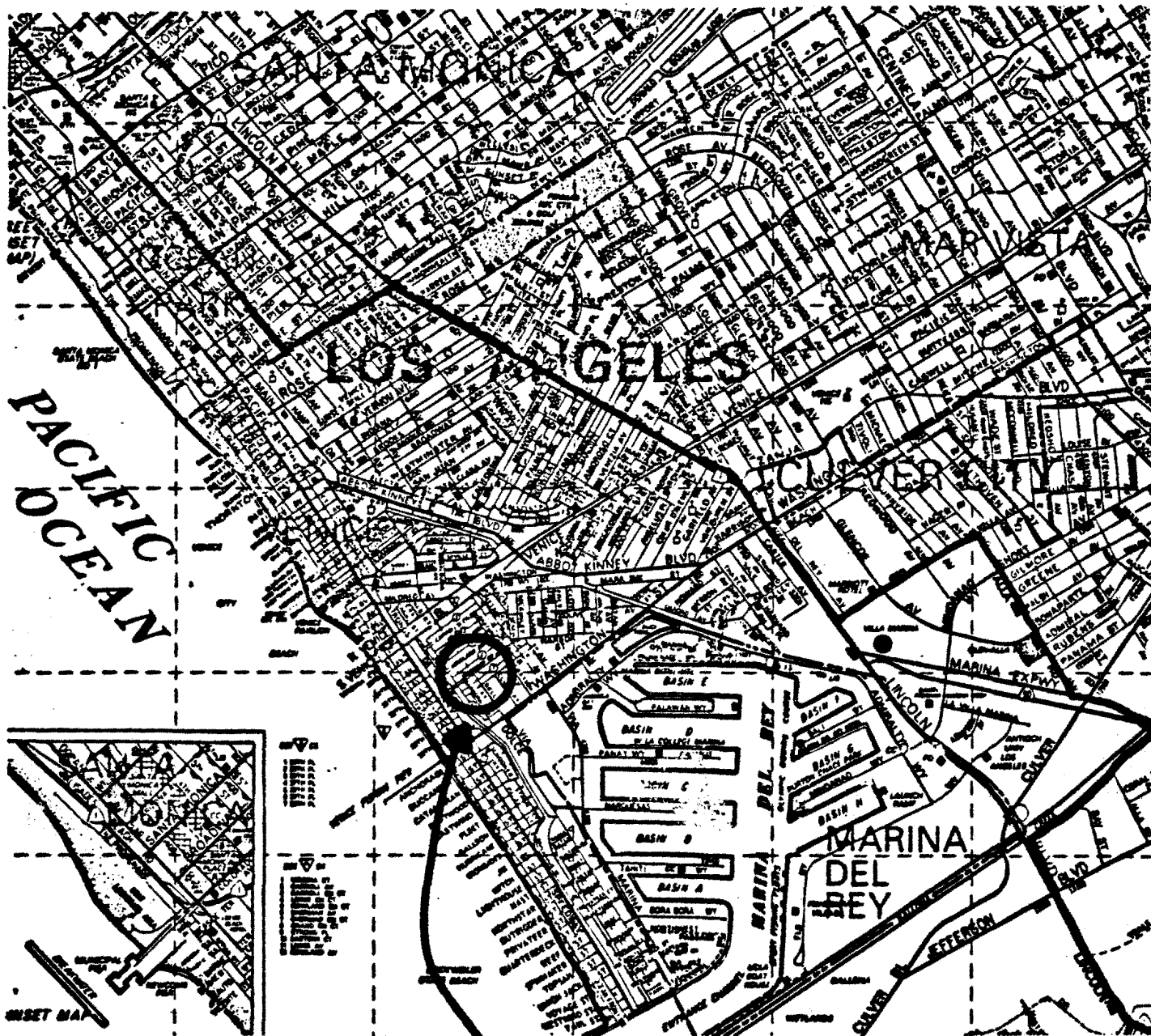
- (a) Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the 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). A denial of a Coastal Development Permit on grounds it would 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) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

The Venice area of the City of Los Angeles does not have a certified Local Coastal Program. The proposed project, only as conditioned, is consistent with the habitat, coastal access, and recreation policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

F. California Environmental Quality Act

Section 13096 of the California Code of Regulations requires Commission approval of 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)(1) 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 impact which the activity may have on the environment.

The proposed project, only as conditioned, is consistent with the habitat and coastal access policies of the Coastal Act. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



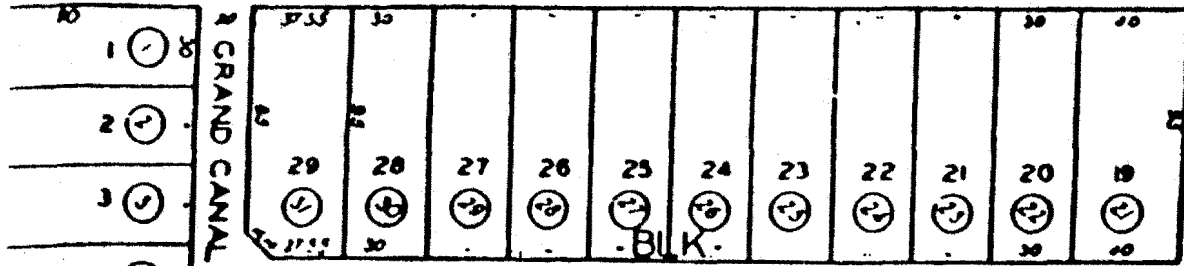
Site

COASTAL COMMISSION

5-97-076

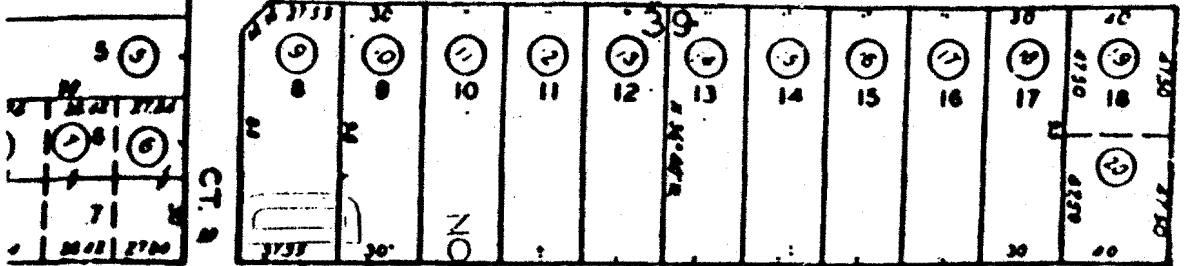
EXHIBIT # 1

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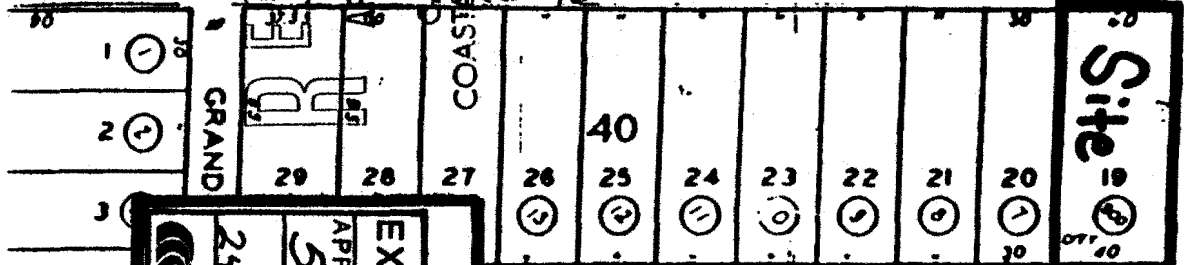
HOWLAND CANAL

CT. 2



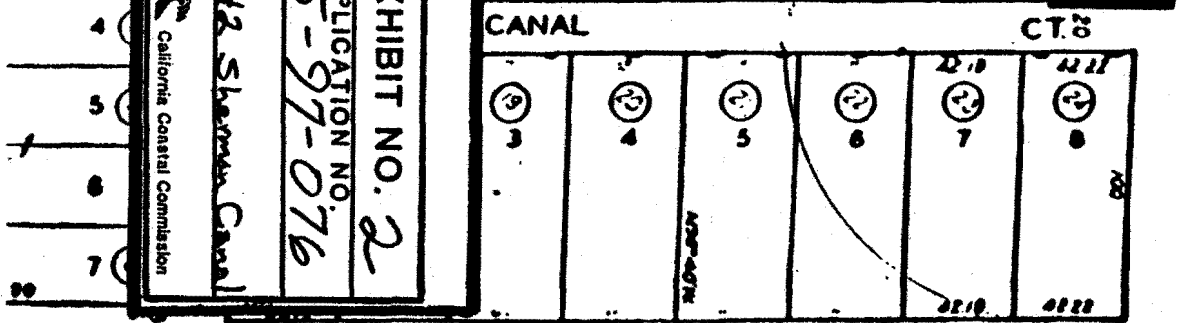
SHERMAN


CANAL 2



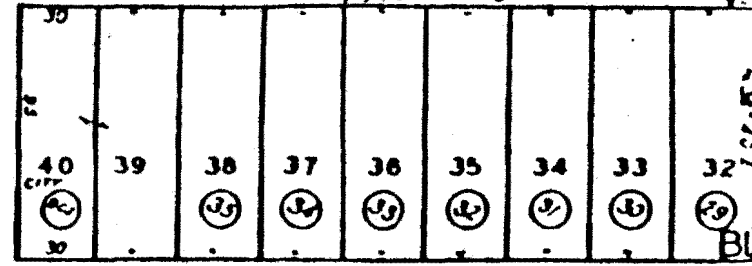
CANAL

CT. 2

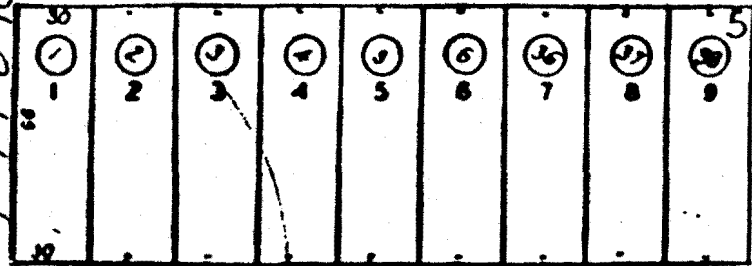



 242 Sherman Canal
 EXHIBIT NO. 2
 APPLICATION NO. 5-97-076
 APR 1 1997
 CALIFORNIA COASTAL COMMISSION

SPELL

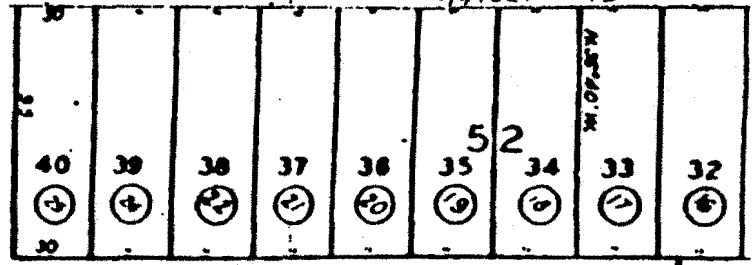


HOWLAND CANAL



SHERMAN

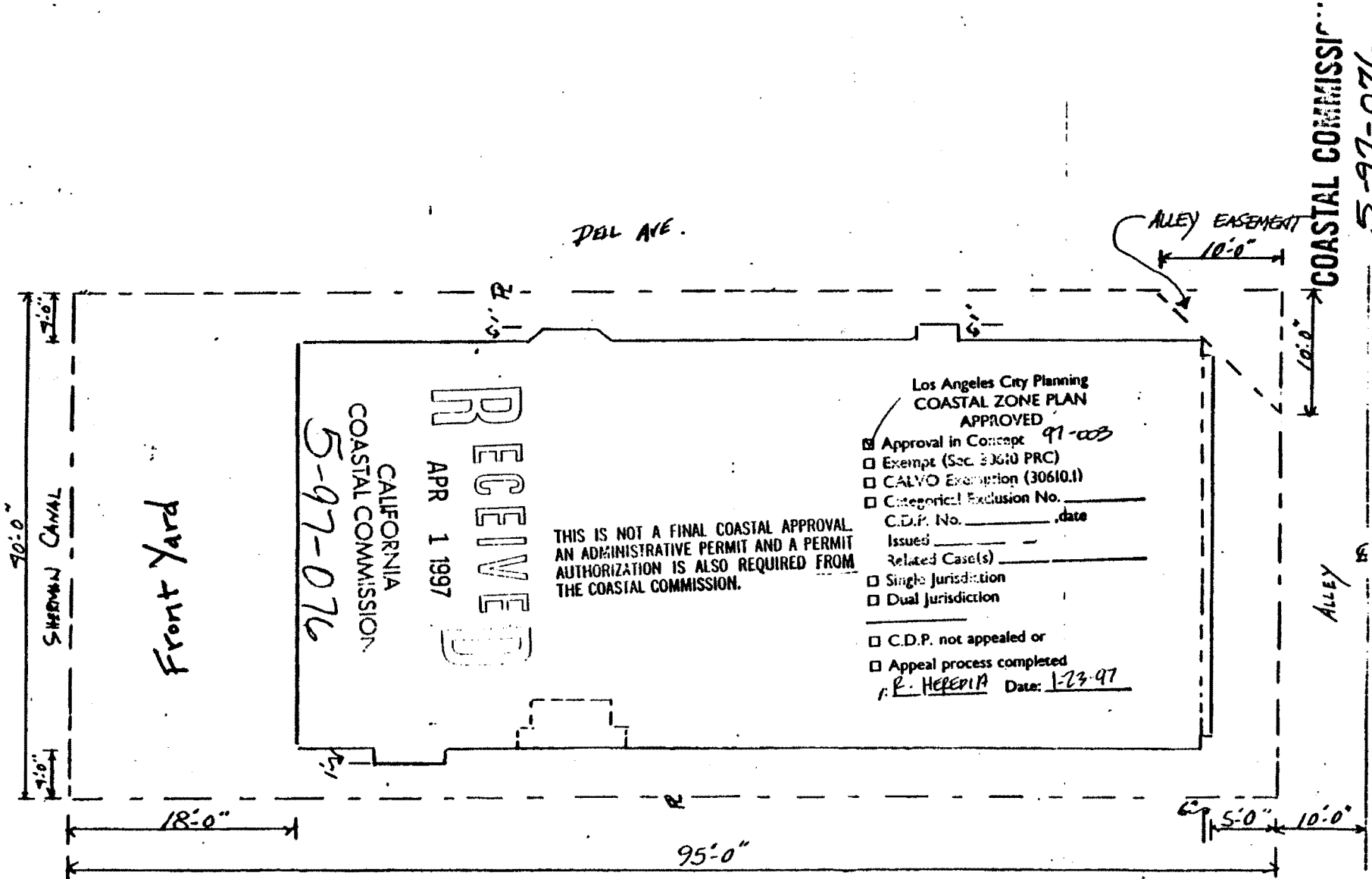
MAP BOOK 4227
PAGE 15



SHERMAN CANAL

9 DELL

8 AVE 8



- Los Angeles City Planning
COASTAL ZONE PLAN
APPROVED
- Approval in Concept 97-008
 - Exempt (Sec. 30610 PRC)
 - CALVO Exemption (30610.1)
 - Categorical Exclusion No. _____
 - C.D.P. No. _____, date _____
 - Issues: _____
 - Related Case(s) _____
 - Single Jurisdiction
 - Dual Jurisdiction
 - C.D.P. not appealed or
 - Appeal process completed
 - by: P. HERRERA Date: 1-23-97

RECEIVED
APR 1 1997
CALIFORNIA
COASTAL COMMISSION
5-97-076

THIS IS NOT A FINAL COASTAL APPROVAL.
AN ADMINISTRATIVE PERMIT AND A PERMIT
AUTHORIZATION IS ALSO REQUIRED FROM
THE COASTAL COMMISSION.

Plot Plan

CZCA 2I 1874 2I146 EX6
SCALE: 1/8" = 1'-0"

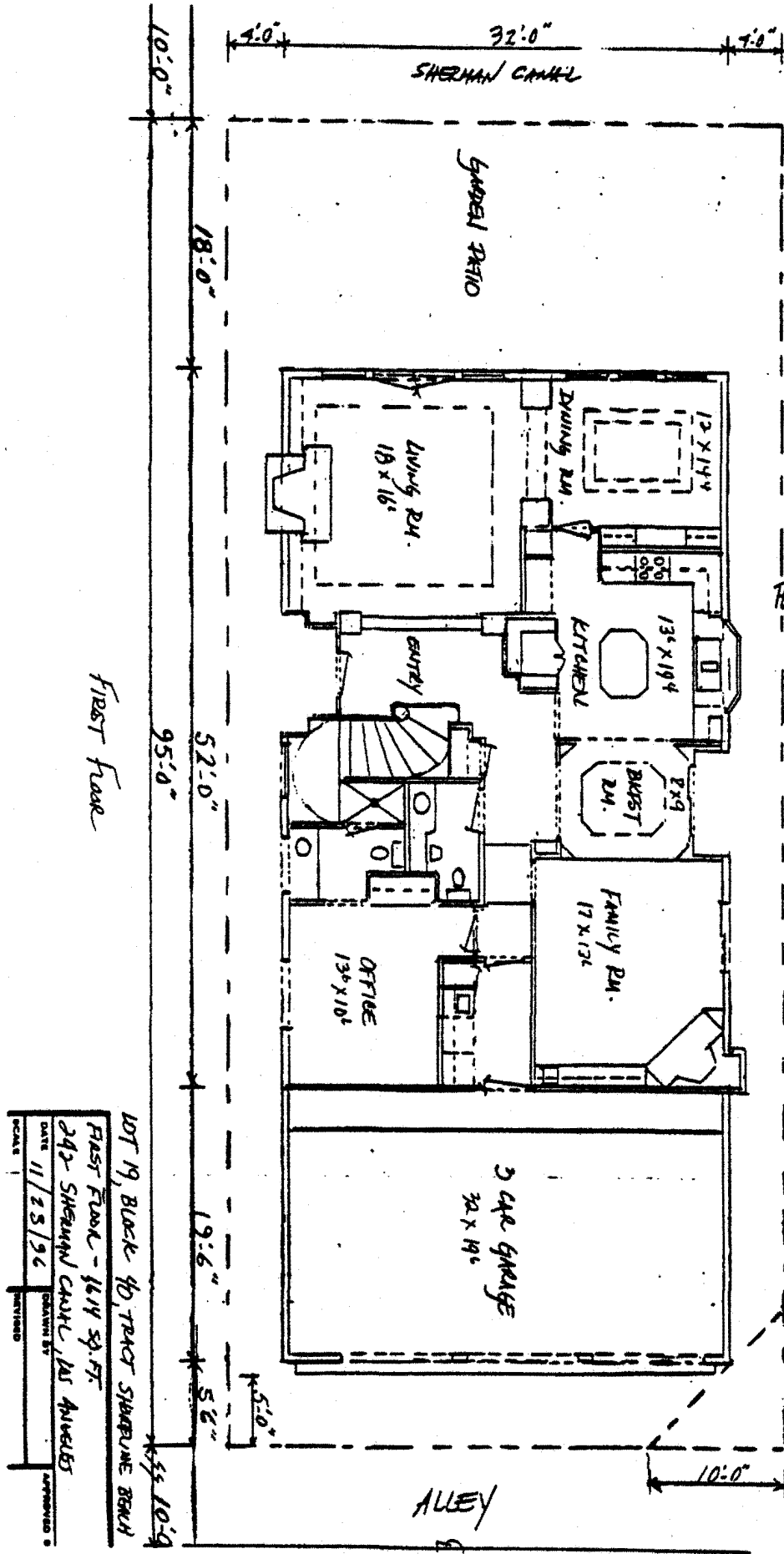


LOT 19, BLOCK 40, SHORTLINE BEACH TRACT
VENICE-242 SHERMAN CANAL
LOYD GREEN (BIB) 998-1311

SUBDIVISION NO. 1, MAP 7 126/27
DISTRICT MAP # 105 A 145
RW-1-1-0

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5-97-076

Site Plan

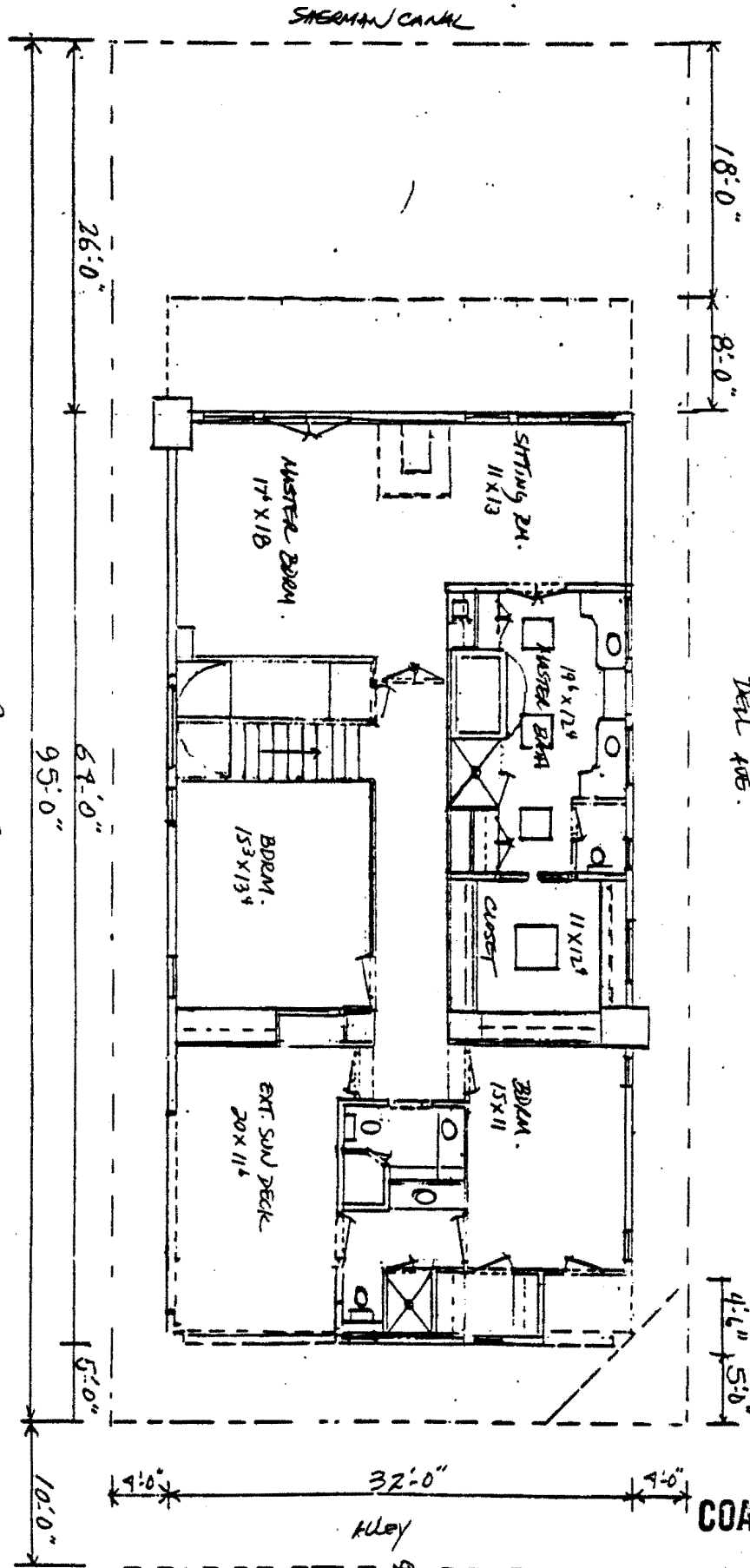


First Floor

LOT 19, BLOCK 40, TRACT SHADYBROOK BEACH
 FIRST FLOOR - 1614 SQ. FT.
 242 SHERMAN CANYON, LAS ANGELES
 DATE 11/25/96
 DRAWN BY [signature]
 APPROVED BY [signature]

Ground Floor Plan

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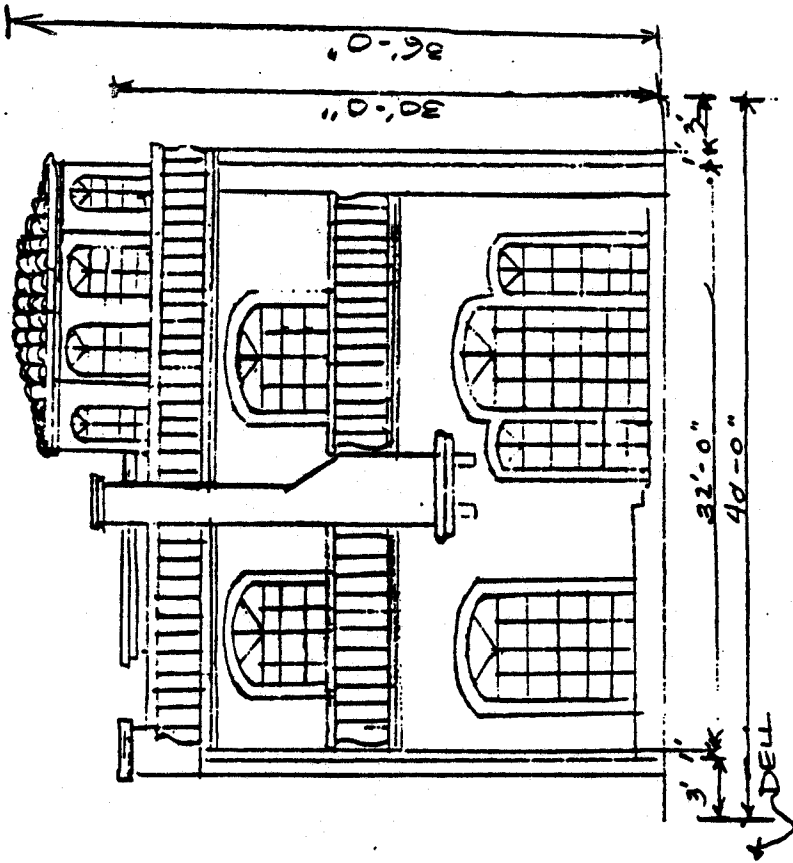


Second Floor

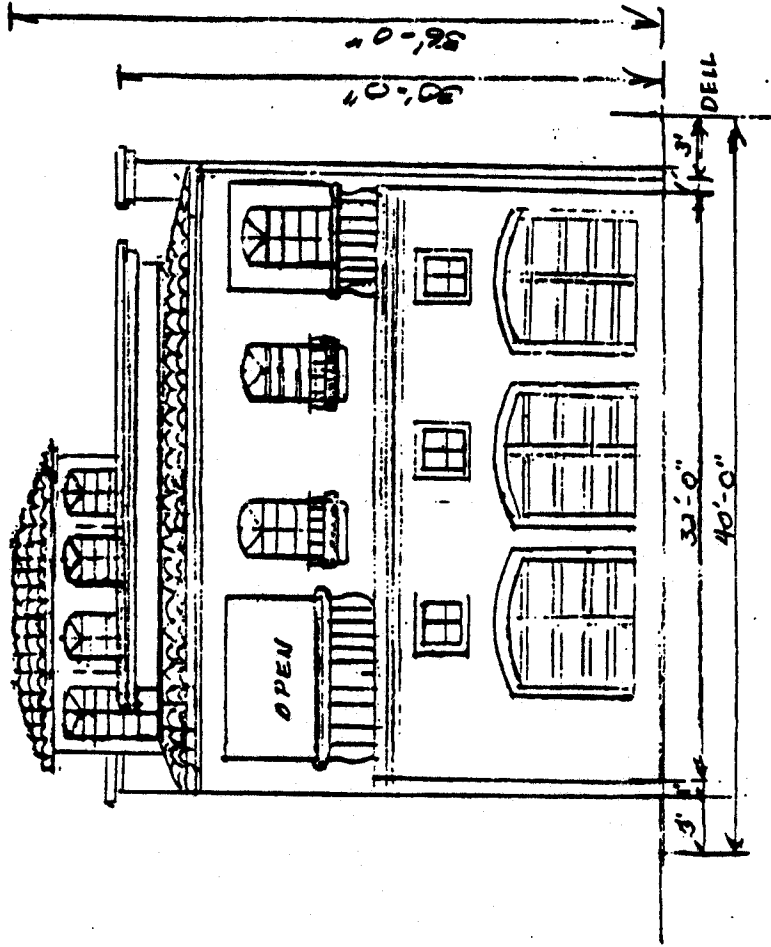
247 SHERMAN CANAL, LOS ANGELES
 SECOND FLOOR - 1772-59 FT.
 UOYP 6AEE (VIB) 998-1311

2nd Floor Plan

COASTAL COMMISSION



FRONT ELEVATION



REAR ELEVATION

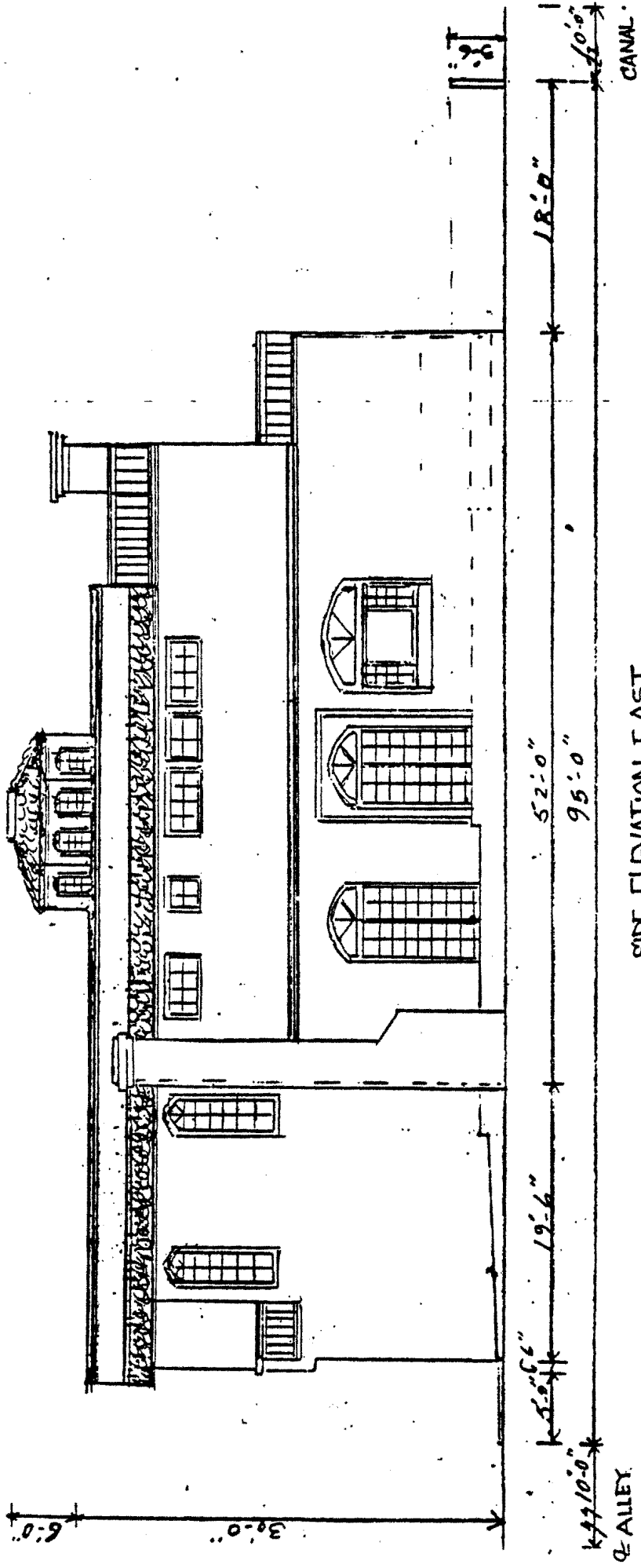
242 SHERMAN CANAL

COASTAL COMMISSION

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EXHIBIT # 6

PAGE 1



SIDE ELEVATION EAST

242 SHERMAN CANAL

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EXHIBIT # 7

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