

RECORD PACKET COPY

STATE OF CALIFORNIA - THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

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

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Permit Application No. 5-98-024

Date 3/1/98



ADMINISTRATIVE PERMIT

TU 3a

APPLICANT: Jeff Otto & Bonnie Cates

PROJECT DESCRIPTION: Construction of a 4,404 square foot, 30 foot high, as measured from existing grade, single-family residence with an attached 498 square foot semi-subterranean 2-car garage.

PROJECT LOCATION: 216 Montreal Street, Playa del Rey, City of Los Angeles

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Al J. Padilla

Title: Coastal Program Analyst

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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, 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, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:A. Project Description

The applicant proposes to construct a 4,404 square foot 30 foot high, as measured from existing grade, single-family residence with 498 square foot, semi-subterranean 2-car attached garage.

The proposed project site is a vacant 5,830 square foot lot located on Montreal Street in in the Playa del Rey area of the City of Los Angeles. The lot is situated on a north facing slope that slopes toward Montreal Street. The slope is approximately 2:1 on the site and has an on-site relief of approximately 50 feet.

The site is within a residentially developed upland area. The site is surrounded by single-family residences. The site is approximately 4 blocks from the beach.

B. Development

Section 30250(a) of the Coastal Act states in part:

New residential development shall be located within, contiguous with or in close proximity to existing developed areas able to accommodate it.

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...

The proposed project will be locate within a residentially developed area of Playa del Rey. The site is currently zoned R-1, single-family residential. Through past permit action the Commission has required that single-family residences provide a minimum of two on-site parking spaces. The proposed project will provide two on-site parking spaces as required. The Executive director determines that the proposed project is consistent with past permit decisions for the area and with Section 30250(a) and 30252 of the Coastal Act.

C. Visual Resources

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas 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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

As mentioned above, the proposed project is a 30 foot high, as measured from existing natural grade, single-family dwelling on a vacant sloping lot. The site is surrounded by residential development. The proposed project is not located within any visual corridors or scenic view areas. Culver Boulevard, which is designated a Scenic Highway, is located downslope and to the north of the proposed site. Commercial and residential development is located between the project site and Culver Boulevard. The proposed project will not adversely impact any views from the scenic highway. Furthermore, the proposed project is similar to the size and scale of existing development and is consistent with the character of the surrounding development. Therefore, the Executive Director determines that the proposed project is consistent with Section 30251 of the Coastal Act.

D. Geology

Section 30253 of the Coastal Act states, in part, that:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) 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 geologic investigation (Norcal Engineering, June 29, 1988), Engineering Geologic Investigation (The Geologic Outfit, June 13, 1988) and the Geotechnical Report Review (June 30, 1997) all state that the proposed project is geotechnically feasible. There are no known landslides or active faults present and the site appears to be grossly stable. The Executive Director, therefore, determines that the proposed project will not cause any erosion, geologic instability, or destruction of the site or surrounding area and is consistent with Section 30253 of the Coastal Act.

E. Local Coastal Program

Section 30604(a) of the Coastal Act states:

(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).

This area of Playa del Rey does not have a certified Land Use Plan. As proposed the project will not adversely impact coastal resources or access. The Executive Director, therefore, determines that the proposed project will be consistent with the Chapter 3 policies of the Coastal Act and will not

prejudice the ability of the City to prepare a Land Use Plan for this area of the City's coastal zone consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications 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 effects which the activity may have on the environment.

There are no negative impacts caused by the proposed development which have not been adequately mitigated. Therefore, the Executive Director determines that the proposed project is consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

None

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

0473G

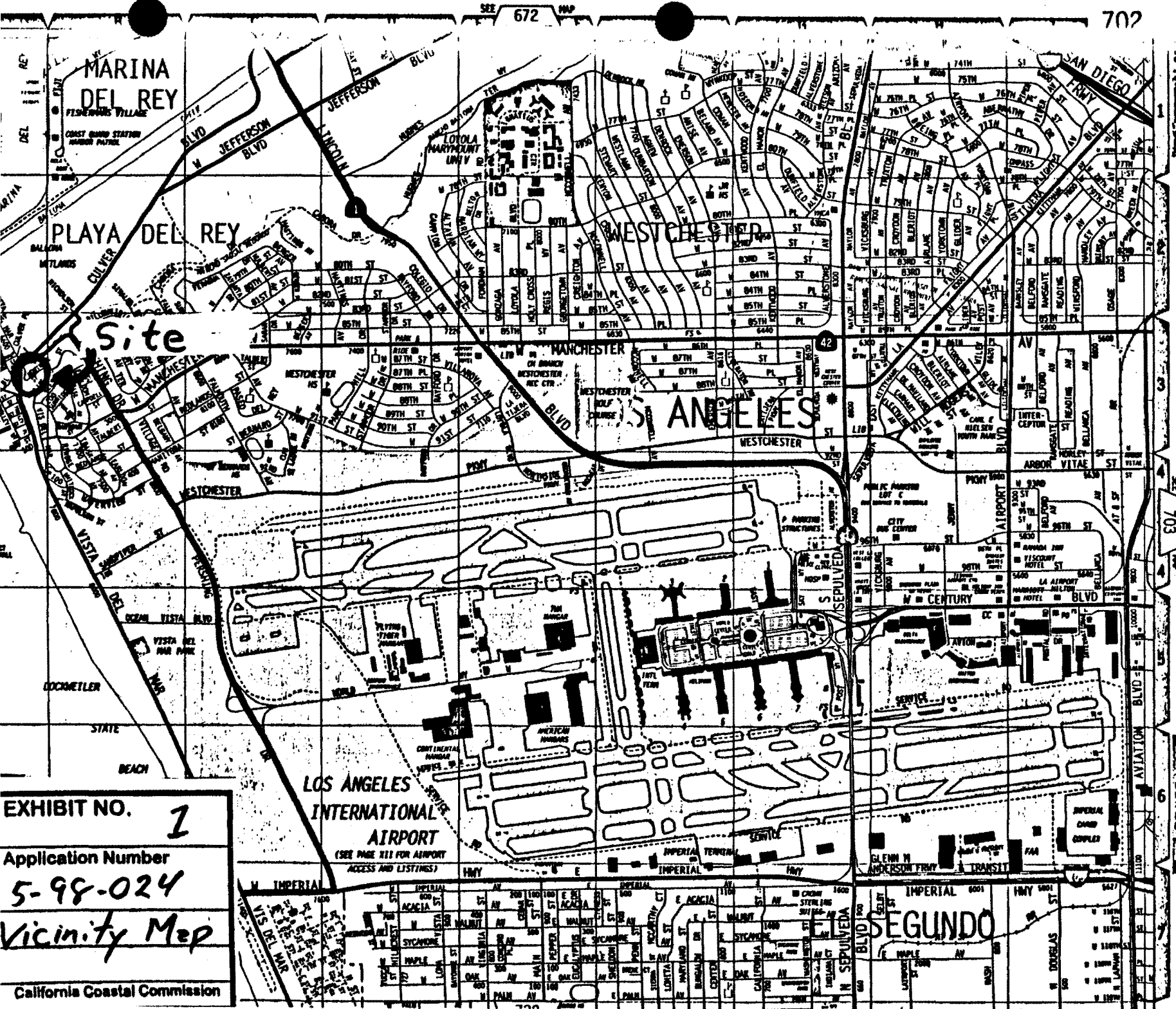


EXHIBIT NO. **1**
 Application Number
5-98-024
Vicinity Map
 California Coastal Commission

S. ANGELES, CO.

DETAIL

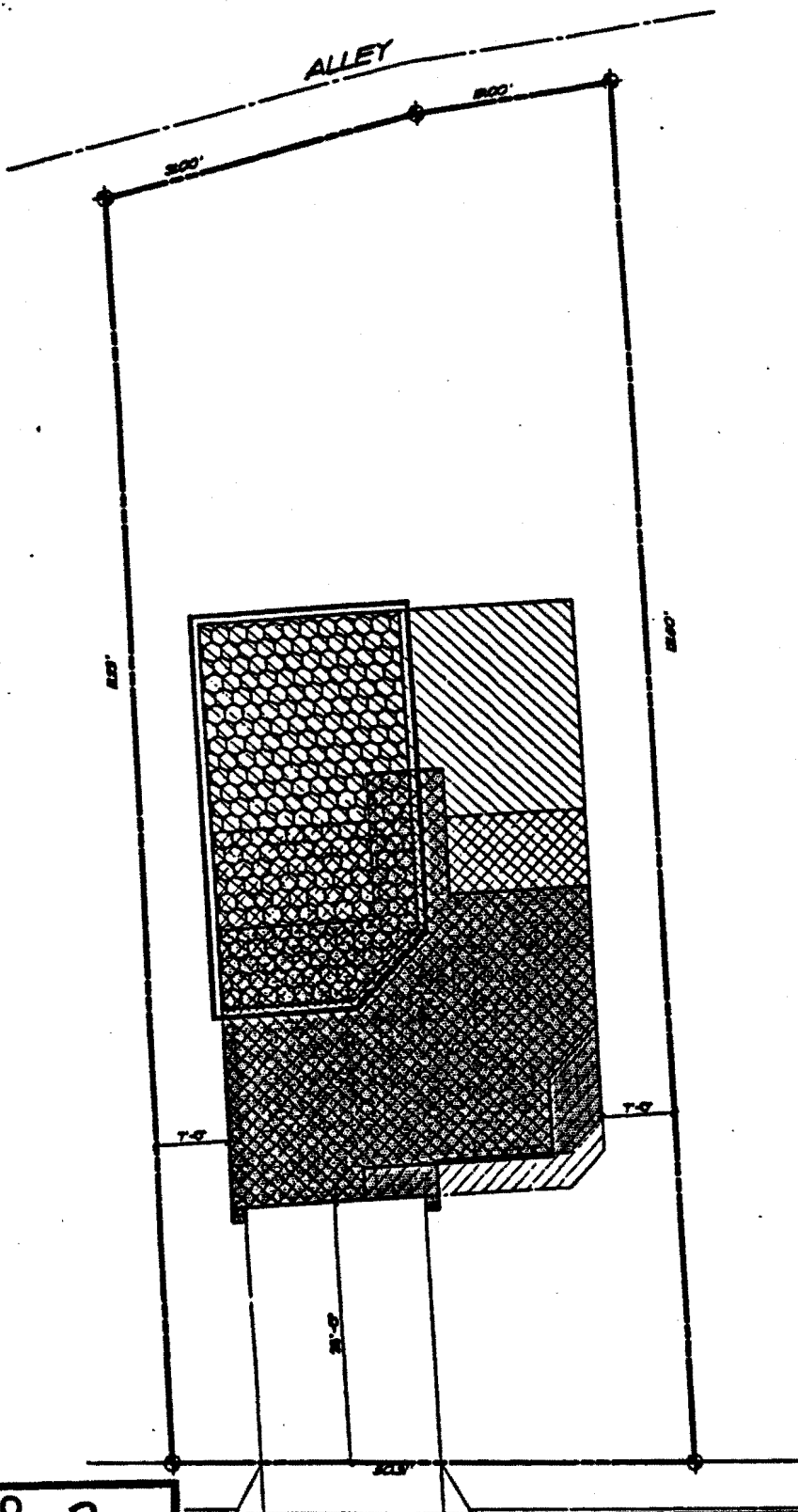


EXHIBIT NO. 2

Application Number

5-98-024

Site Plan

California Coastal Commission

LEGEND



INDICATES 1st F.L.R. PLAN



INDICATES 2nd F.L.R. PLAN



INDICATES 3rd F.L.R. PLAN

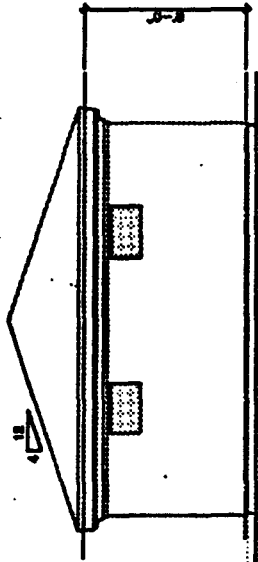


INDICATES 4th F.L.R. PLAN

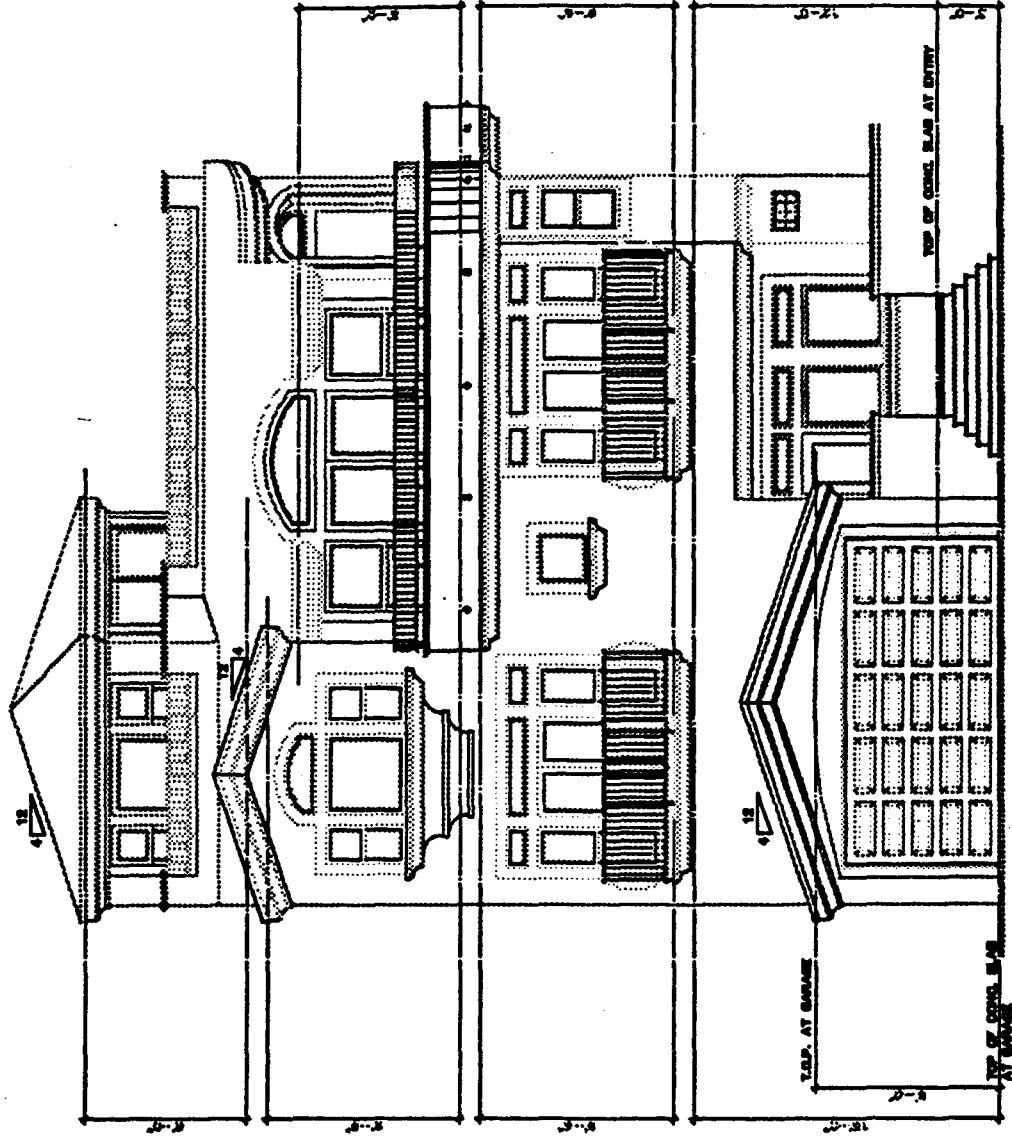
----- EXISTING PROPERTY LINE

SITE PLAN 1

SCALE: 1/8" = 1'-0"



REAR ELEVATION



FRONT ELEVATION

EXHIBIT NO. 3
Application Number
5-98-024
Elevation
California Coastal Commission

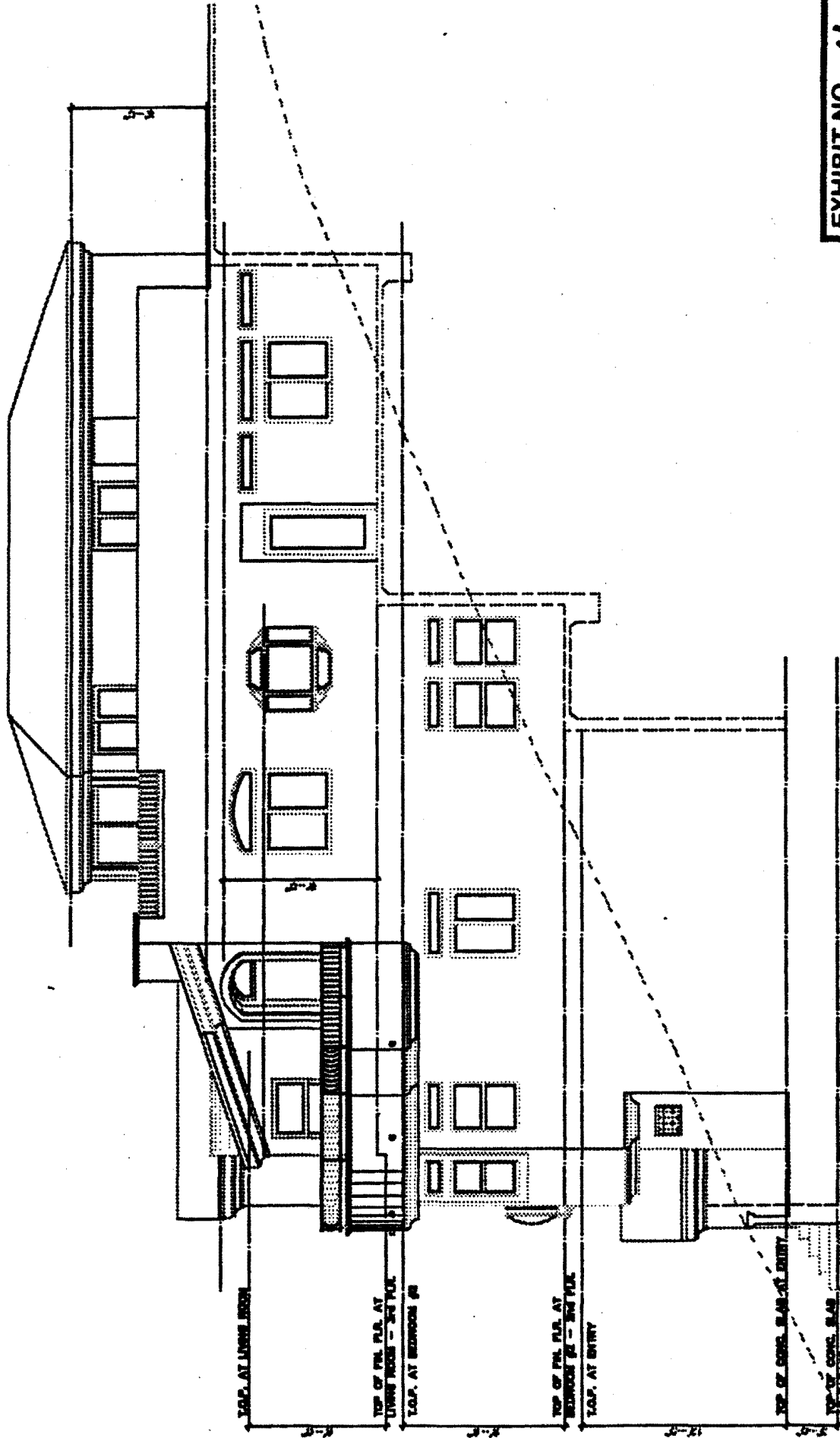


EXHIBIT NO. 4
Application Number
5-98-024
Elevation
California Coastal Commission

RIGHT ELEVATION