

CALIFORNIA COASTAL COMMISSION

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

Page 1 of 4
Permit Application No. 5-98-025
Date 3/1/98

**ADMINISTRATIVE PERMIT**

APPLICANT: John Simich and Peter Califano

PROJECT DESCRIPTION: Construction of a 2,400 square foot, 22.5 foot high single-family residence with an attached three car garage.

PROJECT LOCATION: 1340 W. 35th Street, San Pedro

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:
Tuesday, April 7, 1998 at 10:00 a.m.
Hyatt Regency-Long Beach
200 South Pine Avenue, Long Beach (562) 491-1234

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 2,400 square foot 22.5 foot single-family residence with 678 square foot, 3-car attached garage on a vacant 10,493 square foot lot.

The proposed project site is located on 35th Street in the San Pedro area of the City of Los Angeles. The site is approximately 4 blocks from Paseo del Mar. Paseo del Mar is the first public road paralleling the coast. Along the seaward side of Paseo del Mar there are areas that are developed with bluff top single-family residences, undeveloped open areas, and areas that are developed as bluff top parks. The area of Paseo del Mar directly seaward of the project site is developed with single-family residences.

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 located within a residentially developed area of San Pedro. The site is currently zoned R-1, single-family residential. The proposed project will be 22.5 feet in height, as measured from average natural grade. The San Pedro certified Land Use Plan limits residential structures to a height of 26 feet. Therefore, the proposed project is consistent with the character of the surrounding development and will not exceed the height limit for the area.

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 three on-site parking spaces.

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. 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).

On September 12, 1990, the Commission certified, with suggested modifications, the Land Use Plan portion of the San Pedro segment of the City of Los Angeles's Local Coastal Program. The certified LUP contains policies to guide the types, locations and intensity of future development in the San Pedro coastal zone. Among these policies are those specified in the preceding section regarding development.

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 Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

D. 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:

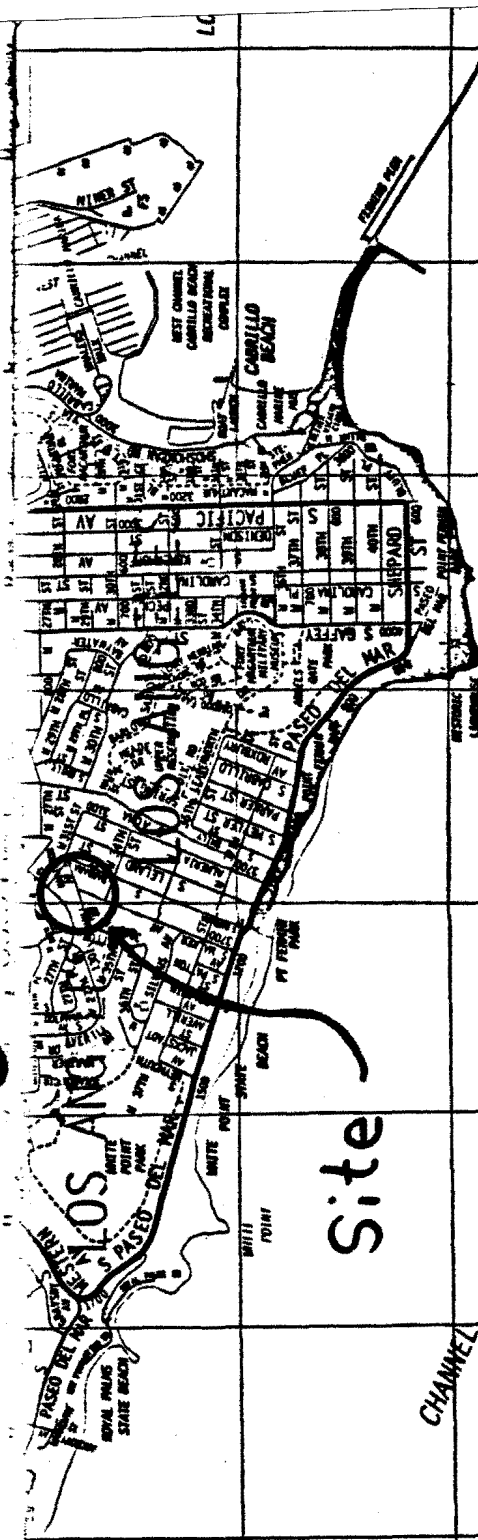
None

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



Site

CATALINA

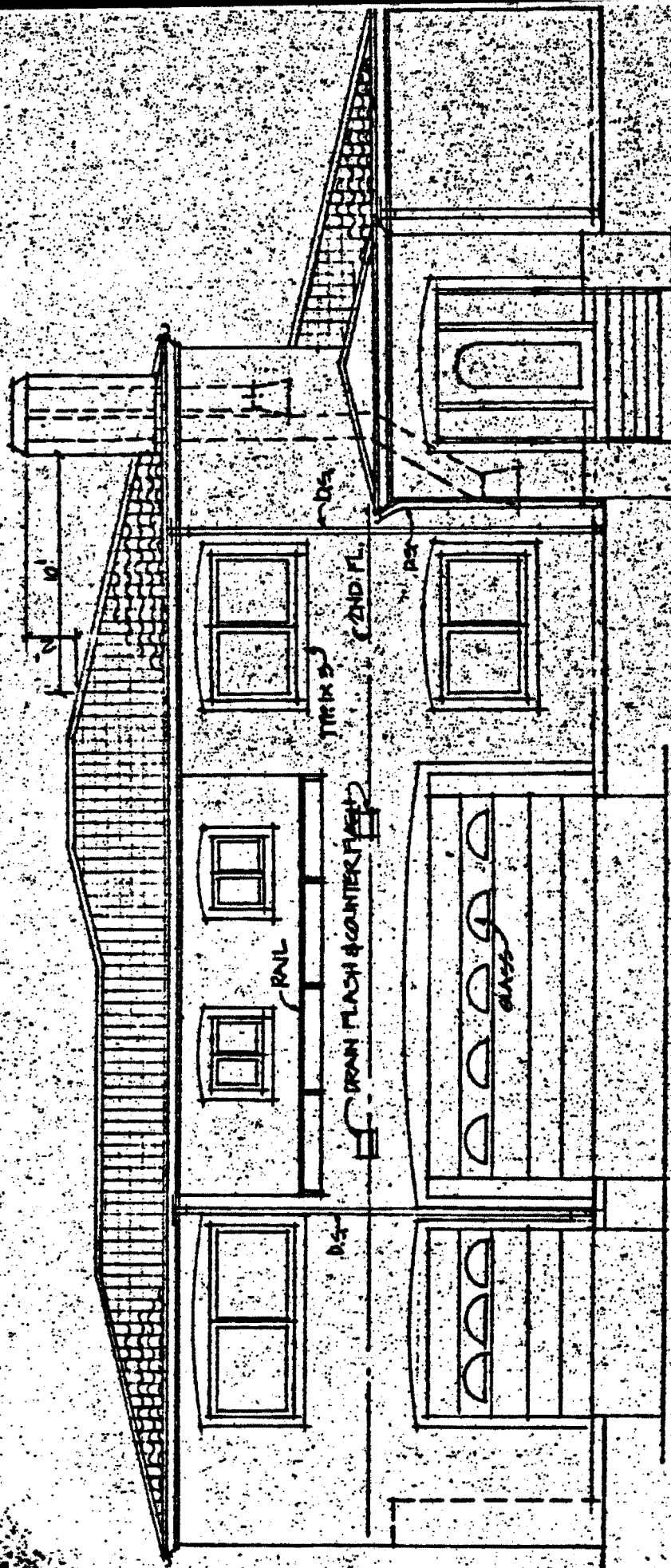
CHANNEL

OCEAN

PACIFIC

EXHIBIT NO.	1
Application Number	5-98-025
Vicinity Map	
California Coastal Commission	

NORTH ELEVATION



SOUTH ELEVATION

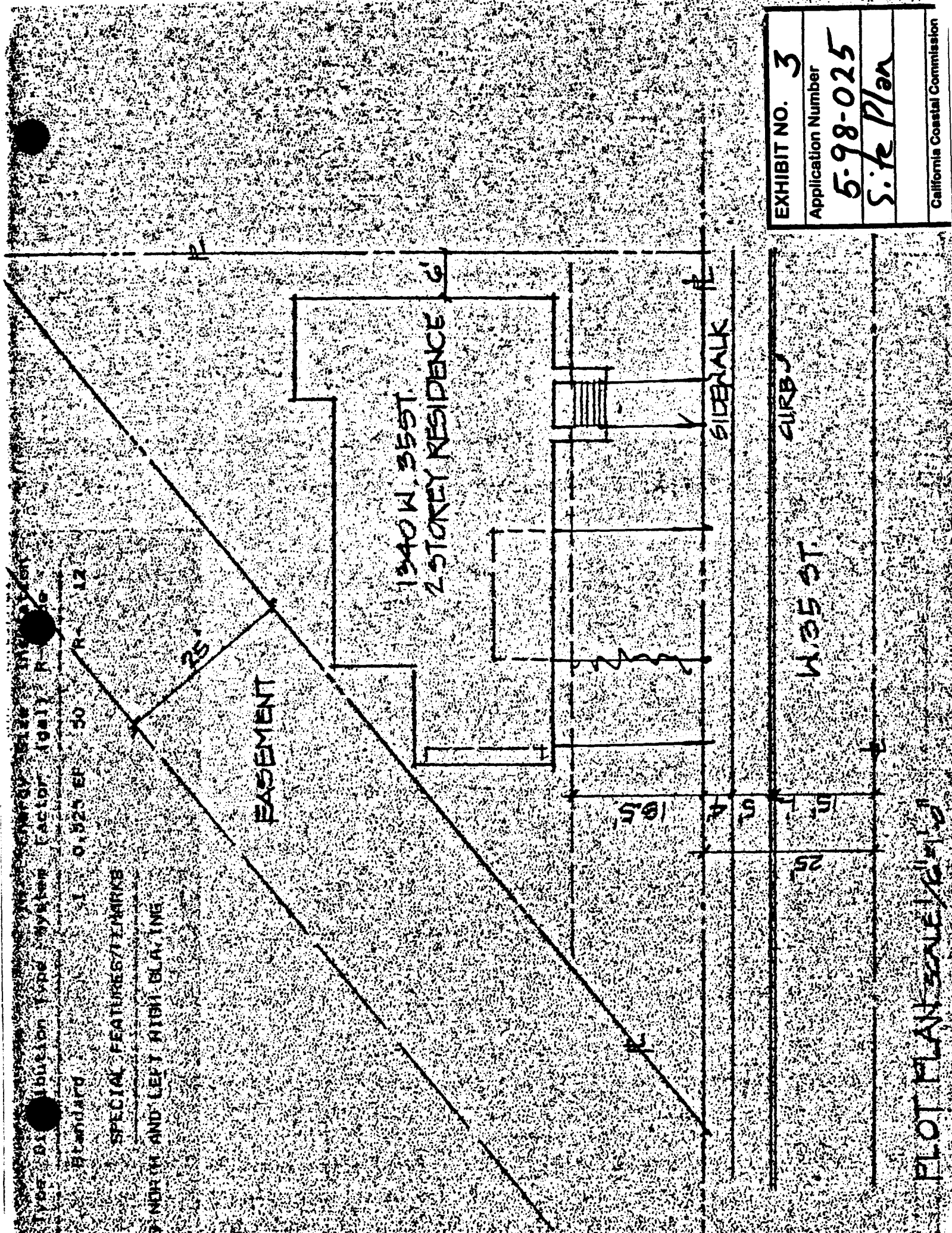
EXHIBIT NO. 2

Application Number

5-98-025

Elevation

California Coastal Commission



Type of Distribution Type System Factor (only) R-16
 Standard 1 0.525 EF 50 R-12

SPECIAL FEATURES/REMARKS

NO NORTH AND LEFT HIGH BLANKING

EASEMENT

1340 W. 35th St.
2500 sq. ft. RESIDENCE

SIDEWALK

CURB

W 35th St.

PLOT PLAN SCALE 1/8" = 1'-0"

EXHIBIT NO. 3
Application Number
5-98-025
Site Plan
California Coastal Commission