

# RECORD PACKET COPY

STATE OF CALIFORNIA - THE RESOURCES AGENCY

*M 18e* PETE WILSON, Governor

## CALIFORNIA COASTAL COMMISSION

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

Filed: 3/5/98  
49th Day: 4/23/98  
180th Day: 9/1/98  
Staff: CP-LB  
Staff Report: 4/20/98  
Hearing Date: May 12-15, 1998  
Commission Action:



### STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-98-067

APPLICANT: The Oceanstrand Collection, LLC.

AGENT: Gerald Marcil

PROJECT LOCATION: 125 Fleet Street (Lot 7, Block 2, Silver Strand), Venice, City of Los Angeles, Los Angeles County.

PROJECT DESCRIPTION: Construction of a 35 foot high (with 44 foot high roof access structure) two-unit condominium with five enclosed parking spaces on a vacant lot.

Lot Area	2,630 sq. ft.
Building Coverage	1,608 sq. ft.
Pavement Coverage	1,022 sq. ft.
Landscape Coverage	0 sq. ft.
Parking Spaces	5
Zoning	R3-1
Plan Designation	Medium Density Residential
Ht abv fin grade	44 feet

### SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission grant a permit for the proposed development with conditions relating to density, building height and garage access. The applicant agrees with the staff recommendation.

### LOCAL APPROVALS RECEIVED:

1. City of Los Angeles Local Coastal Development Permit No. 97-007.
2. City of Los Angeles Tentative Parcel Map No. 7202-C, 11/7/97.
3. City of Los Angeles Project Permit Case No. ZA 97-0893(PP), 2/19/98.
4. City of Los Angeles Yard Variance Case No. 97-0415(YV), 11/7/97.

## SUBSTANTIVE FILE DOCUMENTS:

1. California Coastal Commission Regional Interpretive Guidelines for Los Angeles County, 10/14/80.
2. City of Los Angeles Venice Interim Control Ordinance (ICO) #171,435.
3. Coastal Development Permits 5-98-001, 5-98-002, 5-98-028 & 5-98-036 (Oceanstrand Collection).

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, 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. Number of Units

The permitted use of the approved structure is limited to two residential condominium units.

#### 2. Height

The height of the roof shall not exceed 35 feet above the centerline of the Fleet Street right-of-way. Only roof deck railings, parapet walls, chimneys, roof access housings, air conditioning equipment, and solar collectors may extend above the 35 foot roof height limit (as shown on the approved plans). No portion of the structure shall extend more than 44 feet above the centerline of the Fleet Street right-of-way.

#### 3. Garage Access

All access to on-site parking spaces shall be taken from the rear alley. No curb cuts are permitted on Fleet Street.

### IV. Findings and Declarations

The Commission hereby finds and declares:

#### A. Project Description

The applicant proposes to construct a 35 foot high (with 44 foot high roof access structure) two-unit condominium with five enclosed parking spaces on a vacant lot in the Marina Peninsula area of Venice (Exhibit #2). The proposed structure will contain two 2,200 square foot (approx.) residential condominium units. The parking spaces will be accessed from the rear alley, not from Fleet Street.

The City of Los Angeles Department of Planning has approved Tentative Parcel Map No. 7202-C and Local Coastal Development Permit No. 97-007 for the

In order to ensure that the proposed project is constructed as approved, the approval is conditioned to limit the roof height of the proposed structure to 35 feet above the centerline of the Fleet Street right-of-way. Only roof deck railings, parapet walls, chimneys, roof access housings, air conditioning equipment, and solar collectors may extend above the 35 foot roof height limit (as shown on the approved plans). No portion of the structure shall extend more than 44 feet above the centerline of the Fleet Street right-of-way. Only as conditioned is the proposed project consistent with the Coastal Act's visual resource policies.

Another community character issue is the provision of front yard areas in newly designed homes in the Marina Peninsula area. Most of the existing homes in the area provide a small front yard area between the structure and the fronting street. Garage access is typically provided by the alleys, not the fronting streets (Exhibit #3). The landscaped front yard areas that already exist in the neighborhood give the area a more attractive appearance than it would have if all of the street fronting areas were paved over for driveways. In addition, any curb cuts on the fronting streets would reduce the amount of public on-street parking that is used for beach access and guest parking.

The proposed project does provide a front yard area along Fleet Street. The front yard area is enclosed by a six foot high wall with a wrought iron gate. No curb cuts are proposed on Fleet Street. The five proposed on-site parking spaces are accessed from the rear alley (Exhibit #3). Therefore, the proposed project conforms with the character of surrounding area, and as conditioned, is consistent with the Coastal Act's visual resource policies.

### C. 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 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. Because of the shortage of parking in the Venice area, the protection of existing public parking is of primary importance.

To help mitigate the shortage of parking in the area, the Commission has consistently conditioned new development within the Marina Peninsula area of

Venice to provide two parking spaces per residential unit and provide provisions for guest parking. The proposed project provides five on-site parking spaces. Two parking spaces are provided for each proposed residential unit and an additional space is provided for guest parking. As stated above, the proposed parking spaces are accessed from the alleys and no curb cuts are proposed on Fleet Street.

In order to maximize public parking opportunities in this coastal area, the Commission finds that the lot frontage on Fleet Street shall not be utilized for private garage access, but reserved for public on-street parking. Garage access should be taken from the side or rear alleys. Most of the existing buildings in the area are designed with garage access in the rear only. Curb cuts for garage access are prohibited in order to preserve the possibility of maximum on-street public parking for beach access.

The project proposes adequate on-site parking to meet the needs of the two proposed condominium units. In addition, the design of the proposed parking supply is compatible with community character and will not result in the loss of any on-street public parking along Fleet Street. Therefore, the proposed project consistent with the Commission's parking standards for the Marina Peninsula area and the public access policies of the Coastal Act.

D. 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.

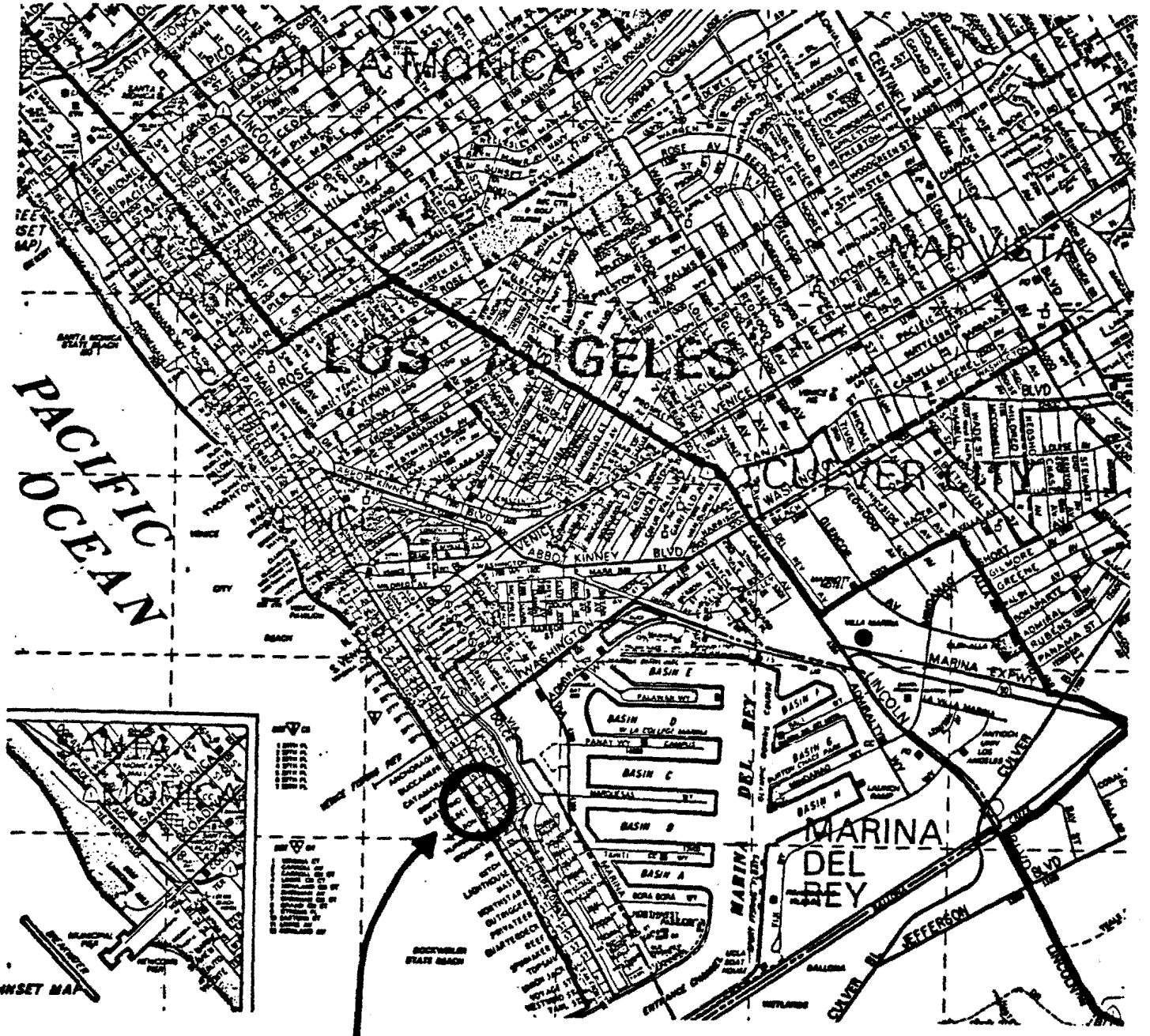
The proposed project, only as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

E. 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)(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.

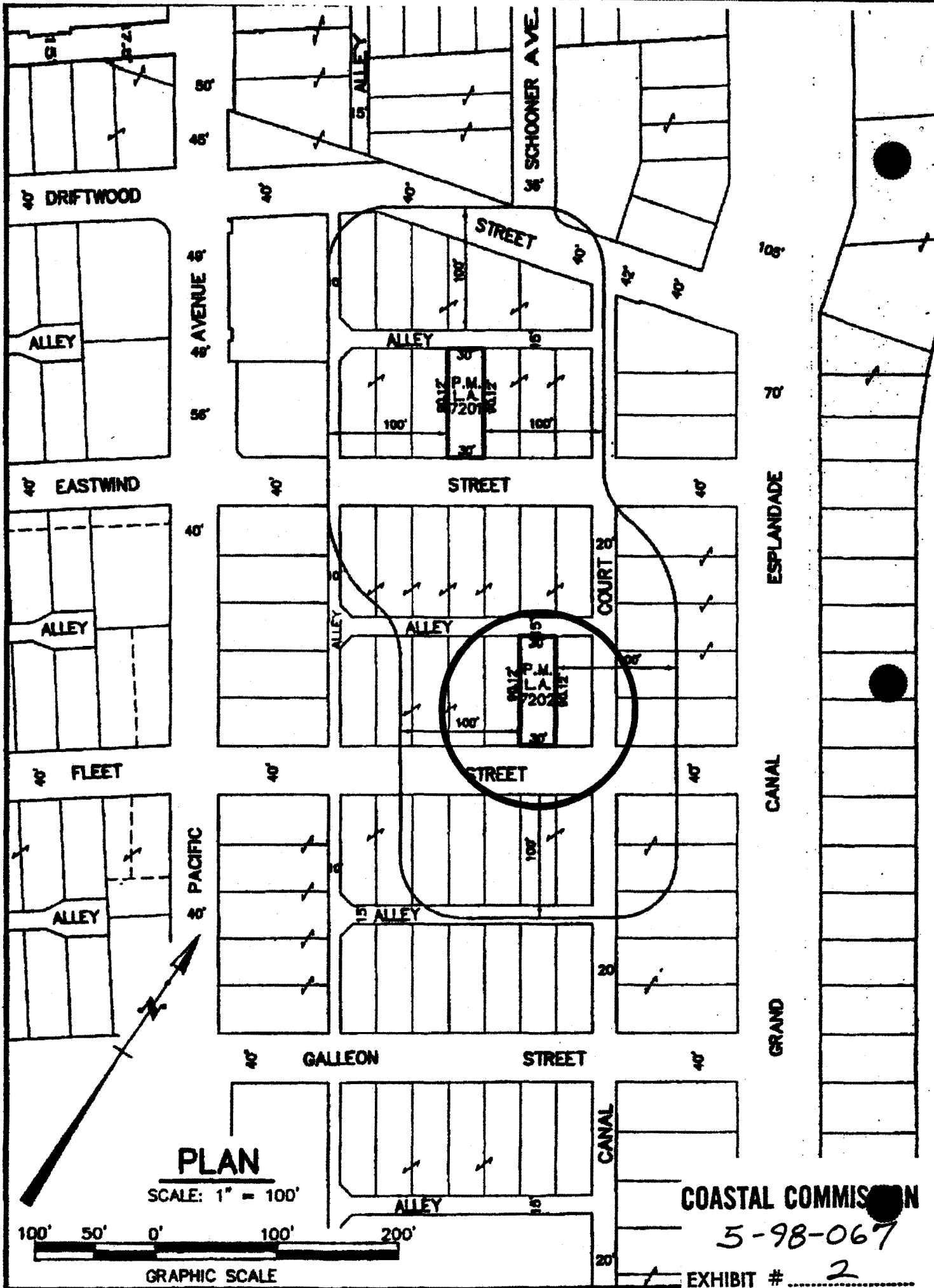
The proposed project, only as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

0548G:CP



# Site

**COASTAL COMMISSION**  
 5-98-067  
 EXHIBIT # 1  
 PAGE 1 OF 1



**PLAN**

SCALE: 1" = 100'



GRAPHIC SCALE

COASTAL COMMISSION

5-98-067

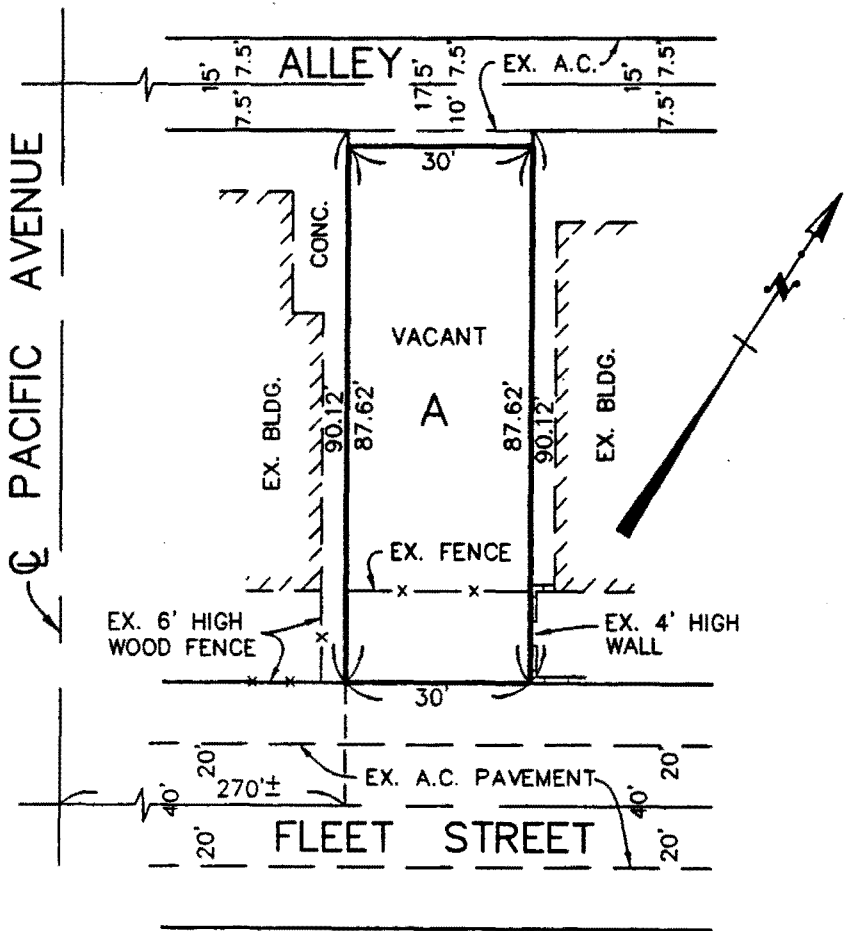
EXHIBIT # 2

PAGE 1 OF 1



**LEGAL DESCRIPTION:**  
 LOT 7 OF SILVER STRAND,  
 BLOCK 2, M.B. 7-86

**OWNER / SUBDIVIDER:**  
 OCEAN STRAND COLLECTION  
 43 D MALAGA COVE PLAZA  
 PALOS VERDES ESTATES, CA. 90274  
 PHONE: (310) 791-2000



**NOTES:**

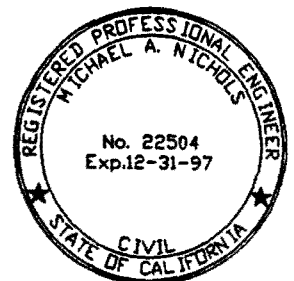
1. TOTAL LOTS: 1
2. TOTAL AREA: 2629 SQ.FT. 0.06AC.
3. TOTAL UNITS: 2
4. SEWERS ARE AVAILABLE
5. ZONING: R3
6. THIS PROJECT IS FOR CONDOMINIUM PURPOSES
7. SITE IS VACANT
8. NO OAK TREES ON THE SITE
9. NOT IN FLOOD HAZARD AREA

**SITE ADDRESS:** 125 FLEET STREET  
 MARINA DEL REY

**RECEIVED**  
 MAR 5 1998

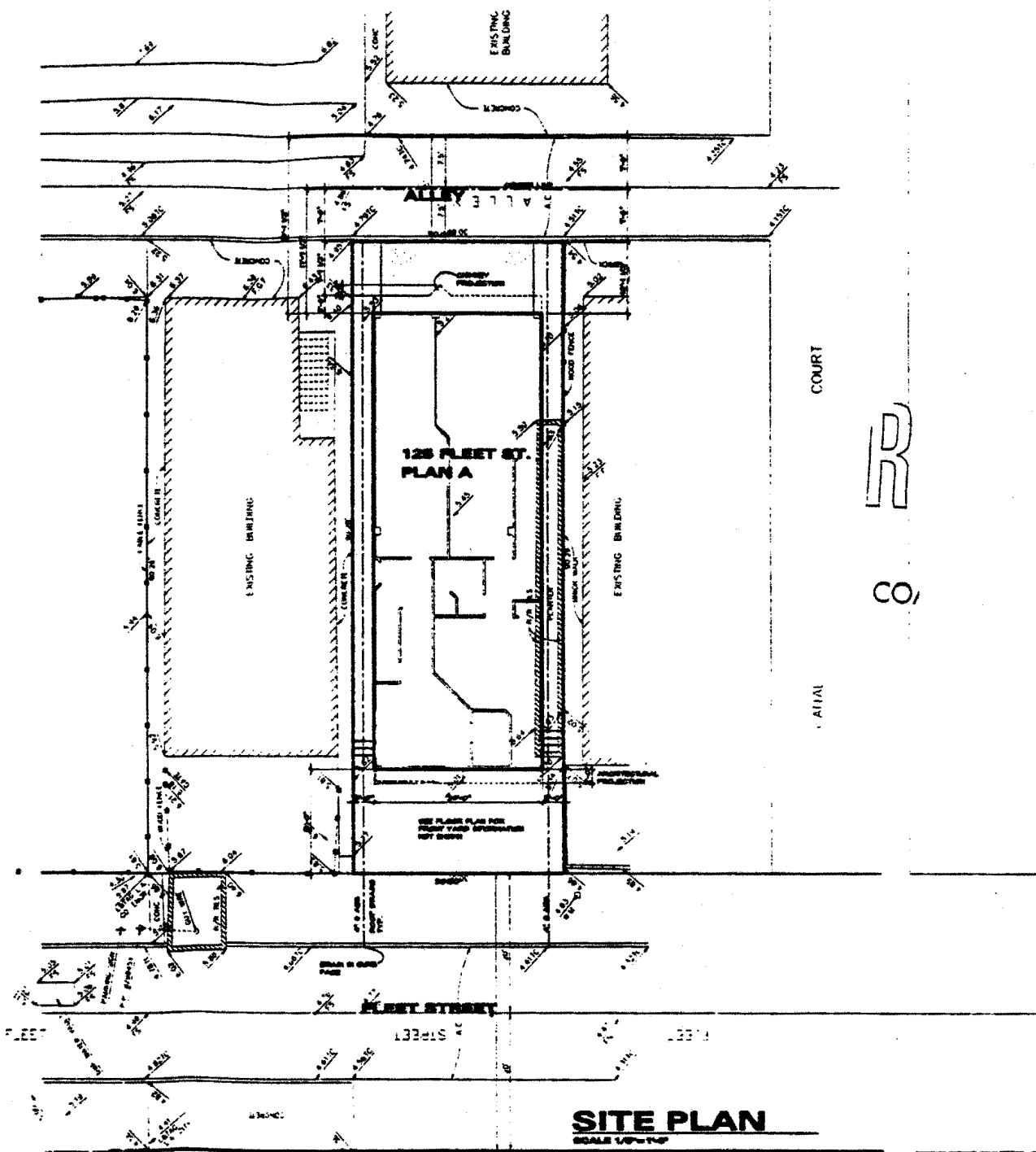
CALIFORNIA  
 COASTAL COMMISSION

5-98-067



*Michael A. Nichols*  
 MICHAEL A. NICHOLS R.C.E. 22504

DRAWN SARKIS	PREPARED BY	<b>TENTATIVE PARCEL MAP L.A. NO. 7202</b>	<b>COASTAL COMMISSION 5-98-067</b>
4-23-97	<b>LANCO ENGINEERING</b>		
SCALE 1"=30'	1010 CRENSHAW BLVD. SUITE 200 TORRANCE, CA. 90501 (310) 533-4955	EXHIBIT # <u>3</u>	PAGE <u>1</u> OF <u>2</u>
REVISED			



**PARCEL MAP 7202**

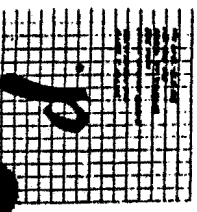
ALL INFORMATION ON THIS PLAN IS TAKEN FROM LANDS ENGINEERING SURVEY DATED 10-20-17 FOR THE PROJECT. ALL GRADING AND PROPERTY LINE INFORMATION SHOULD BE CORROBORATED BACK TO THAT ORIGINAL SURVEY. ALL GRADING AND BUILDING ELEVATION INFORMATION ON THIS PLAN IS FOR THE CONVENIENCE OF THE CONTRACTOR AND SHOULD CROSS REFERENCED BACK TO ALL CIVIL ENGINEERING RELATED SURVEY DRAWINGS.

CIVIL SHALL VERIFY IN FIELD ALL BUILDING LOCATIONS WITH RESPECT TO SETBACKS AND DIMENSIONS FROM TO EXISTING ANY OBSTRUCTIONS.

CIVIL ENGINEER SHALL VERIFY ALL BUILDING HEIGHTS PRIOR TO SETBACK OF ROOF FINISHED HEIGHTS. OVERALL BUILDING HEIGHT SHALL BE 20'-0" FROM CENTER LINE OF HIGHWAY OR ADJACENT STREET OR ALLEY, WHICHEVER IS LOWER.

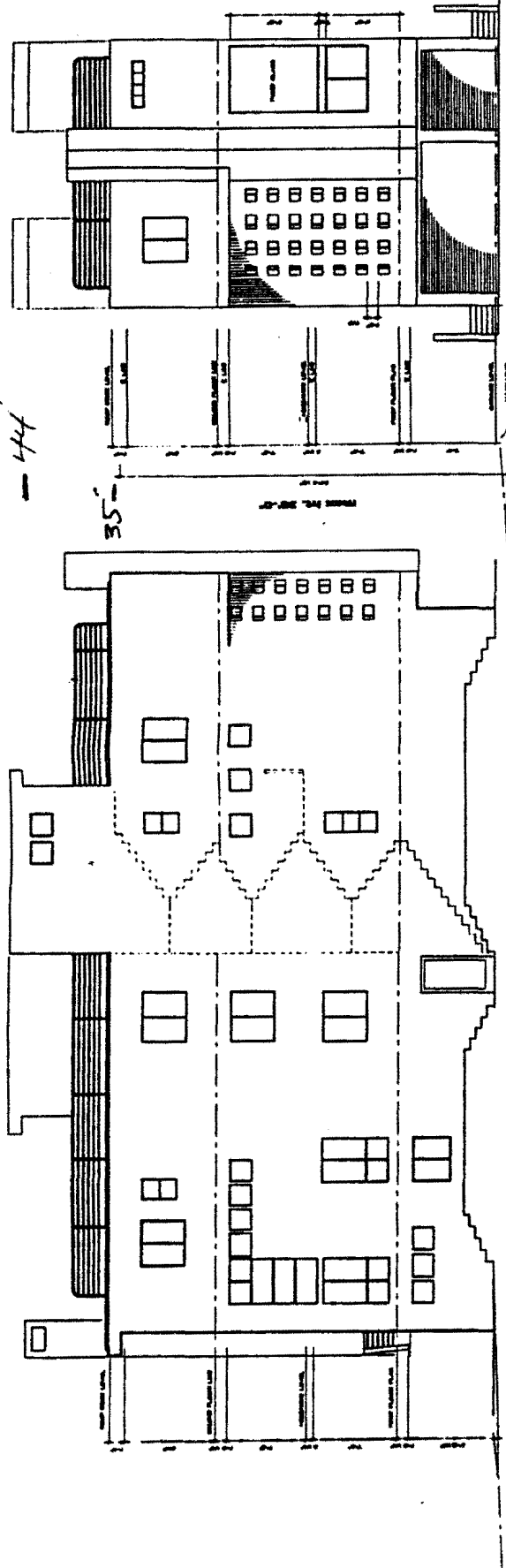
ALL ROOF DRAINAGE SHALL BE COLLECTED AND DISCHARGED AT AND FROM AND GRADING MUST BE SUFFICIENT TO DRAINWAY TO OTHER PUBLIC STREET OR TO PUBLIC ALLEY.

**COASTAL COMMISSION**  
 5-98-067  
 EXHIBIT # 3  
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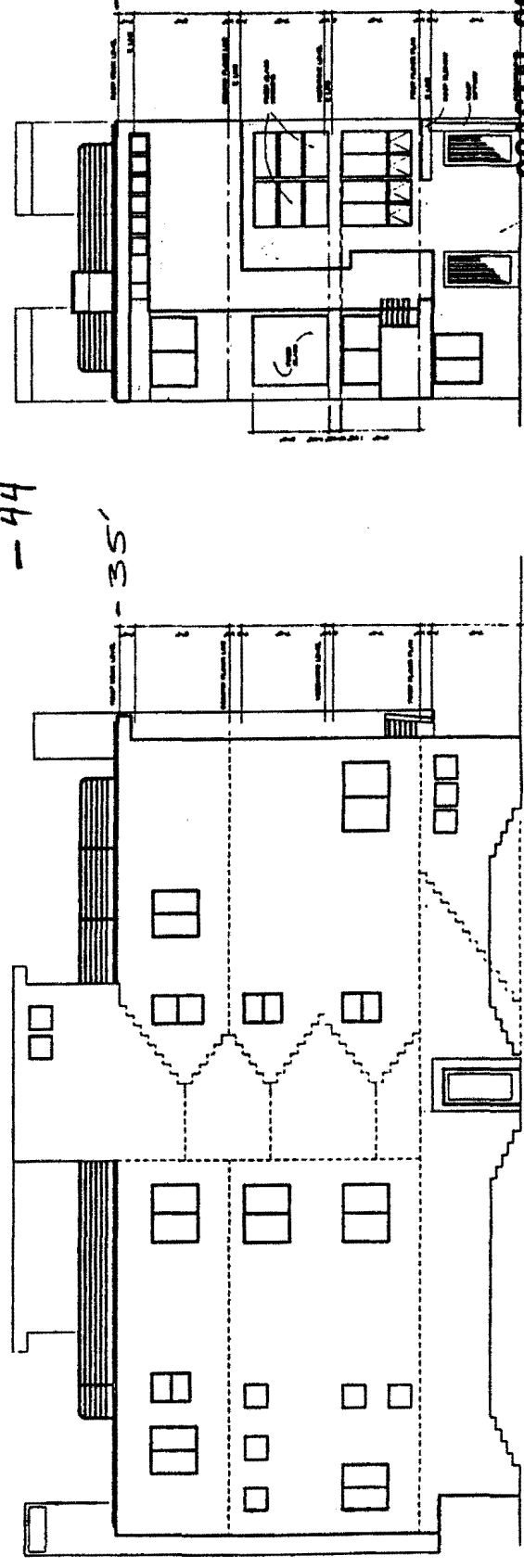


NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE ARCHITECTURAL SPECIFICATIONS.  
 3. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.  
 4. ALL WORK TO BE DONE BY LICENSED CONTRACTORS AND SUBCONTRACTORS.  
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

notes:

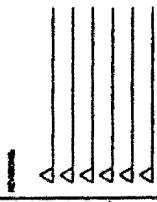


Rear Elevation Alley



Fleet Street - COASTAL COMMISSION  
 5-98-067

EXHIBIT # 4  
 PAGE 1 OF 1



PROJECT TITLE  
 OWNER  
 ARCHITECT

DATE  
 SCALE  
 SHEET TITLE

BUILDING ELEVATIONS