

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 1000 Ocean Gate, 10th Floor
 Long Beach, CA 90802-4302
 (562) 590-5071

W9h

Filed: 5/1/98
 49th Day: 6/19/98
 180th Day: 10/28/98
 Staff: CP-LB
 Staff Report: 5/20/98
 Hearing Date: June 8-11, 1998
 Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 5-98-097

APPLICANT: Patrick Cunningham

AGENT: N/A

PROJECT LOCATION: 3319 Grand Canal, Venice, City of Los Angeles, Los Angeles County.

PROJECT DESCRIPTION: Construction of a four-story, 35 foot high duplex on a vacant lot.

Lot Area	2,700 sq. ft.
Building Coverage	1,278 sq. ft.
Pavement Coverage	672 sq. ft.
Landscape Coverage	750 sq. ft.
Parking Spaces	5
Zoning	RW2-1
Plan Designation	Two Family Residential
Ht abv fin grade	35 feet

SUMMARY OF STAFF RECOMMENDATION:

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

LOCAL APPROVAL RECEIVED:

1. City of Los Angeles Approval in Concept No. 98-014, 3/13/98.

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 Permit 5-91-111.

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 apartment units.

2. Height

The maximum height of the structure shall not exceed 35 feet above the centerline of the Catamaran Street right-of-way.

3. Parking

The permittee shall provide and maintain five on-site parking spaces.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant proposes to construct a 35 foot high duplex with five parking spaces on a vacant lot on the corner of Strongs Drive and Catamaran Street in the Marina Peninsula area of Venice (Exhibit #2). Although the project site is located near the waters of Grand Canal, a thirty foot wide public street separates the site from the water (Exhibit #3).

The proposed structure will contain two 1,900 square foot (approx.) apartment units. Two proposed two-car garages will be accessed from Catamaran Street, the only vehicular access to the site (Exhibit #4). A fifth on-site parking space is proposed in the rear setback area (Exhibit #3).

The Commission has recognized in both prior permit and appeal decisions that the Marina Peninsula area of Venice area is a special coastal neighborhood. In 1980, when the Commission adopted the Regional Interpretive Guidelines for Los Angeles County, a set of building standards was adopted for the Marina Peninsula area of Venice in order to protect public access to the beach and community character. These building standards, which apply primarily to density, height and parking, reflect conditions imposed in a series of permits heard prior to 1980.

Since then, the density, height and parking standards have been routinely applied to Coastal Development Permits in the area in order to protect public access and community character. Special conditions are imposed on Coastal Development Permits ensure that the projects are consistent with the Coastal Act and the Commission's guidelines. In order to mitigate the identified impacts, the appropriate special conditions have also been applied to this permit.

B. Community Character

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....

In order to protect public access, community character and visual quality in the Marina Peninsula area of Venice, the Commission has consistently limited residential density and structural height. The Commission's building standards for the Marina Peninsula area of Venice are contained in the Regional Interpretive Guidelines for Los Angeles County.

Residential density in this area of Venice is limited to two units per lot. The applicant proposes to construct two residential apartment units on the site. A condition of approval of this permit states that the permitted use of the proposed structure is limited to two residential apartment units.

The Commission has consistently limited new development in the Marina Peninsula area of Venice to a height of 35 feet measured above the fronting right-of-way. The proposed structure has a roof height of 35 feet. No rooftop structures are proposed. As proposed, the design of the proposed project adequately protects the visual resources along Venice Beach.

Therefore, the Commission finds that the proposed project will not negatively impact the visual resources of the area, and that the proposed project conforms to the Commission's height requirements and is consistent with previous approvals in the Marina Peninsula area of Venice.

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 Catamaran Street right-of-way. Only roof deck railings, parapet walls, chimneys, air conditioning equipment, and solar collectors may extend above the 35 foot roof height limit. No portion of the structure extends more than 35 feet above the centerline of the Catamaran Street right-of-way and 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, requiring two curb cuts along Catamaran Street, partially eliminating space for public parking. A fifth on-site parking space is proposed in the rear setback area (Exhibit #3).

Therefore, the proposed project provides adequate on-site parking to meet the needs of the two proposed apartment units. Although, it should be noted that the design of the proposed parking supply requires two consecutive curb cuts along Catamaran Street resulting in some loss of some on-street public parking. There is, however, no rear alley for garage access. Therefore, the proposed project as conditioned is 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.

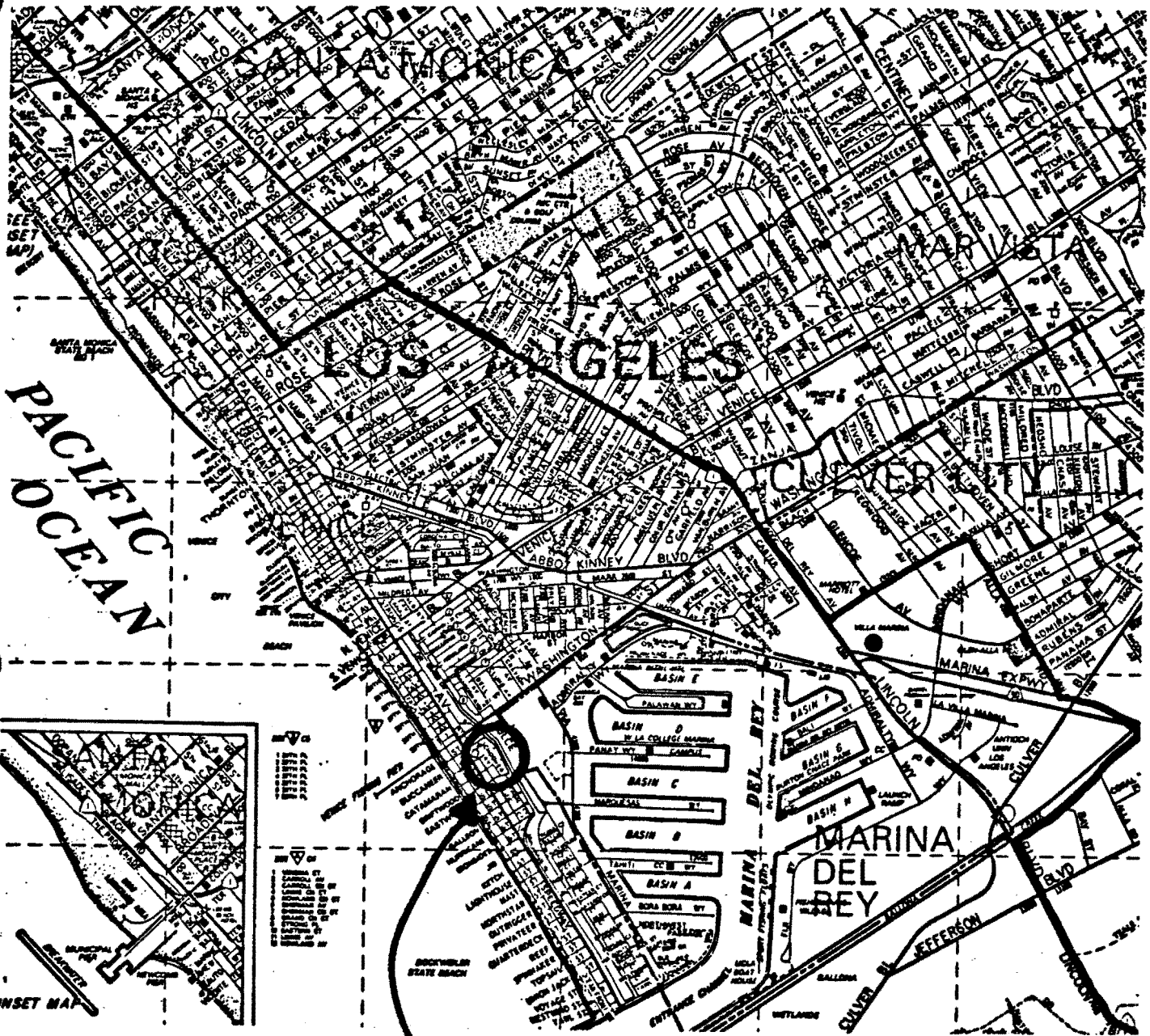
The proposed project, only as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of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

0668G:CP



Site

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EXHIBIT # 1
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Parcel No. 4

3319 Grand Canal

Thomas Guide: 671-H7

Lot Size: 2,700±sf. Zoning: RW2-1

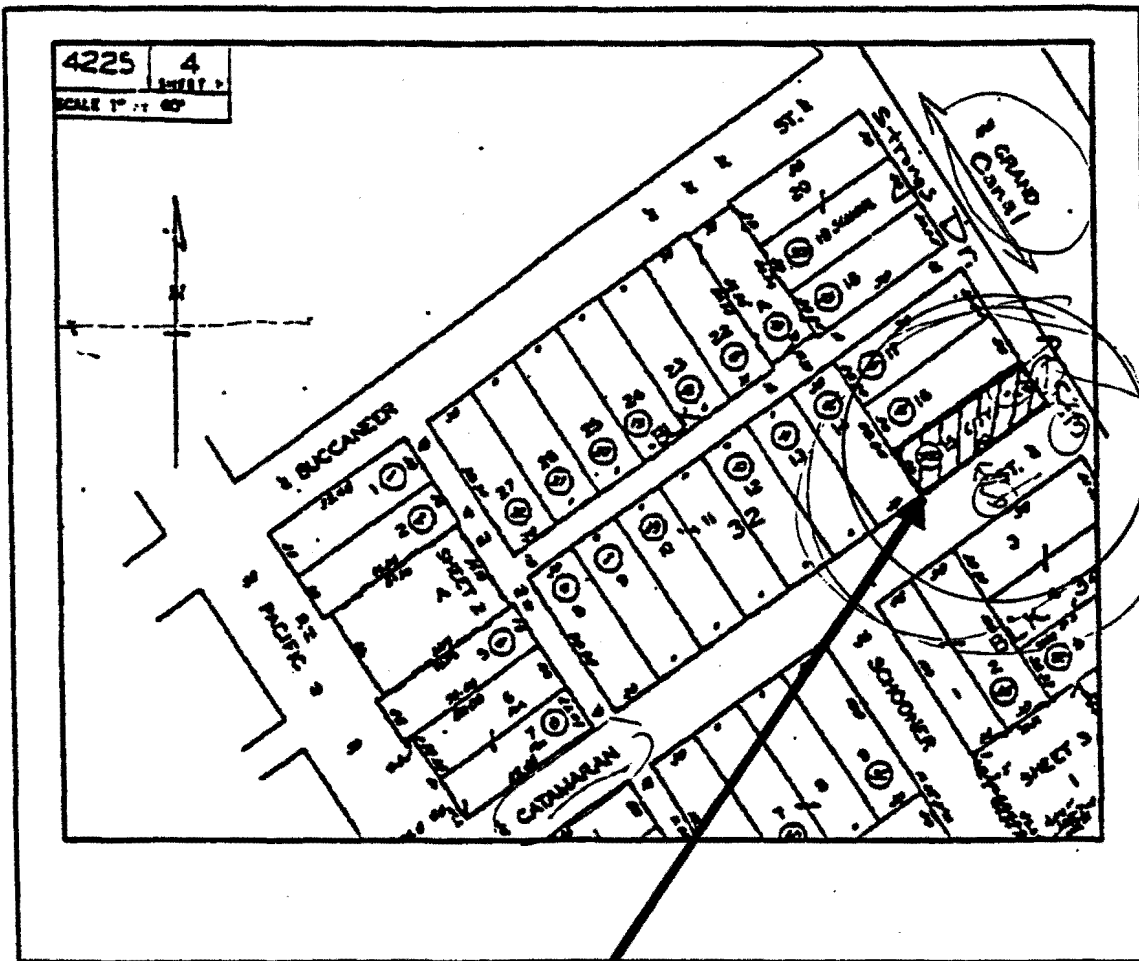
Minimum Bid: \$160,000

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Description:

**Lot 15, Block 32, Short Line Beach Venice Canal Subdivision No.
office of the County Recorder of Los Angeles County.**



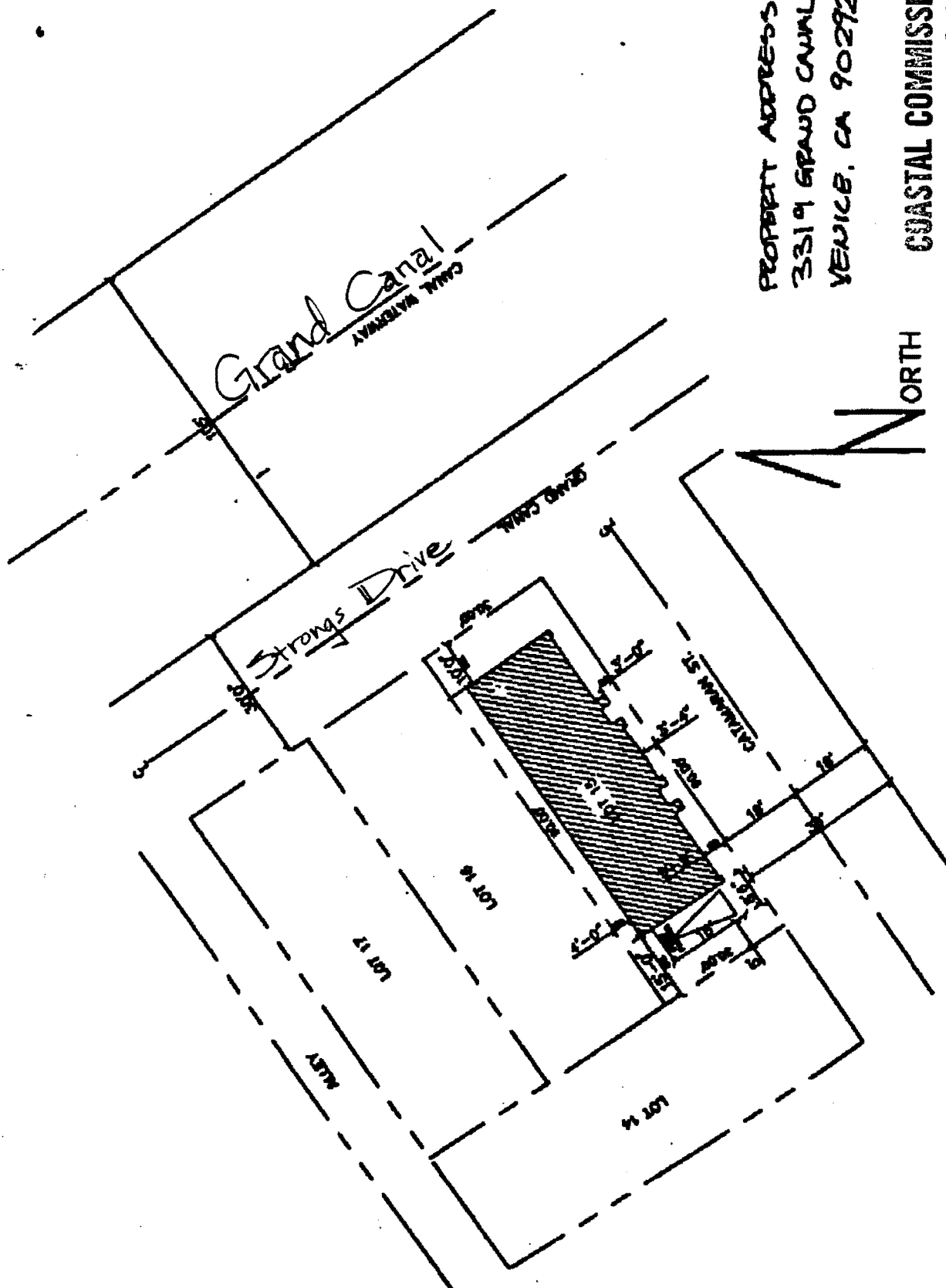
Site

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EXHIBIT # 2

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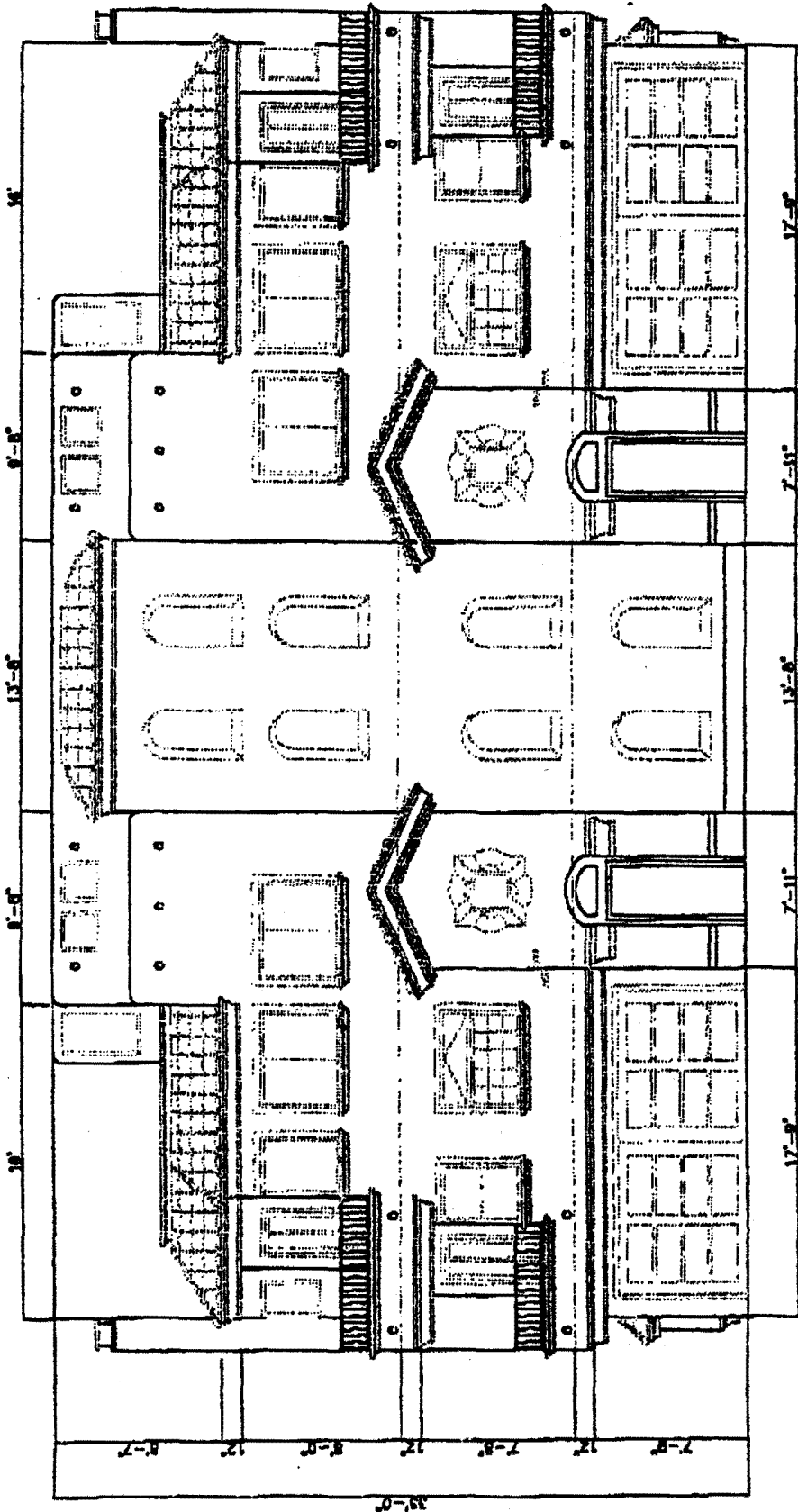
PROPERTY ADDRESS
 3319 GRAND CANAL
 VENICE, CA 90292.

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EXHIBIT # 3

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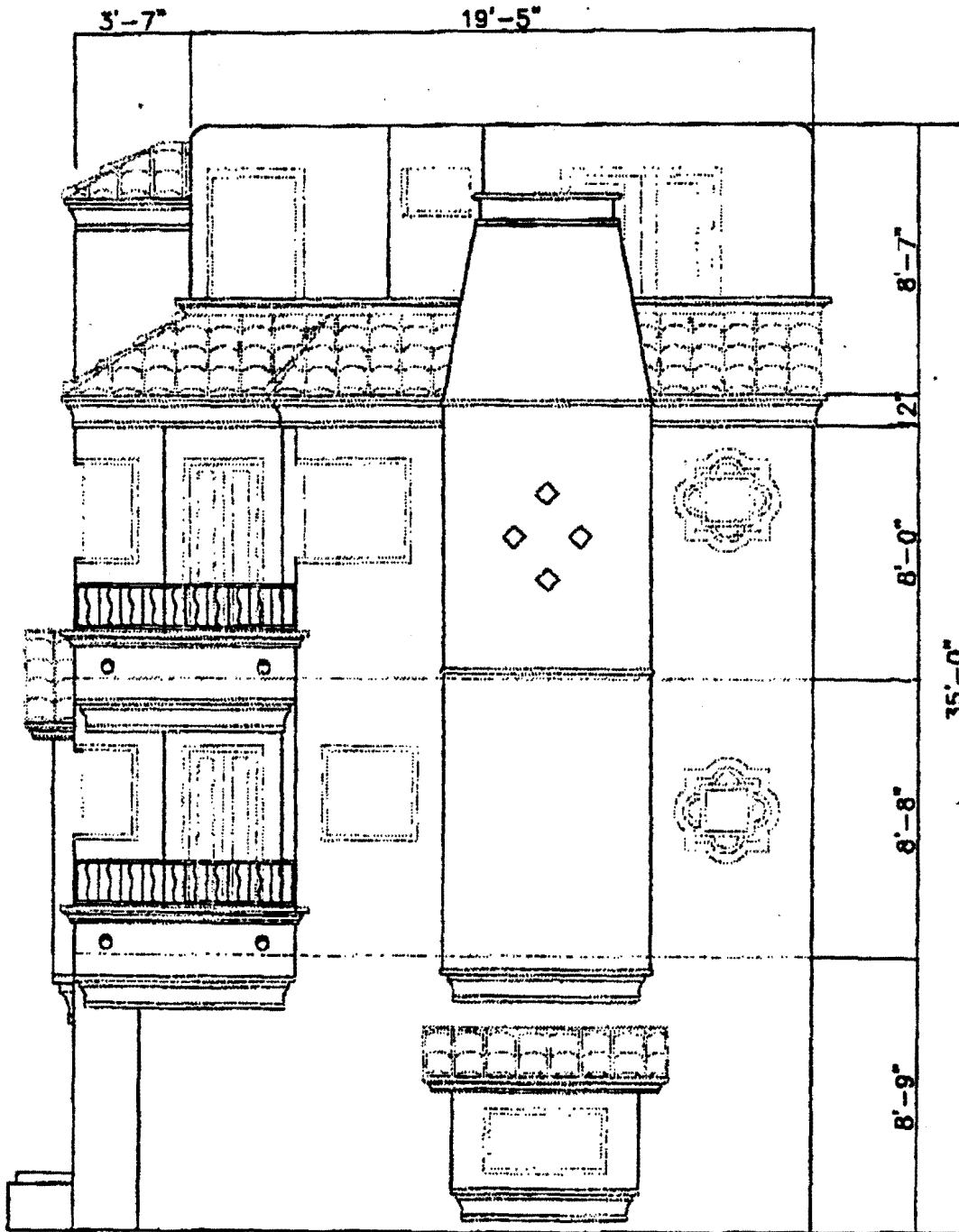
ELEVATION

Catamaran Street

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EXHIBIT # 4

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ELEVATION

Grand Canal

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EXHIBIT # 5

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