

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: May 21, 1998
49th Day: July 9, 1998
180th Day: Nov. 17, 1998
Staff: JLR-LB *S/R*
Staff Report: June 11, 1998
Hearing Date: July 7-10, 1998

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-98-168

APPLICANT: Chris Kanoff

PROJECT LOCATION: 325 Arno Way, Pacific Palisades

PROJECT DESCRIPTION: Remodel and partial first and second floor addition (2,575 sq. ft.) to an existing 3,590 sq. ft., 2-story single family residence with two parking spaces.

Lot area:	15,185 sq. ft.
Building coverage:	4,356 sq. ft.
Pavement coverage:	2,278 sq. ft.
Landscape coverage:	8,551 sq. ft.
Parking spaces:	Two
Zoning:	R-1
Plan designation:	Low Density Residential
Project density:	N/A
Ht abv fin grade:	27'

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Los Angeles

SUBSTANTIVE FILE DOCUMENTS: City adopted Brentwood-Pacific Palisades Community Plan.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with no special conditions.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval

The Commission hereby grants a permit for the proposed development on the grounds that the development 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.

None.

IV. Findings and Declarations.

The Commission hereby finds and declares as follows:

A. Project Description and Location:

The applicant proposes to remodel and construct a partial first and second floor addition (2,575 sq. ft.) to an existing 3,590 sq. ft., 2-story single family residential with two parking spaces. The subject 15,185 sq. ft. lot is located on a hillside within an established single family residential neighborhood in Pacific Palisades, a planning subarea within the City of Los Angeles. The subject lot ascends northwesterly from the street, Arno Way, with an overall relief of approximately seven feet. Following is a more detailed project description submitted by the applicant:

We are proposing to add 1,386 sq. ft. to the existing main level of the house and another 705 sq. ft. to the existing lower level. We will also be converting the existing garage into a playroom and adding a new 484 sq. ft. garage adjacent to the lower level.

The new addition will be 27'-0" high (3' below the existing house height of 30'-0"). The lower level addition includes a new study, utility room and powder room, while the main level addition includes a living and dining space, powder room, master bedroom and a bath.

B. Neighborhood Character:

Section 30251 of the Coastal Act states:

Section 30251

The scenic and visual qualities of coastal area 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 landforms, to the visually compatible with the character 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 and by local government shall be subordinate to the character of its setting.

Section 30251 of the Coastal Act requires that scenic and visual resources of Coastal areas be protected and enhanced. It also states that permitted development shall be sited and designed to minimize the alteration of natural landforms and protect the scenic and visual quality of coastal areas. The Pacific Palisades area is a scenic coastal area. However, the bluffs and surrounding area are highly developed with existing single family residences.

On August 5, 1992, the City of Los Angeles adopted a hillside ordinance which may be incorporated into the City's future Local Coastal Program. That ordinance states that "on any lot where the slope of the lot measured from the lowest point of elevation of the lot to the highest point is 66 percent or less, no building or structure shall exceed 36 feet in height as measured from grade". The proposed residence is 27' above grade and the lot has slope of approximately 5 percent. Therefore, the proposed development is consistent with the provisions of the City's Hillside Ordinance.

The site is located approximately three blocks inland of Pacific Coast Highway. The proposed residence will not block any public views and will not be highly visible from Pacific Coast Highway. The proposed 2-story addition is consistent with numerous past permit decisions that the Commission has approved in Pacific Palisades. Therefore, the Commission finds that the proposed development, as designed, is compatible with the surrounding pattern of development consistent with the provisions of Section 30251 of the Coastal Act.

C. Natural Hazards

Section 30253 of the Coastal Act provides in part:

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 proposed project is located on a hillside lot within an established single-family residential neighborhood. The subject lot ascends northwesterly from the street, Arno Way, with an overall relief of approximately seven feet. The Commission in previous permit decisions in the Pacific Palisades area, has found that, in general, there are certain development risks as a result of natural hazards in this area i.e., landslides, erosion, slumping etc.

The subject lot is not located within a mapped area for either pre-historic or historic landslides or other known hazardous conditions. The City's geologic review and approval did not require the applicant to submit a soils and geology report. Instead, the applicant received a City approved Grading Pre-Inspection Report that indicated no extraordinary soils/geology concerns. The subject lot is relatively flat and is not located adjacent to a steep bluff. Therefore, the Commission finds that the proposed project, as submitted, is consistent with the natural hazard provisions of Section 30253 of the Coastal Act.

D. Local Coastal Program:

Section 30604 (a) of the Coastal Act states that:

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).

The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. However, the City's work program to develop a Local Coastal Program considers visual and scenic qualities as an issue for this area of the City. Approval of the proposed development, as submitted, will not prejudice the City's ability to prepare a certifiable Local Coastal Program. The Commission, therefore, finds that the proposed project is consistent with Section 30604 (a) of the Coastal Act.

E. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, 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 impact which the activity may have on the environment.

The proposed project is consistent with the visual and scenic policies of the Coastal Act. As submitted, there are no feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.



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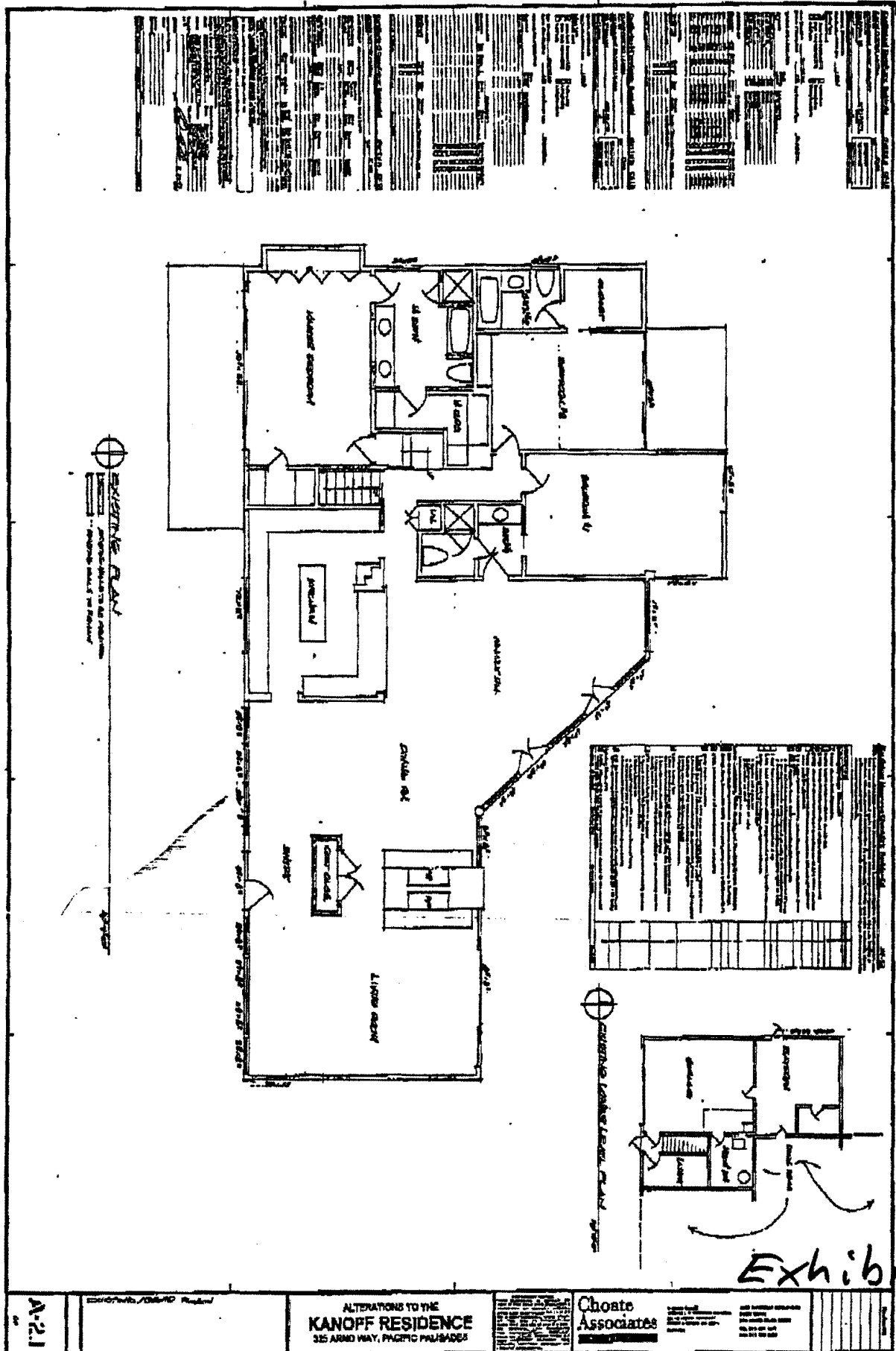
Exhibit B
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...ature of various parts of a land-
...illustrated by the following drawing
...from Varnes, 1958, pl. 1), which is of
...earthflow type of complex landslide.

CHANGES FROM THE 1959 PRELIMINARY MAP OF LANDSLIDES

The present map shows many significant
changes from the 1959 preliminary version in the
distribution and extent of landslides. Changes
in prehistoric (older) and early historic (younger)





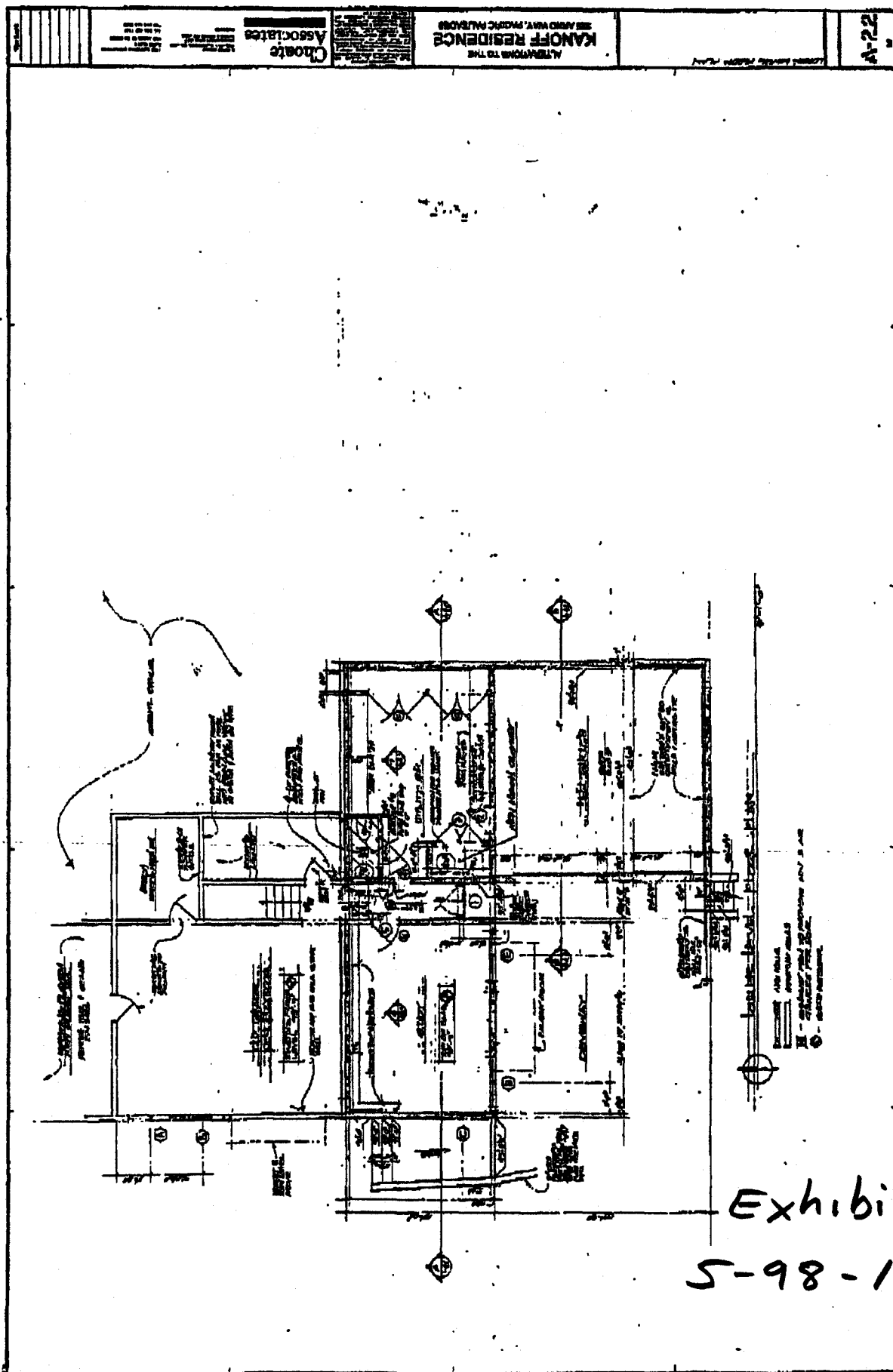


Exhibit E

5-98-168

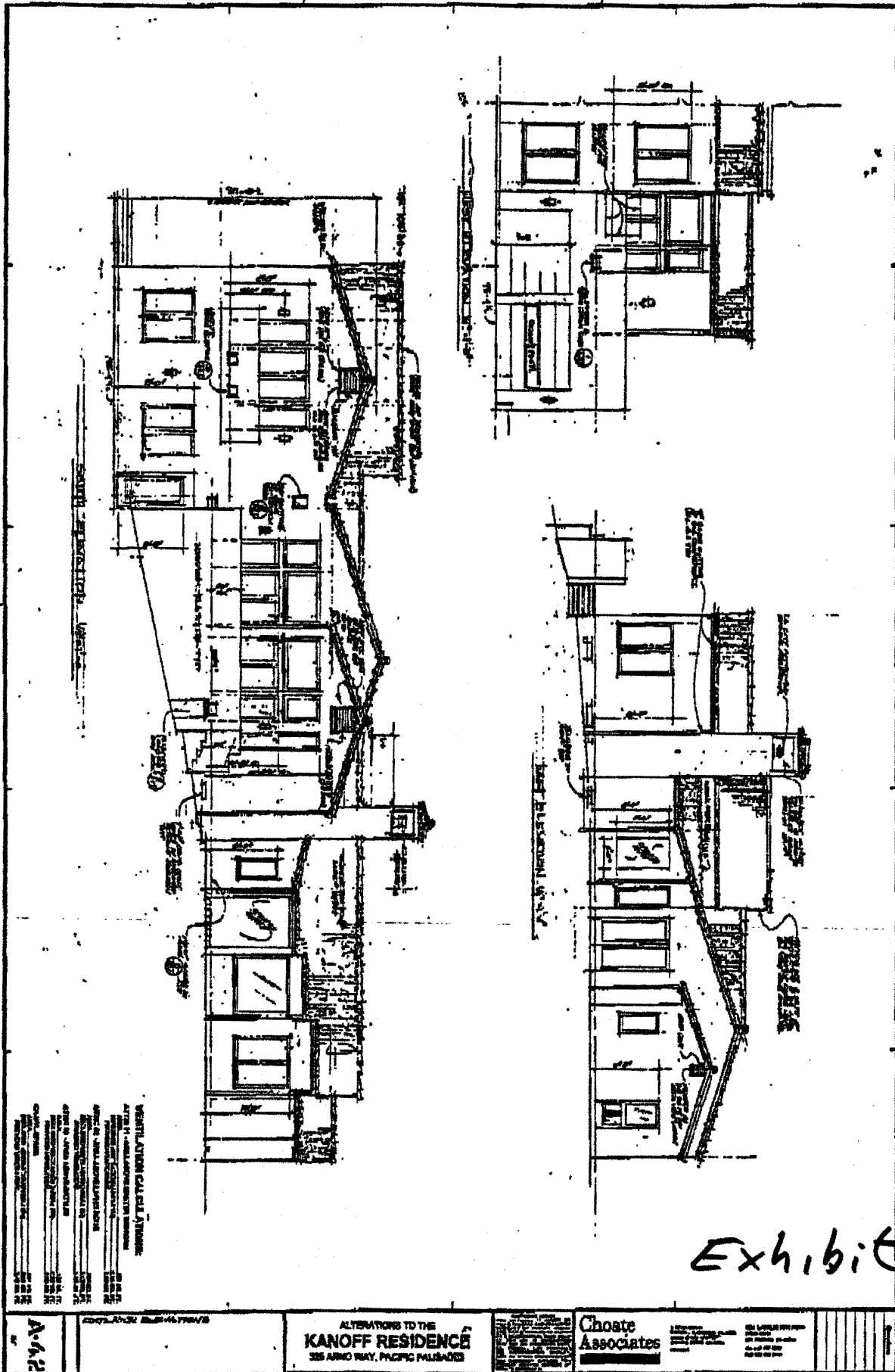


Exhibit G

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Kanoff Residence
325 Arno Way
Pacific Palisades, CA 90272



P7 - 255 Mantua Road with 325 Arno Way in background



P8 - 325 Arno Way (south elevation where majority of proposed work occurs)

EXHIBIT H
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