


**CALIFORNIA COASTAL COMMISSION**

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

*TU 3g*

Filed: 5/26/98  
49th Day: 7/14/98  
180th Day: 11/22/98  
Staff: CP-LB  
Staff Report: 6/4/98  
Hearing Date: July 7-10, 1998  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

APPLICATION NO.: 5-98-215

APPLICANT: Suad Cano

AGENT: Glen Irani, Architect

PROJECT LOCATION: 2809 Ocean Front Walk, Venice, City of Los Angeles,  
Los Angeles County.

PROJECT DESCRIPTION: Enclose carport and exterior stairway, and remodel  
existing forty foot high two-unit condominium with six  
parking spaces.

Lot Area	2,520 sq. ft.
Building Coverage	1,520 sq. ft.
Pavement Coverage	843 sq. ft.
Landscape Coverage	157 sq. ft.
Parking Spaces	6
Zoning	RD1.5
Plan Designation	Medium Density Residential
Ht abv fin grade	40 feet above Speedway Alley

**SUMMARY OF STAFF RECOMMENDATION:**

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

LOCAL APPROVAL: City of Los Angeles Approval in Concept #98-047, 5/26/98.

**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. City of Los Angeles Local Coastal Development Permit No. 94-003.
4. Coastal Development Permit 5-95-246 (Wilton Corp.).
5. Coastal Development Permit 5-96-209 (Wilton Corp.).

**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, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies 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. Parking

A minimum of five on-site parking spaces shall be provided and maintained.

#### 2. Height

No portion of the structure shall exceed the height of forty feet above the centerline of the Speedway Alley right-of-way.

### IV. Findings and Declarations

The Commission hereby finds and declares:

#### A. Project Description

The applicant proposes to remodel an existing four-level, forty foot high condominium building (Exhibit #5). An exterior stairway will be enclosed on each level, and the existing carport on the ground floor will be enclosed and used as a four-car garage (Exhibit #4). Two exterior parking spaces will be provided in the side carport. The three sets of tandem parking spaces provide a total of six on-site parking spaces for the two residential units which occupy the existing structure. Approximately one thousand square feet of floor area will be enclosed during the remodel. No additional height is proposed.

The proposed project is located on a 2,520 square foot lot situated on Ocean Front Walk in North Venice (Exhibit #2). Ocean Front Walk is an improved public right-of-way. The public beach is located on the opposite side of Ocean Front Walk.

The structure was originally an apartment building, but was converted to a two-unit condominium building in 1995 (Exhibit #3). [See City of Los Angeles Local Coastal Development Permit No. 94-003 & Coastal Commission Coastal Development Permit 5-95-246 (Wilton Corp.)].

The Commission has recognized in both prior permit and appeal decisions that the North 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 North Venice area in order to protect public access to the beach. 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, these density, height and parking standards have been routinely applied to Coastal Development Permits in the North Venice 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/Density**

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 North Venice area, the Commission has consistently limited residential density and structural height. Residential density in the North Venice area is limited to two units per lot. The existing structure is limited to two units by the previously approved condominium conversion in 1995 (Exhibit #3).

The Commission has consistently limited new development in the North Venice area to a height of thirty feet measured above the fronting right-of-way. The Commission has, however, allowed portions of some structures to exceed the thirty foot height limit by up to ten feet if the scenic and visual qualities of the area are not negatively impacted.

The maximum height of the existing structure is forty feet (Exhibit #6). No portion of the structure exceeds forty feet. No additional height is proposed. Therefore, the proposed project will not negatively impact views along the coast.

However, in order to ensure that future additions do not add to the height of the structure and negatively impact the visual resources of the area, the approval is conditioned to limit the maximum height of the structure to its existing height of forty feet above the centerline of the Speedway Alley right-of-way. No portion of the structure shall exceed forty feet above the centerline of the Speedway Alley right-of-way. Only as conditioned is the proposed project 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 North 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.

To mitigate this problem, the Commission has consistently conditioned new development within the North Venice area to provide two parking spaces per residential unit and provide one guest parking space. The existing two-unit condominium has a minimum parking requirement of five parking spaces.

The proposed project provides six on-site parking spaces: four in the enclosed garage and two in the carport (Exhibit #4). All six proposed parking spaces are accessed from Speedway Alley. The proposed six parking spaces are an adequate parking supply for the existing structure. Therefore, the proposed project conforms to the Commission's parking standards for the North Venice area.

The Commission finds that, only as conditioned to ensure the continued provision of adequate on-site parking, is the proposed project consistent with 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).

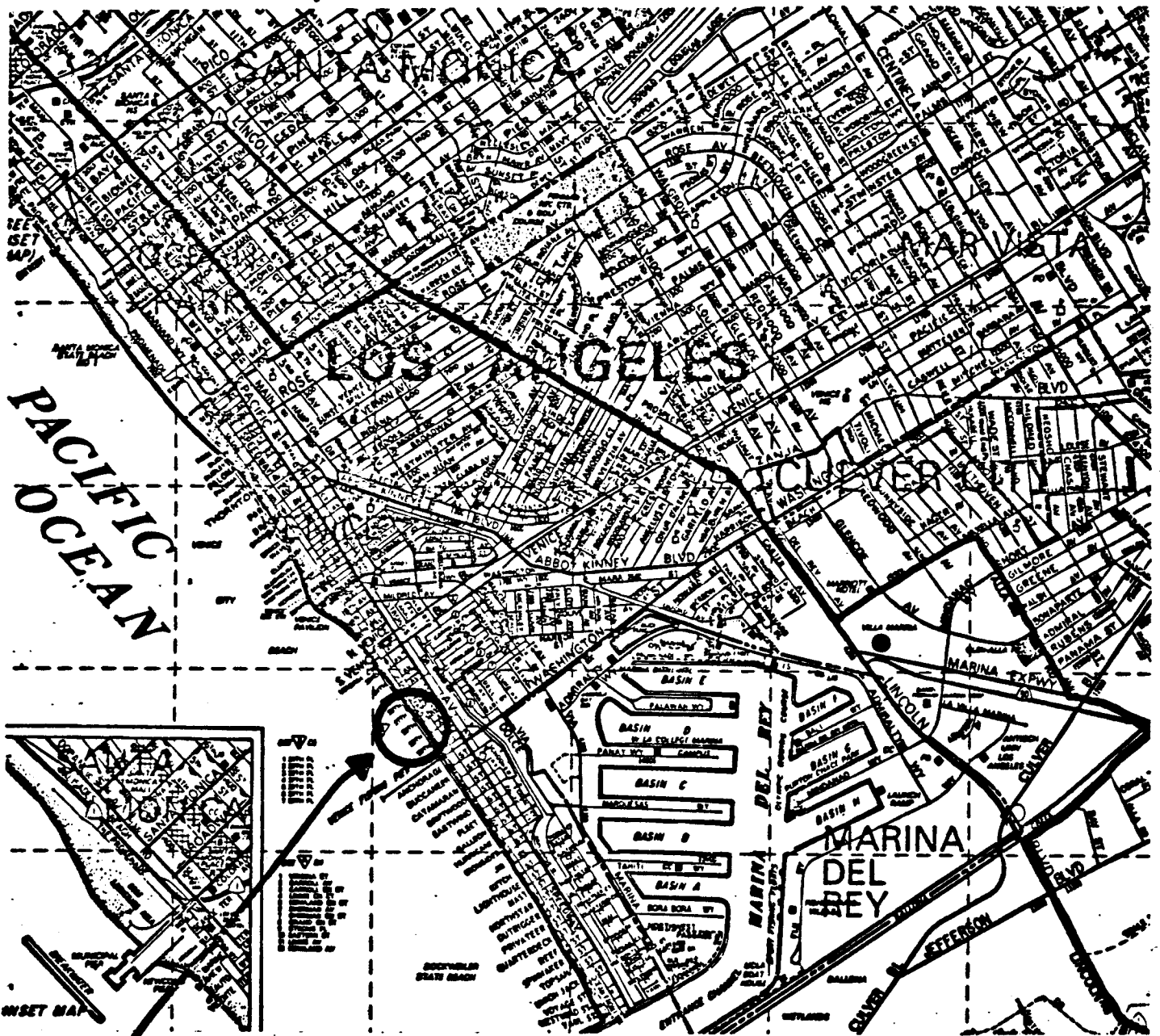
E. California Environmental Quality Act

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)(i) 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, 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.

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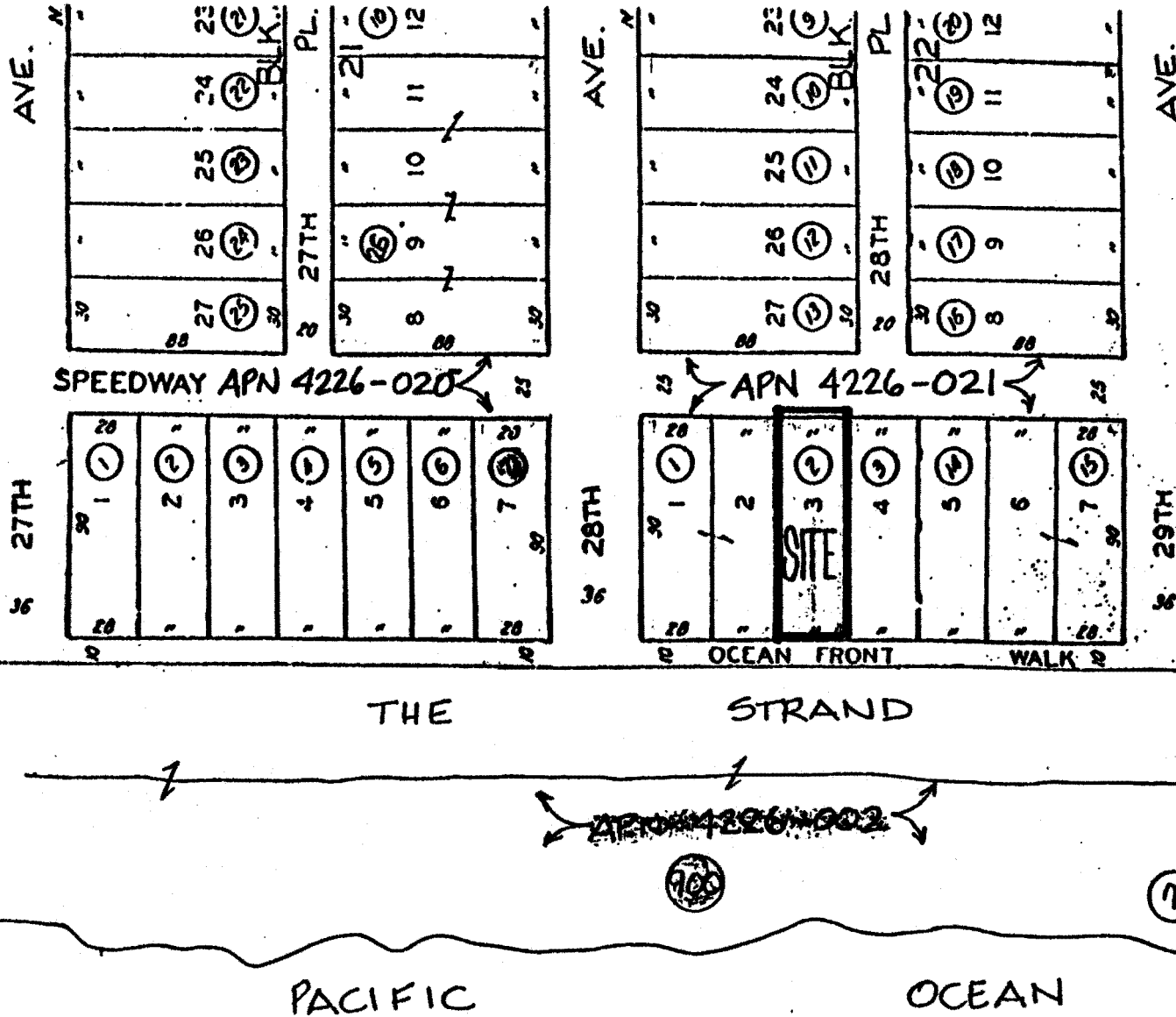
Site

COASTAL COMMISSION

5-98-215

EXHIBIT # 1

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RECEIVED  
 MAY 26 1998  
 CALIFORNIA  
 COASTAL COMMISSION  
 PROPERTY OWNERS within 100'  
 (excluding roads)

PROPERTY ADDRESS: 2809 OCEAN FRONT WALK  
 VENICE, CA

PREPARED BY: SAFRONOFF & ASSOCIATES  
 1150 YALE ST., STE. 11  
 SANTA MONICA, CA 90403  
 (310) 828-2249

SCALE: 1" = 60' 10/23/95

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EXHIBIT # 2  
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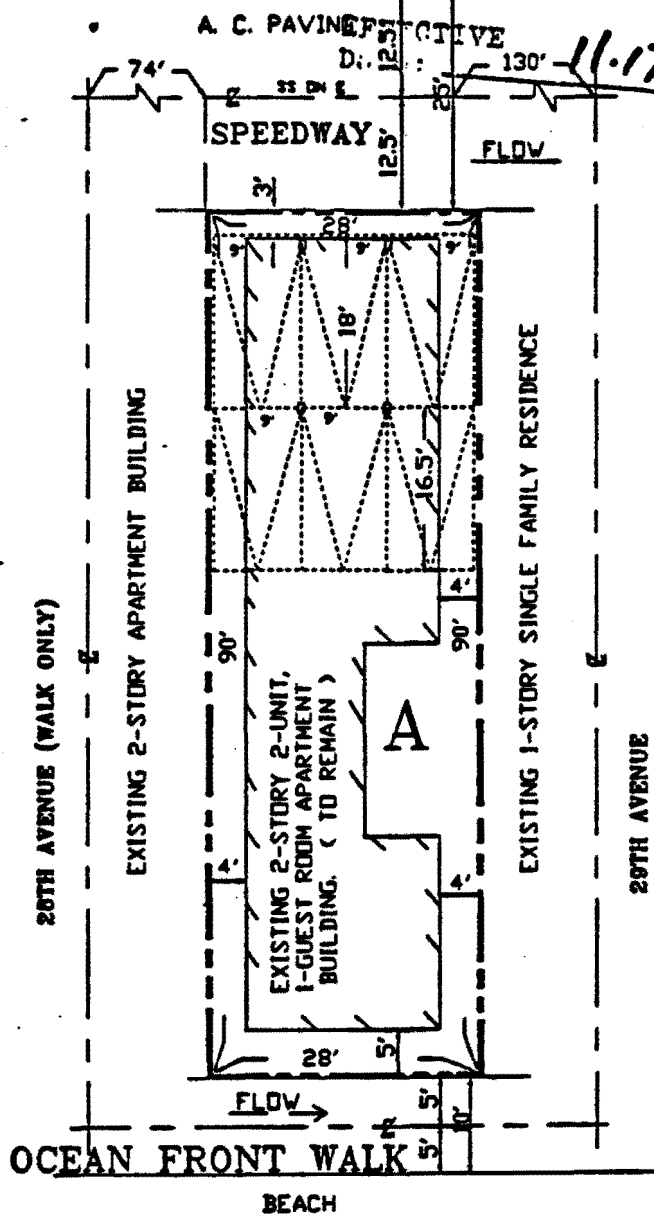
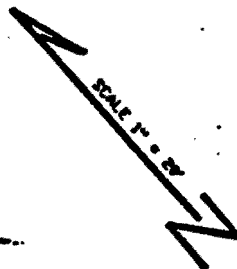
# \* PRELIMINARY PARCEL MAP L. A. 7107

IN THE CITY OF LOS ANGELES

RECORDED FOR CONDOMINIUM CONVERSION PURPOSES  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OCT 27 1993 South Coast District Office

CALIFORNIA APPROVED 5-95-246  
COASTAL COMMISSION Permit No.  
SOUTH COAST DISTRICT BY: [Signature]



## LEGAL DESCRIPTION:

LOT 3 OF BLOCK 22 OF THE SHORT LINE BEACH SUBDIVISION NO. 2, BOOK 4, PAGE 42.

## OWNER/SUBDIVIDER:

WILTON CORPORATION  
c/o DANIEL BLEIBERG  
1511 16TH STREET, SUITE 101  
SANTA MONICA, CA 90404  
PH. (310) 453-5368

## ENGINEER:

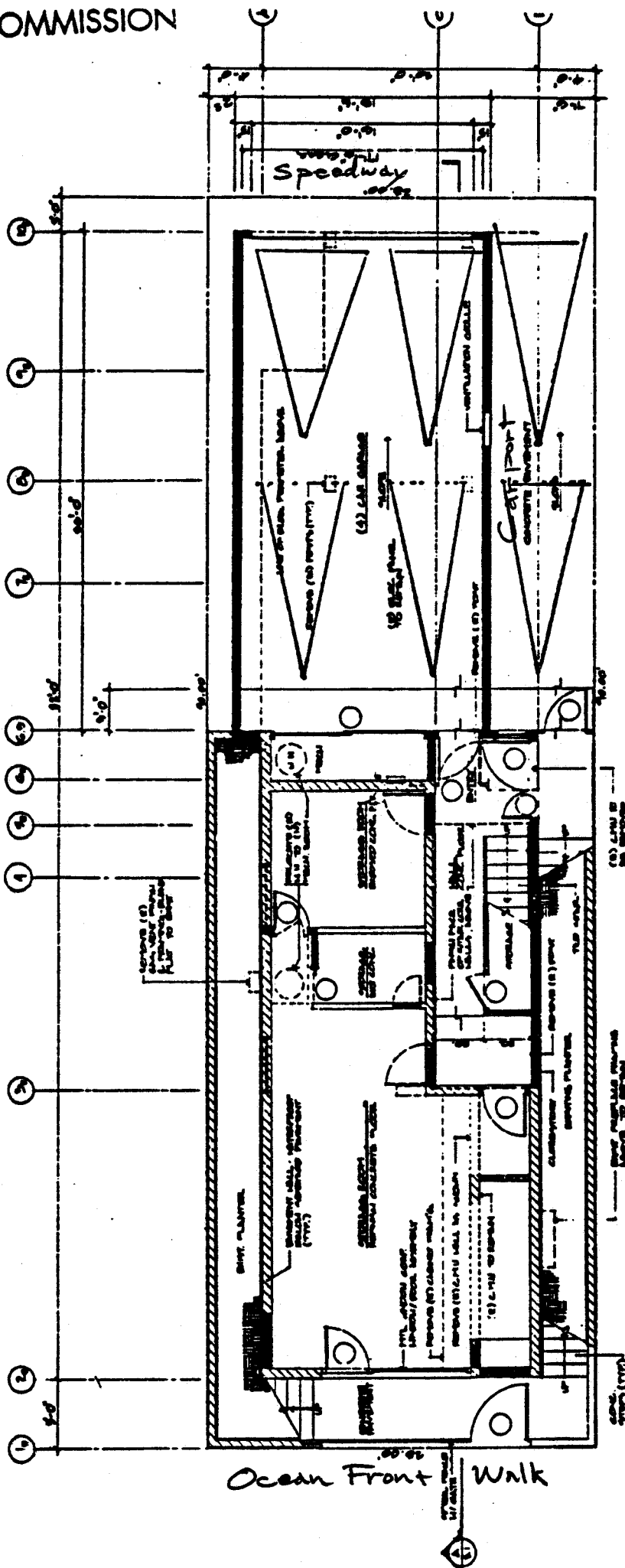
SAFRONOFF & ASSOCIATES  
1150 YALE STREET, SUITE 11  
SANTA MONICA, CA 90403  
PH. (310) 828-2249

## NOTES:

1. SITE: 2809 OCEAN FRONT WALK VENICE
2. ZONING: EXISTING: RDL5-1-0
3. NO OAK TREES ON SITE.
4. ALL PUBLIC UTILITIES ARE AVAILABLE.
5. ALL EXISTING STRUCTURES ARE TO REMAIN.
6. SITE IS FLAT.
7. PROPOSED PROJECT:  
2-UNIT + 1 GUEST ROOM CONDOMINIUM  
WITH 6 PARKING SPACES.
8. DISTRICT MAP: 105A145  
THOMAS GUIDE LOCATION: 671 7H (49 SC)  
COUNCIL DISTRICT: 6
9. NET AREA: 2520 SQ. FT.
10. THIS SERVES AS CERTIFIED PARKING PLAN.
  - 5 SPACES PROVIDED
  - 2 COVERED, 3 PARTIALLY COVERED
  - NO GUEST SPACES
  - SIDE PROPERTY LINES HAVE BLOCK WALLS AND FENCES.
  - PARKING POSTS SHOWN ARE 8" X 12".

PLAN REVISED SHOWING ADDITIONAL SPACE

[Signature] 12-1-94  
GARY SAFRONOFF  
RCL 32145 COASTAL COMMISSION



- 6' x 12' CONCRETE
- 8' x 12' CONCRETE
- STAIRS, WALLS, TO CEILING
- STAIRS, WALLS, TO CEILING
- STAIRS, WALLS, TO CEILING
- NEW WALLS IN GARAGE

STORAGE AREA

STAIRS, FLOOR, WALLS	400 S.F.
STAIRS, FLOOR, WALLS	100 S.F.
TOTAL FLOOR, WALLS	500 S.F.

OTHER CHANGES:

STAIRS, FLOOR, WALLS	100 S.F.
STAIRS, FLOOR, WALLS	100 S.F.

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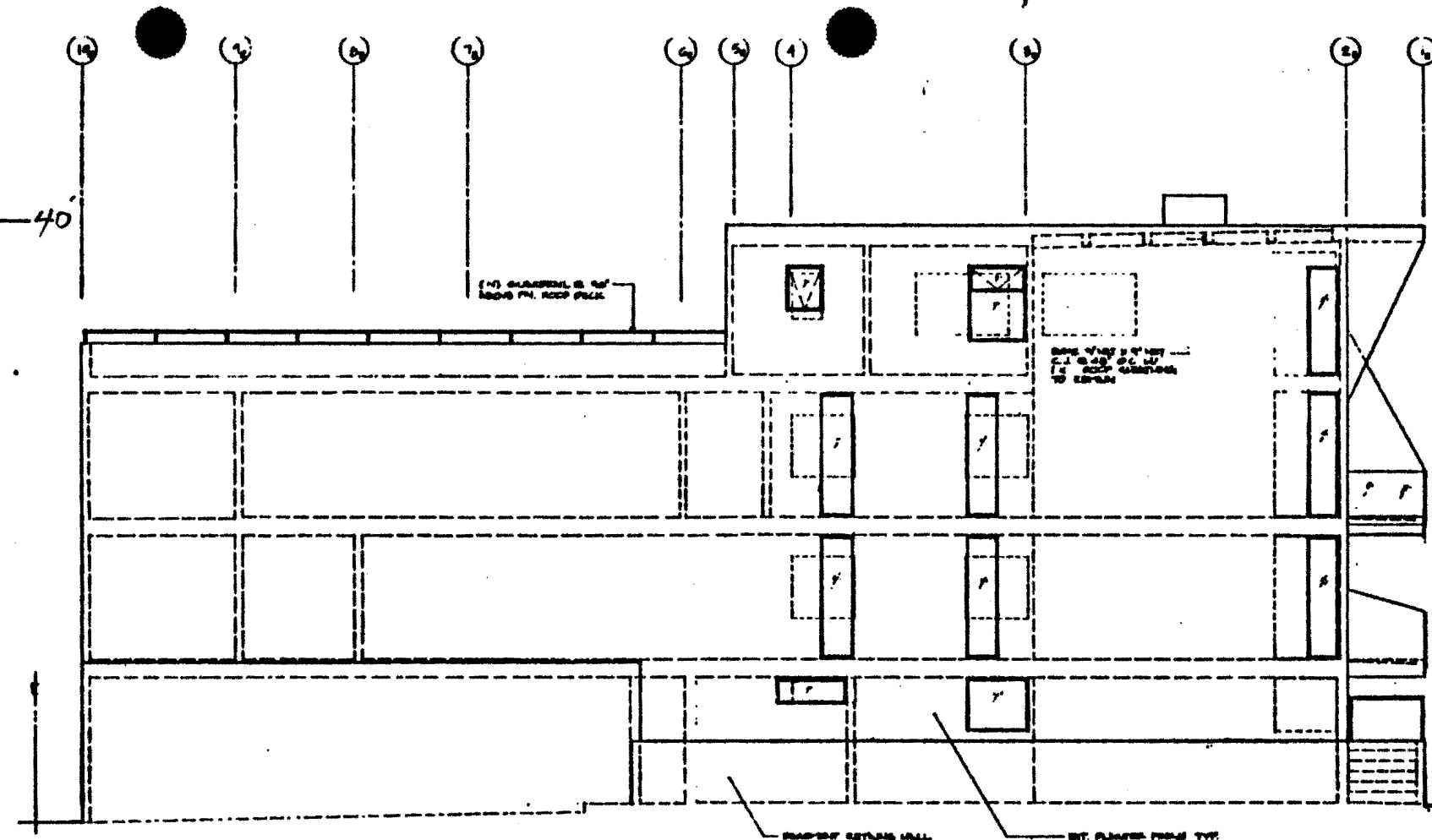
EXHIBIT # 4  
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Proposed Project Plan

Ocean Front Walk

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ALIFORNIA  
COMMISSION



○ NORTH ELEVATION

NOTES  
- EXIST. UNIFORMITY OF DESIGN (DESIGNED) TO BE RETAINED

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EXHIBIT # 5

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OMMISSION

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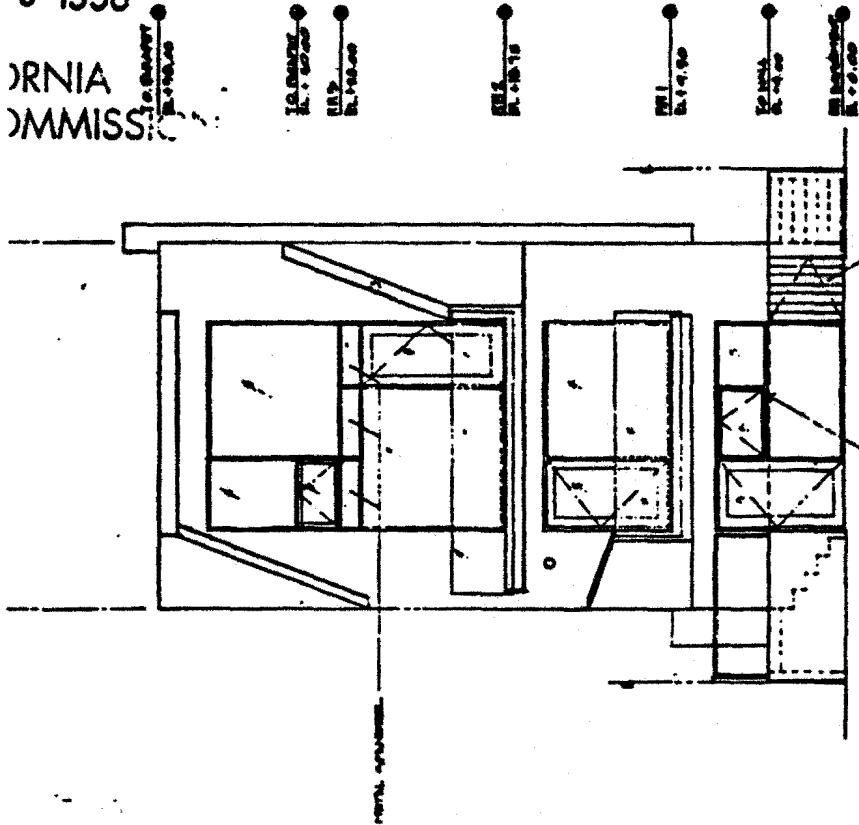
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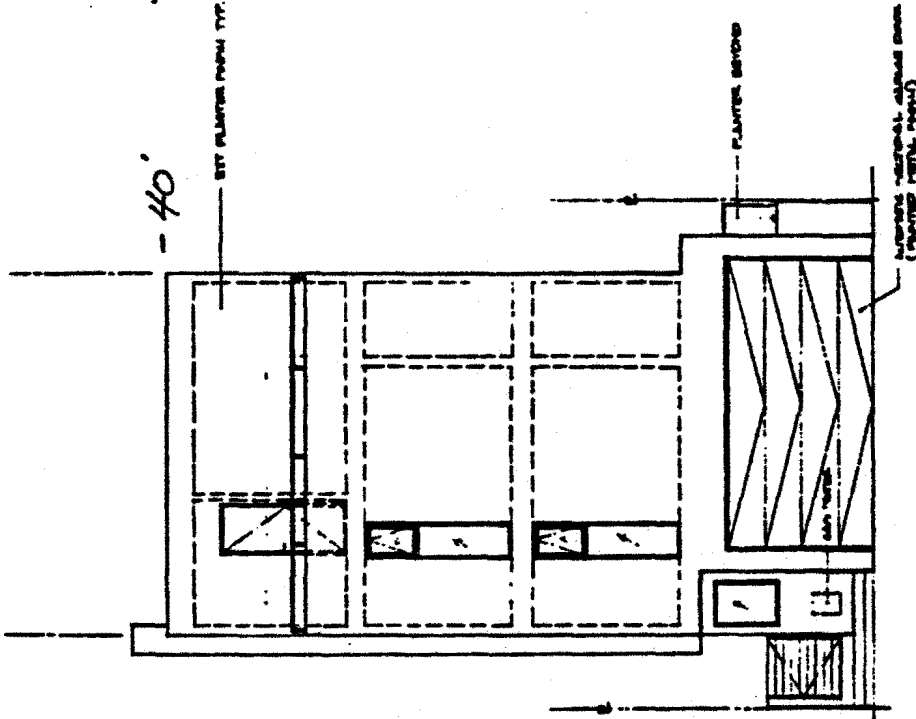
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NOTE:  
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE COMMISSION.  
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.  
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.

WEST ELEVATION  
Ocean Front Walk



WEST ELEVATION  
Speedway