

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Beach, CA 90802-4302
590-5071



Filed: 8/4/99
49th Day: 9/22/99
180th Day: 1/31/2000
Staff: CP-LB
Staff Report: 9/21/99
Hearing Date: October 12-15, 1999
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NUMBER: 5-99-285

APPLICANT: Avery Duff

AGENT: Toby Watson, Architect

PROJECT LOCATION: 32 Fleet Street, Venice, City of Los Angeles, Los Angeles County.

PROJECT DESCRIPTION: Demolition of a 560 square foot single family residence and detached garage, and construction of a three-story, 35-foot high, 2,082 square foot single family residence with an attached two-car garage.

Lot Area	2,000 square feet
Building Coverage	961 square feet
Pavement Coverage	150 square feet
Landscape Coverage	889 square feet
Parking Spaces	2
Zoning	R3-1
Plan Designation	Medium Density Residential
Ht above final grade	35 feet

LOCAL APPROVAL: City of Los Angeles Approval in Concept #99-065, 7/7/99.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to the permitted use, building height, and the provision of adequate on-site parking. The applicant agrees with the recommendation.

SUBSTANTIVE FILE DOCUMENTS:

1. California Coastal Commission Regional Interpretive Guidelines for Los Angeles County, 10/14/80.
2. Coastal Development Permit 5-98-073 (Gelman).
3. Coastal Development Permit 5-98-421 (Bryan/Mattoon).

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby **GRANTS** a permit, subject to the conditions below, 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 effects 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. Permitted Use

The permitted use of the approved structure is limited to a single family residence. Any change in density, number of units, or change in use shall be submitted to the Executive Director to determine whether an amendment to this permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.

2. Height

The height of the approved structure shall not exceed 35 feet above the centerline elevation of the Fleet Street right-of-way.

3. Parking

A minimum of three parking spaces shall be provided and maintained on the site: two in the garage, and a guest space in the yard area next to the garage.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant proposes to demolish the existing 560 square foot single family residence and detached garage, and construct a new three-story, 35-foot high, 2,082 square foot single family residence with an attached two-car garage (See Exhibits). The proposed project is located on the corner of Pacific Avenue and Fleet Street in the Marina Peninsula

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 two parking spaces in an attached garage, and the applicant contends that there is room for guest parking in the rear yard next to the garage (Exhibit #3).

As stated above, the proposed parking spaces are accessed from Pacific Avenue because there is no other frontage on the site that could provide vehicular access. In fact, the existing parking garage on the site faces Pacific Avenue, and a curb cut already exists for vehicular access from Pacific Avenue. There is no alley next to the site, and this block of Fleet Street (between the beach and Pacific Avenue) is a walk-street which is closed to motorized vehicles (Exhibit #2). In order to maximize public parking opportunities in this coastal area, the Commission has found that the lot frontage on walk-streets like Fleet Street shall not be utilized for private garage access, but reserved for public pedestrian access.

The project proposes adequate on-site parking spaces to meet the needs of the proposed single family residence. 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. 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 development 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.

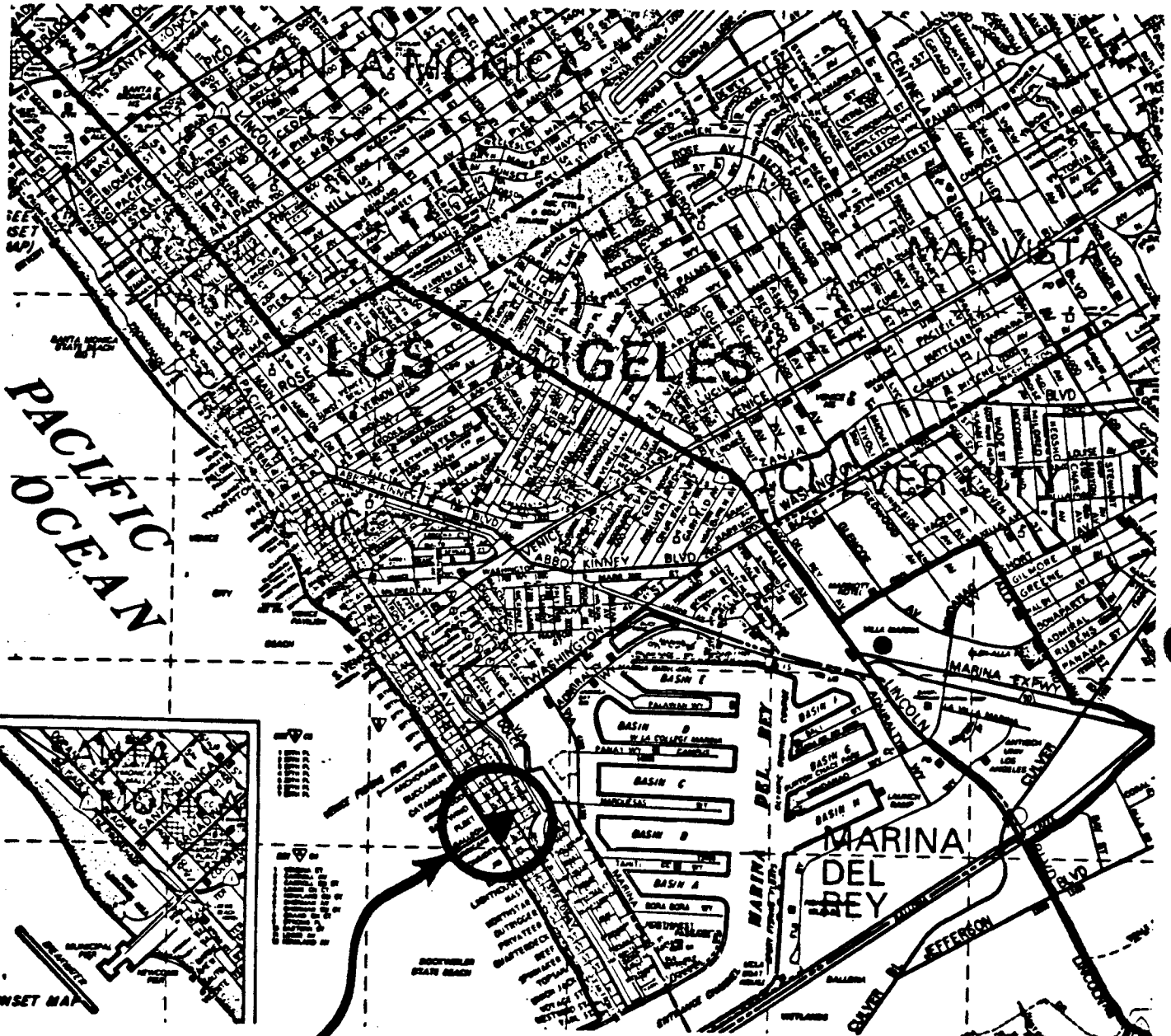
The Venice area of the City of Los Angeles does not have a certified Local Coastal Program. The proposed project, only as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice 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 Title 14 of the California Code of Regulations requires Commission approval of a 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, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized and there are no feasible alternatives 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.

End/cp



32 Fleet St.

Site

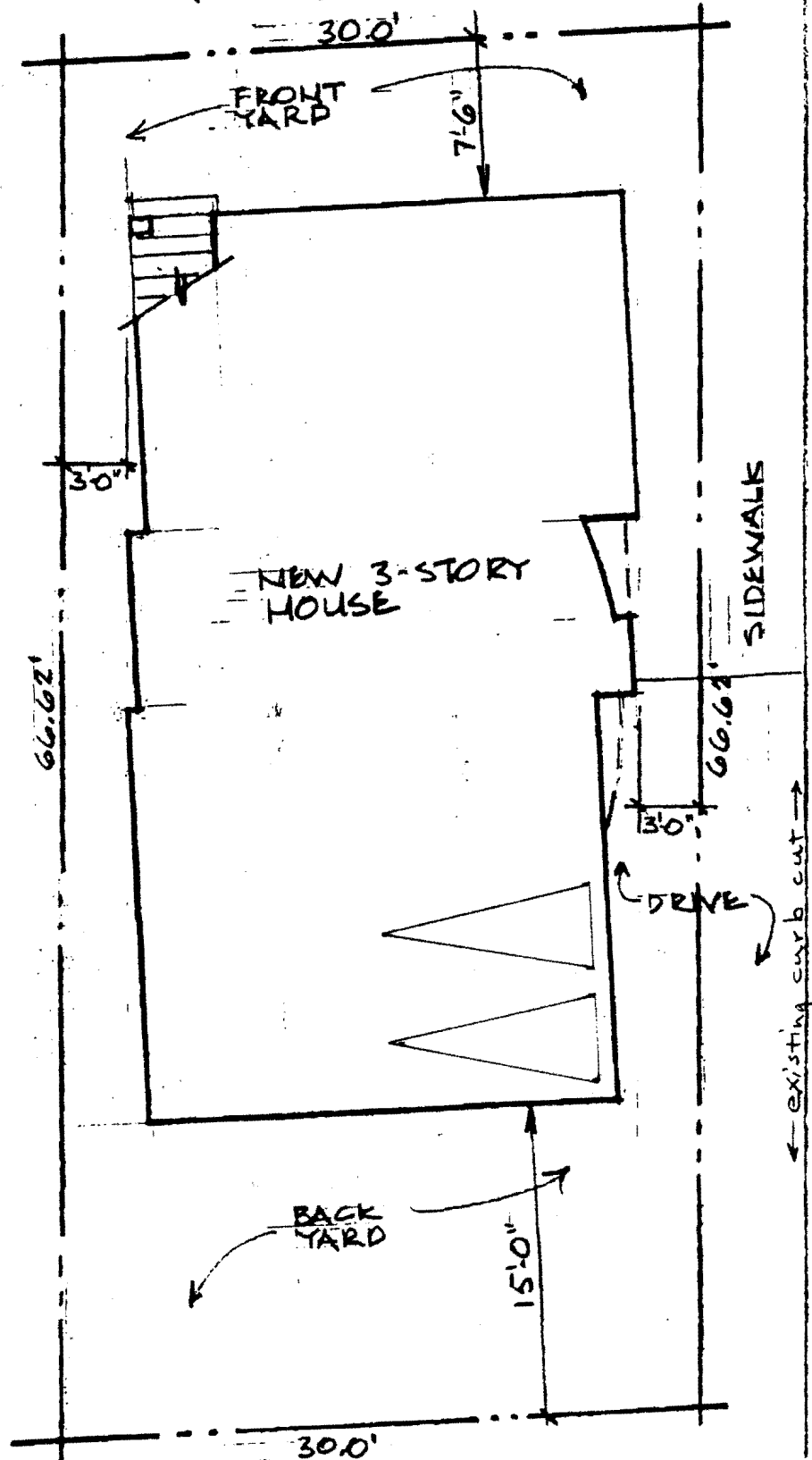
COASTAL COMMISSION

5-99-285

EXHIBIT # 1

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FLEET STREET
12' WIDE WALK STREET
ON 40' RIGHT OF WAY
(Ped. only)



RECEIVED

AUG 4 1999

CALIFORNIA
COASTAL COMMISSION

PACIFIC AVENUE
40' WIDE



AVERY PLUFF HOUSE

32 FLEET ST.
VENICE, CA 90291

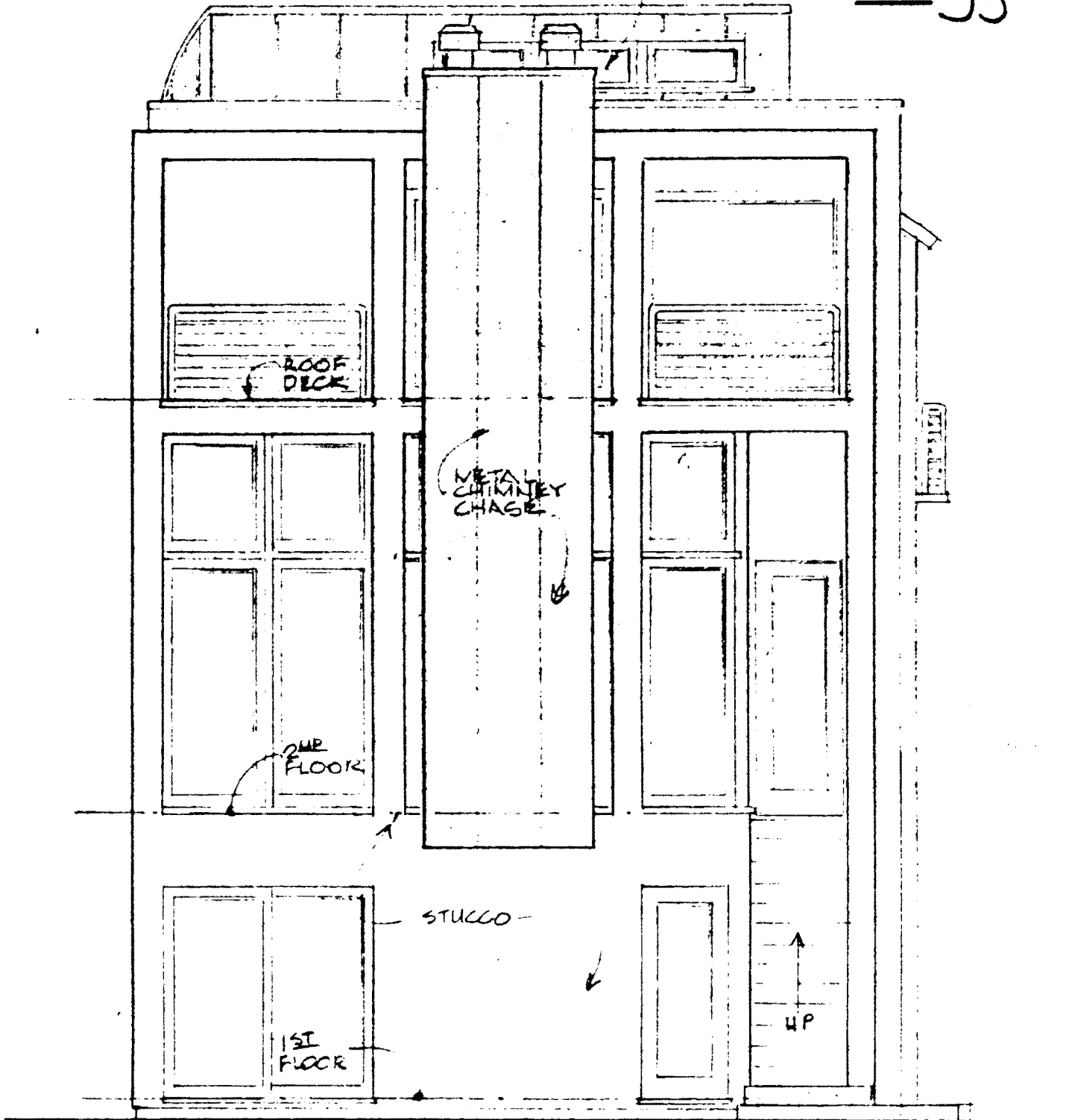
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CLERESTORY
WINDOWS

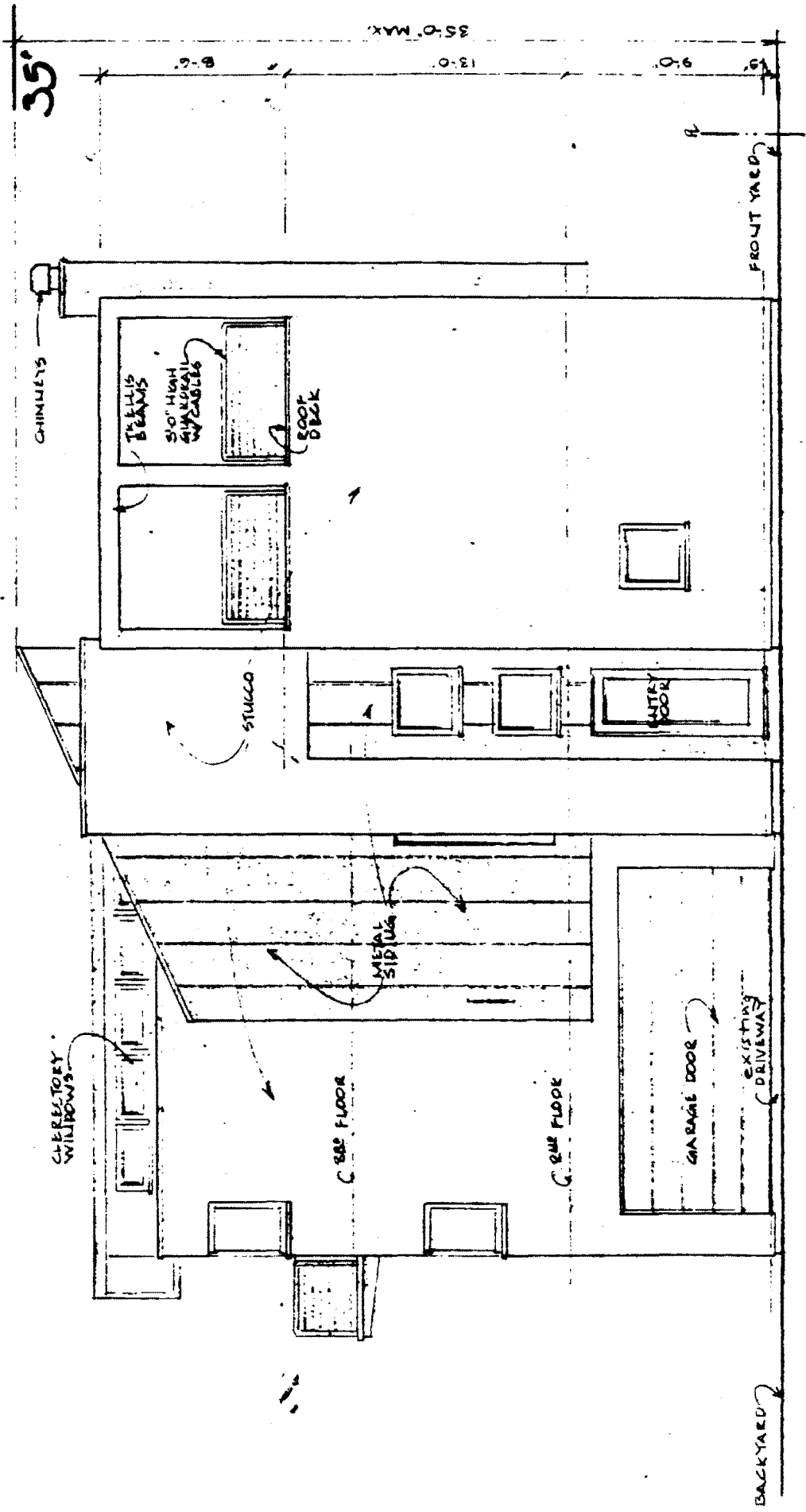
—35'



NORTH ELEVATION
(Fleet Street)

5-99-285

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EAST ELEVATION
 (Pacific Avenue)

32 Fleet Street

5-99-285

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