

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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**RECORD PACKET COPY**

Filed: 11/21/00
 49th Day: 1/9/01
 180th Day: 5/20/01
 Staff: AM-LB **AM**
 Staff Report: 12/8/00
 Hearing Date: Jan. 9-12, 2001
 Commission Action:

Item # Th-3b

STAFF REPORT: CONSENT CALENDAR**APPLICATION NUMBER:** 5-00-447**APPLICANT:** Mike and Geraldine Aicher**PROJECT LOCATION:** 122 Channel Pointe Mall (Lot 10, Block 17, Del Rey Beach Tract), Venice, City of Los Angeles, Los Angeles County.**PROJECT DESCRIPTION:** Construction of a two level, 30½-foot high, 937 square foot single family home, with an attached 583 square foot three-car garage and an in ground swimming pool, on a vacant 2,888 square foot lot.

Lot Area	2,888 square feet
Building Coverage	761 square feet
Pavement Coverage	927 square feet
Landscape Coverage	1,200 square feet
Parking Spaces	3
Zoning	R-1-1
Plan Designation	Low Density Residential
Max Ht.	30½ feet

LOCAL APPROVAL: Venice Coastal Zone Specific Plan Director of Planning Determination and Findings #2000-2740, August 10, 2000**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 maintenance of public areas, compliance with underlying permits, and provisions for adequate parking. The applicant agrees with the recommendation.

SUBSTANTIVE FILE DOCUMENTS:

1. Coastal Development Permit A-266-77 (ILA) & amendment.
2. Coastal Development Permit 5-86-641 (Lee) and 5-87-112 (Del Rey Assoc.)
3. Coastal Development Permit 5-00-300 (MDR)
4. An Ecological Evaluation of Ballona Lagoon, by Dr. Richard Ford and Dr. Gerald Collier, May 7, 1976

STAFF RECOMMENDATION OF APPROVAL:

Motion:

I move that the Commission approve CDP No. 5-00-447 pursuant to the staff recommendation.

Staff Recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

I. Approval with Conditions

The Commission hereby **approves** a permit, subject to the conditions below, 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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. Maintenance of Public Areas

A) In order to maintain the public areas designated in the Silver Strand and Del Rey Beach tracts, the applicant and successors in interest shall participate in the private homeowners association established under amended Coastal Development Permit A-266-77 (ILA) on a fair and equitable basis in the maintenance of all public areas and landscaping (including pedestrian malls, parking nodes, and the lagoon buffer and pathway) installed pursuant to Coastal Development Permits A-226-77 (ILA), 5-86-641 (Lee), and 5-87-112 (Del Rey Assoc.). The public areas shall be identified in the deed restriction as shown on the attached "Public Areas Exhibit – Del Rey/Silver Strand."

B) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, which reflects the above restriction on development. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

2. Coastal Development Permit 5-87-112 (Del Rey Assoc.)

Through the acceptance of this Coastal Development Permit, the applicant acknowledges and agrees as follows: (a) that the project site is subject to

Coastal Development Permit 5-87-112 (Del Rey Assoc.) and that all development on the site must be consistent with Coastal Development Permit 5-87-112 (Del Rey Assoc.) and (b) all public areas provided and improved pursuant to Coastal Development Permit 5-87-112 (Del Rey Assoc.), including Channel Pointe (Yawl) Mall and Westwind Mall, and the public streets and alleys shall remain open and available for use by the general public on the same basis as similar public areas within the City.

3. Parking

A) The applicant shall provide at least three off-street parking spaces on the project site. These parking spaces shall take access from the alleys (also called courts). The courts and street ends shall not be used for parking for the residence approved by this Coastal Development Permit. This condition shall serve as notification that the amended permit A-266-77 (ILA) reserves parking on the street ends in the Silver Strand area for public parking and that these public parking areas shall not be used for preferential parking. It also serves notice that the street and street ends adjacent to the project site shall not be reserved to any homeowner(s).

B) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

4. Permit Compliance

All Development must occur in strict compliance with the proposal as set forth in the application for the permit, subject to any special condition set forth above. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant proposes to construct a two-level, 30½ foot high, 937 square foot single family residence with an in ground swimming pool, on a vacant lot in the interior of the Del Rey Beach Tract in Venice (See Exhibits). The proposed residence provides three on-site parking spaces within an attached 583 square foot three-car garage, accessed from the rear alley (Exhibit #3).

The site is situated between the rights-of-way of Channel Pointe Mall and Via Marina court (Exhibit #2). Channel Pointe Mall, which fronts the site, is a landscaped public pedestrian mall which has been improved under the terms of Coastal Development Permit 5-87-112 (Del Rey Assoc.). Channel Pointe Mall is also known as Yawl Mall.

The site and Channel Pointe Mall are located in the Del Rey Beach Tract (Exhibit #2). The Silver Strand subdivision is located three blocks north of the site. Ballona Lagoon is located about 250 feet west of the subject site. The entire area is referred to as the "Silver Strand area".

B. Project Background and Area History

The Silver Strand subdivision and the Del Rey Beach tract share a long history before the Coastal Commission. Both subdivisions, referred to together as the Silver Strand area, are located along the east bank of Ballona Lagoon and have recently been developed with single family residences. The proposed project is located on Lot 10, Block 17 of the Del Rey Beach tract (Exhibit #2). The lot is one of the last undeveloped lots in the subdivision.

Although the two subdivisions (Silver Strand and Del Rey Beach) were created in the early 1900's, the development of the area did not occur until the late 1970's. Therefore, the Commission has reviewed and permitted the development of the subdivisions with single family residences.

The first Commission approval in the area occurred in 1977 when the Commission approved the "Silver Strand Permit", A-266-77 (ILA), which was brought before the Commission on an appeal. Prior to the Commission's action on Coastal Development Permit A-266-77 (ILA) in 1977, the Commission and its predecessor denied several applications to improve the streets and supply utilities within portions of the Silver Strand subdivision and the Del Rey Beach Tract to make residential development possible.

The previous projects were denied because of adverse impacts on traffic, recreation, and wetland habitat (Ballona Lagoon). In response to the denial, the applicant (ILA) commissioned a report by biologists Dr. Richard Ford and Dr. Gerald Collier. The report recommended a 40-foot buffer setback from Ballona Lagoon. The California Department of Fish and Game recommended a larger lagoon buffer but in its final

approval, the Commission adopted a map (see Exhibit #2) showing a variable lagoon buffer and front yard (lagoon facing) setback.

The projects were proposed by a consortium comprised of most of the owners of the approximately three hundred undeveloped lots located on Blocks 7 through 18 of the Silver Strand Subdivision and Blocks 13 through 15 of the Del Rey Beach Tract. The consortium was judged to have the legal ability to apply for a permit to grade the lots, improve the streets, and supply utilities within the Silver Strand area so that individual lot owners would eventually be able to build homes under separate permits.

The Commission's 1977 approval of Coastal Development Permit A-266-77 (ILA) permitted the consortium of applicants, the Isthmus Landowners Association (ILA), to develop the infrastructure necessary for the development of single family homes on approximately three hundred lots located on Blocks 7 through 18 of the Silver Strand Subdivision and Blocks 13 through 15 of the Del Rey Beach Tract.

Coastal Development Permit A-266-77 (ILA) was subject to conditions addressing lagoon protection, maintenance of public areas, public access, and public parking. In its approval of Coastal Development Permit A-266-77 (ILA), the Commission found that Ballona Lagoon, located adjacent to the Silver Strand and Del Rey Beach subdivisions, was critical habitat area and an important coastal resource. The Commission further found that residential development of the Silver Strand area would have major adverse cumulative impacts on the lagoon's habitat and existing public access opportunities and that several measures were necessary to mitigate the adverse impacts of development.

One of the mitigation measures was the requirement for the dedication of an easement for habitat protection and public access as part of a lagoon buffer to reduce the impacts of the residential development on the lagoon. The protective lagoon buffer area was to be restored according to the Ballona Lagoon Preserve Plan in order to improve the degraded habitat area. Another mitigation measure was a condition of Coastal Development Permit A-266-77 (ILA) which required the owners of the lots subject to Coastal Development Permit A-266-77 (ILA) to establish a private homeowners association sufficient to maintain all public areas and landscaping approved and required by the permit. Because all of the owners of the lots subject to Coastal Development Permit A-266-77 (ILA) would benefit from the permitted tract improvements, the Commission required each lot owner to contribute to the maintenance of the improvements.

Coastal Development Permit A-266-77 (ILA) was amended in 1979 in response to litigation. The amended permit still allowed the ILA to develop the infrastructure necessary for the development of approximately three hundred lots with single family homes. As amended, Coastal Development Permit A-266-77 (ILA) required the permittee (ILA) to perform all grading in a single contract, to improve a public access path on the east bank of the lagoon, restore the lagoon buffer, to improve the streets

and malls for public access and parking, and to establish a private homeowners association sufficient to maintain all public areas and landscaping including the lagoon buffer.

Since 1980, the approved grading has been completed in the Silver Strand, the public access path along Ballona Lagoon has been improved, and the permittee (ILA) has established itself as the private homeowners association of the Isthmus Landowners Association (ILA) to maintain the lagoon buffer and other public areas. Most of the individual lots have been improved with single family residences.

The amendment of Coastal Development Permit A-266-77 (ILA) also required that the lot owners located in the area subject to the permit contribute equally for the restoration and maintenance of the lagoon buffer. Because all of the owners of the lots subject to Coastal Development Permit A-266-77 (ILA) would benefit from the permitted tract improvements, including the lagoon buffer restoration, the Commission required each lot owner to contribute to the maintenance of the improvements. The Commission found that the development of the area with homes would have an impact on the lagoon and public access. The improvements would mitigate these impacts. Without the improvements, no lot could be developed.

Using the standards set by its approval of Coastal Development Permit A-266-77 (ILA), the Commission approved permits for the development of two sets of lots in the southern portion of the Del Rey Beach tract, which were not subject to Coastal Development Permit A-266-77 (ILA) (Exhibit #2). They were Coastal Development Permit 5-86-641 (Lee) and 5-87-112 (Del Rey Assoc.).

Coastal Development Permit 5-86-641 (Lee) allowed the development of ten single family residences on ten lots situated along the east bank of Ballona Lagoon, and Coastal Development Permit 5-87-112 (Del Rey Assoc.) allowed the development of streets, utilities, and 36 lots with single family residences on a southern portion of the Del Rey Beach Tract (Exhibit #2). The proposed project is located on one of the 36 lots subject to Coastal Development Permit 5-87-112 (Del Rey Assoc.), Lot 10 Using the standards set by its approval of Coastal Development Permit A-266-77 (ILA), the Commission approved permits for the development of two sets of lots in the southern portion of the Del Rey Beach tract, which were not subject to Coastal Development Permit A-266-77 (ILA) (Exhibit #2). They were Coastal Development Permit 5-86-641 (Lee) and 5-87-112 (Del Rey Assoc.).

Coastal Development Permit 5-86-641 (Lee) allowed the development of ten single family residences on ten lots situated along the east bank of Ballona Lagoon, and Coastal Development Permit 5-87-112 (Del Rey Assoc.) allowed the development of streets, utilities, and 36 lots with single family residences on a southern portion of the Del Rey Beach Tract (Exhibit #2). The proposed project is located on one of the 36 lots subject to Coastal Development Permit 5-87-112 (Del Rey Assoc.), Lot 12, Block 17, Del Rey Beach tract (Exhibit #2).

Coastal Development Permit 5-87-112

The proposed project is located on one of the 36 lots that are subject to Coastal Development Permit 5-87-112 (Del Rey Assoc.) (Exhibit #2). The applicant's proposal is similar in size and design to the previously approved single family residences in the area.

The Commission approved Coastal Development Permit 5-87-112 (Del Rey Assoc.) in 1987 for the development of streets, utilities, and single family residences on Blocks 16 and 17 in the southern portion of the Del Rey Beach Tract. The 36 lots subject to Coastal Development Permit 5-87-112 (Del Rey Assoc.) are located near Ballona Lagoon, but not adjoining it (Exhibit #2). In its approval, the Commission found that residential development of this portion of the Del Rey Beach Tract, like the development approved under Coastal Development Permit A-266-77 (ILA), would have cumulative adverse impacts on the lagoon and mitigation measures were necessary to mitigate those cumulative adverse impacts of development.

One of the mitigation measures was a condition which required the permittee (Del Rey Assoc.) and all members of the Del Rey Association to join with the private homeowners association established under Coastal Development Permit A-266-77 (ILA) to participate equally in the maintenance of the public areas and landscaping (including malls, parking nodes, lagoon buffer and path) approved and required by the Coastal Development Permits A-266-77 (ILA), 5-86-641 (Lee), and 5-87-112 (Del Rey Assoc.). That condition is also applied to this permit.

The owners of the ten lots subject to Coastal Development Permit 5-86-641 (Lee) are also required by their permits to join with the private homeowners association established under Coastal Development Permit A-266-77 (ILA) to participate equally in the maintenance of the public areas and landscaping (including malls, parking nodes, lagoon buffer and path) approved and required by the Coastal Development Permits A-266-77 (ILA), 5-86-641 (Lee), and 5-87-112 (Del Rey Assoc.).

Special Conditions are applied to Coastal Development Permit 5-00-447 that ensure compliance to the original permit A-266-77 (ILA) and permit 5-87-112 (Del Rey Assoc.) and prevent impediments to coastal access. This set of special conditions ensure that the Chapter 3 policies of the Coastal Act and the intent of Coastal Development Permit A-266-77 (ILA) and 5-87-112 (Del Rey Assoc.) is carried out as individual lots are developed.

C. Maintenance of Public Areas

When the Commission approved Coastal Development Permits A-266-77 (ILA), 5-86-641 (Lee), and 5-87-112 (Del Rey Assoc.), it found that the residential development of the Silver Strand area would have major cumulative impacts on Ballona Lagoon and that several measures were necessary to mitigate the adverse impacts of

development. The mitigation measures included a requirement for the ongoing maintenance of the Silver Strand and Del Rey Beach public areas including the protective lagoon buffer, the public pedestrian malls, public parking spaces, the public access path along the lagoon, and the area's drainage devices. The Commission found that the ongoing maintenance of these public areas was necessary to mitigate the cumulative adverse impacts of the development of the Silver Strand area as a residential area.

Therefore, in permit No. A-266-77 (ILA), the Commission required the establishment of a homeowners association to maintain the public areas. The Isthmus Landowners Association (ILA) was named as the homeowners association which would maintain the public areas as required. The ILA has the responsibility for the ongoing maintenance of the public areas because it is the property owners comprising the ILA who benefit most from the development as a residential area.

After the Commission's approval of the amendment to Coastal Development Permit A-266-77 (ILA) in 1979, the Commission began conditioning all individual Coastal Development Permits for single family residences in the Silver Strand area to require a deed restriction stating that each applicant is required to participate with the other lot owners in the maintenance of the public areas. The purpose of the condition is to ensure that all lot owners who benefit from development of their property participate in the mitigation of the cumulative impacts of the development of the area.

Therefore, special condition #1 requires the applicant to record a deed restriction binding the applicant and all successors in interest to participate in the private homeowners association established under amended Coastal Development Permit A-266-77 (ILA) on a fair and equitable basis in the maintenance of the public areas and landscaping (including pedestrian malls, parking nodes, and the lagoon buffer and pathway) installed pursuant to Coastal Development Permits A-226-77 (ILA), 5-86-641 (Lee), and 5-87-112 (Del Rey Assoc.). The public areas shall be identified in the deed restriction as shown on the attached "Public Areas Exhibit - Del Rey/Silver Strand." The applicant has agreed to this condition.

The required deed restriction ensures that the applicant and its successors meet the obligation to participate in the mitigation of the cumulative impacts which the development of the Silver Strand area, including the subject lot, has had on the coastal resources in the area as identified in Coastal Development Permits A-266-77 (ILA).

Special Condition #2 requires that the applicant acknowledge the proposed project is subject to Coastal Development Permit 5-87-112 (Del Rey Assoc.) and shall be consistent with this underlying permit. The public areas provided and improved pursuant to Coastal Development Permit 5-87-112 (Del Rey Assoc.) shall remain open and available for the use by the general public. The public areas provided and improved pursuant to Coastal Development Permit 5-87-112 (Del Rey Assoc.) include

the landscaped public right-of-way (Union Jack Mall), Westwind Mall, the public streets and alleys, all public parking spaces, and the Ballona Lagoon public access path. The deed restriction will ensure that the applicant meets the obligations of the underlying permit 5-87-112 (Del Rey Assoc.).

As conditioned the proposed project is consistent with the Chapter 3 policies of the Coastal Act, and with the underlying permit 5-87-112 (Del Rey Assoc.).

D. 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....

There is a parking shortage in this area of Venice. The courts and street ends are used primarily for public access to the lagoon and Venice Beach. If this parking were used for residential use, public beach and lagoon visitor access would be negatively impacted.

Therefore, the Commission requires that single family residences in the Silver Strand area provide three on-site parking spaces in order to meet the parking demands of the development and comply with Section 30252 of the Coastal Act.

The proposed project provides the three required on-site parking spaces in an attached three-car garage (Exhibit #3). In addition, Special Condition #3 requires the applicant to record a deed restriction stating that at least three on-site parking spaces will be provided, and that they shall take access from Via Marina Court, not from the paved street ends designated for public parking. The deed restriction shall note that the courts and street ends are not to be used as parking for the residence approved by this permit. The condition also serves as notification that amended Coastal Development Permit A-266-77 reserves parking on the street ends in the Silver Strand area for public parking, and that these parking areas are not for preferential parking uses. The street and street ends were reserved for public access to the beach and lagoon area and not reserved for the use of the homeowner(s).

Only as conditioned to provide at least three on-site parking spaces and to record the deed restriction addressing parking, is the proposed project consistent with the coastal access policies of the Coastal Act.

E. Visual Resources and Community Character

Section 3025I 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....

The Commission has previously approved a number of residences within the interior lots of the Del Rey Beach Tract and the nearby Silver Strand subdivision. The proposed project is located on lot 10 block 17 within the Del Rey Beach Tract (Exhibit #2). Via Marina (approximately 100 feet south of the site) is an improved public street providing vehicular and pedestrian access to the shoreline. A County linear park, Aubrey Austin Park, is located across from the residential lots on the south side of Via Marina. The park provides view piers, benches, promenade, and lawn areas along the Marina del Rey entrance channel. Pedestrian access is available via sidewalks located along both sides of Via Marina. Sixty metered public parking spaces exist on the south side of Via Marina adjacent to the park and waterway.

In order to protect public access, community character and visual quality in the Silver Strand area, the Commission has consistently limited residential density and structural height. The Venice LUP limits all lots in the Silver Strand to a density of one unit per lot. The height limit on Silver Strand lots not located next to Ballona Lagoon is 45 feet. The proposed 30 ½-foot-high single family residence conforms to the height and density limits contained in the Venice LUP as approved by the Commission on November 14, 2000 with suggested modifications. Special Condition #4 of this permit requires that all development must occur in strict compliance with the proposal set forth in the permit application, subject to any special conditions of approval, and that any deviation from the approved plans will require review by the Executive Director to determine if an amendment to this permit will be required. Only as conditioned will the proposed project be consistent with the Chapter 3 policies of the Coastal Act.

F. 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 City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The Los Angeles City Council adopted a draft Land Use Plan (LUP) for Venice on October 29, 1999. The Commission approved the proposed Land Use Plan with suggested modifications on November 14, 2000. The City of Los Angeles has six months to except the approved Land Use Plan with suggested modifications. The proposed project, as conditioned, conforms with the Commission approved Venice LUP. The proposed project, as conditioned, is also 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).

G. 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, 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/am

LOS ANGELES CO.

DETAIL

11 40

49

SEE MAP 41

SEE MAP 55A



PACIFIC OCEAN

Site

COASTAL COMMISSION
5-00-442

EXHIBIT # 1

PAGE 1 OF 1

Site

CDP
A-266-77 ← CDP
5-87-112

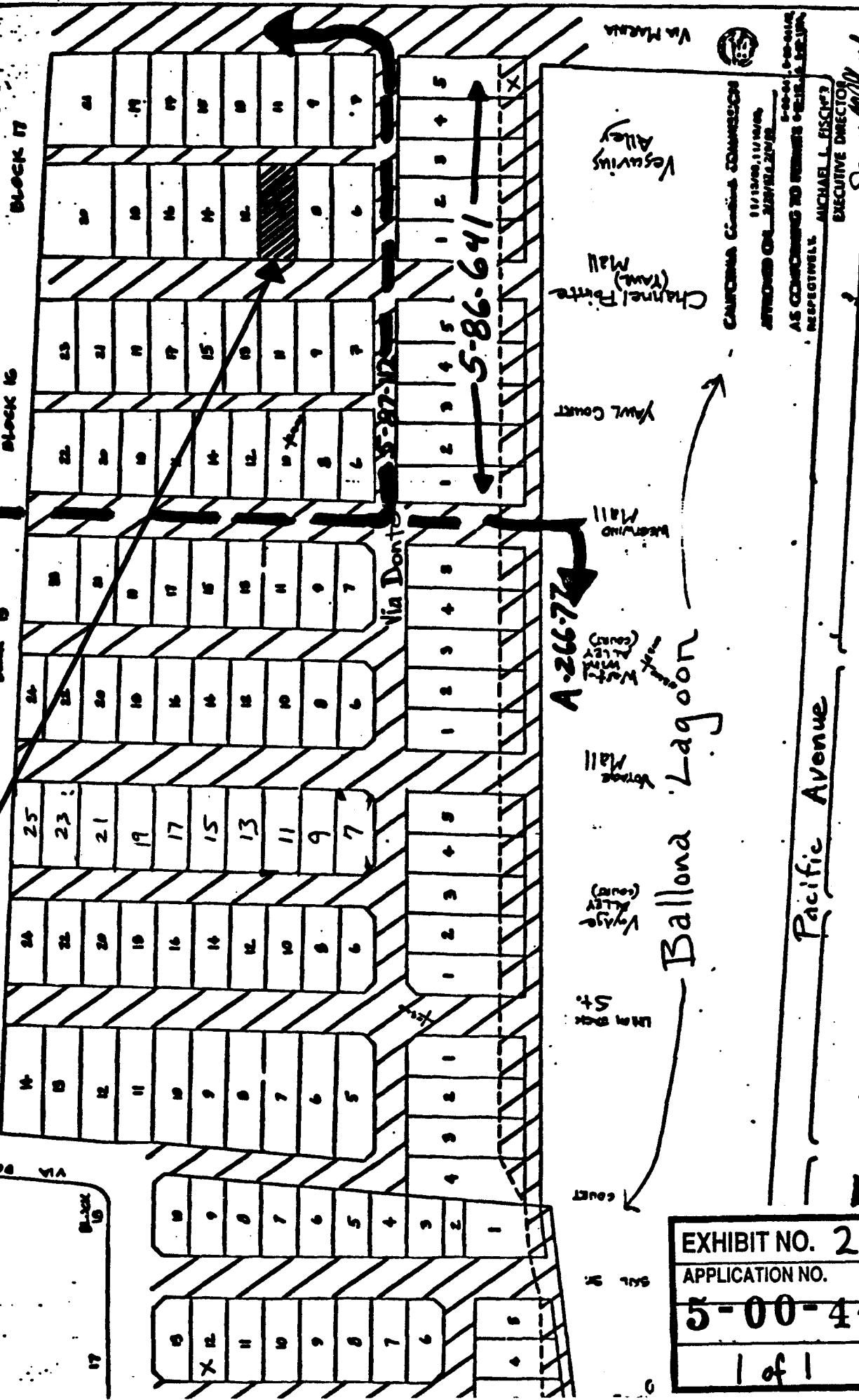


EXHIBIT NO. 2
APPLICATION NO.
5-00-447
1 of 1

CALIFORNIA COUNTY COMMISSION
111300, 111300
ATTORNEY ON BEHALF OF THE
AS CONCERNING TO THE ABOVE-RECORDED
RESPECTIVELY
MICHAEL L. FISCHER
EXECUTIVE DIRECTOR
of Santa Monica
The Council District

North
Beach 7

COASTAL COMMISSION

5-00-447

EXHIBIT # 3

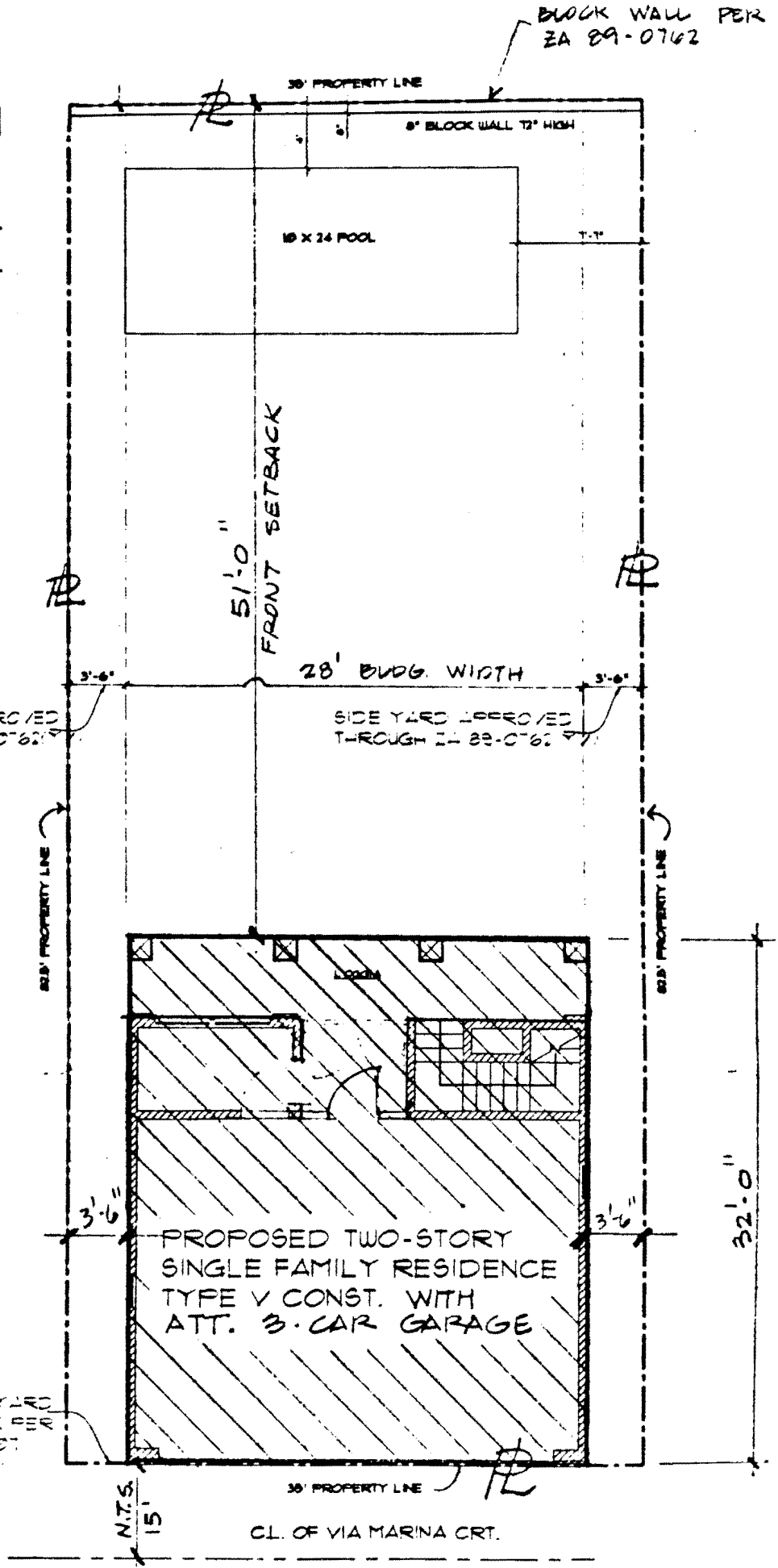
PAGE 1 OF 1

BLOCK WALL PER
ZA 89-0762

SIDE YARD APPROVED
THROUGH ZA 89-0762

SIDE YARD APPROVED
THROUGH ZA 89-0762

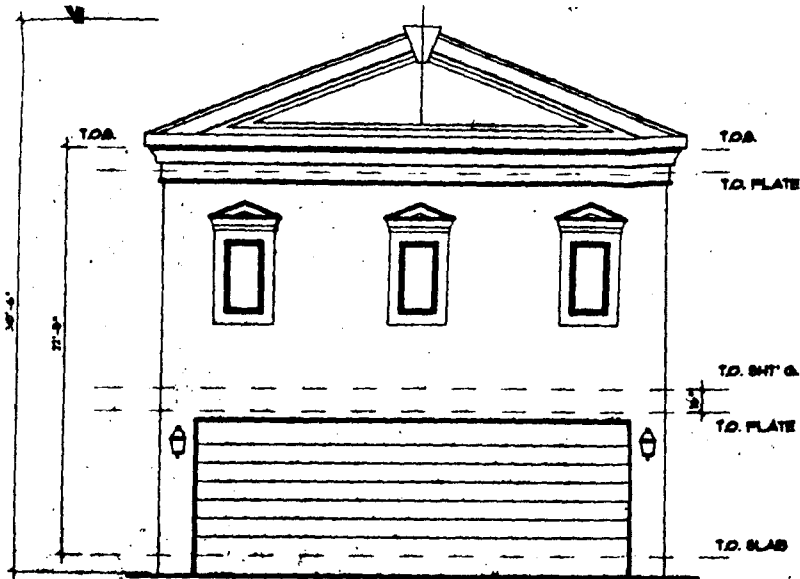
NO REAR YARD
SET BACK PER
LA 80-001



N.T.S.
15'

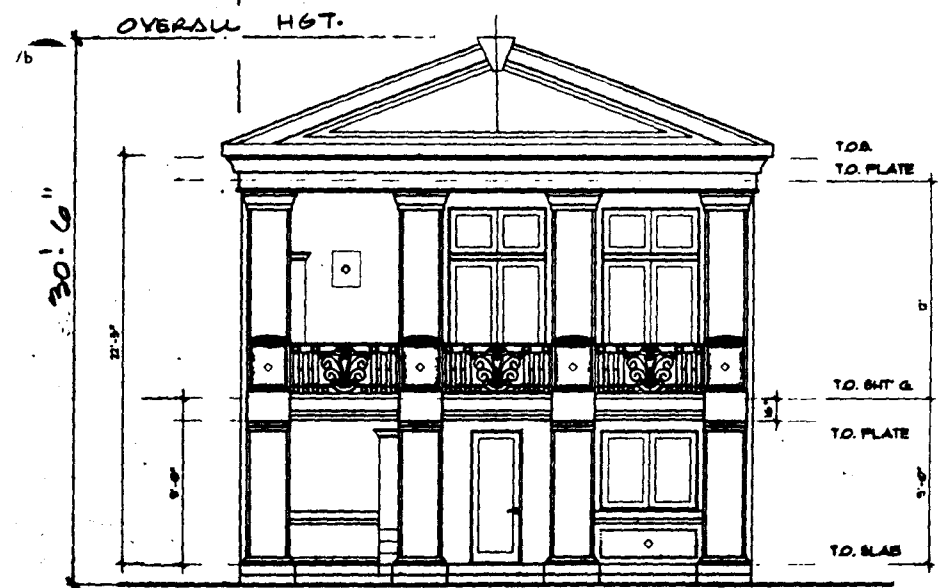
CL. OF VIA MARINA CRT.

±180' TO
ESPLANADE
EAST



REAR ELEVATION
SCALE: 1/8" 1'-0"

5



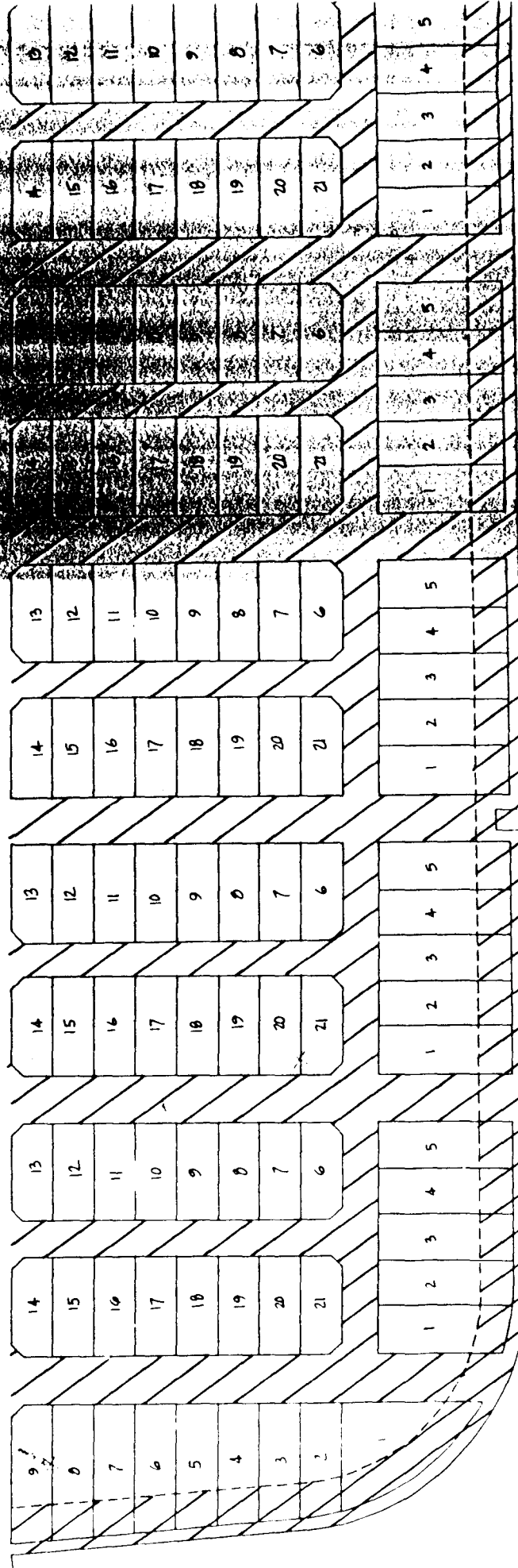
FRONT ELEVATION
SCALE: 1/8" 1'-0"

4

COASTAL COMMISSION
5-00-447
EXHIBIT # 4
PAGE 1 OF 1

VIA POLCE

VIA



ALLEY NE 45 (court)

ALLEY NE 43 (court)

ALLEY NE 37 (court)

KETCH ST

VENUE

STRAN

DEL

AREA

DR

PUBLIC BUFFER

Source: E.C.C., Engineering Services Corporation

POLICE

VIA



ALLEY NO 45 (court)

ALLEY NO 47 (court)

ALLEY NO 49 (court)

ALLEY NO 51 (court)

ALLEY NO 60 (court)

ALLEY NO 62 (court)

KEEP OUT

QUARTERDECK ST

PRINTER ST

PACIFIC AVENUE

CALIFORNIA COASTAL COMMISSION

APPROVED ON 4-18-1980

AS CONFORMING TO PERMIT W-22527

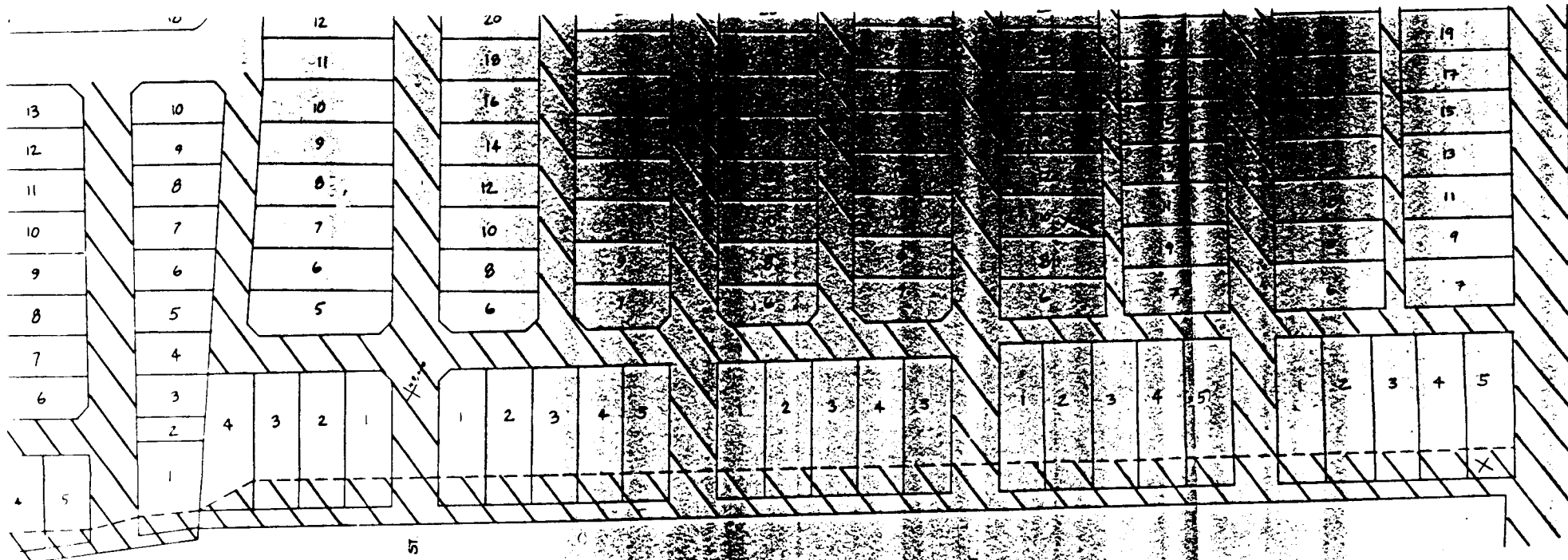
MICHAEL E. SCHER
EXECUTIVE DIRECTOR

COMMISSION

STRAND

Public Areas Exhibit
Del Rey/Silver Strand

5-00-447



CALIFORNIA Coastal COMMISSION

APPROVED ON 11/13/86, 11/16/89,
3/26/87 & 2/9/89

AS CONFORMING TO PERMITS 5-86-641, 5-86-641A2,
5-87-112, & 5-87-112A,
RESPECTIVELY.

MICHAEL L. FISCHER
EXECUTIVE DIRECTOR

By *James McElroy*
Title *Coastal Analyst*

COASTAL COMMISSION

Public Areas Exhibit
5-00-447 Del Rey/Silver Strand

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