

## CALIFORNIA COASTAL COMMISSION

South Coast Area Office  
 10000 Oceanside, Suite 1000  
 Long Beach, CA 90802-4302  
 (562) 590-5071

## RECORD PACKET COPY

Filed: 12/12/2000  
 49th Day: 1/30/2001  
 180th Day: 6/10/2001  
 Staff: CP-LB  
 Staff Report: 3/21/2001  
 Hearing Date: April 10, 2001  
 Commission Action:



*CP*

Item Tu10c

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-00-450

APPLICANT: AES Investment Corporation (Afshin Levy)

AGENT: Boris Gulkarov

PROJECT LOCATION: 3111 Ocean Front Walk, Venice, City of Los Angeles.

PROJECT DESCRIPTION: Complete artistic mural by erecting a 7-foot sphere with a 2-foot high support on the roof of an existing 45-foot high mixed-use structure.

Lot Area	5,040 square feet
Building Coverage	3,600 square feet
Pavement Coverage	1,440 square feet
Landscape Coverage	300 square feet
Parking Spaces	9
Zoning	C2-1
Plan Designation	Community Commercial
Ht above final grade	54 feet

LOCAL APPROVALS:

1. City of Los Angeles Specific Plan Exception, City Planning Commission Case No. 2000-0349 (SPE), 8/9/00.
2. City of Los Angeles Project Permit, City Planning Commission Plan Case No. 2000-0353 (PP), 8/9/00.
3. City of Los Angeles Board of Cultural Affairs Commissioners Approval, 10/7/99.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission **DENY** the coastal development permit for the proposed project because it does not comply with Sections 30251 and 30253 of the Coastal Act which require that the scenic and visual resources of coastal areas be protected. The proposed 54-foot high structure would negatively affect public views and exceeds the 35-foot height limit for the area that has been established and enforced through prior Commission and City actions, and which has been adopted into the Venice Land Use Plan (LUP). The applicant objects to the staff's recommendation.

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Los Angeles, Venice Coastal Land Use Plan, November 14, 1999.
2. City of Los Angeles, Venice Specific Plan, Ordinance No. 172897.
3. Coastal Development Permit 5-86-698 (Cohen).

**STAFF RECOMMENDATION:**

The staff recommends that the Commission vote **NO** on the following motion and adopt the resolution to **DENY** the coastal development permit application:

**MOTION**

*"I move that the Commission approve Coastal Development Permit 5-00-450 as submitted by the applicant."*

Staff recommends a **NO** vote which would result in the adoption of the following resolution and findings. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

**I. RESOLUTION FOR DENIAL**

The Commission hereby denies a coastal development permit for the proposed development on the grounds that the development will not be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and would 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. Approval of the permit application would not comply with CEQA because there are feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

**A. Project Description**

The applicant proposes to complete an artistic mural on a three-story, 45-foot high building by erecting a 7-foot sphere with a 2-foot high support on the roof (Exhibit #4). The actual 3,600 square foot mural has already been painted on the north side of the building and is not subject to a coastal development permit requirement. A coastal

development permit is required, however, in order to erect the 9-foot high globe-like structure on the roof.<sup>1</sup> The proposed artwork is entitled "Angel of Unity" and includes no text or trademarks. The proposed 7-foot sphere is proposed to be lit at night by floodlights (Exhibit #6).

The project site is located adjacent to Ocean Front Walk near the Venice Pier in the Marina Peninsula area of Venice (Exhibit #2). Ocean Front Walk is the boardwalk that separates the public beach area from the beachfronting commercial and residential development. The proposed structure would be located on the portion of the roof furthest from the beach and the boardwalk in order to be most visible from Washington Boulevard, which is only 28 feet north of the proposed project (Exhibit #2).

Washington Boulevard is a commercially zoned street lined with one and two-story restaurants, shops and cafes which cater to local residents and the thousands of coastal visitors who are attracted to Venice Beach. Both sides of Washington Boulevard are lined with metered diagonal public parking spaces. The Venice Pier public beach parking lot, administered by the Los Angeles County Department of Beaches and Harbors, is located on the south side of the pier at the end of Washington Boulevard (Exhibit #2). The area surrounding the Washington Boulevard commercial corridor consists primarily of residential neighborhoods.

The existing 45-foot high mixed-use (offices and three apartment units) structure on which the project is proposed is one of the few buildings in the neighborhood that exceeds the City's and Commission's 35-foot height limit (Exhibit #4). The structure's 45-foot height does not conform to the current 35-foot height limit for the area because it was built before the height limit was adopted.

## **B. Visual Resources**

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, and, where feasible, to restore and enhance visual quality in visually degraded areas...

Section 30251 of the Coastal Act requires that the scenic and visual resources of coastal areas be considered and protected as a resource of public importance. In addition, permitted development must be visually compatible with surrounding areas.

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<sup>1</sup> Section 13253(b)(4) of the California Code of Regulations (Title 14, Division 5.5) states that a coastal development permit shall be required for any improvement to an existing structure that is located within 300 feet of the beach and increases the existing height by more than ten percent.

Section 30253 <sup>JS</sup> of the Coastal Act states, in part:

New development shall:

(5) Where appropriate, protect special communities and neighborhoods, which, because of their unique characteristics, are popular visitor destination points for recreational uses.

Section 30253(5) requires the Commission to consider the impacts of development on the views experienced by visitors to coastal areas, and to assure that development does not impact special communities and neighborhoods. As explained below, the proposed 54-foot tall structure is higher than the nearby structures, exceeds the Commission's and City's height limit for the area, and is not visually compatible with the surrounding area. Therefore, the proposed project would significantly impact the views of coastal visitors and does not conform to Sections 30251 and 30253 of the Coastal Act.

#### **Protected Coastal Views**

The Coastal Act protects public views to and along the ocean, views from the shoreline toward scenic coastal areas, and views from public roads, particularly major coastal access routes. Washington Boulevard is a major coastal access route that connects Downtown and Southeast Los Angeles to Venice Beach. The Venice Pier, where Washington Boulevard terminates, is a very popular visitor destination point and public recreation area. The on-street parking spaces along Washington Boulevard and the public beach parking lot at the pier support public access to the many public recreational opportunities in the area, which include: swimming, walking, biking, skating, fishing, surfing, dining, shopping and sunbathing.

The proposed project, because of its 54-foot height, would be clearly visible from the public areas along Washington Boulevard, the Venice Pier and the public beach. At 54 feet, it would be one of the tallest structures in the neighborhood and would significantly impact the views of coastal visitors. Therefore, the proposed project does not conform to Sections 30251 and 30253 of the Coastal Act.

#### **Height Limit**

The Coastal Act requires that development be compatible with nearby special communities and neighborhoods. Excessive structural heights can adversely affect the scenic and visual qualities of coastal areas. In the coastal zone, the Commission has protected public views and visual resources by limiting the height of development, or if development is allowed to exceed previously established height limits, by requiring setbacks from public areas such as beaches, walkways and public roads in order to reduce visual impacts.

The proposed project is located in the Marina Peninsula area of Venice. The Commission has recognized in both prior permit and appeal decisions that the Marina Peninsula area is a special coastal neighborhood, and has consistently limited residential and commercial structures to a maximum height of 35 feet above the fronting street in order to protect the special character of the community.

In 1980, the Commission adopted the Regional Interpretive Guidelines for Los Angeles County which included a set of building standards for the Marina Peninsula. These building standards, which apply primarily to density, height and parking, reflect conditions imposed in a series of permits heard prior to 1980. The 35-foot height limit for the Marina Peninsula area of Venice, which is one of the highest height limits in the Venice coastal zone, is included in the Commission's guidelines.

The City has adopted and enforced the 35-foot height limit for the Marina Peninsula area through the City of Los Angeles Interim Control Ordinance (ICO) for Venice, the Venice Specific Plan, and most recently, the City of Los Angeles Land Use Plan (LUP) for Venice.

In this case, the City granted the applicant an exception to the 35-foot height limit in granting the local approval for the proposed 54-foot high globe structure. The existing 45-foot high mixed-use building is a legal non-conforming structure as it exceeds the 35-foot height limit by ten feet<sup>2</sup>. The applicant points out that the Commission routinely permits roof access structures (less than one hundred square feet in area) to exceed the 35-foot height limit by up to ten feet. The currently proposed addition would exceed the 35-foot height limit by 19 feet. The proposed 54-foot high globe structure does not comply with the height limit for the area, would be one of the tallest structures in the neighborhood (a few existing roof access structures south of the site reach 45-54 feet in height), and would adversely impact the views of coastal visitors. Therefore, the proposed project does not conform to Sections 30251 and 30253 of the Coastal Act.

### Signs

Although the applicant states that the proposed project contains no text and is not a sign, it physically is no different from a roof top sign. The existing mural does, however, include the following text: "SevenSeasArt.com." Section 91.6203 of the City of Los Angeles Municipal Code (Sign Ordinance) defines "sign" and "roof sign" as:

**Sign.** Any display board, wall, screen, object or part thereof, used to announce, declare, demonstrate, display or otherwise present a message and attract the attention of the public.

**Roof Sign.** A sign erected upon a roof of a building.

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<sup>2</sup> The existing three-story, 45-foot high mixed-used building was constructed prior to the passage of Proposition 20 (1972) and the adoption of the California Coastal Act of 1976.

The City of Los Angeles Land Use Plan (LUP) for Venice, which the Commission approved with suggested modifications on November 14, 2000, prohibits all roof top and billboard signs. The Commission-approved LUP for Venice contains the following commercial development policies applicable to signs:

**Policy I.B.7. Commercial Development Standards.** The following standards shall apply in all commercial land use designations, unless specified elsewhere within this Land Use Plan.

**Signage:** No roof top or billboard signs.

**Policy I.D.4. Signs:** Roof top signs and billboards are prohibited in all land use categories. Business identification signs shall comply with the height limits and development standards specified in the LUP to ensure that they do not adversely affect view sheds and view corridors.

The applicant states that the proposed project is an art piece. However, the proposed project falls within the City's definition of a "sign" because it is an object that would attract the attention of the public. Therefore, the proposed project does not conform with the LUP policies for Venice because it is located on the roof and would be a roof top sign. It also does not comply with the height limit and would adversely affect public views in violation of Sections 30251 and 30253 of the Coastal Act. Therefore, the proposed project is denied.

The Commission has consistently denied non-business identification signs, signs that do not conform to the height limit, and signage that would negatively impact public views or scenic resources in the Venice area. In 1977 the Regional Commission considered and denied ten coastal development permits for ten off-premise pole signs that one company had erected in individual residential yards in Venice (P-77-579 et. seq.). The State Commission considered an appeal and upheld the denial (A-232-77 et. seq.). The signs were subsequently removed.

In 1982 the Commission considered a 40-foot high on-site pole sign located at 36 Washington Boulevard near the currently proposed project [Coastal Development Permit 5-83-722 (Cavelli)]. The Commission approved the sign, but required the applicant to reduce the sign's height so that it would not exceed the height of the adjacent two-story commercial structure.

Staff has also reviewed permit records for signs associated with approved commercial development in Venice. In the cases that the staff has reviewed, they found that on-premise business identification signs were approved if they were attached to the side of a building, or, if free-standing pole signs, they were approved as smaller relatively low signs that did not obtrude into the sky and that were necessary to serve the business

on the site. The approved business identification signs were controlled in height, and in some early permits, square footage, in order to reduce visual clutter on beach access routes and to control the height of development consistent with community character. Conditions that prohibit rotating, flashing and internally illuminated signs have been routinely attached to Commission-issued coastal development permits for commercial development in Venice.

### C. 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 proposed Land Use Plan (LUP) for Venice on October 29, 1999. On November 29, 1999, the City submitted the draft Venice LUP for Commission certification. On November 14, 2000, the Commission approved the City of Los Angeles Land Use Plan (LUP) for Venice with suggested modifications. The City is currently considering whether to accept the Commission's suggested modifications and submit the modified LUP for certification by the Commission.

The proposed project does not conform to the Commission-approved Venice LUP development policies regarding building height and signage. The Venice LUP prohibits roof top signs and contains a 35-foot height limit for the project site. Moreover, as discussed above, the proposed development is inconsistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development would prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, and is not consistent with Section 30604(a) of the Coastal Act.

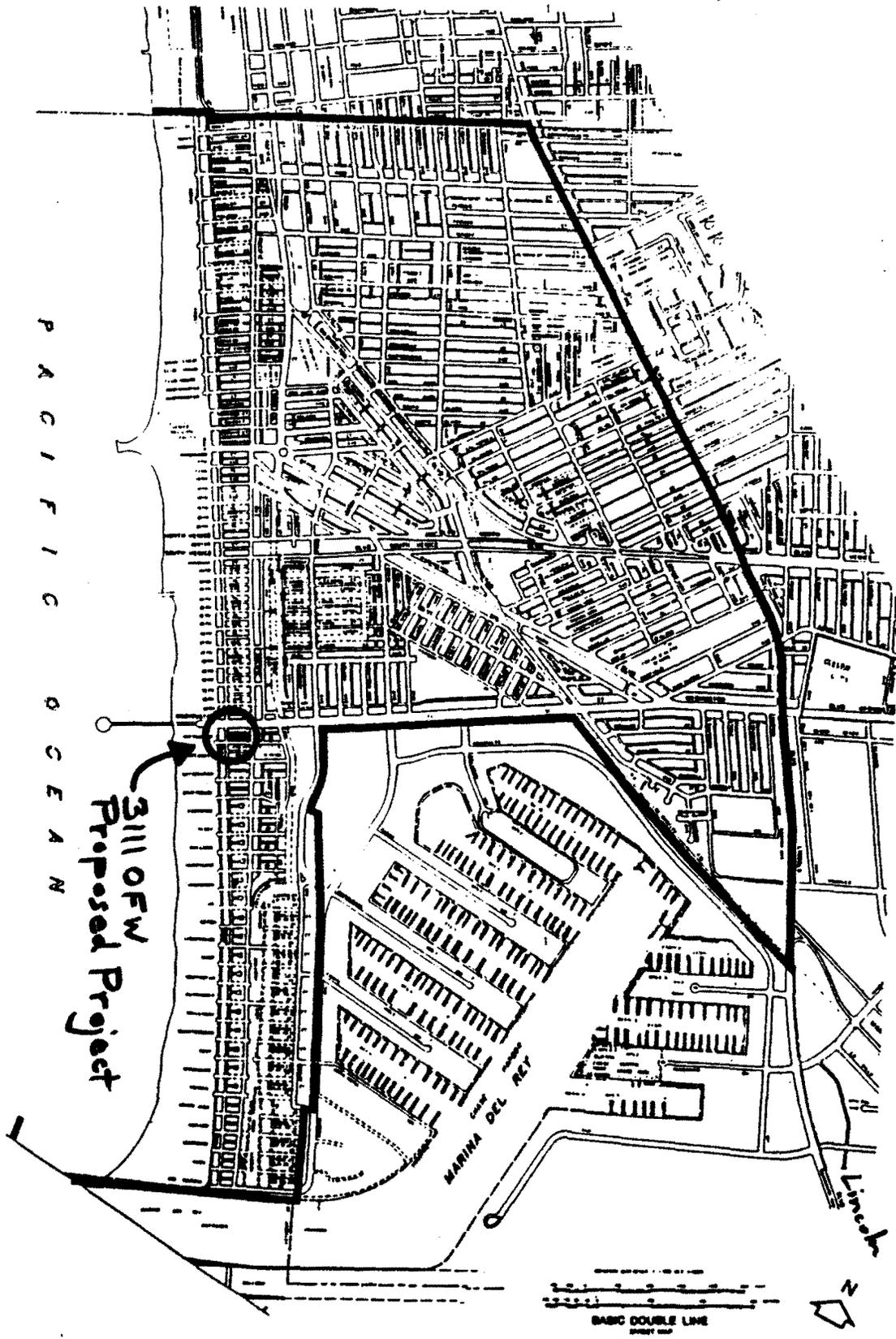
**D. California Environmental Quality Act (CEQA)**

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.

In this case, there exists a viable use on the property: offices and three apartment units. The maintenance and continued operation of the present uses constitutes a feasible alternative to the construction of the proposed 54-foot high globe-like structure. The proposed structure exceeds the height limit and is not consistent with community character and the predominate heights in the area, and would significantly impact the views of coastal visitors. The denial of this project would reduce the project's visual impact from the shoreline recreation area and from Washington Boulevard. In addition, a mural on the existing building that does not increase the height of the existing building is another feasible alternative.

Therefore, there are feasible alternatives or mitigation measures available which will lessen the significant adverse impacts that the development would have on the environment. Therefore, the Commission finds that the proposed project is not consistent with CEQA and the policies of the Coastal Act.

End/cp



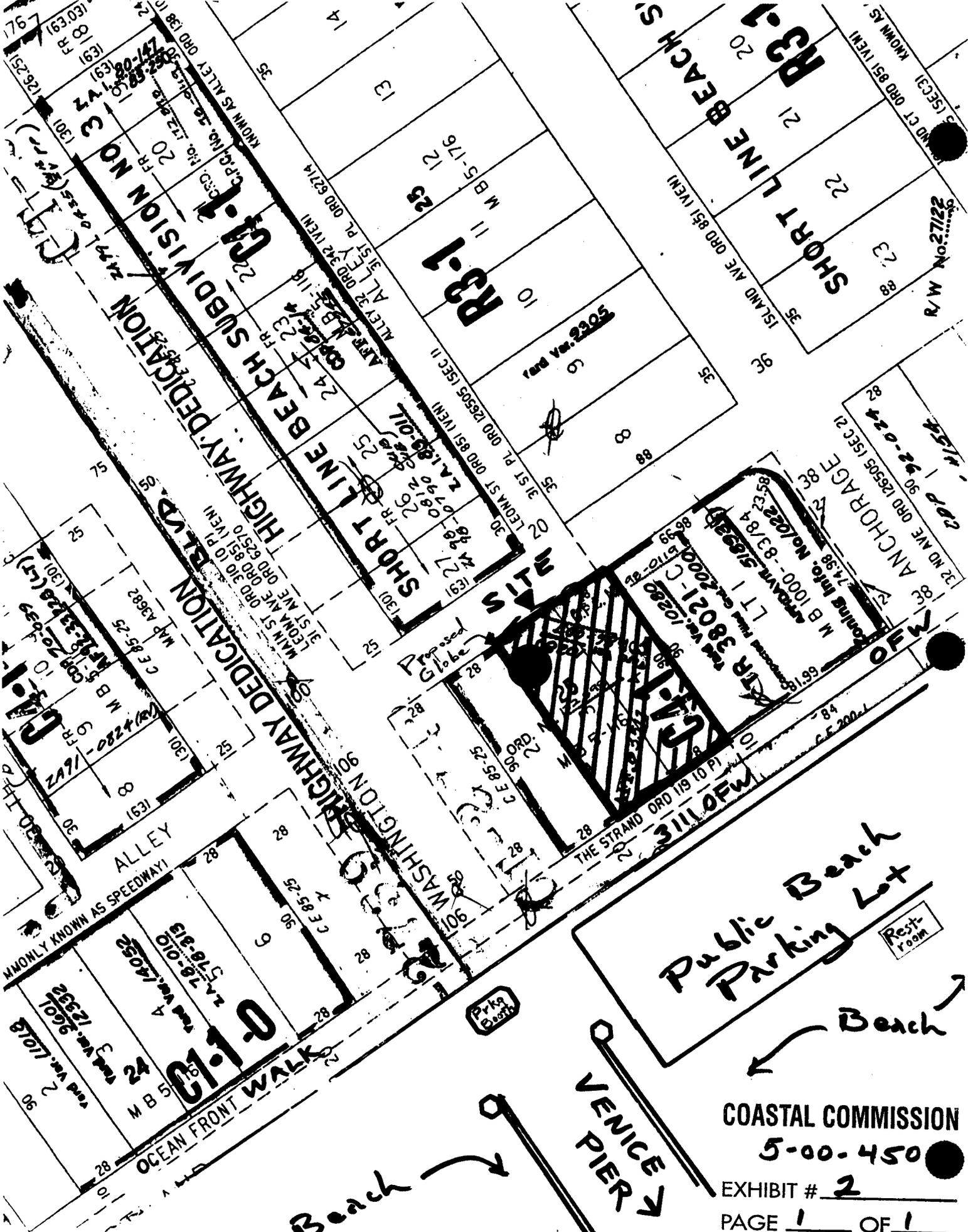
**VENICE COASTAL ZONE**

**COASTAL COMMISSION**

**5-00-450**

EXHIBIT # 1

PAGE 1 OF 1



COASTAL COMMISSION  
 5-00-450  
 EXHIBIT # 2  
 PAGE 1 OF 1

1/2

Bldg—Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: DD10205

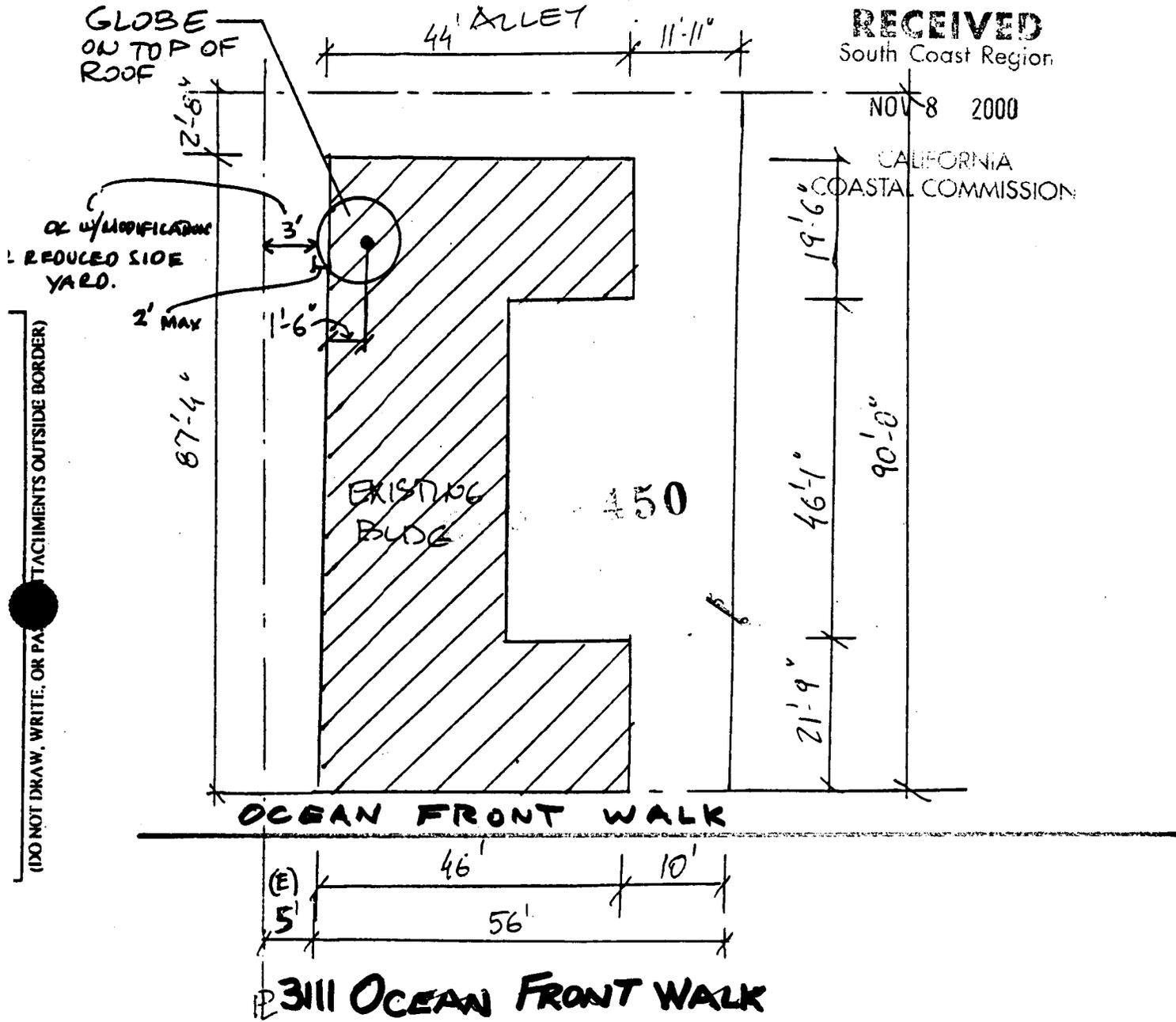
Apartment

Initiating Office: WEST LA

Back Room Plan Check

PLOT PLAN ATTACHMENT

Printed on: 11/16/99 10:47

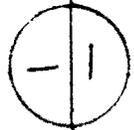


COASTAL COMMISSION  
5-00-450

EXHIBIT # 3

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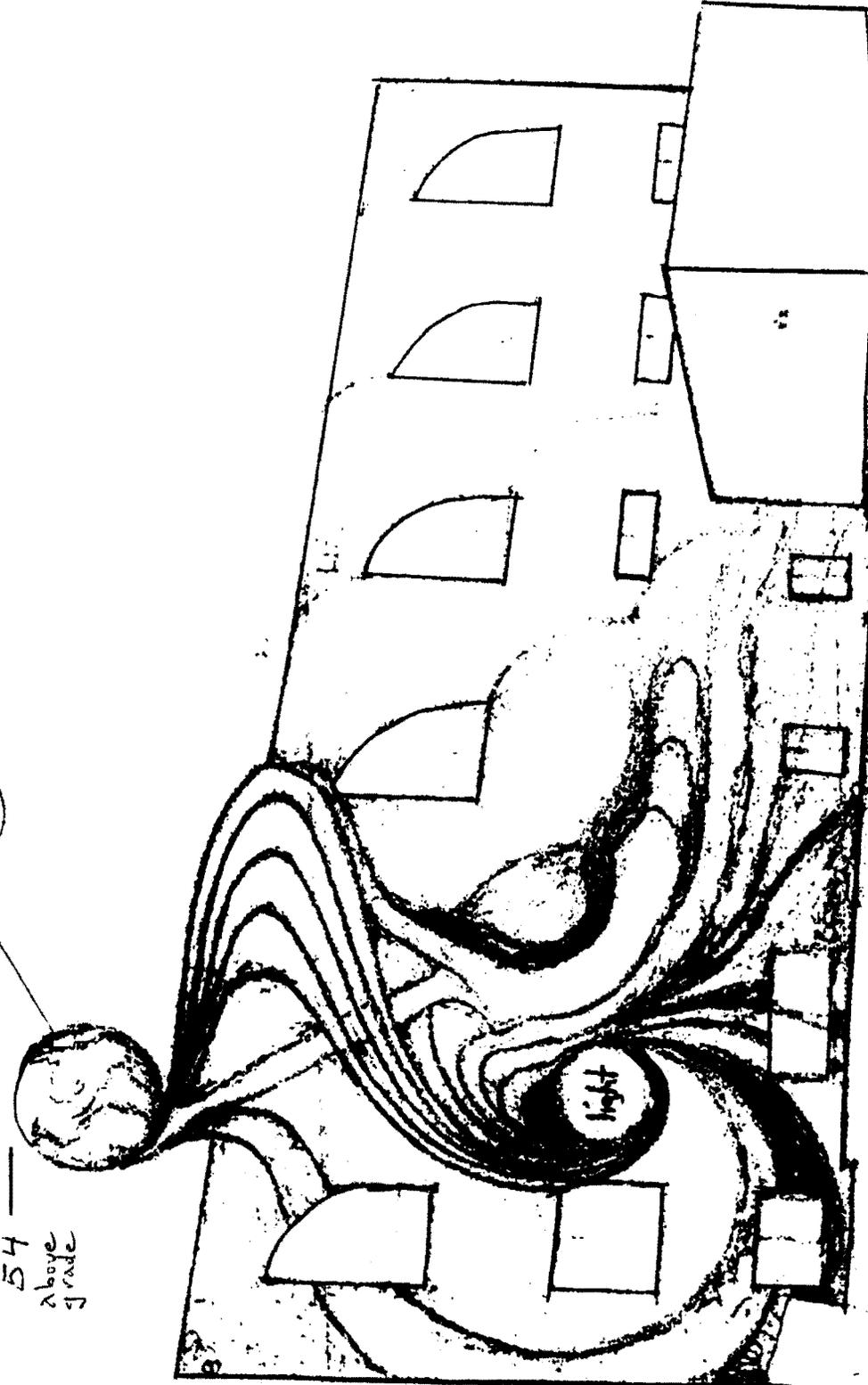
**GLOBE - PROPOSED**



54'  
Above  
Grade

10'-0"  
MAX

45'-0"



EXISTING HEIGHT IS MEASURED 5'-0"  
AWAY FROM THE BUILDING FROM LOWEST  
GRADE (NATURAL OR FINISHED, WHICHEVER  
IS LOWER TO THE HIGHEST POINT ON THE ROOF

(Washington Blvd.)  
FRONT SIGN ELEVATION

Artist rendering of proposed  
Globe on roof of existing mural.  
View from Washington Blvd.

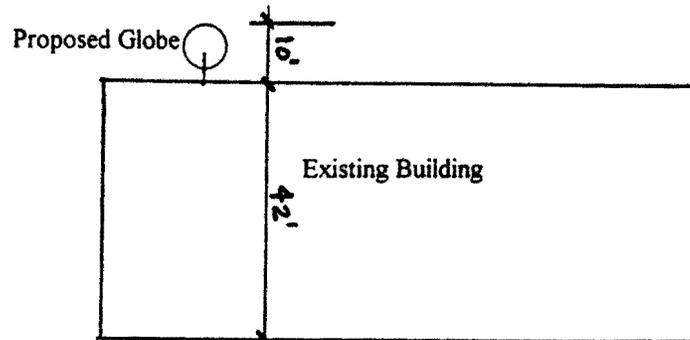


COASTAL COMMISSION  
5-00-450

EXHIBIT # 5

PAGE 1 OF 1

## PROPOSED MURAL OF "ANGEL OF UNITY"



Ratio of the proposed addition to the existing building

The proposed artwork is a painting that shows the Divine Creative Light empowering the human soul (*shown as a female figure*) to rise from the sea, stretching arms beyond the world continents, offering the unity of mankind (*the Earth*) to the Heavens (*the sky*). A hardship exemption from the Venice ICO is required to allow "ANGEL OF UNITY" to be installed on the building.

### FACTS AND SPECIFICATIONS

- Existing Building Height: 42 feet
- Existing Building Length: 100 feet
- Building's Completion Date: 1992
- Location: 3111 Ocean Front Walk, Marina Del Rey (visible from Washington Blvd.)
- Proposed mural size: 100' wide x 42' high (Bottom of mural 10 feet above ground)
- Portion above the building: A 7 feet diameter Globe with a 3 feet high parapet
- Proposed lighting: Flood lights to light up the globe at night
- Artist: Freydoon Rassouli (works can be viewed at [www.Rassouli.com](http://www.Rassouli.com))
- Approvals: Planning Dept. (Haydeh Aghasi) has reviewed and highly recommended
- Approvals: Cultural Affairs General Manager (Adolfo V. Nodal) has reviewed and highly recommended
- Appendix I: Comments from the local residents and businesses within the vicinity
- Appendix II: Artist's Biography
- Appendix III: Owner's Biography

COASTAL COMMISSION

5-00-450

EXHIBIT # 6

PAGE 1 OF 5

**Freydoon Rassouli** reveals a mystifying artistic ability in his paintings. Through deep spiritual concentration he transcribes an image from his sub-consciousness onto canvas. Since early childhood, Iran-born Rassouli has been fascinated with painting as a strong medium for non-verbal communication. Six-year-old Rassouli began studying impressionist techniques. At 15 he received top honors in painting and was awarded a government scholarship to continue studies in western painting in Europe. Rassouli held the title of Best Student Artist while at high school.



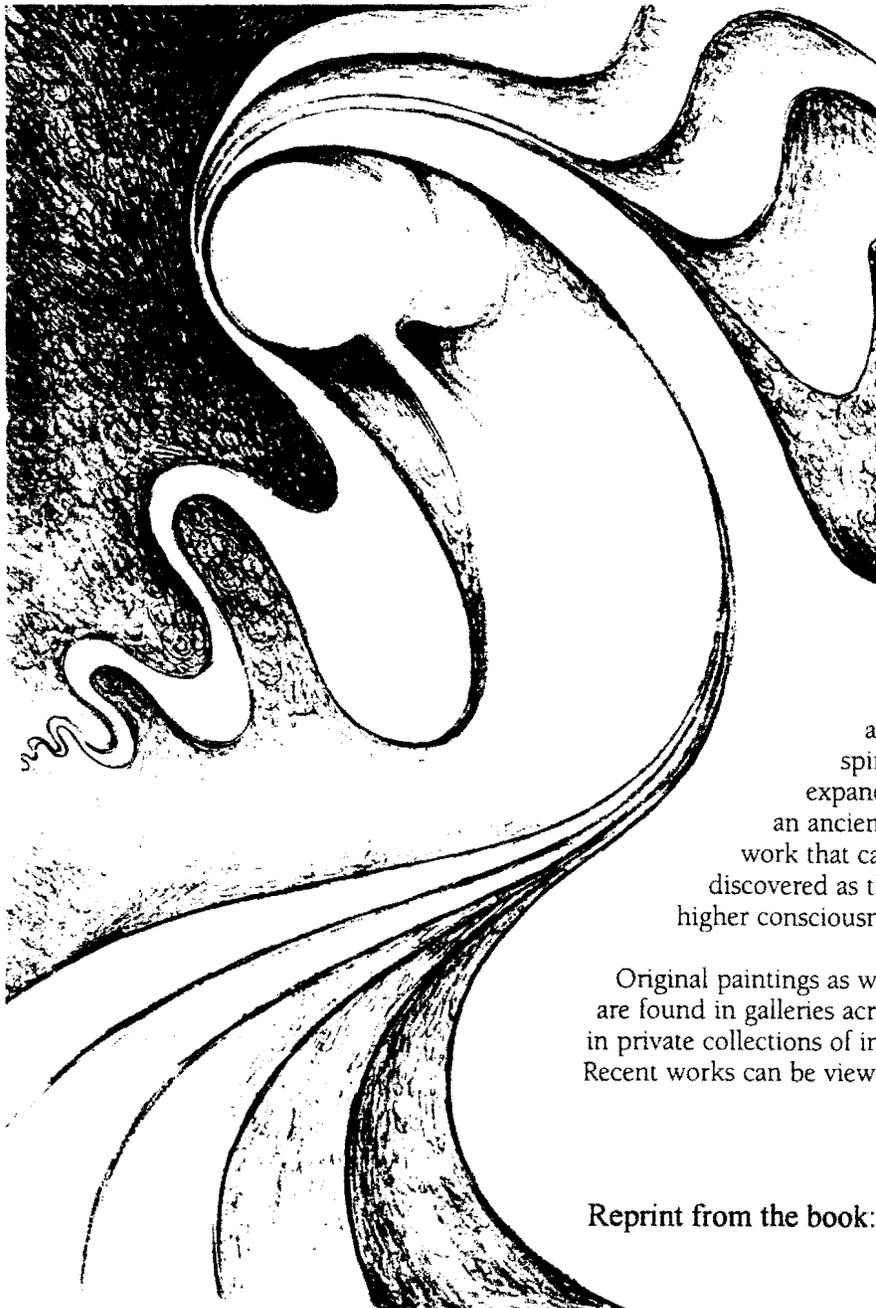
Rassouli arrived in the United States in 1963. He studied painting and architecture at the University of New Mexico. Upon graduating he continued his studies in environmental psychology and the language of colors at the University of Southern California. His passion for creating art that unites various cultures won him the

prestigious Leadership Award from the Institute of International Education.

Although Rassouli began his professional career as an architect, painting became his love and livelihood. He calls his unique painting style "Fusionart" because it brings together Eastern and Western cultures. His style's foundation is created from eastern spiritual philosophies and western painting techniques.

Rassouli's images evoke a timeless feeling of deep spirituality. Like an expanding universe, there is an ancient mystery about his work that can be experienced and discovered as the viewer reaches higher consciousness.

Original paintings as well as reproductions are found in galleries across three continents and in private collections of international collectors. Recent works can be viewed at [www.rassouli.com](http://www.rassouli.com).



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Reprint from the book: **LANGUAGE OF SOULS**

EXHIBIT # 6

PAGE 2 OF 5

# SIMON SHAMTUB

3111 Ocean Front Walk  
Marina Del Rey, CA 90292  
Tel. 310-827-5939 Fax 310-305-7536

Ever since I have purchased the building at 3111 Ocean Front walk in Marina Del Rey, several companies have shown interest in renting the north façade of the building for posting advertising billboards. Their reason is obvious. This wall is visible from the ocean, the beach, the new Venice pier, the Venice walk and Washington Blvd.

Although the offers of these companies are economically attractive, I consider this location more suitable for a cultural attraction and a valuable humanitarian use than money can buy. This wall is fit for creating messages that can be attractive to the tourists and empower a great number of Venice daily visitors of all ages, all nationalities, and all background.

More importantly, and due to the fact that this particular area between Venice and Marina Del Rey is almost blighted and cast attractive to tourism, most business owners of this vicinity and I believe that there is a great need for "tourist puller". Having a cultural attraction at this end of Venice Ocean Front Walk would enhance the importance of Washington blvd. and would bring more tourism and eventually more revenue to the city.

To pursue this idea, I have hired the talent of a world-renowned artist, Freydoon Rassouli, a resident of Southern California, whose spiritual artworks have long been empowering thousands of people and have attracted many observers all around the globe.

Mr. Rassouli, in turn, has created a beautiful image that, I feel is a cultural attraction and motivational message for the humanity at such a critical time as we have entered the third millennium. This message is from the city of Los Angeles to the world to set aside oppositions and become united through the recognition of the tremendous scale of the human capabilities.

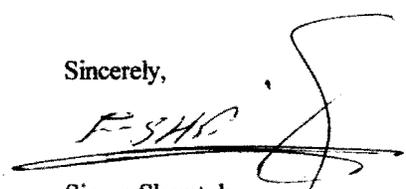
The proposed artwork is a painting that shows the diving creative light empowering the human soul (shown as a female figure) to rise from the sea, stretching arms beyond the world continents, offering the unity of mankind (the earth) to the heavens (the sky). Before the 20<sup>th</sup> century the Statue of liberty raised the torch of freedom, and now the proposed Los Angeles Mural Will hold Global unity at the start of the 21<sup>st</sup> century. Copy right and contact information will be provided for queries about the mural and its uniting message.

To strengthen the concept of human motivation further, we have selected an empowering verse from the poetry of Rumi, the 13<sup>th</sup> century mystic philosopher and poet, to be added to the artwork. The poem reads: "Reach higher, Reach for your spirit." We feel this message tells us that the human power is far greater than even what we are aware.

Now that Los Angeles has the great fortune of embracing millions of people with all sorts of differences, it is only proper for us to give the world peace messages instead of being connected with unfortunate disaster.

Thank you for giving us the opportunity for adding an attractive image and positive concept to Venice and Marina Del Rey. I hope this project becomes a prototype to bring lots of cultural interest and show what we as human beings can do for each other far beyond just satisfying our personal ego

Sincerely,



Simon Shamtub

COASTAL COMMISSION

5-00-450

EXHIBIT # 6

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RUTH GALANTER  
COUNCILMEMBER  
SIXTH DISTRICT

City Council  
of the  
City of Los Angeles  
City Hall  
90012

200 N. MAIN STREET  
ROOM 515, CITY HALL EAST  
LOS ANGELES, CA 90012  
(213) 485-3357  
FAX (213) 847-0549

DISTRICT OFFICE  
7166 W. MANCHESTER AVE  
LOS ANGELES, CA 90045  
(310) 524-1150  
FAX (213) 237-0553

September 23, 1999

Adolfo V. Nodal, General Manager  
Cultural Affairs Department  
433 So. Spring St., 10<sup>th</sup> Floor  
Los Angeles, CA 90013

Dear Mr. Nodal:

I am writing to express my support of the proposed mural, "Angel Of Unity" to be located on the north wall of the building at 3111 Ocean Front Walk. The Venice Community Planning Advisory Committee (CPAC) reviewed the proposed mural at its September meeting and gave its unanimous support. I agree with the CPAC, the mural will be a significant artistic contribution to Venice community and the City.

Should you have any questions, please contact my planning deputy, Mario Juravich, at 310/485-3357.

Sincerely,

RUTH GALANTER  
Councilmember, Sixth District

RG: mj

COASTAL COMMISSION

5-00-450

EXHIBIT # 6

PAGE 4 OF 5



# Los Angeles City Planning Commission

221 North Figueroa Street, Room 1600, Los Angeles, CA 90012-2601 (213) 580-5234

## DETERMINATION OF THE CITY PLANNING COMMISSION

Date: **AUG 09 2000**

Council District No. 6

Department of Building and Safety  
201 N. Figueroa Street  
Counter B, Fourth Floor

Plan Area: Venice

Request: Specific Plan Exception -  
Venice Specific Plan

Applicant: A.E.S. Investment Corporation

Location: 3111 Ocean Front Walk

**CITY PLAN CASE NO. 2000-0349 SPE**

**CITY PLAN CASE NO. 2000-0353 PP**

At its meeting of June 22, 2000, the City Planning Commission:

Concurred with the recommendation of the Planning Department, and;

Approved an Exception from Section 8.E and a Project Permit pursuant to Section 7.A, of the Venice Specific Plan, (Ordinance No. 172,897), to allow completion of an art piece (3600 square foot mural) with the erection of a 7-foot high sphere with a 3-foot high support atop an existing legal non-conforming 45-foot high building, for a total maximum height not to exceed 55 feet, at the subject location.

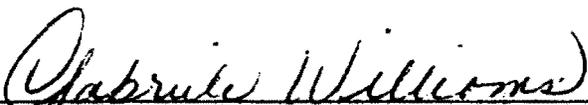
Adopted the attached Conditions of Approval.

Adopted the Categorical Exemption No. 2000-0350 (SPE)(PP).

Adopted the attached Findings.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was approved by consent without objection.

  
Gabriele Williams, Commission Executive Assistant  
City Planning Commission

**NOTE:** This City Planning Commission determination will be final 15 days from the date of this communication unless an appeal is filed within that time on forms provided at the Planning Department's Public Counters located at 201 N. Figueroa Street, Third Floor, Los Angeles, or at 6255 Van Nuys Boulevard, First Floor, Van Nuys.

Attachments: Findings, Conditions of Approval

COASTAL COMMISSION

5-00-450

EXHIBIT # 6

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Feb 8, 2001 RECEIVED

The coastal commission,

Mr. Chuck Posner,

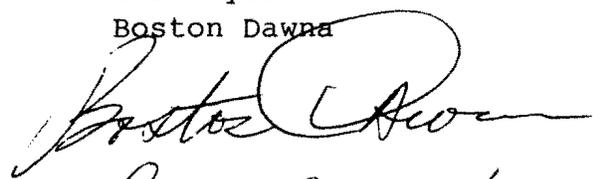
FEB 13 2001

COASTAL COMMISSION

Mr. Posner I am dead against the intended actions of the proposal by the owner of 5-00-450. I am disgusted with the whole thing. The building has religious writings on the outside wall, that offends me as I feel the owner is pushing his Iranian beliefs upon me. It is a rezoned building and has been turned into an advertising wall for this man's beliefs. He is already above the legal limit. Everyone else on the peninsula has to abide by the rules why doesn't he. I also worry about the safety issue. Something high with the wind problem there is at that corner, I would like a safety study done. We had to look and continue to look at the construction that was an eyesore for 2 years. This man had no concern of the community and still doesn't. He has called the police on so many occasions I've lost track, on all the business owners for trash dumpsters, music on the weekend and other things such as the A.B.C. everything was fine till he came along. He does what he wants but do something to cross him and the officials show up at your door. revenge,. I have spent many years getting the gangbangers, transients, bikers Hoodlums in general out of this area. It is now one of the nicest spots in Venice. It is an insult to me, the community, businesses, and the tourists. the crime is almost nonexistent and everyone looks out for each other, except this selfish man. The building is rezoned not zoned for a circus, the ball should not go up and the religious writings should also come down. I and many many other neighbors don't want this absurd thing on the rooftop to make one man's whims happy. Where was he when everyone was cleaning up this community. All of a sudden he shows up now that he wants something. Everyone has to follow the law so should he. His attitude is deplorable, just ask the cops and A.B.C.

We get things we don't want shoved down our throats and fight for the things that we want or need. WE DON'T WANT OR NEED THIS MONSTER BALL.

Thank you  
Boston Dawna



Feb 8 2001

COASTAL COMMISSION  
5-00-450

EXHIBIT # 7  
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South Coast Region

FEB 13 2001

CALIFORNIA  
COASTAL COMMISSION

February 9, 2001

Director and Staff – California Coastal Commission, South Coast Office  
200 Oceangate  
10<sup>th</sup> Floor  
Long Beach, CA 90802

RE: Citizen Complaint – South Coast District  
Agenda Section: South Coast District  
Section: 15. Coastal Permit Application

ITEM “n.” Application No. 5-00-450 (AES, Los Angeles) Application of AES Investment Corporation to complete artistic mural by erecting 7-foot sphere with 3-ft-high support on roof of existing 45-ft-high structure, at 3111 Ocean Front Walk, Venice, Los Angeles, Los Angeles, County (CP-LB)

For inclusion in Meeting of Tuesday, February 13, 2001, 9:00 A.M. at the Embassy Suites, 333 Madonna Road, San Luis Obispo, CA 93406

Dear Staff, Director and Commissioner:

We, the residents surrounding the area of 3111 Ocean Front Walk, have indicated by our signatures on the attached ten petitions, our complete and irrevocable opposition to the addition of a lighted or unlighted globe or additional sculpture of any size to the roof-line of this property. This is due three main reasons: 1) to the globe structure being seen from the interiors of many private homes and thus being an unsightly intrusion, day or night, 2) the history of the owner being very lax in completing previous projects under any unreasonable timetable; previously scaffold remained temporarily erected for over one year, and our fear of Permit 5-00450 taking many months to implement and unreasonably interrupting our business and accesses during this period, and 3) the additional loitering of traffic and pedestrians in an already highly congested area at the termination of Washington Street and the Venice bike path, with no outlets for either if emergencies arise.

CC: The Marina Del Rey Argonaut Newspaper  
The Los Angeles Times

**COASTAL COMMISSION**

EXHIBIT # 8  
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P107

February 3, 2001

Reference: Permit # 5-00-450

Applicant: AES Investment Corporation

The undersigned wish to register their strong objection to the erection of a sphere on the roof of the existing structure at 3111 Ocean Front Walk, Venice (Los Angeles County).

	Date	Name	Address	Signature
1	2/4/2001	Claine Stone	413 Sherman Canal <sup>90281</sup>	Claine Stone
2	2/5/2001	Joel Bodow	33 Reef St. #2	Joel Bodow
3	2/5/2001	Ralph Perini	4201 Via Marconi #264 (949000)	Ralph Perini
4	2/5/2001	A. R. WATTS	2919 OCEAN FRONT WALK Venice	A. R. WATTS
5	"	BRENDA Holton	12 24 <sup>th</sup> Ave Venice 90291	BRENDA Holton
6	2/4/01	RITA Montgomery	3536 Via Dolce Muro Del Rio	RITA Montgomery
7	2.4.01	<del>Samuel Bender</del>	<del>150 Outrigger St #3013 MDR CA 90292</del>	<del>Samuel Bender</del>
8	2/4/01	Mick Kuntz	150 Outrigger #3013 MDR CA 90292	Mick Kuntz
9	2/4/01	Bob Battle	11001 1/2 Ocean Ave Venice MDR	Bob Battle
10	2/4/01	Don Kiggins	237 6 <sup>th</sup> Ave Venice CA 90291	Don Kiggins
11	2/4/01	Annette Sevedge	3614 Grand Canal MDR 90292	Annette Sevedge
12	2/4/01	MICHAEL BASS	3806 PACIFIC AVE MDR 90292	MICHAEL BASS
13	2/4/01	AZUCENA TORRES	333 WASHINGTON BLVD 90292	AZUCENA TORRES
14	2/4/01	John Serrano	27 VESTAL ST MDR 90292	John Serrano
15	2/4/01	William D. Kelly	34 WASHINGTON 90292	William D. Kelly
16	2/4/01	John M. Lino	2500 PACIFIC BLVD #10 90292	John M. Lino
17	2/4/01	B. ADAMS	2700 Pacific Ave #9 90292	B. ADAMS
18	2/4/01	John Serrano	20 Daniels #10 MDR	John Serrano
19	2/4/01	K. S. W.	3811 OCEAN MDR	K. S. W.
20	2/4/00	HAGMAN	27 Ketch St	HAGMAN

(4001 Ocean Front)

February 3, 2001

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Date	Name	Address	Signature
2/3-01	Eric Taylor	1 Caterpillar St. #A MDK	[Signature]
2-3-01	Shawn Boyden	817 5th Ave. Venice	[Signature]
2-3-01	Delgado Perez	817 5th Ave Venice Ca	[Signature]
<del>2-3-01</del>	<del>[Name]</del>	<del>857 [Address]</del>	<del>[Signature]</del>
2-3-01	[Name]	24176 Lyndon Ave Venice	[Signature]
2-3-01	Vy Johnson	4157 Via Marina	[Signature]
2-3-01	Alan Stehm	2210. PACIFIC AVE VENICE	[Signature]
2-3-01	Michael Elgart	2042 Straker Hills pi LA	[Signature]
2/3/01	Rosemary W. Smith	11820 VENICE BLVD #444	[Signature]
2/3/01	Medina Johnson	8830 Etiwanda APT 31	[Signature]
2/3/01	[Name]	6001 Hillandale	[Signature]
2/3/01	[Name]	27 Eastwind #4	[Signature]
2/3/01	BRIAN HALL	1 QUARTERDECK	[Signature]
	Cileen Beck	3115 Ocean Front Walk	[Signature]
2/3/01	Bob Hayward	931 [Address]	[Signature]
2/3/01	Dana Laine	3115 Ocean Front Walk	[Signature]

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February 3, 2001

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Date	Name	Address	Signature
2/3/01	Debbie Jackson	5115 Oceanfront Walk, # 202 MDR	[Signature]
2/3/01	Isis Richardson	14120 Marquiss Way 315 MDR	[Signature]
2/3/01	Cheryl Lukson	3215 Ocean Front Walk 103	[Signature]
2/13	Rick Stramb	129 KAROLINE	[Signature]
2/13	Jill Stramb	" "	[Signature]
2-	Mandee Davis	51 <del>East</del> West Mar del Rey	[Signature]
2/13	D Stullid	109 1/2 Hurricane	[Signature]
2/3	TIM WOFFORD	18 PRIVATEER # 1	[Signature]
2/12	Gami HeTadya	3320 Woodlume	[Signature]
2/3	Juli Helac	2914 PACIFIC AVE	[Signature]
2/3	Shoshne bren	1054 Sorensen	[Signature]
2/3	Nade Barlow	11800 Avon Way # 4	[Signature]
2/3	Eric Knittweis	360 North Hollywood Ave	[Signature]
2/3	K. AUIS	1300 NL St # 132 complex # 306 93436	[Signature]
2/3	D. White	14018 Scoville Ave # 8	[Signature]
2/3	IAN KERR	23 HORIZON AVE, VENICE 90131	[Signature]
2/3	W.T. Della Penna	1025 Elk Grove Ave # 3	[Signature]
2/3	J. Johnson	3718 ESTANARDE #	[Signature]
2/3/01	J. Vobris	30 1/2 28th Place	[Signature]
2/3	Ann Sunday	5329 Westhaver St	[Signature]
2/3	M. G. ...	4221 Melawellin Ave # 8	[Signature]

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February 3, 2001

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Date	Name	Address	Signature
2-3-01	A. FOREM	28 PRINCE ST M.D.R	A. Forem
2-3-01	N. PUGH	10-19TH AVE #7	N. Pugh
2-3-01	D. LEAL	2486 LACUNA VISTA	D. Leal
2-3-01	M. HAMIL	10-19TH AVE #7	M. Hamil
2-2-01	M. WILSON	4707 YULF AVE	M. Wilson
2-3-01	J. NEW THOMPSON	1426 PRIDETREE	J. New Thompson
2-3-01	Scott Clark	306 N. Venice Blvd.	Scott Clark
2-3-01	R. SWANER	142 SPEEDWAY	R. Swaner
2-3-01	J. DUNN	4500 V. M. M. DR	J. Dunn
2/3/01	ERIC THOMAS	28 COTRICK ST. #2	Eric Thomas
2/3/01	MA CREW	206 N. Venice Blvd #2	Ma Crew
2/3/01	Jason White	210 N. Kenmore #6 L.A. Ca.	Jason White
2/3/01	George Bush	1600 BENNYHILL #301	George Bush
2/3/01	MIKE HUNG	805 LINCOLN DR	Mike Hung
2/3/01	Laura Smith	28 OUTRIGGER ST #2	Laura Smith
2/3/01	Heather Ebel	1804 FLAGLER LN	Heather Ebel
2/3/01	Leta Edwards	3255 GRANVILLE	Leta Edwards
2/3/01	Wendy Krieser	9128 BEVERLYWOOD	Wendy Krieser
2/3/01	Allison MacKinnon	1030 TIVERTON AVE.	Allison MacKinnon
2/3/01	Krishin Kellee	1530 SALTAR AVE	Krishin Kellee

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PS

February 3, 2001

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8/

Date	Name	Address	Signature
	T. BEAULT	UNION JACK	[Signature]
	B. Lopez	313 ST, #3	[Signature]
2-4-01	Kelly	1, EASTWIND	[Signature]
2/3/01	Patricia Ferguson	7 Eccleswood	[Signature]
	P. Song	13720 Old Harbor	[Signature]
2-3	Connie Deutsch	380 Ocean Front	[Signature]
2-3	Peggy Crawford	1 Buccanner St #4	[Signature]
2-3	Luigi Reyes	39 Buccanner	[Signature]
2-3	Tony Smith	16 Astor	[Signature]
2-3	MARC SALVENDY	734 HOWARD ST. NDR, CA 90292	[Signature]
2-3-01	LAURE DURAN	12717 GILMORE AVE, MAR 90065	[Signature]
2-3-01	M Pine		[Signature]
"	Neil Kirk	1720 Pacific Ave 90291	[Signature]
	Mark Gilman	1299 Ocean	[Signature]
2-3-01	Brenden L. White	4051 Via Dulce	[Signature]
2-3-01	DAVID JOHNSON	28 DEFTWOOD ST #B	[Signature]
2-3-01	John Vandal	SHAW	[Signature]
2-3-01	Tina Annapolis	P.O. BOX 10840 Manhattan Del Key	[Signature]
2-3-01	TERRY YOSTING	506 H. [unclear]	[Signature]
10/ 2-3-01	Sarah White	951 Indiana Ave.	[Signature]

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Date	Name	Address	Signature
2-4	Patty Lagomarcino	3215 Ocean Front on DR.	[Signature]
	[Signature]	4300 W. Ocean	[Signature]
2-4	Annette Grubin	3111-4th St Apt 304 ST, CA 90403	[Signature]
2-4	Edward Vincent	37 29th Pl Venice, CA	[Signature]
2-4	Tom Dooley	2516 Pacific Av	Tom Dooley
2-4	Sandra Sherman	3710 Pacific Ave #17	[Signature]
2-4	Wendy Shiner	3710 Pacific Ave #17	Wendy Shiner
2/4	LARRY BEENT	3112 Speedway	L-A-Beent
2/4	Pat Moore	124 CATAMARAN	Pat Moore
2/4	John Rizzo	4015 Via Marina B309 MDR	John Rizzo
2/4	David Gregory	4143 VIA MARINA 1215	David Gregory
	[Signature]	2 Ketch St # 307 MDR	[Signature]
2/6	Mike Weelas	13344 BEACH AVE MDR	[Signature]
2/4	Matthew Fahn	615 6th Ave. Venice	[Signature]
2-5	Mike Harbert	1336 Palms Blvd	[Signature]
2-5	Doug Briz	13428 MAXELLA AVE. # 399	[Signature]
2-5	BARRY LIEBERMAN	1834 S. BEDFORD ST	Barry Lieberman
2-5	M LEWIS	117 OutR. ggs. MALL	[Signature]
2/5	Myrna [Signature]	14122 Anoka Dr.	[Signature]
2/5	JACK Kelly	2554 Linda Blvd #810	[Signature]

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