

**CALIFORNIA COASTAL COMMISSION**

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**RECORD PACKET COPY****Item Th 19g**

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 Staff: KT-LB  
 Staff Report: May 21, 2001  
 Hearing Date: June 12-15, 2001  
 Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER:** 5-01-060

**APPLICANT:** Andrew Waisler

**PROJECT LOCATION:** 32 E. Dudley Avenue, Venice, City & County of Los Angeles

**PROJECT DESCRIPTION:** Demolition of an existing triplex residence and construction of a three-floor (including semi-subterranean first floor), 28-foot high, 4,178 square foot duplex residence with four unenclosed parking spaces, on a 3,751 square foot RD1.5-1 zoned lot.

Lot Area	3,751 square feet
Building Coverage	1,606 square feet
Pavement Coverage	2,145 square feet
Landscape Coverage	0 square feet (potted plants only)
Parking Spaces	4
Zoning	RD1.5-1
Plan Designation	Multiple Family Residential
Ht above final grade	28 feet

**LOCAL APPROVAL:** Venice Coastal Zone Specific Plan Director of Planning Determination and Findings, Case No. DIR2000-4376 (SPP) dated January 22, 2001.

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending **APPROVAL** of the proposed project subject to special conditions relating to residential density, parking and neighborhood character, including building height and the preservation of pedestrian scale. The two primary issues of this application are the preservation of adequate parking and pedestrian scale on walk streets. In order to avoid prejudicing the City's ability to prepare an LCP that conforms to the Chapter 3 policies of the Coastal Act, the staff recommends conditions assuring the consistency of the proposed development with the standards of the certified Venice Land Use Plan (LUP), which requires street oriented details on walkstreets including frequent windows.

approved by the City in the dual permit area pursuant to a local coastal development permit will be appealable to the Commission and will also require a coastal development permit or permit amendment from the Coastal Commission. The City of Los Angeles has established procedures for filing, processing, reviewing, modifying, approving, or denying a coastal development permit, as permitted in Section 30600(b). For Venice, the City determines project consistency with the Venice Specific Plan prior to issuing the local coastal development permit.

**SUBSTANTIVE FILE DOCUMENTS:**

1. Venice Land Use Plan certified with Suggested Modifications November 14, 2000.
2. Venice Coastal Zone Specific Plan, effective December 22, 1999.
3. Coastal Development Permit 5-00-396 (Ehrman).

**STAFF RECOMMENDATION OF APPROVAL:**

The staff recommends that the Commission **APPROVE** the following resolution with special conditions.

**Motion:**

I move that the Commission approve Coastal Development Permit No. 5-01-060 pursuant to the staff recommendation.

Staff Recommends a **YES** vote. Passage of this motion will result in 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 coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

## 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. Building Height

No portion of the roofline of the proposed structure shall exceed 28 feet in elevation as measured from the centerline of the frontage road (E. Dudley Avenue).

### 2. Preservation of Pedestrian Scale and Community Character

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit revised plans to the Executive Director for review and approval. The revised plans shall show the following change to the project:
  1. Provide frequent windows fronting E. Dudley Avenue of sufficient size and appropriate placement to allow a visual relationship with the walk street (allowing residents to view the walkway), and provide breakup and articulation of the façade, visual interest to pedestrians and a pedestrian scale.
- B. The revised project plans shall conform to the requirements of the City of Los Angeles Specific Plan for Venice and the certified Venice LUP.
- C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported

to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

**3. Revocable Encroachment Permit**

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a copy of a revocable encroachment permit to the Executive Director.
- B. The revocable encroachment permit must be signed by the City of Los Angeles Department of City Planning, Community Planning Bureau staff and include approval of all proposed development within the encroachment, including, but not limited to, the retaining wall, potted plants and concrete ground coverage.

**4. Parking**

A minimum of four parking spaces (two spaces for each dwelling unit) shall be provided and maintained on the site to serve the approved multiple family residence.

**5. Future Development Deed Restriction**

- A. This permit is only for the development described in Coastal Development Permit No. 5-01-060. Pursuant to Title 14 California Code of Regulations section 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(b) shall not apply to the entire parcel. Accordingly, any future improvements to the permitted structure, including but not limited to repair and maintenance identified as requiring a permit in Public Resources section 30610(d) and Title 14 California Code of Regulations sections 13252(a)-(b), which are proposed within the restricted area shall require an amendment to Permit No. 5-01-060 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
- 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, reflecting the above restrictions on development in the restricted area. 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.

#### **IV. FINDINGS AND DECLARATIONS**

The Commission hereby finds and declares:

##### **A. Project Description and Background**

The subject site is located at 32 E. Dudley Avenue, Venice in the City and County of Los Angeles (Exhibit #1). The subject property consists of a rectangular lot on the east side of E. Dudley Avenue having a frontage of 29.95 feet and a depth of 125.01 feet (Exhibit #2). The applicant proposes to demolish the existing one-story triplex residence on the property (Exhibit #3, pp. 1-2). The property is relatively flat and slopes gradually downward from an elevation of 27.5 feet at the back of the lot to an elevation of 25 feet at the front of the lot. Grading will consist of 255 cubic yards of cut with a maximum cut slope height of 4 feet and 3 cubic yards of fill with a maximum fill slope height of 0.5 feet. The site is located approximately one and one-half blocks inland of Venice Beach on E. Dudley Avenue, which is a walk street providing vertical access to the beach, in the Coastal Zone (Exhibit #4).

The applicant is proposing construction of a three-floor (including semi-subterranean first floor), 28-foot high duplex residence (Exhibit #5, pp.1-6). One unit will have 2,531 square feet of living space and the other will have 1,647 square feet of living space. Each unit will have 2 unenclosed tandem parking spaces at the back of the lot, with vehicular access from Dudley Court (Exhibit #5, p.2). The project includes a flat roof and a 2-foot high clerestory parapet that conform to the 28-foot height limit (Exhibit #5, pp.5-6). The applicant proposes to construct the duplex residence on a 3,751 square foot lot, in an RD1.5-1 (Residential Density Multiple Dwelling Zone) zoned area.

The proposed residence is set back 5 feet from the front property line, consistent with City setback requirements. The front yard area extends an additional 13.5 feet into the public right-of-way of E. Dudley Avenue (for a total front yard depth of 18.5 feet). The front yard line is set back 6 feet 6 inches from the centerline of the walk street, consistent with neighboring properties. The front yard complies with a stringline for front yards along the walk street. The City allows this encroachment into the public right-of-way. The project meets the following City requirement for encroachments into the public right-of-way: "[p]ermanent encroachments within the existing public right-of-way of the designated walk street shall be limited to grade level uses including gardens, patios, landscaping, ground level decks and fences and shall be permitted only by obtaining a revocable encroachment permit from the City Department of Public Works." The project meets the City requirement that "[t]he existing gardens/patios located within the public right-of-way, between the fences and the property line, shall be maintained to provide a transitional zone between the public pathways and private dwellings." The project conforms to the 42-inch height limit set by the City for fences and shrubs within the encroachment. The encroachment is consistent with neighboring lots on this block of Dudley Avenue.

Items in the public right-of-way will maintain existing grade elevations except for the pathway to the front door, which slopes approximately six inches towards the west property line where a trench drain is provided. The side yard on the southern portion of the lot

follows the existing grade and has a deck drain at its lowest point. The side yard on the northern portion of the lot slopes slightly toward the east with deck drains at each end. The rear yard maintains existing grade and has a trench along the eastern property line. All drainage from the building will be directed to an onsite drainage bed and into storm water flow as required by the City of Los Angeles.

The Commission has recognized in both prior permit and appeal decisions that the North Venice subarea, where the proposed project is located, is a special coastal neighborhood. Prior to 1980, several building standards, which applied primarily to density, height and parking, were routinely imposed on coastal development permits in the North Venice subarea in order to protect public access and community character. In 1980, the Commission adopted the Regional Interpretive Guidelines for Los Angeles County, which included a set of building standards for the North Venice subarea. The City periodically adopted interim control ordinances that incorporated most of the building standards of the Regional Interpretive Guidelines. The guidelines and interim control ordinances provided developers with advanced notification of the frequently applied standards. The guidelines were for informational purposes only and the Commission has analyzed each project in terms of its effects on community character, scale and public access. On October 29, 1999, the City adopted the Venice Coastal Zone Specific Plan, which reflected the guidelines and building standards named in the Regional Interpretive Guidelines and interim control ordinances. The Specific Plan became effective on December 22, 1999. The City used the Specific Plan for guidance in developing a Land Use Plan (LUP) for the Venice area.

On November 14, 2000, after public testimony, the Coastal Commission certified a LUP for Venice as part of the current effort to develop a certified Local Coastal Program (LCP) for the Venice area. In its approval, the Commission included residential land use and development standards for walk streets that are included in the Venice Specific Plan and provide guidance in determining developments' compliance with the Chapter 3 policies of the Coastal Act. The standards for walk streets in the LUP and Venice Specific Plan require that all buildings on walk streets have varied and articulated building facades that provide a pedestrian scale consistent with neighboring structures on small lots. The standards apply to this project, which is located on E. Dudley Avenue, a walk street in North Venice.

Special conditions are imposed on coastal development permits to ensure that the projects are consistent with the Coastal Act. In order to mitigate the identified impacts, the appropriate special conditions have also been applied to this coastal development permit.

The proposed building façade includes three stories, two ground level doors, one second story window and one third story window facing E. Dudley Avenue (Exhibit #5, p.6). The front yard (within the public right-of-way) consists of a 5-foot wide concrete slab at the approximate existing grade in front of an 8.5-foot wide, 19.5-foot long concrete slab stepped 6 inches above the front slab (Exhibit #5, p.5 South Elevation and p.6 West Elevation). A 42-inch high steel picket fence with a gate aligned directly in front of the front doors of the residence is proposed along the front yard line in the public right-of-way (Exhibit #5, p.5 South Elevation). Potted plants not to exceed 42 inches in height are

proposed inside the fence along the front yard line (Exhibit #5, p.2). The right side yard (south side of the property) is proposed to remain at the existing grade, which increases from the front to the back of the property. The left side yard (north side of the property) is proposed to be graded level to the elevation of the front yard. Maximum 6-foot high, concrete block walls are proposed along the side property lines.

The two front windows of the proposed project do not relate visually to the street or provide a pedestrian scale (Exhibit #5, p.6). The narrow windows, each measuring 2.5 feet wide by 9 feet tall, are located at the center of the façade and are stacked. There is a 10-foot high, 29-foot tall blank wall to the left of the windows. Two 7.5-foot tall doors are located on the first floor to the right of the windows. Above the doors, however, there is an approximately 9.5-foot wide by 21-foot tall blank wall. The presence of two large blank walls relative to the two narrow windows acts as an enclosure, separating the structure and its residents from the street. This façade is inconsistent with the community character of the neighborhood that is identified in the certified Land Use Plan, which encourages a close relationship to the street. The three-story building at 30 E. Dudley Avenue provides two windows fronting the walk street per floor. Other similar size and smaller residences on this block provide frequent windows that provide views of the street, balconies and porches. The walk streets are not open to vehicular access. Supervision of the streets is dependent on the ability of residents to see and access the walk streets from their homes. The LUP, by requiring doors, windows and ground level landscaping, encourages this visual and physical interaction with the street.

In order to maintain consistency with neighborhood character and with the suggested standards of the LUP, the Commission has conditioned the project to provide frequent windows to break up the façade, thereby adding visual interest to pedestrians.

On May 11, 2001, staff requested that the applicant consider changes in the project to provide frequent windows fronting the walk street consistent with the standard of the certified LUP and community character and visual resource policies of the Coastal Act. The applicant changed the front of the proposed structure by widening the proposed 2.5-foot wide third floor window to approximately 8.5 feet in width (Exhibit #6). The new proposal with the increased size window does not provide frequent windows or adequate breakup of the façade.

## **B. Development**

Section 30250 of the Coastal Act states, in part:

*(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it...*

According to the Venice LUP, "[n]ew residential development is linked to the availability of public services and infrastructure, and in addition to traffic consideration, environmental and coastal access concerns as required by the Coastal Act." The subject property is in a highly developed area having single and multiple family residential dwellings. There are

many commercial, recreational and visitor-serving facilities, including restaurants and shops along Ocean Front Walk and Main Street, within walking distance. Local streets, walk streets, pedestrian walkways and paths, and bikeways provide access to the local shoreline. The property is approximately one mile from Lincoln Boulevard (State Highway No. 1), and is within close proximity to three major freeways and public transit systems, which provide access to additional commercial and other uses. The Commission finds that the proposed project is consistent with Section 30250 of the Coastal Act, which requires, "[n]ew residential... development... shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it..." because it is located in a fully developed, highly urbanized area.

### C. Community Character/Visual Quality

Section 30251 of the Coastal Act states, in part:

*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....*

Section 30253 of the Coastal Act states, in part, that new development shall:

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

The following information relating to the uniqueness of Venice is from the certified LUP.

"Venice remains the quintessential coastal village where people of all social and economic levels are able to live in what is still, by Southern California standards, considered to be affordable housing. Diversity of lifestyle, income and culture typifies the Venice community. United by the term Venetians with all its connotative meanings, Venice is really a group of identifiable neighborhoods with unique planning and coastal issues."

"As a result of prior development and changes in land use, there has emerged a blend of residential uses of various intensities, commercial uses and some minor industrial uses. Housing is located in single-family homes, multi-family dwellings, and mixed-use structures including live/work artist studios."

In order to protect public access, community character and visual quality in the North Venice subarea, the Commission has consistently limited residential density and structural height. Local density ranges from 1 to 30 dwelling units per acre. The Commission has also protected the unique character of the Venice community by supporting the community's efforts to preserve the nature and character of existing neighborhoods and provide a pedestrian scale consistent with neighboring structures on small lots. Finally, as



described above, the Commission and the City in the certified Land Use Plan, have required visual and physical links between the residences and the walk streets, which function as shared public open space.

The subject property is located in the North Venice subarea (Exhibit #7) of the Venice Coastal Zone, which includes the area within the Venice community planning area west of Lincoln Boulevard. The property includes lot 13 on Block 4 of the Golden Bay Tract (Exhibit #2). The LUP land use designation is Multiple Family Residential of Low Medium II density and the City zoning designation is RD1.5-1, Restricted Density Multiple Dwelling Residential. Since the LUP allows a maximum density of two units on lots smaller than 4,000 square feet and the lot is 3,751 square feet, the proposed duplex residence complies with the density standards set forth in the LUP.

Pursuant to Chapter 3 of the Coastal Act, it is a policy of the Venice LUP to protect Venice's unique social and architectural diversity as a Special Coastal Community. New development shall respect the scale and character of the community development. Buildings which are of a scale compatible with the community with respect to bulk, height, buffer and setback shall be encouraged. The bulk of the building in terms of width, height and length is consistent with others on walk streets. By Special Condition 1, the project has been conditioned to comply with the 28-foot height limit for buildings on walk streets. The proposed three-story building is consistent with the height of nearby buildings on E. Dudley Avenue, other walk streets and small lots in the North Venice subarea, which consist of one, two and three-story multiple family residential dwellings. The height, length and width are consistent with other buildings on walk streets and other small lots.

In its certification of the Venice LUP, the Commission included the following residential development standards for lots fronting walk streets:

*New residential development along walk streets shall enhance both public access and neighborhood character.*

*Building materials, colors, massing and scale of new structures shall complement those of existing structures in the neighborhood. Building facades shall be varied and articulated to provide visual interest to pedestrians. Primary ground floor residential building entrances and frequent windows shall face the walk streets. Front porches, bays, and balconies shall be encouraged. In case of duplexes and low density multiple-family buildings, entries shall be located in the exterior building façade for each residential unit, shall face walk streets, and be well-defined and separate.*

The standards require that developments on walk street lots maintain pedestrian scale, including visual and physical links to the pedestrian network, which consists of the fronting pedestrian right-of-way and nearby sidewalks. In order to maintain a pedestrian friendly design and visual quality consistent with the existing (residential) character of the community, the certified LUP requires that buildings on walk streets provide varied and articulated facades that result in consistency with neighboring structures. The Commission has consistently required the provision of doorways and windows on the building facades

of walk street lots to provide a pedestrian scale and visual interest to pedestrians. Blank walls have been prohibited. For example, the Commission recently approved Coastal Development Permit 5-00-396 (Ehrman) for the construction of a 4-unit condominium on two consolidated lots on Brooks Avenue with the condition that the applicant revise the plans to incorporate a building façade that is "varied and articulated to a pedestrian scale using frequent windows" and "a well-defined street level entrance to the front residential unit." Most of the residential structures in this neighborhood have grade level landscaping or potted plants in the front yard, a front door and windows facing the fronting street.

Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas shall be considered and protected. Additionally, Section 30253 of the Coastal Act requires that new development shall protect the unique character of special communities. The Commission must determine whether the proposed project conforms to the visual resource and community character policies contained in Sections 30251 and 30253 of the Coastal Act. In addition, Section 30604(a) of the Coastal Act requires the Commission to ensure that the approval of the proposed project will not prejudice the ability of the City to prepare an LCP that conforms to Chapter 3 policies of the Coastal Act.

The question is whether or not the Commission will enforce the certified LUP's requirement to provide varied building facades that are articulated to provide a pedestrian scale consistent with the neighboring structures. Commission approval of a development that does not conform to the certified Venice LUP could prejudice the ability of the City to prepare an LCP that conforms to Chapter 3 policies of the Coastal Act. Therefore, staff recommends that the proposed development conform to the standards of the certified LUP including the required frequent windows facing the walk street. The requirement of the certified Venice LUP to provide a pedestrian scale for development on walk streets carries out the requirements of Sections 30251 and 30253 of the Coastal Act to protect the visual qualities and character of walk street lots by limiting the scale of the development. A pedestrian scale is one that assures interconnection between the structure (and its occupants) and the pedestrian through semipublic spaces, such as front yards, and through windows and doorways which allow residents to view (and monitor) the streets, sidewalks, pedestrians and nearby structures. The requirement to provide a pedestrian scale through provision of frequent windows will protect community character, as required by Section 30253 of the Coastal Act, by preventing the construction of buildings with blank facades on walk streets. The requirement to provide a pedestrian scale will permit a multiple family residential building with habitable space on the ground floor, ground level entrances, landscaping and frequent windows fronting the street.

In order to ensure that the proposed project preserves the unique character and pedestrian scale of the walk streets in North Venice, the Special Condition 2 requires the applicant to submit revised plans that incorporate frequent windows. In order to meet the requirement to provide frequent windows, a minimum of one window shall be provided on each of the three levels. On the second and third levels, either the originally proposed narrow windows shall be widened or a minimum of one additional window per level shall be provided resulting in two windows on the second floor and two on the third floor. The windows shall be of sufficient size and appropriately placed to meet the intent of Special Condition 2. The intent of Special Condition 2 is to allow a visual relationship with the walk

street (allowing residents to view the walkway), and provide breakup and articulation of the façade, visual interest to pedestrians and a pedestrian scale.

The original proposal included two narrow windows facing E. Dudley Avenue. After staff informed the applicant of the residential development standards for walk streets, the plans were revised such that the width of the third floor front window was increased (Exhibit #6). The current proposal, however, does not meet the LUP requirement of frequent windows and has been conditioned to meet that standard. Special Condition 2 requires submittal of revised plans consistent with the standard of the LUP, which has the objective of providing pedestrian scale residential development through visually interesting structures that allow interaction between residents and the public on the walk street. The project has been conditioned to provide frequent windows facing the walk street in order to make the project comply to the Coastal Act visual resource and community character policies. Since the LUP is used for guidance in determining if the project complies with those Coastal Act policies, the project must comply with the LUP requirement to provide frequent front windows facing the walk street to be consistent with Sections 30251 and 30253 of the Coastal Act. The other standards of the LUP are met in the current project proposal.

According to the City's determination and findings for the Venice Coastal Zone Specific Plan, "[t]he building colors and materials include: light and medium gray stucco; red stained hardwood window frame; metal finish and supports painted taupe; steel fence painted white." The main stucco is not vibrant in color and complements the existing buildings on the walk street.

Building massing and scale can affect the scenic and visual qualities of walk streets, small lots and coastal areas. In previous approvals, the Commission and the City have both consistently limited new developments on walk streets to a height of 28 feet measured from the centerline of the fronting right-of-way. The 28-foot height limit for walk streets is the standard of the Venice Specific Plan and the LUP. The project, as conditioned to limit the height of the roof including the parapet to 28 feet, is compatible with the height of the surrounding buildings and the requirement of the Venice LUP. The proposed residence is also similar in width and length to other structures on E. Dudley and other walk streets in North Venice. The size of the lot is consistent with the size of most lots on E. Dudley, which measure 30 feet wide by 125 feet long. The proposed structure, which meets the setback requirements for the front and side yards, is similar in width and length to nearby structures on the walk street.

The applicant proposed to maintain the right side yard (south side of the property) at the existing sloping grade, which ranges from 25 feet in elevation at the front property line to 27.5 feet in elevation at the back property line. The applicant proposed to grade the left side yard (north side of the property) to form a level side yard at the same elevation as the front yard. Maximum 6-foot high, concrete block retaining walls are proposed along the side property lines. The side yards will remain unobstructed and provide view corridors from the front to back of the property. The open side yards and property line retaining walls are consistent with the neighborhood character and provide a pedestrian scale to the property. Additionally, by maintaining substantially similar elevations to the walk street

elevation, the grades of the side yards do not add to the bulk and mass of the proposed residence.

The proposed clerestory parapet adds some variation to the roofline and will provide visual interest to pedestrians on the walk street. The project is conditioned to provide frequent windows to break up and articulate the façade, thereby adding variety to the façade, visual interest to pedestrians, and a pedestrian scale to the structure. The current proposal includes two well-defined and separate street level entrances facing the walk street on the exterior building façade, which adds to the pedestrian scale of the structure.

The front yard setback of 5 feet from the front property line meets the LUP and the City's requirements for encroachment into the walk street. Planters with maximum 42-inch high potted plants are provided along the front fence line, consistent with the City's requirements. The encroachment, 42-inch high fence and maximum 42-inch high potted plants are consistent with the community character of the walk street lots. Although the proposed encroachment is consistent with the scale and character of encroachments at neighboring lots, the encroachment would not be legal without receipt of a revocable encroachment permit. Special Condition 3 requires the applicant to submit a copy of a revocable encroachment permit for the proposed development within the encroachment.

The revised project plans shall conform to the requirements of the City of Los Angeles Specific Plan for Venice and the land use and development standards set forth in the Venice LUP. The Commission finds that the proposed project, only as conditioned to preserve the pedestrian scale and neighborhood character of walk streets by providing frequent windows facing the street, is consistent with the provisions of Sections 30251 and 30253 of the Coastal Act.

#### **D. Public Access/Parking**

The project is located approximately one and one-half blocks inland of Venice Beach, which is a publicly owned sandy beach that provides direct access to the entire oceanfront shoreline, and is a shoreline resource in the Venice Coastal Zone. 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. In many recent CDP's, including CDP 5-00-396 (Ehrman), the Commission has required the provision of adequate on-site parking. Section 30252 requires that new development should maintain and enhance public access to the coast by providing adequate on-site 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 or providing substitute means of serving the development with public transportation....*

Although there is public transportation in the area, a very small percentage of the population uses buses as their primary means of transportation. Many of the older developments in the North Venice subarea 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. Guests and residents of the area are using the small amount of parking area that may be available for the general public on the surrounding streets.

To mitigate this problem, the Commission has consistently conditioned new development on walk streets to provide two parking spaces per residential unit. All residential parking must be provided on the site and public access should be provided from the alley at behind the lot. Private parking areas are not permitted on public rights-of-way.

The applicant proposes to provide four unenclosed on-site parking spaces at the back of the lot (Exhibit #5, p.2). Vehicular access to the parking areas is proposed from Dudley Court, the alley located behind the lot. The four proposed on-site parking spaces provide an adequate on-site parking supply for the residents of the proposed duplex residence, consistent with the Commission's residential parking standards for walk streets. Special Condition 4, which requires the provision of four on-site parking spaces, ensures that the project conforms to the public access policies of the Coastal Act.

The Commission is aware that historically "bootleg" residential units have been established throughout Venice. In this case, staff is aware of the possibility of an additional residential unit being established within the proposed structure due to proposed floor layout. The project is conditioned through the "Future Development Deed Restriction" condition (Special Condition 5) to allow only the proposed two residential units on the subject property in order to prevent the establishment of additional residential units, without an amendment to this permit or a new permit issued by the Coastal Commission or certified local government. The maximum density allowed on walk street lots having an area of less than 4,000 square feet is two units. Since the proposal is for a two-unit structure, additional units would not be permitted under the current LUP and City zoning ordinances. The proposed project provides four parking spaces, which is adequate for a maximum of two residential units. If an additional residential unit were established in the structure, it would not only be inconsistent with City and Commission density standards, but also would be deficient in parking. If the structure were deficient in parking to serve the additional unit, the structure would not be consistent with Section 30252 of the Coastal Act, which requires the provision of adequate on-site parking for new development to maintain and enhance public access to the coast.

The Commission imposes Special Condition 5, requiring the applicant to record a future development deed restriction on the property, so that current and future owners will be required to apply for an amendment to this permit or a new CDP for any changes to the proposed project. Although the density is currently limited to two units, the future development condition allows the applicant to apply for an amendment to this permit or a new CDP to construct additional units if zoning changed in the future. If zoning changed such that additional units were permitted and the property owner applied for construction of additional units, the Commission or certified City would have the opportunity to review the proposal and ensure that it complies with the Chapter 3 policies of the Coastal Act or

the relevant certified LCP. By reviewing any future development proposal on the site, the Commission or certified City would have the opportunity to ensure that adequate on-site parking was provided or adequate means of public transit was available to serve the proposed additional units.

The Commission finds that, only as conditioned to ensure the provision of four on-site parking spaces to serve the currently proposed duplex residence and to ensure continued provision of adequate on-site parking through the recordation of a future development deed restriction, is the proposed project consistent with Section 30604(a) and the public access policies of the Coastal Act.

#### **E. 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 subarea. The Los Angeles City Council adopted a draft LUP for Venice on October 29, 1999. The City submitted the draft Venice LUP for Commission certification and on November 14, 2000, the Commission certified the Venice Land Use Plan with suggested modifications. The City Council has adopted the changes and the Executive director has reported their adoption to the Commission at this June 2001 hearing. The Commission has not approved an implementation plan for Venice. Venice, therefore, does not have a certified LCP and the standard of review for development is still the Coastal Act. The proposed project, only as conditioned to preserve the pedestrian scale of Dudley Avenue and the unique character of walk streets, and to provide all required on-site parking, conforms to the certified Venice LUP.

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).

**F. 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 that the activity may have on the environment.

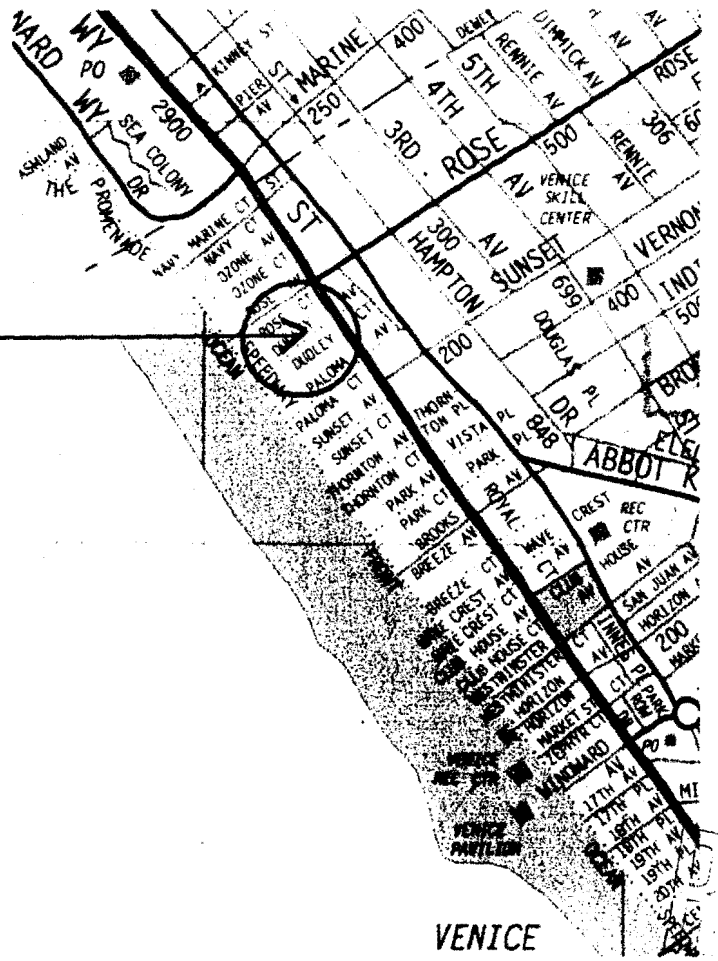
One alternative to the proposed project is a no build alternative. The current triplex residence is not consistent with current zoning standards and does not provide adequate onsite parking to serve the residents. A second alternative is to build the structure at a lower height and density than the LUP permits. Building the structure at a lower height than permitted would not result in negative impacts, however building a single family residence as opposed to the proposed duplex residence would provide one less unit. The proposed alternative, on the other hand, is consistent with current zoning standards, provides the maximum number of units permitted and provides adequate onsite parking to serve the residents. Also, the proposed project as conditioned is consistent with the standards set forth in the certified Venice LUP and the Chapter 3 policies of the Coastal Act.

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 that 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/KT

5-01-060

Project Site



THOMAS GUIDE PAGE 671

RECEIVED  
 FEB 26 2001  
 CALIFORNIA  
 COASTAL COMMISSION

COASTAL COMMISSION

WAISLER RESIDENCE  
 32 E. DUDLEY AVENUE  
 VENICE, CALIFORNIA 90291

EXHIBIT # 1  
 PAGE 1 OF 1

SHIMODA DESIGN GROUP  
 817 TRACT ON AVENUE 31  
 LOS ANGELES CALIFORNIA 90015  
 TEL: 213 696-1177 FAX: 213 696-1172

CONTEXT MAP  
 PREPARED FOR  
 PROJECT NUMBER:  
 DATE:  
 NONE  
 COASTAL COMMISSION  
 55 030  
 23 FEBRUARY 2001

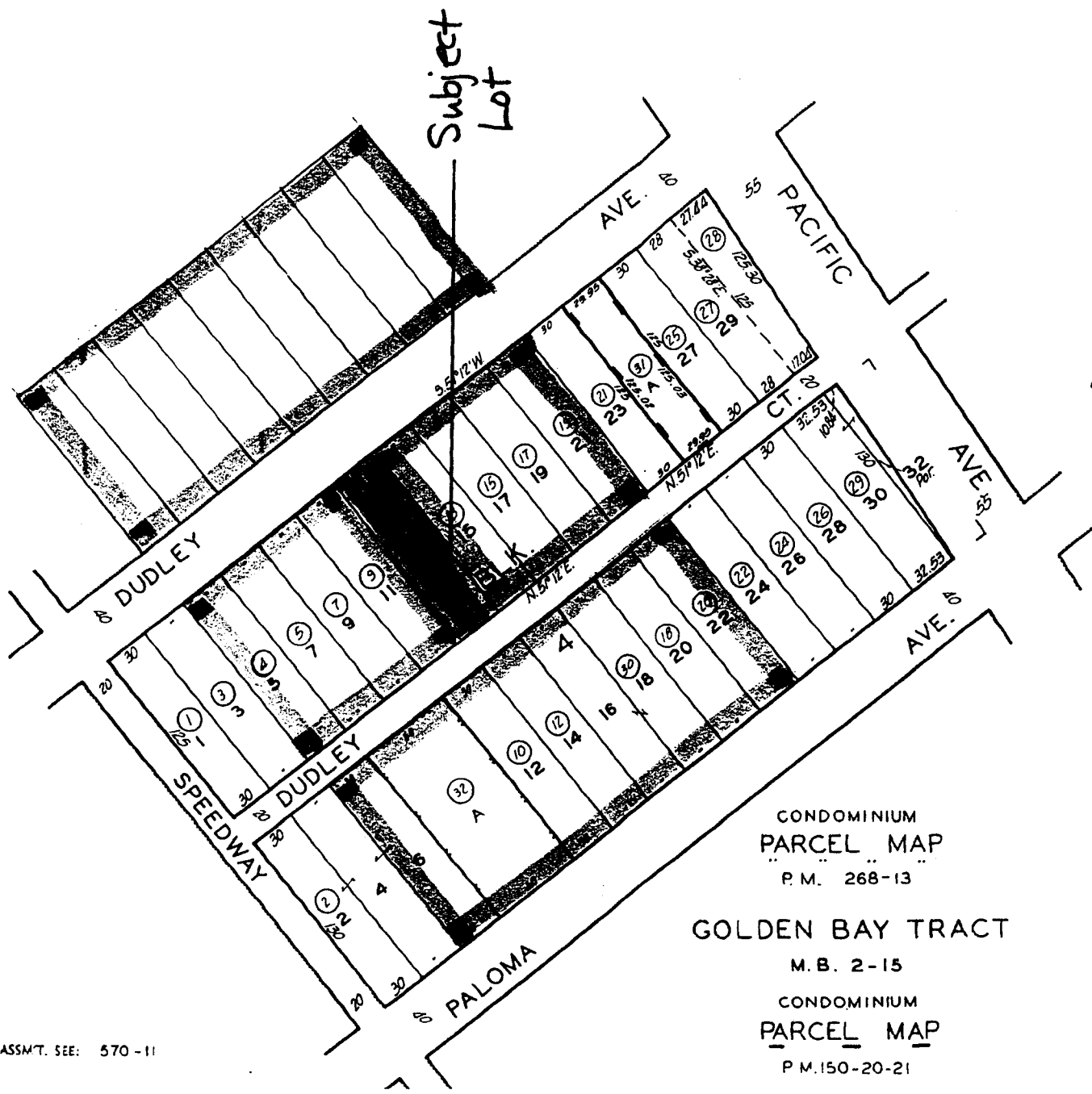


SCALE 1" = 60'



CODE 67

FOR PREV. ASSM'T. SEE: 570-11



Subject Lot

CONDOMINIUM  
PARCEL MAP  
P.M. 268-13

GOLDEN BAY TRACT  
M.B. 2-15  
CONDOMINIUM  
PARCEL MAP  
P.M. 150-20-21

5-01-60  
RECEIVED  
FEB 26 2000  
CALIFORNIA  
COASTAL COMMISSION

COASTAL COMMISSION

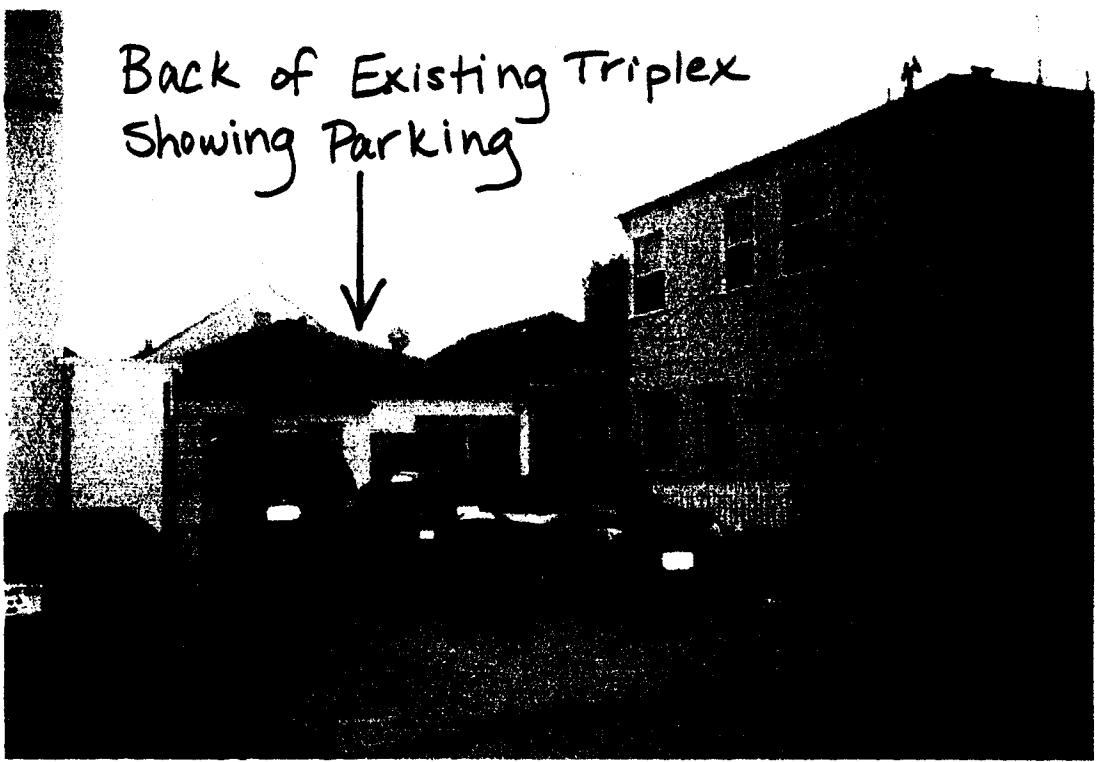
EXHIBIT # 2  
PAGE 1 OF 1

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



Existing Triplex

WALK STREET: VIEW FACING EAST



Back of Existing Triplex  
Showing Parking

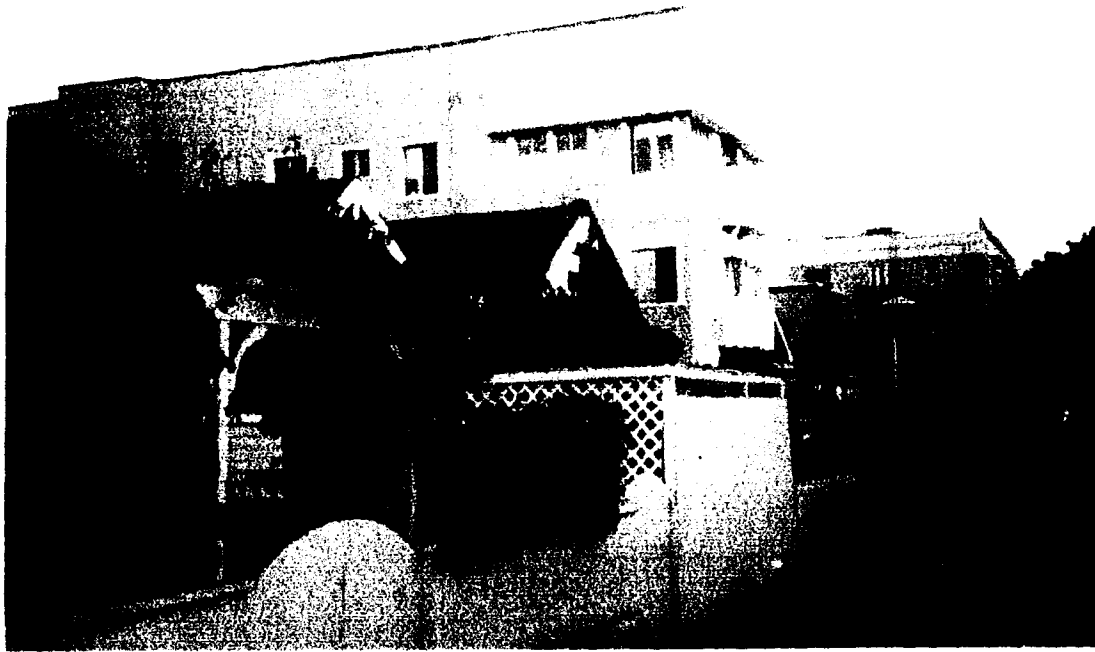
ALLEY SIDE: VIEW OF REAR FACADE

WAISLER RESIDENCE  
32 E. DUDLEY AVENUE  
VENICE, CALIFORNIA 90291

**COASTAL COMMISSION**

SHIMODA DESIGN GROUP  
ARCHITECTS

CONTEXT PHOTOS  
EXHIBIT # 3  
PAGE 1 OF 2



WALK STREET: VIEW FACING WEST

Existing Triplex at  
32 E. Dudley Ave.



Structure  
at 30 E. Dudley

WALK STREET: FRONT FACADE

WAISLER RESIDENCE  
32 E. DUDLEY AVENUE  
VENICE, CALIFORNIA 90291

**COASTAL COMMISSION**

EXHIBIT #

3

CONTEXT PHOTOS

PAGE

2 OF 2

SHIMODA DESIGN GROUP  
2300 TRAFALGAR AVENUE SUITE 100  
LOS ANGELES, CALIFORNIA 90047  
TEL: 310.441.1001 FAX: 310.441.1002

PROJECT NUMBER  
DATE

COASTAL COMMISSION  
2000  
23 FEBRUARY 2001

Venice Coastal Zone

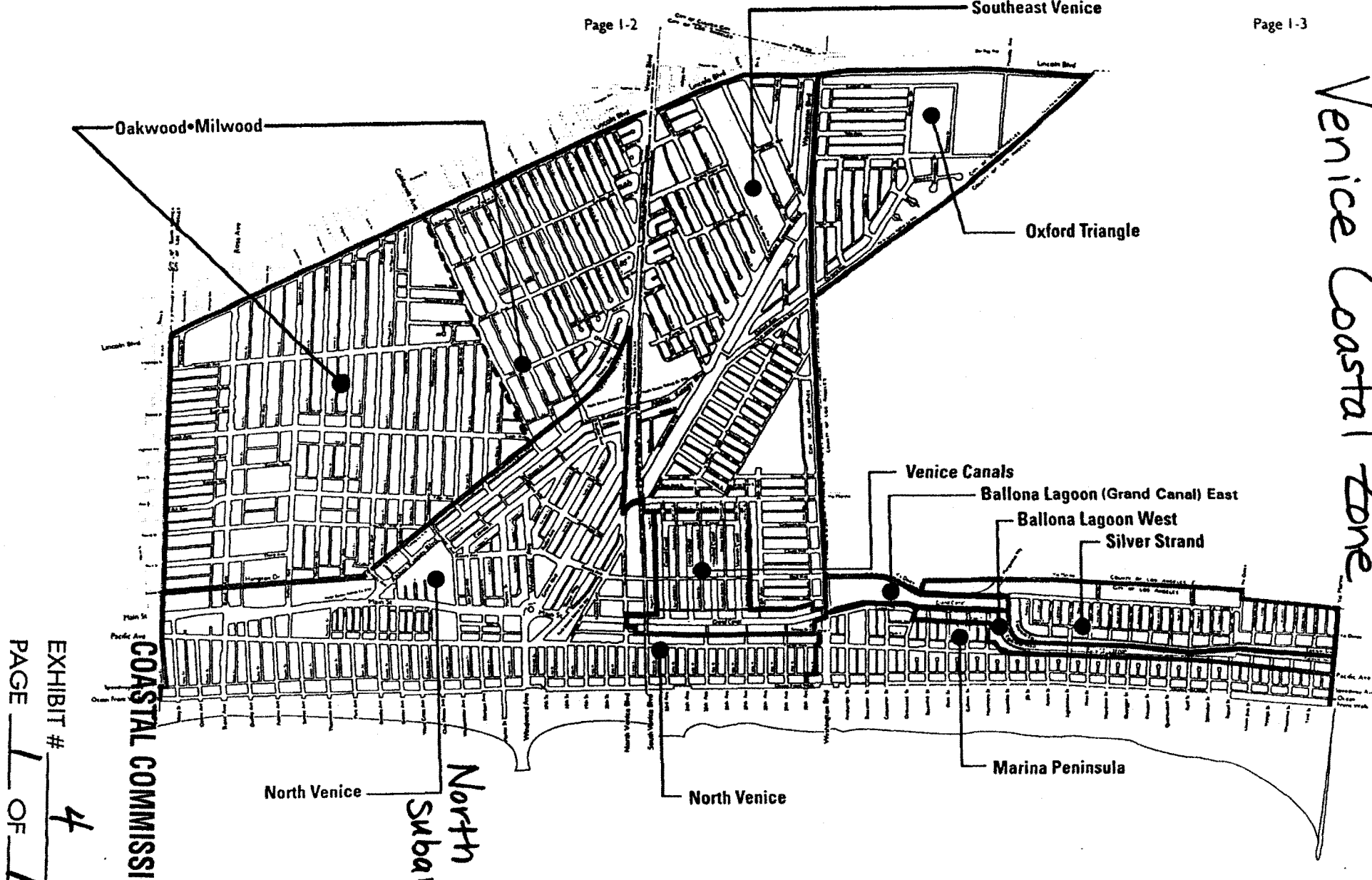


EXHIBIT # 4  
PAGE 1 OF 1

COASTAL COMMISSION

Exhibit 2a Venice Coastal Zone

Note: This map does not show area of Palms/Del Rey portion of coastal zone that is located inland of Lincoln Boulevard.



Exhibit 2b Venice Coastal Zone

Note: This map does not show area of Palms/Del Rey portion of coastal zone that is located inland of Lincoln Boulevard.



SHIMODA  
DESIGN GROUP  
ARCHITECTURE

INTERIORS & PLANNING  
EXTRA SUPERFINO  
837 TRACIUM AVENUE SUITE 101  
LOS ANGELES CALIFORNIA 90013  
T 213-900-1771 F 213-900-1772

WASLER RESIDENCE  
32 E DUDLEY AVENUE

VENICE, CALIFORNIA

OWNER  
Andrew Wasler  
32 E Dudley Avenue  
Venice, California 90291  
1 310 392 1330

Existing Site Plan

LAWRENCE J. SCHMAHL LICENSED SURVEYOR PL# 8748  
1000 WILSON BLVD. SUITE 200 LOS ANGELES, CA 90024

SCALE: 1" = 8' OCTOBER, 1999

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:  
LOT 13 OF BLOCK NO. 4 OF WOODEN BAY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 18 OF MAPS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

BORON MARK:  
375 SURVEY MONUMENT ON THE CENTERLINE OF PACIFIC AVE 3 FEET NORTH OF THE NORTH CURB LINE PROOF OF SURVEY L.S. C.L. 36.57 CITY L.A. S.M. NO. 19-30799

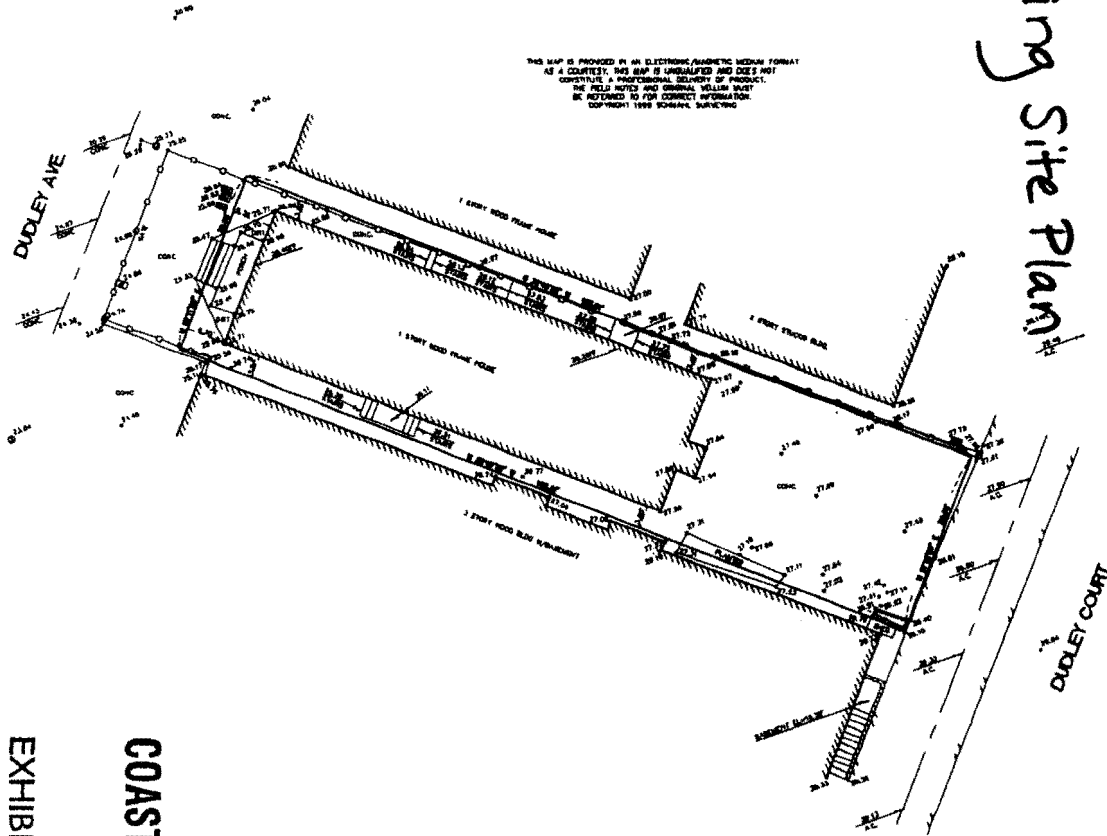
FOR:  
LAURA WASLER  
32 DUDLEY AVE.  
VENICE CA.

BY:  
LAWRENCE J. SCHMAHL L.S. 8748

- LEGEND:
- 3/4" C. ASPHALT CONCRETE
  - CONCRETE
  - E EAST
  - FF FINISHED FLOOR
  - FL FLOORLINE
  - N NORTH
  - S SOUTH
  - TC TOP OF CURB
  - W WEST
  - ////////// BUILDING LINE
  - CENTERLINE
  - EDGE OF PAVEMENT
  - FENCE, WOOD
  - S&B W/CP
  - POWER POLE
  - PROPERTY LINE
  - 24" DIA MANHOLE
  - 30" DIA
  - 36" DIA
  - SPOT ELEVATIONS
  - WALL
  - WATER MARK

JOB# 8791

THIS MAP IS PROVIDED IN AN ELECTRONIC/MAGNETIC MEDIUM FORMAT AS A COURTESY. THIS MAP IS UNQUALIFIED AND DOES NOT CONSTITUTE A PROFESSIONAL SURVEY OR PRODUCT. THE FIELD NOTES AND ORIGINAL WELLSH MUST BE REFERRED TO FOR CORRECT INFORMATION. COPYRIGHT 1999 SCHMAHL SURVEYING



NOTE:  
THIS SURVEY DOES NOT INCLUDE EVIDENCE OF RECORD OR OTHERWISE UNDERGROUND PUBLIC UTILITIES, OR OTHER SUBSTRUCTURES OR BENEATHMENTS, SETBACK OR STREET WIDTHS DATA IF APPLICABLE.

COASTAL COMMISSION

EXHIBIT # 5

PAGE 1 OF 6

A1-2

PROJECT NO: 00 030

DATE: 10/15/99  
DRAWN BY: LJS  
CHECKED BY: LJS  
DATE: 10/15/99

SHIMODA  
DESIGN GROUP  
ARCHITECTURE

INTERIORS & LAMPING  
EXTRA SUPERFINDO  
837 TRACTON AVENUE SUITE 103  
LOS ANGELES, CALIFORNIA 90013  
TEL: 310.572.1500  
WWW.SHIMODA-DESIGN.COM

WASLER RESIDENCE  
32 E. DUDLEY AVENUE  
VENICE, CALIFORNIA

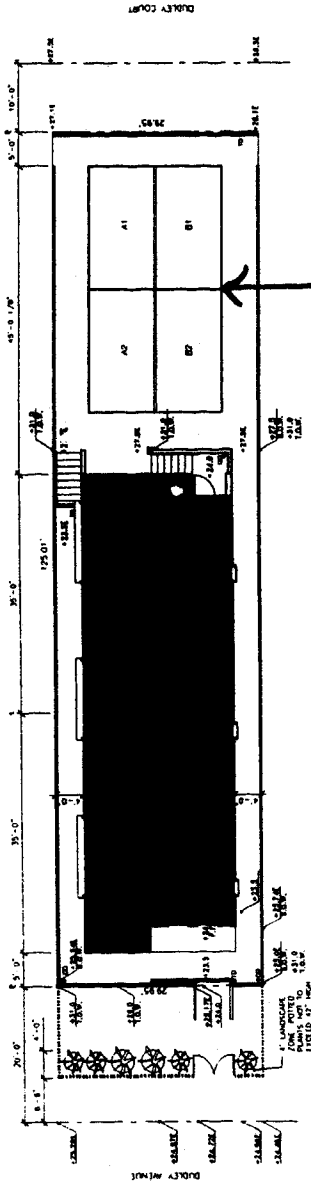
OWNER:  
Andriane Wasler  
721 Dudley Avenue  
Venice, California 90291  
TEL: 310.572.1500

1. PREPARED FOR: ANDRIANE WASLER  
2. PROJECT: WASLER RESIDENCE

DATE: 08/10/10  
SCALE: AS SHOWN

A1-3

# Proposed Site Plan



C1 | SITE/LANDSCAPE/DRAINAGE PLAN  
SCALE: 1/8" = 1'-0"



COASTAL COMMISSION

EXHIBIT # 5  
PAGE 2 OF 6

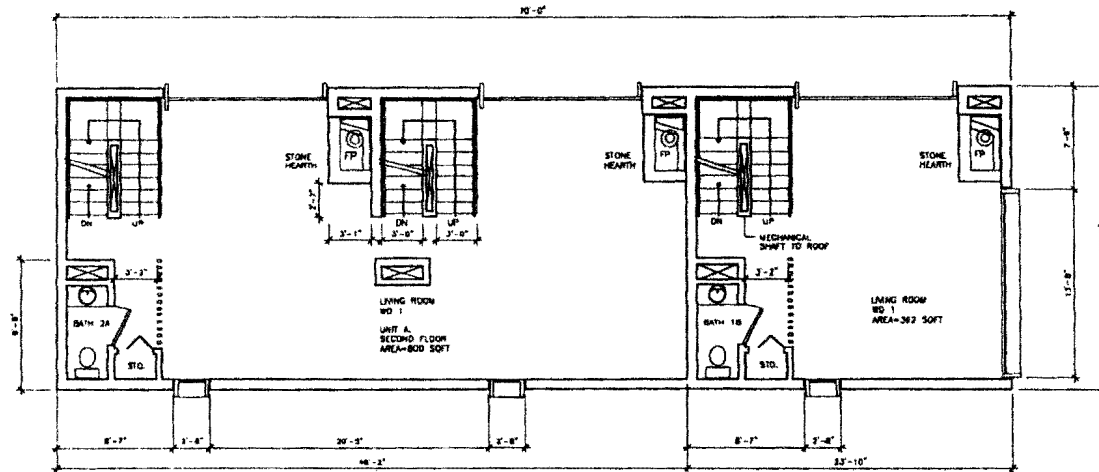
SHIMODA  
DESIGN GROUP  
ARCHITECTURE

INTERIORS & PLANNING  
EXTRA SUPERFINO  
837 INACTION AVENUE SUITE 101  
LOS ANGELES CALIFORNIA 90013  
T 213-695-1771 F 213-695-1772

WASLER RESIDENCE  
37 E DUDLEY AVENUE

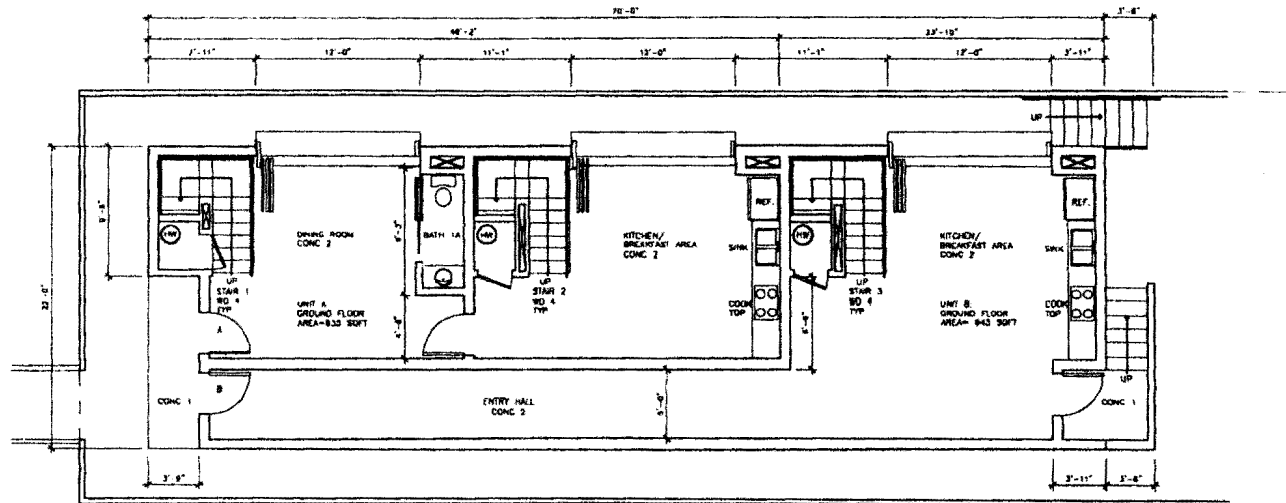
VENICE, CALIFORNIA

OWNER  
Andrew Wasler  
172 South Avenue  
Venice, California 90291  
1 310 392 1334



C1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



A1 GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROBATIONER

1. ISSUED FOR VSP ON OCT 03  
PROJECT PERMIT COMPLIANCE

No. Description Date

FLOOR PLANS:  
GROUND AND SECOND FLOOR

A2-1

© 2004 SHIMODA DESIGN GROUP PROJECT NO. 030

COASTAL COMMISSION

EXHIBIT #

5

PAGE 3 OF 6

DATE: 10/11/03

SHIMODA  
DESIGN GROUP  
ARCHITECTURE

ARCHITECTS  
EXTRA SUPERFINO  
837 TRACON AVENUE, SUITE 101  
LOS ANGELES, CALIFORNIA 90013  
T 213.686.1771 F 213.686.1772

WASSER RESIDENCE  
37 E DODDLY AVENUE

VENICE, CALIFORNIA

OWNER  
Andrew Wosler  
774 Duddy Avenue  
Venice, CA 90291  
310.597.3398

REGISTERED:

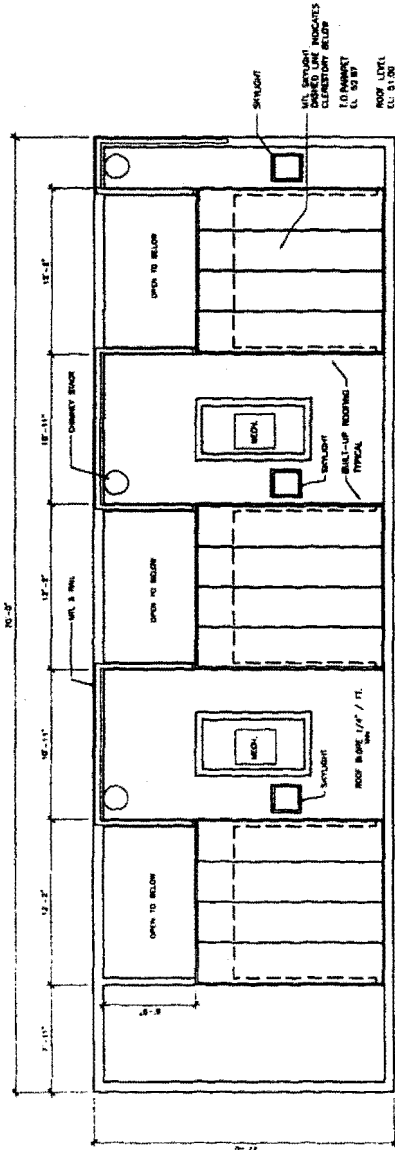
1. WASSER FOR VWP - ON SITE AS  
PROJECT PERMIT COMPLIANCE  
No. Description Date

DATE PLOTTED

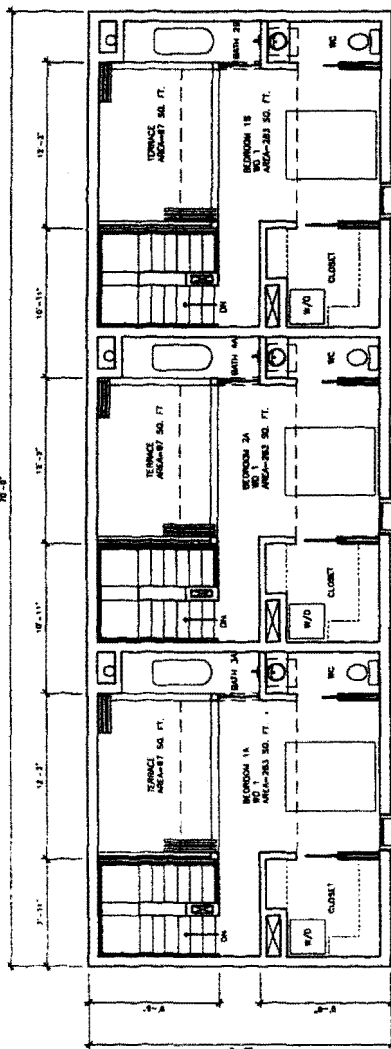
FLOOR PLANS  
THIRD FLOOR AND ROOF PLAN

A2-2

PROJECT NO. 04-038



C1 | ROOF PLAN  
SCALE: 1/8" = 1'-0"



COASTAL COMMISSION

EXHIBIT # 5  
PAGE 4 OF 6

A1 | THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"





**SHIMODA**  
DESIGN GROUP  
ARCHITECTURE

INTERIOR DESIGNER  
**EXTRA SUPERFIND**  
820 PULCHER AVENUE SUITE 101  
VENICE, CALIFORNIA 90291  
TEL: 310-390-1171 FAX: 310-390-1172

WASHER RESIDENCE  
32 E. LOURAY AVENUE

VENICE, CALIFORNIA

OWNER  
Andrew Wasler  
721 Dudley Avenue  
Venice, CA 90291  
TEL: 310-397-0224

PERMITS/NOTES

1. SHOWN FOR VIEW ON OCT 03  
PROJECT POINT COMPLIANCE

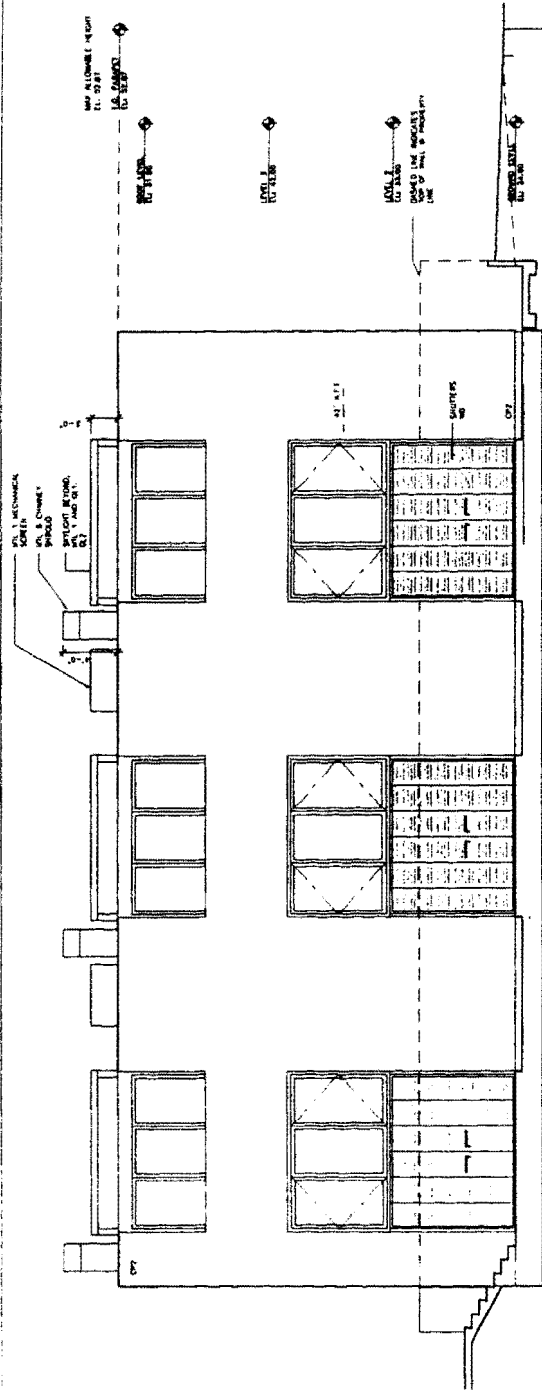
See Drawing Notes

See Plan

EXTERIOR ELEVATIONS:  
SOUTH AND NORTH

A3-1

9 2000 100 PROJECT NO. 00 030



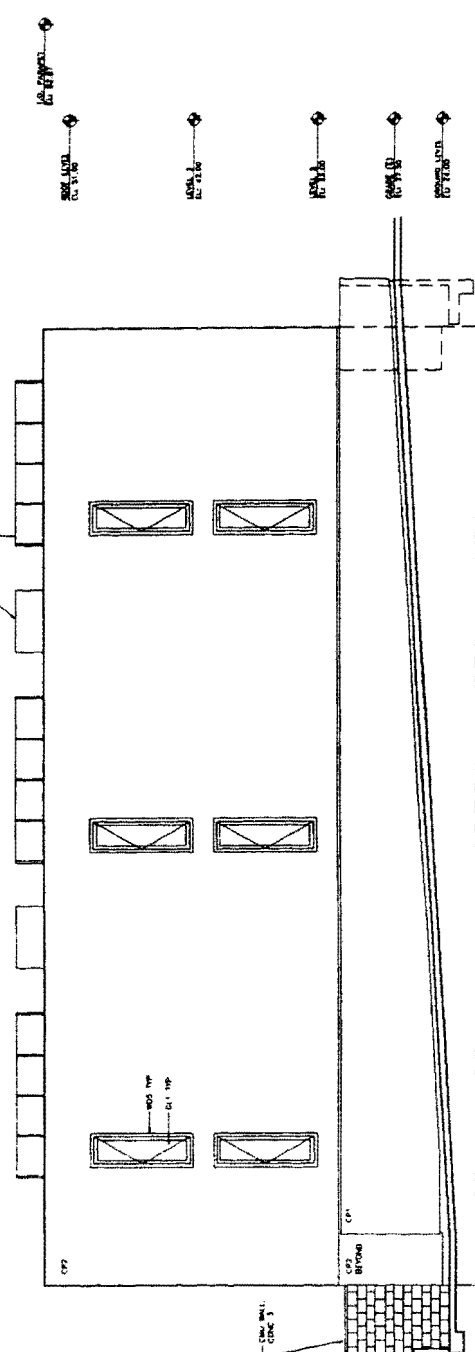
C1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**COASTAL COMMISSION**

EXHIBIT # 5

PAGE 5 OF 6

ALL DIMENSIONS  
UNLESS NOTED  
OTHERWISE



A1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

SHIMODA  
DESIGN GROUP  
ARCHITECTURE

INTERIORS & EXTERIORS  
**EXTRA SUPERFIND**  
837 THURSDAY AVENUE, SUITE 101  
LOS ANGELES, CALIFORNIA 90045  
TEL: 323-968-1717 FAX: 323-968-1772

WALTER BISHENK &  
322 E. DUBOIS AVENUE

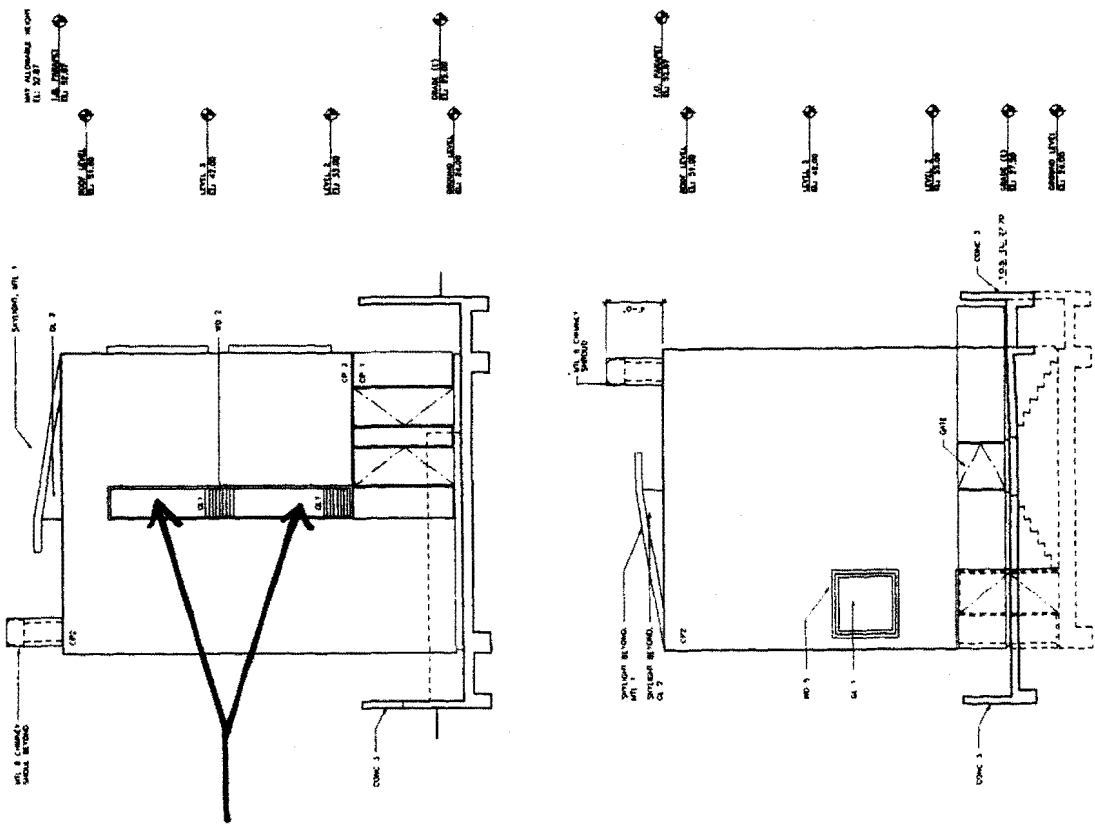
VENICE, CALIFORNIA

OWNER: Voncker  
Project Number:  
1111111111  
1111111111  
1111111111

1. THESE PLANS ARE SET ON  
PROJECT NUMBER COMPLIANCE  
By Description: 50%

Scale:  
EXTERIOR ELEVATIONS:  
WEST AND EAST

A3-2



Originally proposed  
front elevation

Narrow  
windows

C1 WEST ELEVATION  
SCALE 1/4" = 1'-0"

COASTAL COMMISSION

EXHIBIT # 5  
PAGE 6 OF 6

A1 EAST ELEVATION  
SCALE 1/4" = 1'-0"

MTL 6 CHIMNEY  
SHOULD BEYOND

SKYLIGHT, MTL 1

MAX ALLOWABLE HEIGHT  
EL: 52.87

T.O. PARAPET  
EL: 52.87

ROOF LEVEL  
EL: 51.00

LEVEL 3  
EL: 42.00

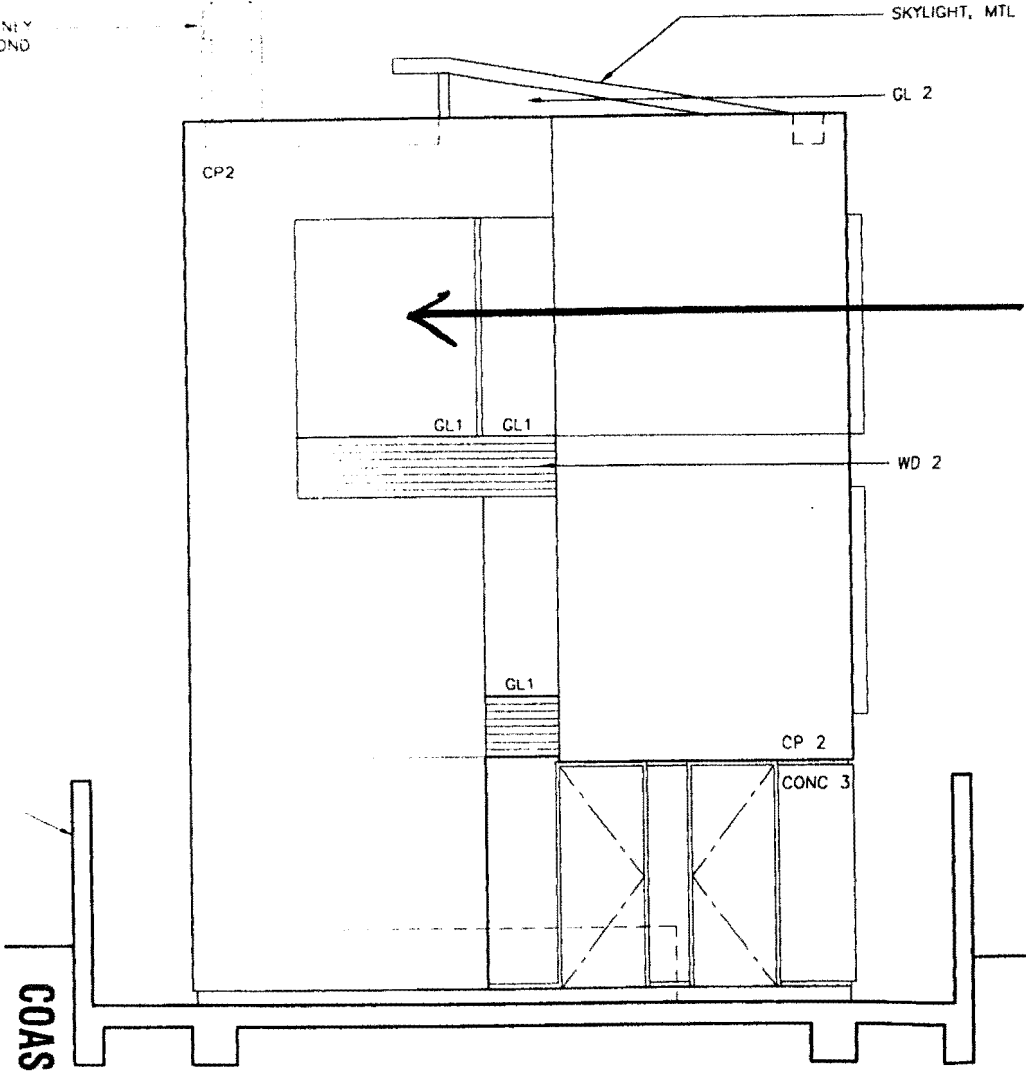
LEVEL 2  
EL: 33.00

GROUND LEVEL  
EL: 24.00

GRADE (E)  
EL: 25.00

*Currently proposed  
front elevation*

*Increased window size*



CONC 3

CP 2

GL 1 GL 1

WD 2

GL 1

CP 2

CONC 3

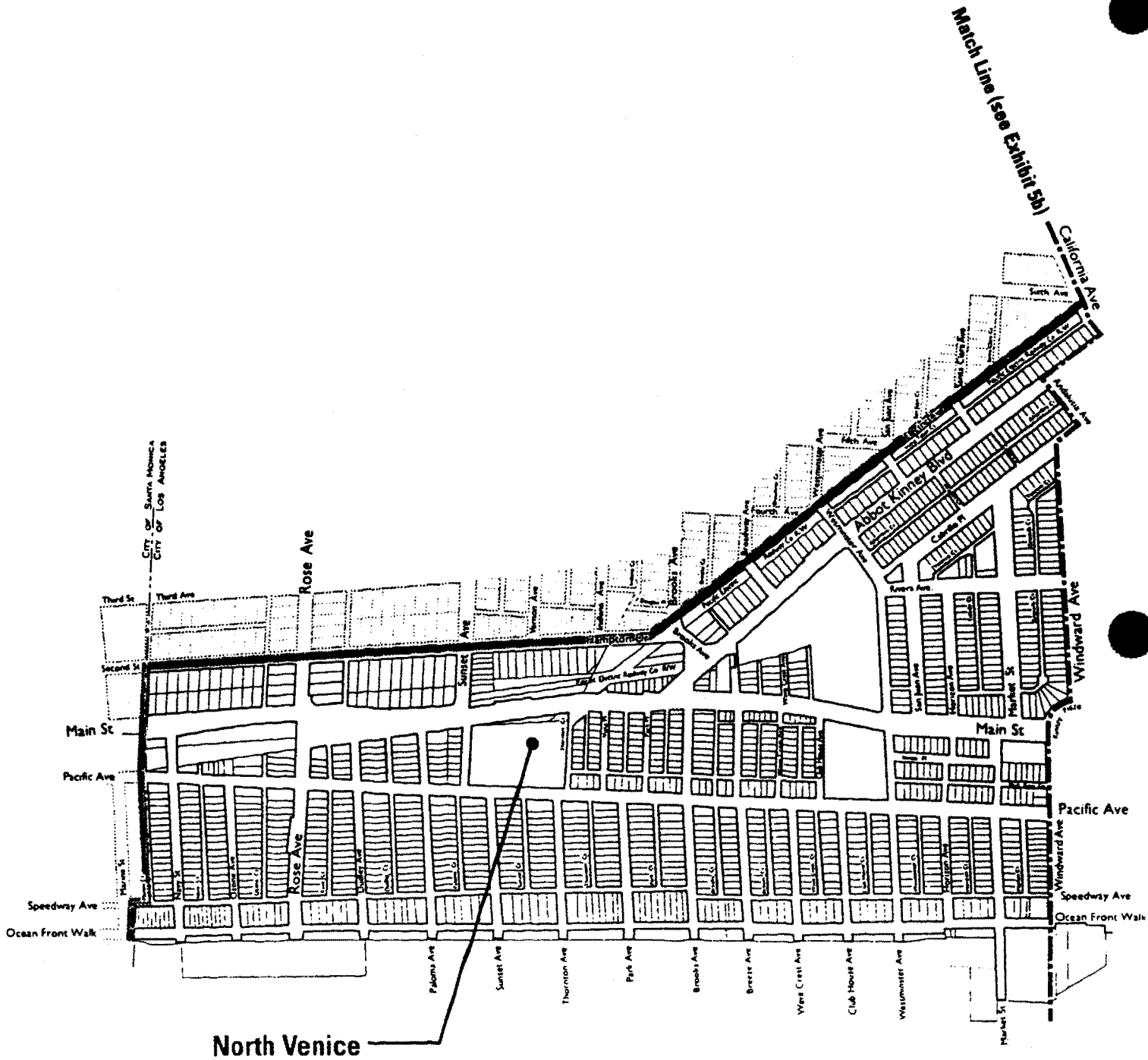
**COASTAL COMMISSION**

EXHIBIT # 6  
PAGE 1 OF 1

2

3

4



North Venice

COASTAL COMMISSION

Exhibit 5a  
Subarea: North Venice • Venice Canals

EXHIBIT # 7  
PAGE 1 OF 1



**Letter from Agent in Response to  
Special Conditions**

SHIMODA DESIGN GROUP  
ARCHITECTURE03  
S

M E M O R A N D U M

FROM : JOEY SHIMODA

DATE: 22 May 2001  
 TO: Coastal Commission Review Board  
 PROJECT: Weiler Residence  
 PROJECT NUMBER: 01 030  
 DISTRIBUTION: Long Beach Office: Karan Terry and Charles Penner  
 Owner of property: Andrew Weiler  
 Application Number: 5-01-060: Duplex at 32 E. Dudley, Venice CA  
 Responses to Recommendation Letter

REGARDING:

Responses to Recommendation Letter

Dear Members of the Coastal Commission Review Board:

As per phone conversations with the South Coast Area Office in Long Beach, it is my understanding the following Staff recommendations will be presented for your review during the June hearings in Long Beach. We look forward to addressing each of these items in person, but for your convenience please review our initial responses (boldized) to each of the Staff's recommendations.

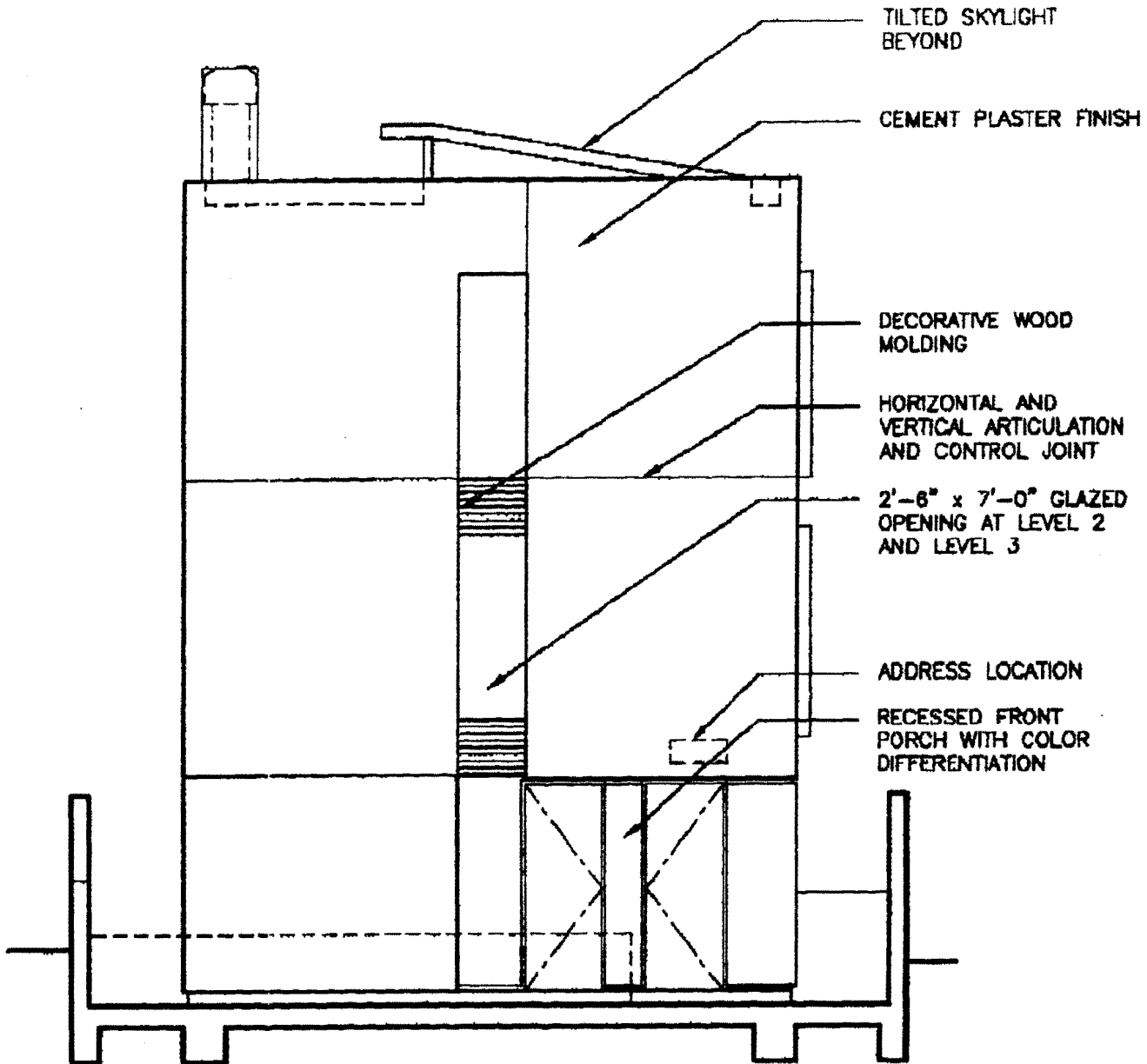
- Height limitation at 28'-0" As per drawings: Height of project does not exceed 28'-0"
- Minimum of four onsite parking spaces As per drawings: Four spaces are provided
- Obtain coastal commission review and waivers for future additions or construction to the property. All future construction work will be submitted and reviewed by required governing bodies.
- Reversible permit for encroachment on the walk-street side. Reversible permit for the encroachment on the walk street side will be obtained during building permit process. If you require evidence of this permit prior to obtaining a building permit we will do so.
- Additional glazing at walk street facade. In regards to the request for additional glazing, please review the following attached documents ASK-001 and 002 illustrating the changes made at Staff's request for additional openings on the walk street side. We are able to provide the additional glazing as shown in Sketch ASK-002. We are requesting that additional glazing not be required as a condition of the permit for the following structural and financial reasons:
  - o The building is of wood, Type 5 construction, additional openings in the remaining facade creates a significant structural impact to the front portion of the building. This will result in implementation of a steel moment frame on the front entrance and the front stair. This would create an impact to an already fixed construction budget.
  - o The building is only 22'-0" wide. The VSP requirement of having all front doors on the walk street side limits planning space and impacts vertical circulation. Currently we need 17'-0" of door and corridor to access the units. This leaves only 10'-0" for habitable space and vertical circulation. The area adjacent to the two front doors is utilized for vertical circulation and satisfies the LADSS requirement for having two separate stairs for the front units. Adding glazing at the stair causes unattached structural and financial impact.
  - o Additional glazing on the second level creates a structural impact at the two unit entrances and at the stair.
  - o Additional glazing on the third level would be in a closed and is not desirable.
  - o VSP and LA Planning have issued a letter stating that the project is consistent with goals and policies of the Coastal Act and the Local Coastal Program.

I look forward to your responses on June 12-15.

Thank you

  
 Joey Shimoda AIA

INTERIORS & PLANNING: EXTRA SUPERFINO  
 837 Traceton Avenue Suite 101 Los Angeles, California, 90013  
 T 213-596-1771 F 213-598-1772



NOTE:  
AS ORIGINALLY SUBMITTED

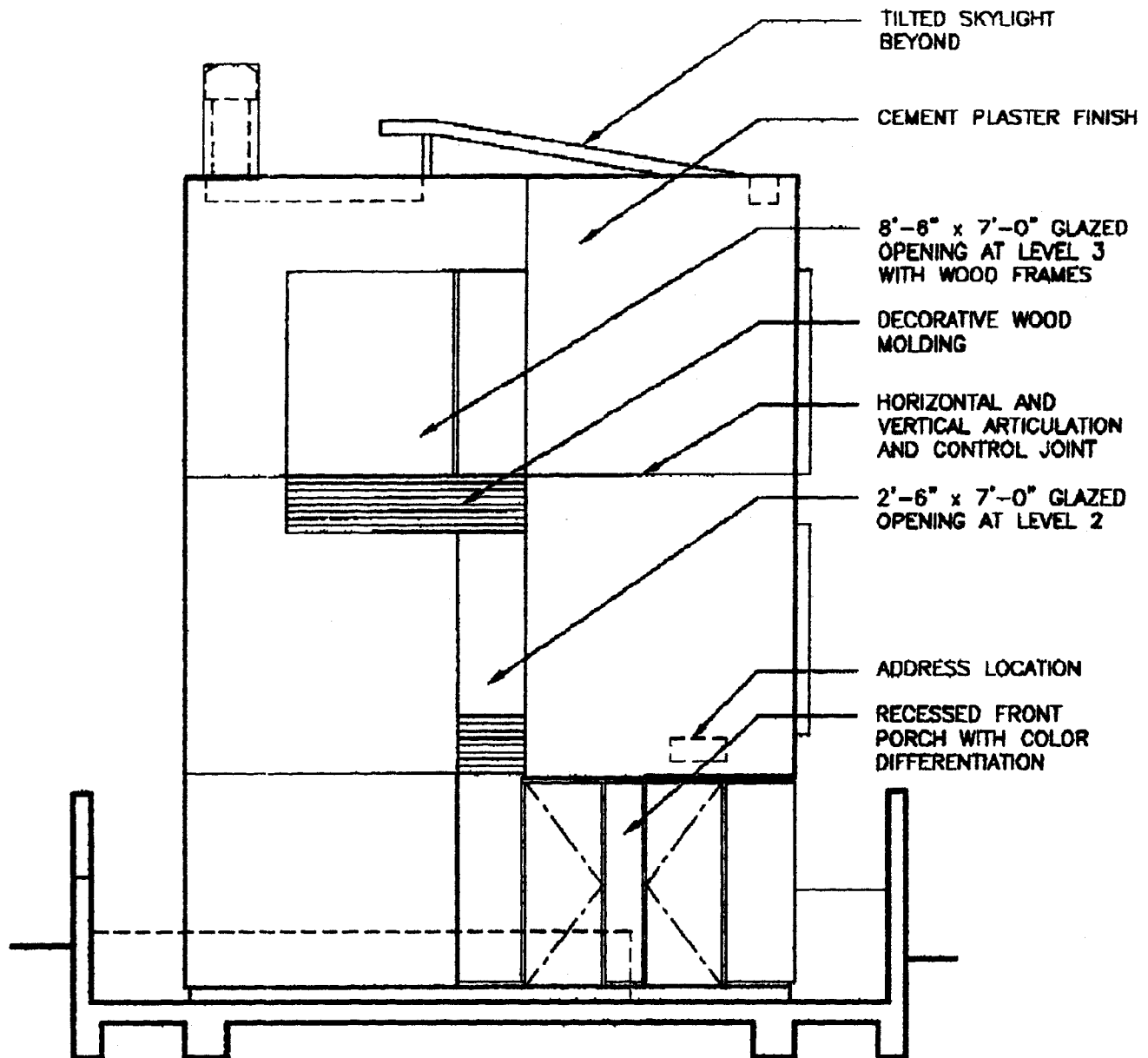
WEST ELEVATION A1/A3-2  
Scale: 3/16" = 1'-0"

SHIMODA DESIGN GROUP  
837 TRACIION AVENUE, SUITE 101  
LOS ANGELES, CALIFORNIA 90013  
T 213-596-1771 F 213-596-1772

WASLER RESIDENCE  
Venice, California

23 MAY 2001 PROJECT NUMBER: 00 030

ASK-001



NOTE:  
REVISED PER COASTAL COMMISSION REQUEST

WEST ELEVATION A1/A3-2  
Scale: 3/16" = 1'-0"

SHIMODA DESIGN GROUP  
837 TRACTION AVENUE, SUITE 101  
LOS ANGELES, CALIFORNIA 90013  
T 213-596-1771 F 213-596-1772

WASLER RESIDENCE  
Venice, California

23 MAY 2001 PROJECT NUMBER: 00 030

ASK-002



SHIMODA  
DESIGN GROUP  
ADDRESS: 2-09-1

SHIMODA DESIGN GROUP  
2-09-1  
2-09-1

TEL: 03-5651-1111  
FAX: 03-5651-1112

WWW: WWW.SHIMODA-DESIGN.COM

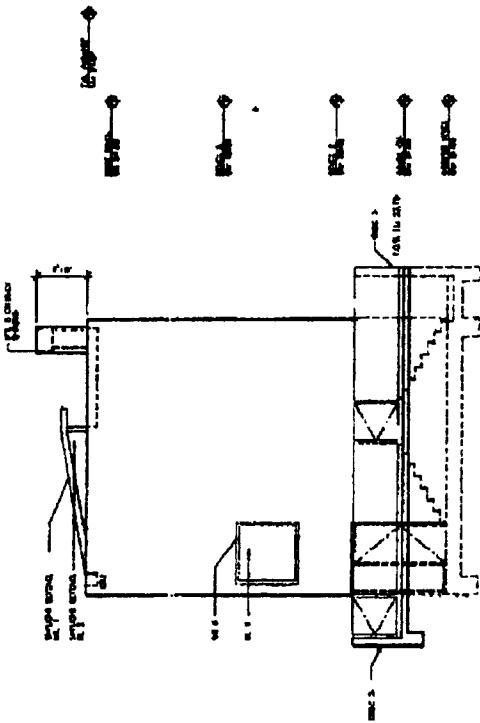
SHIMODA DESIGN GROUP  
2-09-1  
2-09-1

SHIMODA DESIGN GROUP

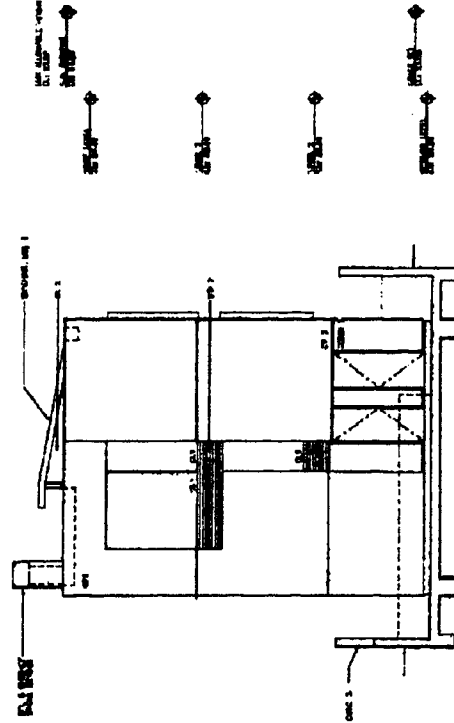
SHIMODA DESIGN GROUP  
2-09-1  
2-09-1

SHIMODA DESIGN GROUP  
2-09-1  
2-09-1

A3-2



C1 EAST ELEVATION  
SCALE: 1/50



A1 WEST ELEVATION  
SCALE: 1/50

# **Letters of Opposition**

## 30 DUDLEY

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1450  
200 OceanGate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: 5-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project. I speak for myself as well as the majority of tenants who live at 30 Dudley Avenue.

We strongly oppose the proposed construction on the following grounds:

- 1) The construction will drastically limit the light now enjoyed by 12 of 18 units;
- 2) The construction will obstruct the views of 12 of 18 units;
- 3) The construction will drastically limit air flow and circulation to 12 of 18 units;
- 4) Subterranean construction will likely jeopardize the integrity of the foundation of 30 Dudley;
- 5) The structure is too big for the property and will be an eyesore;
- 6) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 7) The proposed construction may damage a part of the history of Venice, since the 30 Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 8) The construction may well cause stress to the tenants and distress to the building so as to jeopardize the health and safety of 19 tenants who live and work here;
- 9) The construction may well cause damage to the owner of 30 Dudley and cause financial liability if tenants must be relocated;
- 10) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

We respectfully request that this Commission see fit to deny the petition for demolition and construct as proposed. If the Commission should erroneously approve this petition, we ask that the owner of 32 Dudley place in escrow a sufficient amount of money to relocate tenants, if necessary, and to repair any and all damage to 30 Dudley during and after construction. We believe an amount not less than \$500,000 is sufficient to insure that the tenants, manager, and owner, as well as the building itself, will be protected from what we see as predictable problems and damage.

Sincerely,

  
Gracie Astor Best  
Property Manager  
30 Dudley Avenue  
Venice CA 90291

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1450  
200 OceanGate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: 5-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project.

I am a resident of Dudley Avenue and I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

- 1) Subterranean construction will likely jeopardize the integrity of the foundation of the adjacent buildings
- 2) The structure is too big for the property and will be an eyesore;
- 3) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 4) The proposed construction may damage a part of the history of Venice, since 30 Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 5) The construction may well cause stress and lack of light and airflow to the tenants of 30 Dudley and distress to the avenue so as to jeopardize the health and safety of all those who live and work here;
- 6) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley avenue.

Sincerely,

Signature: Baehni

Name: LISA BAEHNI

Address: 26 dudley av  
venice ca 90291  
space bet 30 dudley

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1450  
200 Oceangate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: 5-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project.

I am a resident of Dudley Avenue and I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

- 1) Subterranean construction will likely jeopardize the integrity of the foundation of the adjacent buildings
- 2) The structure is too big for the property and will be an eyesore;
- 3) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 4) The proposed construction may damage a part of the history of Venice, since 30 Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 5) The construction may well cause stress and lack of light and airflow to the tenants of 30 Dudley and distress to the avenue so as to jeopardize the health and safety of all those who live and work here;
- 6) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley avenue.

Sincerely,

Signature: 

Name: A. Ohanessian

Address: 53 Dudley ave

Venice CA

90291

## 30 DUDLEY

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1430  
200 Oceangate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: 5-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project.

I am a resident at 30 Dudley Avenue I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

As a tenant of the adjacent apartment building (30 Dudley Avenue) I strongly oppose the proposed construction on the following grounds:

- 1) The construction will drastically limit the light now enjoyed by 12 of 18 units;
- 2) The construction will obstruct the views of 12 of 18 units;
- 3) The construction will drastically limit air flow and circulation to 12 of 18 units;
- 4) Substandard construction will likely jeopardize the integrity of the foundation of 30 Dudley;
- 5) The structure is too big for the property and will be an eyesore;
- 6) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 7) The proposed construction may damage a part of the history of Venice, since the 30 Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 8) The construction may well cause stress to the tenants and distress to the building so as to jeopardize the health and safety of 19 tenants who live and work here;
- 9) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley Avenue.

Sincerely,

Signature: Jeff Beemer

Name: Jeff Beemer

Unit no.: 5  
30 Dudley Avenue  
Venice CA 90291

30 DUDLEY

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1450  
200 Oceangate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: S-01-060

Dear Sir:

I have reviewed the site plans and proposal for the above-referenced project.

I am a resident at 30 Dudley Avenue I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

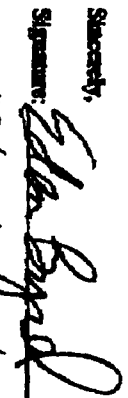
As a tenant of the adjacent apartment building (30 Dudley Avenue) I strongly oppose the proposed construction on the following grounds:

- 1) The construction will drastically limit the light now enjoyed by 12 of 18 units.
- 2) The construction will obstruct the views of 12 of 18 units.
- 3) The construction will drastically limit air flow and circulation to 12 of 18 units.
- 4) Subterranean construction will likely jeopardize the integrity of the foundation of 30 Dudley.
- 5) The structure is too big for the property and will be an eyesore.
- 6) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property.
- 7) The proposed construction may damage a part of the history of Venice, since the 30Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 8) The construction may well cause harm to the tenants and distress to the building so as to jeopardize the health and safety of 19 tenants who live and work here.
- 9) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley Avenue.

Sincerely,

Signature:



Name:

Eden Byrd

Unit no.: 9  
30 Dudley Avenue  
Venice CA 90291

30 DUDLEY

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1450  
200 Oceangate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: S-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project.

I as a resident at 30 Dudley Avenue I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

As a tenant of the adjacent apartment building (30 Dudley Avenue) I strongly oppose the proposed construction on the following grounds:

- 1) The construction will drastically limit the light now enjoyed by 12 of 18 units;
- 2) The construction will obstruct the views of 12 of 18 units;
- 3) The construction will drastically limit air flow and circulation to 12 of 18 units;
- 4) Subterranean construction will likely jeopardize the integrity of the foundation of 30 Dudley;
- 5) The structure is too big for the property and will be an eyesore;
- 6) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 7) The proposed construction may damage a part of the history of Venice, since the 30 Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 8) The construction may well cause stress to the tenants and distress to the building so as to jeopardize the health and safety of 19 tenants who live and work here;
- 9) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley Avenue.

Sincerely,

Signature:

Name:

Unit no.:

30 Dudley Avenue  
Venice CA 90291



## 30 DUDLEY

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1490  
200 Oceangate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: S-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project.

I am a resident at 30 Dudley Avenue I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

As a tenant of the adjacent apartment building (30 Dudley Avenue) I strongly oppose the proposed construction on the following grounds:

- 1) The construction will drastically limit the light now enjoyed by 12 of 18 units;
- 2) The construction will obstruct the views of 12 of 18 units;
- 3) The construction will drastically limit air flow and circulation to 12 of 18 units;
- 4) Subterranean construction will likely jeopardize the integrity of the foundation of 30 Dudley;
- 5) The structure is too big for the property and will be an eyesore;
- 6) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 7) The proposed construction may damage a part of the history of Venice, since the 30 Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 8) The construction may well cause stress to the tenants and distress to the building so as to jeopardize the health and safety of 19 tenants who live and work here;
- 9) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley Avenue.

Sincerely,

Signature:

Name:

Unit no.: 12  
30 Dudley Avenue  
Venice CA 90291

## 30 DUDLEY

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1450  
200 OceanGate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: 5-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project.

I am a resident at 30 Dudley Avenue I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

As a tenant of the adjacent apartment building (30 Dudley Avenue) I strongly oppose the proposed construction on the following grounds:

- 1) The construction will drastically limit the light now enjoyed by 12 of 18 units;
- 2) The construction will obstruct the views of 12 of 18 units;
- 3) The construction will drastically limit air flow and circulation to 12 of 18 units;
- 4) Subterranean construction will likely jeopardize the integrity of the foundation of 30 Dudley;
- 5) The structure is too big for the property and will be an eyesore;
- 6) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 7) The proposed construction may damage a part of the history of Venice, since the 30 Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 8) The construction may well cause stress to the tenants and distress to the building so as to jeopardize the health and safety of 19 tenants who live and work here;
- 9) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley Avenue.

Sincerely,

Signature: Eric G. Bostrom

Name: ERIC G. BOSTROM

Unit no.: 15  
30 Dudley Avenue  
Venice CA 90291

30 DUDLEY

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1430  
200 Oceangate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: 5-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project.

I am a resident at 30 Dudley Avenue I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

As a tenant of the adjacent apartment building (30 Dudley avenue) I strongly oppose the proposed construction on the following grounds:

- 1) The construction will drastically limit the light now enjoyed by 12 of 18 units;
- 2) The construction will obstruct the views of 12 of 18 units;
- 3) The construction will drastically limit air flow and circulation to 12 of 18 units;
- 4) Subterranean construction will likely jeopardize the integrity of the foundation of 30 Dudley;
- 5) The structure is too big for the property and will be an eyesore;
- 6) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 7) The proposed construction may damage a part of the history of Venice, since the 30Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 8) The construction may well cause stress to the tenants and distress to the building so as to jeopardize the health and safety of 19 tenants who live and work here;
- 9) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley avenue.

Sincerely,

Signature:

Name:

Unit no.: 116  
30 Dudley Avenue  
Venice CA 90291

## 30 DUDLEY

May 23, 2001

California Coastal Commission  
South Coast Area  
POB 1450  
200 Oceangate - 10th Floor  
Long Beach CA 90802-4416

RE: 32 Dudley Avenue, Venice CA Proposed Construction  
Project: 5-01-060

Gentlemen:

I have reviewed the site plans and proposal for the above-referenced project.

I am a resident at 30 Dudley Avenue I vehemently oppose the above-referenced project and construction on the basis of the following grounds:

As a tenant of the adjacent apartment building (30 Dudley Avenue) I strongly oppose the proposed construction on the following grounds:

- 1) The construction will drastically limit the light now enjoyed by 12 of 18 units;
- 2) The construction will obstruct the views of 12 of 18 units;
- 3) The construction will drastically limit air flow and circulation to 12 of 18 units;
- 4) Subterranean construction will likely jeopardize the integrity of the foundation of 30 Dudley;
- 5) The structure is too big for the property and will be an eyesore;
- 6) The construction may damage this historical building at 30 Dudley, which is the ORIGINAL CONSTRUCTION on this property;
- 7) The proposed construction may damage a part of the history of Venice, since the 30 Dudley property is one of the ORIGINAL SUMMER BEACH HOTELS in California.
- 8) The construction may well cause stress to the tenants and distress to the building so as to jeopardize the health and safety of 19 tenants who live and work here;
- 9) The construction obliterates the original intent and use of the property at 32 Dudley, and the historical significance of said property.

I respectfully request and I urge you, for the sake of my personal life and the historical preservation of Venice, that this Commission see fit to disallow and deny the petition for demolition and construction as proposed for 32 Dudley Avenue.

Sincerely,

Signature: 

Name: Hannah Garfield

Unit no.: 19  
30 Dudley Avenue  
Venice CA 90291

IMPORTANT

**cdc**

595 Venice Blvd. Front Venice, CA 90290  
Tel 310 392 2600  
geoff@artnet.com

5/24/01

RE: 32 Dudley, VENICE

ATTN: *KAREN TERRY*

FILE #: 5-01-060

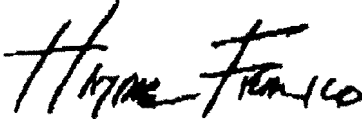
Dear Sirs,

I am greatly concerned about a proposed project for the above address on Dudley Avenue. I'm an architect that has lived in the neighborhood for years, and consult for the owner of 30 Dudley. The proposed structure is inappropriate for the neighborhood for several reasons.

Firstly, it replaces a wonderful Venice bungalow that will be lost to the wrecking ball. The existing structure at 32 Dudley is what makes the charm of this walking street. Secondly, The new 2 story behemoth would block vital light and air to the first 2 stories at the neighboring 30 Dudley apartment block. This structure is in violation of city codes in this regard.

Please reconsider granting approval for this new construction. It is this kind of building that is a detriment to the Venice neighborhoods.

Sincerely,



Hayde Franco

# DUVIVIER architects

ISABELLE DUVIVIER

May 23, 2001

California Coastal Commission  
South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302

Re: New construction of 32 Dudley  
Reference: 5-01-060

To Whom It May Concern,

I have reviewed the plans for the new construction located at 32 Dudley. As a resident and a local architect in Venice, California I am troubled by a number of issues that this project raises including:

- Removal of historic homes built in 190s. Many new projects in the historic walk streets of Venice have successfully incorporated the old homes into new construction. There is no hardship reason that can successfully be made to require the complete removal of a home in order to modernize the building footprint. Examples can be found all over Venice and Santa Monica.
- New building profile blocks the air, light and views from the Primary Living Spaces of nine units of the adjacent apartment building. This new construction needs to be designed with the context of the surrounding environment in mind. Designing in a bubble is not appropriate on a narrow lot (30') in a dense neighborhood. Most of the residents of the neighboring buildings have lived here for a number of years and would be adversely impacted if their air space was compromised.
- New profile and footprint does not fit the scale or character and effectively damages the fabric of this historic neighborhood. In fact the new building is a big box. The missing needs to be further developed and reduced to be in scale with its environment.
- Allowing this size development will encourage other developers to buy historic homes only to subsequently demolish them in order to build "Monster buildings" on little lots. Allowing a three story box in a historic neighborhood which blatantly ignores style, attention to detail or aesthetic value sends the wrong message to future developers in this community.
- The proposed semi-subterranean parking could potentially undermine the adjacent properties.

While an individual has the right to do with their property as they see fit, there needs to be limits. As the California Coastal Commission we ask you to uphold the integrity and livability of our historic neighborhoods. Historic beach communities are an endangered species. Not only do these neighborhoods provide us with reminders of our cultural heritage, they also provide a housing stock for middle-income people, who have a right to protected access to air, sun, light and views.

Sincerely,



Isabelle Duvivier, AIA  
Co-architect COLE - American Institute of Architects