

CALIFORNIA COASTAL COMMISSION

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

Filed: 8/1/3
49th Day: 9/19/3
180th Day: 1/28/4
Staff: CP-LB
Staff Report: 9/18/3
Hearing Date: October 7, 2003
Commission Action:



CP

Tu17d**RECORD PACKET COPY****STAFF REPORT: PERMIT AMENDMENT**

APPLICATION NUMBER: 5-03-312-A1 (Amending Permit P-77-2404)

APPLICANT: Arnold Nelson

AGENT: George Pada

PROJECT LOCATION: 439 Carroll Canal, Venice, City of Los Angeles, Los Angeles Co.

PROJECT DESCRIPTION: Remodel and addition (including new roof) to an existing 25-foot high single family residence on a canal-fronting lot, resulting in a two-story, 30-foot high, 1,606 square foot single family residence with an attached two-car garage; and modify condition of prior permit P-77-2404 imposing a 25-foot height limit.

Lot Area	2,400 square feet
Building Coverage	1,248 square feet
Pavement Coverage	600 square feet
Landscape Coverage	552 square feet
Parking Spaces	3
Zoning	RW-1
Plan Designation	Single Family - Waterway
Ht above final grade	30 feet

LOCAL APPROVAL: City of Los Angeles Planning Department Approval, Case No. DIR-2003-2082, 5/27/2003.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Los Angeles certified Venice Land Use Plan, 6/14/01.
2. Coastal Development Permit P-78-2987 (Ofsanko & Argyropoulos).
3. Coastal Development Permit Amendment 5-01-485-A1 (Danieri).
4. Coastal Development Permit Amendment 5-02-047-A1 (Rubin).
4. Coastal Development Permit Amendment 5-03-077-A1 (Pickett).

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission grant a permit amendment to update the applicable building height limit (replace the obsolete 25-foot limit with the current 30-foot limit set forth in the certified Venice Land Use Plan) and to approve the proposed remodel and addition. The applicant agrees with the recommendation. **See Page Two for Motion.**

PROCEDURAL NOTE:

The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) The Executive Director determines that the proposed amendment is a material change,
- 2) Objection is made to the Executive Director's determination of immateriality, or
- 3) The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

In this case, the Executive Director has determined that the proposed amendment is a material change which affects conditions required for the purpose of protecting a coastal resource or coastal access. If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. [Title 14 California Code of Regulations 13166].

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution to **APPROVE** the permit amendment request with special conditions:

MOTION

"I move that the Commission approve the proposed amendment to Coastal Development Permit Amendment P-77-2404 (5-03-312-A1) pursuant to the staff recommendation."

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment and 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 Approval

The Commission hereby approves the coastal development permit amendment on the ground that the development as amended 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 amendment 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 amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended 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

Note: The following Special Conditions supercede and replace Special Condition One of Coastal Development Permit P-77-2404 (Exhibit #6, p.3).

1. Permeable Yard Area

In order to maintain an open and visible access corridor, to enhance visual quality, and to preserve the water quality and biological productivity of the canals, an uncovered and permeable yard area totaling no less than 450 square feet shall be maintained in the front yard area between the structure and the front (Carroll Canal) property line. As originally required by Coastal Development Permit P-77-2404, and as shown on **Exhibit #3 of the staff report dated 9/18/03**, the area within the required fifteen-foot front yard setback shall be maintained as the required permeable yard area. Uncovered means that no fill or building extensions (i.e. chimneys, balconies, stairs, trellises) shall be placed in or over the 450 square foot permeable yard area with the exception of fences (not to exceed 42 inches in height) or permeable decks.

2. Residential Density

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

3. Parking

A minimum of three parking spaces shall be provided and maintained on the site: two spaces in the garage and one uncovered area for parking on the driveway apron.

4. Building Height

No development is authorized within ten feet of the fronting canal property line (Carroll Canal) and within or above the required 450 square foot permeable front yard area, except as described in Special Condition One above. At a point ten feet landward of the fronting canal property line the maximum height of any structure shall not exceed 22 feet above the centerline of the rear alley. Beyond ten horizontal feet from the fronting canal property line, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of thirty (30') feet except for chimneys, ducts, and ventilation shafts which are limited to 35 feet. Roof deck railings, skylights, and roof equipment housings shall not exceed 42 inches above the thirty-foot height limit. This permit does not authorize any roof access structure above the thirty-foot height limit.

5. Drainage – Water Quality

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT, the applicant shall submit, for the review and approval of the Executive Director, drainage plans which provide for the following:

- a) During construction of the proposed project, no runoff, site drainage or dewatering shall be directed from the site into any canal.
- b) All construction equipment and materials shall be stored and managed in a manner to minimize the potential of pollutants to enter the canals.
- c) A one hundred cubic foot french drain shall be installed on the project site to reduce the amount of runoff that leaves the site.
- d) A drainage plan for the proposed single family residence which directs all runoff leaving the site away from the canals and into the City storm drain system.

The permittee and all successors in interest shall construct and maintain the approved development consistent with the drainage plans approved by the Executive Director.

6. Permit Compliance

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

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to remodel an existing two-story, 25-foot high single family residence in the Venice Canals neighborhood (See Exhibits). The proposed project, which includes minor additions to both floors and a new thirty-foot high pitched roof, result in a two-story, 30-foot high, 1,606 square foot single family residence (Exhibit #4). An attached two-car garage and the driveway apron, accessed from the rear alley, would provide three on-site parking spaces (Exhibit #3).

The Commission approved the original coastal development permit (P-77-2404) for the existing house on January 16, 1978 (Exhibit #6). Coastal Development Permit P-77-2404 imposed a set of special conditions that required the maintenance of a 450 square foot permeable front yard area, a 25-foot second story setback, and limited the building height to 25 feet (Exhibit #6, p.3).

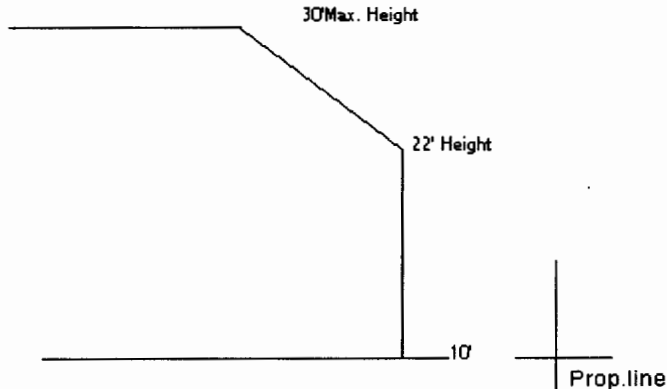
In order to do the proposed work, Special Condition One of the original 1977 coastal development permit must be amended. Specifically, the applicant is requesting Commission approval to replace the originally required 25-foot height limit with the current 30-foot height limit for the area set forth in the certified Venice Land Use Plan (LUP). The applicant is proposing to maintain the originally required 450 square foot permeable front yard area and 25-foot second story setback as part of the currently proposed project (Exhibits #3&4). Therefore, the proposed project does not affect the deed restriction that was recorded pursuant to Special Condition Two of Permit P-77-2404, which requires the maintenance of the 450 square foot permeable front yard area and the 25-foot second story setback.

The project site is a 2,400 square foot lot situated on the northern bank of Carroll Canal in the Venice Canals residential area (Exhibit #2). The neighborhood is comprised of both old and new one, two and three-story single family residences, and a few non-conforming duplexes. Public sidewalks currently provide public access along all banks of the canals (Exhibit #3).

The current applicant built the existing house in 1978 after obtaining Coastal Development Permit P-77-2404 (Nelson), which included a set of special conditions that imposed the building standards for the neighborhood at that time (Exhibit #6). In 1977-78, the Commission was applying different planning criteria to new residential construction, including a 25-foot height limit that has since been eliminated (c.1979) in favor of the current building standards (See Section B below).

The Commission is no longer requiring 25-foot height limits or 25-foot second story setbacks for houses along the Venice Canals, and now routinely approves thirty-foot high structures within a building envelope that the certified Venice LUP defines as follows:

Height: Not to exceed 22 feet for any portion within 10 feet from the canal property line. Thereafter, an ascending height equal to one half the horizontal depth from this 10-foot line with a maximum height of 30 feet. (See Figure 1 below).



In addition, the certified Venice LUP also requires that all new houses maintain a permeable yard area equal to fifteen times the width of the lot ($15' \times 30' = 450$ sq.ft.) between the canal property line and the front of the house. The existing house with the proposed additions, not exceeding thirty feet in height, would conform to the Commission's current building standards and the certified Venice LUP.

Therefore, the proposed additions and the permit amendment are consistent with past Commission approvals in the Venice Canals neighborhood since 1980 (See *Section B below*). Commission approval of the permit amendment to replace the obsolete building standards with the current building standards (including the thirty-foot height limit) set forth in the certified Venice Land Use Plan (LUP) would also be consistent with prior Commission actions on other homes in the area that have older permits with similar obsolete conditions [See Coastal Development Permit 5-86-930/P-8279 (Wood) & Permit Amendments 5-01-485-A1 (Danieri), 5-02-047-A1 (Rubin) & 5-03-077-A1 (Pickett)].

B. Community Character

The Commission has recognized in both prior permit and appeal decisions that the Venice Canals are a unique coastal resource [e.g. Coastal Development Permit 5-91-884 (City of Los Angeles)]. In 1980, the Commission adopted the Regional Interpretive Guidelines for Los Angeles County which included specific building standards for the various Venice neighborhoods, including the Venice Canals neighborhood situated north of Washington Boulevard where the proposed project is located. These building standards, which apply primarily to density, building height, parking, and protection of water quality, reflect conditions imposed in a series of permits heard prior to 1980. The 25-foot height limit imposed on canal-fronting homes prior to 1980 was not adopted as part of the Commission's Regional Interpretive Guidelines for Los Angeles County. The Commission has consistently applied these density, height and parking standards to development in the Venice coastal zone in order to protect public access to the beach and to preserve the special character of the area.

On October 29, 1999, the Los Angeles City Council adopted a proposed Land Use Plan (LUP) for Venice and submitted it for Commission certification as part of the City's effort to develop a certified Local Coastal Program (LCP) for Venice. On November 14, 2000, the Commission approved the City's proposed LUP for Venice with suggested modifications. On March 28,

2001, the Los Angeles City Council accepted the Commission's suggested modifications and adopted the Venice LUP as the Commission on November 14, 2000 approved it. The Commission on June 14, 2001 officially certified the Venice LUP.

The Commission-certified LUP for Venice contains updated and revised building standards for the various Venice neighborhoods, including the Venice Canals neighborhood where the proposed project is situated. The policies and building standards contained in the Venice LUP reflect the Commission's prior actions in the area, the Commission's 1980 Interpretive Guidelines, and the existing unique character of the area.

Although the standard of review for the proposed development is the Chapter 3 policies of the Coastal Act, the Commission-certified LUP for Venice now provides specific guidance for the Commission's interpretation of the relevant Chapter 3 policies. Special conditions are imposed on coastal development permits to ensure that proposed development is approved only if found to be consistent with the Coastal Act. In order to mitigate the identified impacts, the appropriate special conditions have also been applied to this permit amendment.

Section 3025I of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas....

In order to protect public access, community character and visual quality in the Venice Canals neighborhood situated north of Washington Boulevard where the proposed project is located, the Commission has consistently limited residential density and structural height, and has required the provision of yard areas and structural setbacks from the canals [e.g. Coastal Development Permit 5-95-043 (Chamorro)]. On June 14, 2001, the Commission certified the following policy as part of the Venice LUP in order to regulate residential development in the Venice Canals neighborhood.

Venice Land Use Plan Policy I.A.4.a states:

a. Venice Canals

Use: Single-family dwelling / one unit per lot

Density: One unit per 2,300 square feet of lot area. Lots smaller than 5,000 square feet shall not be subdivided. Lots larger than 2,300 square feet shall not be combined.

Buffer/Setback: In order to provide a setback for access, visual quality, and to protect the biological productivity of the canals, an average setback of 15 feet, but not less than 10 feet, shall be maintained in the front yard adjacent to the canal property line.

Yards: An open, permeable yard of at least 450 square feet for a 30-foot wide lot, and at least 600 square feet for a 40-foot wide lot, shall be maintained between the canal property line and the front of any structure. A minimum 10-foot front yard setback, with a required 15-foot setback average, shall provide the required permeable front yard area. No fill nor building extensions, including stairs and balconies, shall be placed in or over the required permeable front yard area with the exception of 42-inch high fences or permeable decks at grade (no more than 18" high).

Height: Not to exceed 22 feet for any portion within 10 feet from the canal property line. Thereafter, an ascending height equal to one half the horizontal depth from this 10-foot line with a maximum height of 30 feet. Roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of the fronting canal. Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

As discussed below, the proposed project complies with the standards contained in the above-stated LUP policy. The applicant has designed the proposed project in compliance with the above-stated building standards in order to obtain the required permit amendment. The applicant is not requesting any variances from the Commission's current building standards, nor is the applicant proposing to maintain any non-conforming development in the site.

Residential Density

In order to protect public access to the shoreline and to preserve the character of the Venice Canals neighborhood, the Commission has consistently limited residential density to one unit per lot. The Venice LUP limits residential density in the project area to one unit per lot. The applicant proposes to maintain the existing use on the property which is the single family residence approved by the Commission in 1978 (Coastal Development Permit P-77-2404). Therefore, the proposed project conforms to the Commission's density limit for the site, the density limit of the Venice LUP, and is consistent with the provisions of Section 30251 of the Coastal Act.

Building Height

Building height and bulk can also affect the scenic and visual qualities of coastal areas. In prior actions, the Commission and the City have both consistently limited the height of structures in order to preserve the character of the Venice area. Development immediately adjacent to Ballona Lagoon and the Venice Canals has been limited to a height thirty feet (within sixty feet of the Esplanade) in order to provide more air space for bird flyways and to enhance public recreation by protecting the waterways from a canyon effect created by taller buildings [e.g. Coastal Development Permit 5-00-018 (Orenstein)]. The Commission-certified Venice LUP maintains the historic thirty-foot height limit for all development in the Venice Canals neighborhood.

The existing two-story house is 25 feet high. The height will be increased to the current height limit of thirty feet (Exhibit #5). The current thirty-foot height limit of the Venice LUP is added as a condition of the permit amendment to replace the prior permit's 25-foot height limit that is now obsolete. Therefore, the permit amendment is conditioned to limit the height of the single family residence to a maximum of thirty feet above the elevation of the adjacent alley (with a lower ascending height for the portion of the structure fronting Carroll Canal). No portion of the structure is permitted to exceed thirty feet in height above the elevation of the alley, except for chimneys, ducts and ventilation shafts which are limited to 35 feet. Any proposed increase in height shall be submitted to the Executive Director to determine whether an amendment to this action is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.

Therefore, the Commission finds that the proposed project as conditioned conforms to the Commission's height limit, the Venice LUP and Section 30251 of the Coastal Act. As conditioned, the scenic and visual qualities of the area will not be negatively impacted by the proposed project.

Building Setback

Buildings in Venice have been required to be setback from waterways in order to enhance visual quality and public recreation, protect marine resources, and to provide an area on the site for water percolation. Commission-approved development adjacent to the Venice Canals has been consistently required to provide an open and permeable yard (at least 450 square feet for a thirty-foot wide lot, and at least six hundred square feet for a forty-foot wide lot) between the lagoon/canal property line and the front of any structure. A minimum ten-foot front yard setback, with a required fifteen-foot setback average on any lot provides the required permeable front yard area. No building extensions, including stairs and balconies, are permitted to be placed in or over the required permeable front yard area with the exception of permeable decks. The Venice LUP includes this permeable yard and setback requirement for all development proposed along the Venice Canals.

The applicant is proposing to maintain the originally required 450 square foot permeable front yard area and 25-foot second story setback as part of the currently proposed project (Exhibits #3&4). Therefore, the proposed project does not affect the deed restriction that was recorded pursuant to Special Condition Two of Permit P-77-2404, which requires the maintenance of the 450 square foot permeable front yard area and the 25-foot second story setback (Exhibit #6, p.3). Therefore, the proposed front yard setback is consistent with prior Commission approvals and the requirements of the Venice LUP. As conditioned to maintain the originally required permeable yard area, the proposed project consistent with the provisions of Section 30251 of the Coastal Act.

C. Public Access and Recreation

One of the basic goals stated in the Coastal Act is to maximize public access and recreation along the coast. A public sidewalk currently exists on the canal bank situated between the project site and the waters of Carroll Canal (Exhibit #3). The existing sidewalk is part of a continuous City right-of-way system that provides public access and recreational opportunities along all the Venice waterways. The Coastal Act and the policies of the certified Venice LUP

protect public access to and along the banks of the Venice Canals. The proposed project will not interfere with the existing public walkway along Carroll Canal. Therefore, the Commission finds that the proposed project is consistent with the public access and recreation policies of the Coastal Act.

D. Marine Resources and Water Quality

The Commission has found that Ballona Lagoon and the Venice Canals are sensitive habitat areas that must be protected from negative impacts associated with development. The Venice Canals are located up stream from Ballona Lagoon, within the Ballona Wetlands system. The introduction of urban runoff, including pesticides, garden fertilizers, and runoff from impervious surfaces, can reduce the water quality of the canals which directly impacts the biological productivity of the system. The Ballona Wetlands system is habitat for many species of marine biota, including the state and federally listed endangered least tern.

The proposed work will be occurring in a location where there is a potential for a discharge of polluted runoff from the project site into coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be carried into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction and post-construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters and for the use of on-going best management practices following construction. As conditioned, the Commission finds that the development conforms with Sections 30230 and 32031 of the Coastal Act.

E. Parking

The Commission has consistently found that a direct relationship exists between residential density, the provision of adequate parking, and the availability of public access to the coast. Section 30252 requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities.

Section 30252 of the Coastal Act states, in part:

The location and amount of new development should maintain and enhance public access to the coast by... (4) providing adequate parking facilities....

Some of the older developments in the Venice Canals area do not provide adequate on-site parking. The availability of parking on the public streets is reduced by the fact that the streets in this neighborhood are primarily waterways and narrow alleys. The small amount of parking area that may be available for the general public on the surrounding streets is being used by guests and residents of the area. As a result, there is a parking shortage in the area and public access has been negatively impacted by the difficulty in finding a parking space.

To mitigate this problem, the Commission has consistently conditioned new development within the canals to provide a rear setback of at least nine feet for guest parking or to make other provisions for guest parking. The required rear setback for guest parking is in addition to

the Commission's other parking standards which require the provision of at least two parking spaces per residence. The parking policies contained in the certified Venice LUP include this requirement.

The proposed project provides an adequate parking supply for the proposed single family residence by providing a two-car garage, and a 24-foot rear ground floor setback for guest parking on the driveway apron (Exhibit #4). Therefore, the proposed project conforms to the Commission's parking standards for the Venice Canals area which require two parking spaces per residential unit and provisions for guest parking. The permit amendment is conditioned to ensure the continued provision of adequate on-site parking (three spaces per single family residence), and that the permitted use of the approved structure is a single family residence. Any proposed change in the number of units or change in use shall be submitted to the Executive Director to determine whether a permit amendment is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.

The condition regarding residential density is necessary to ensure that a parking deficiency does not occur as a result of creating additional residential units. A parking deficiency would reduce the availability of on-street parking for visitors, and as a result, reduce the ability of the public to access the coast. The Commission finds that, only as conditioned to ensure the continued provision of adequate on-site parking, is the proposed project consistent with the public access policies of the Coastal Act.

F. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

- (a) Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

G. 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.

The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

End/cp

VENICE, CA



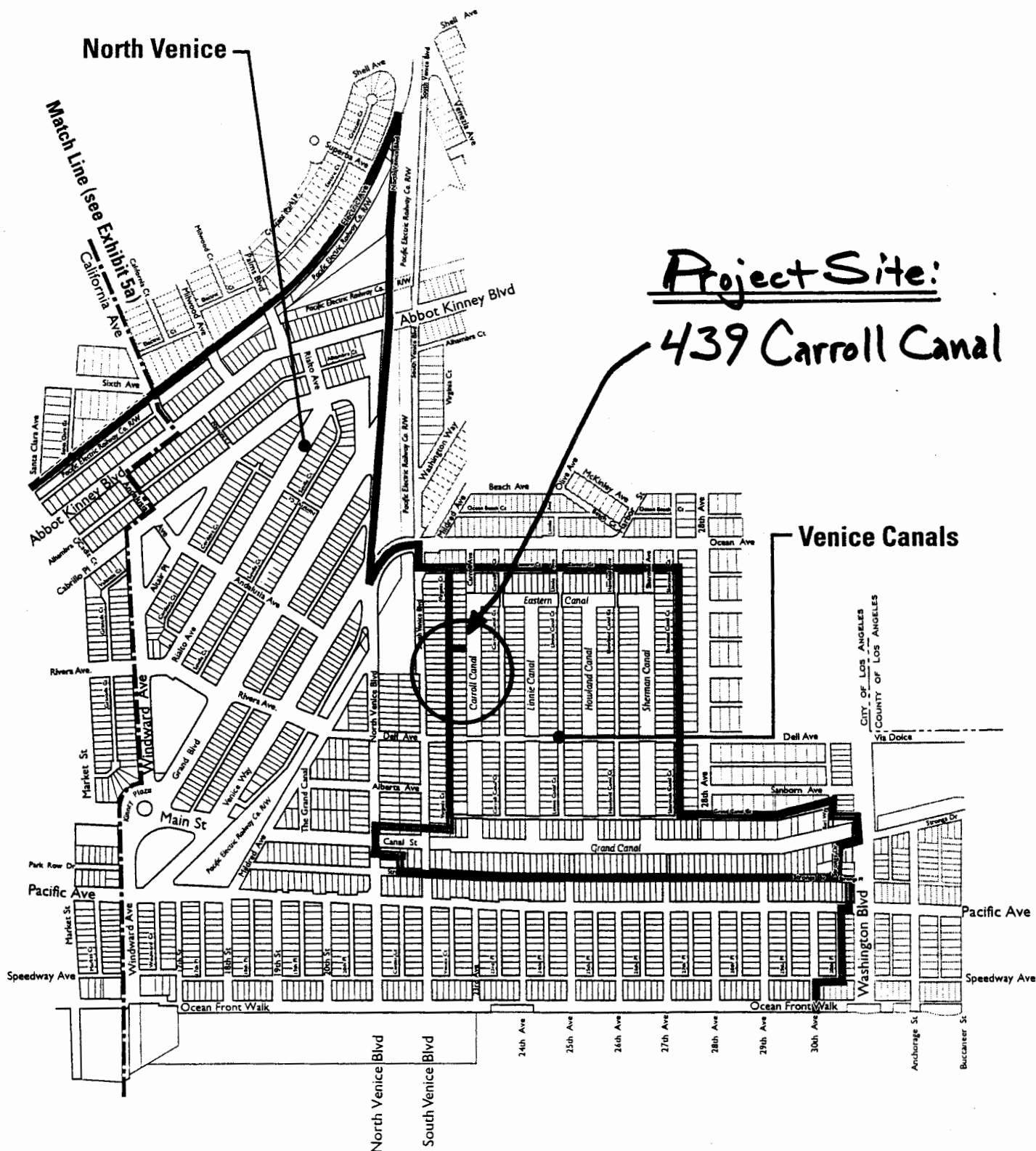
Site:

439 Carroll Canal

COASTAL COMMISSION
5-03-312-A1

EXHIBIT # 1

PAGE 1 OF 2



COASTAL COMMISSION
5-03-312-A1

Exhibit 5b
Subarea: North Venice • Venice Canal

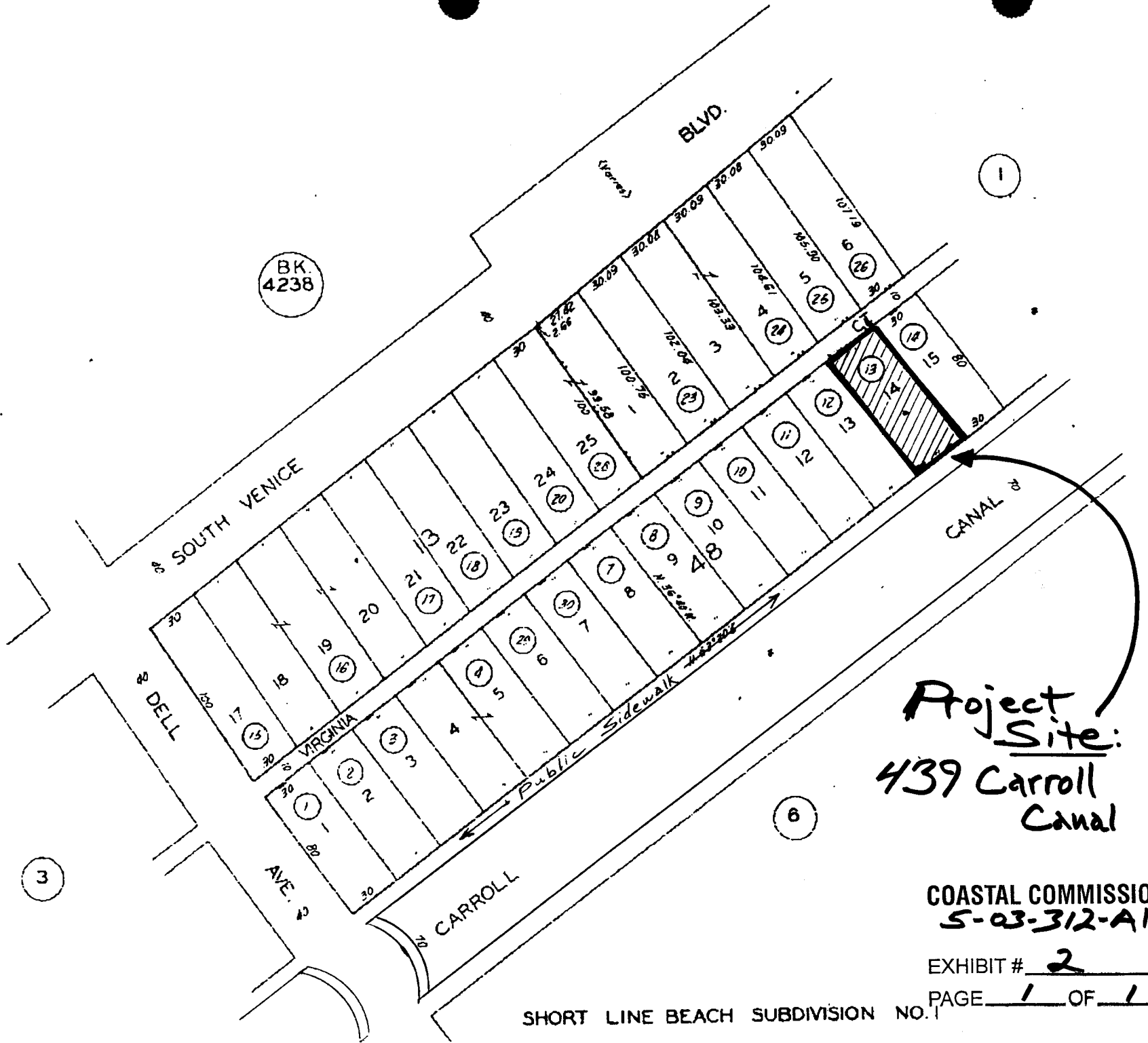
EXHIBIT # 1
PAGE 2 OF 2

4227 2

SCALE 1" = 60'



BK.
4238



Project
Site:
439 Carroll
Canal

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S-03-312-A1

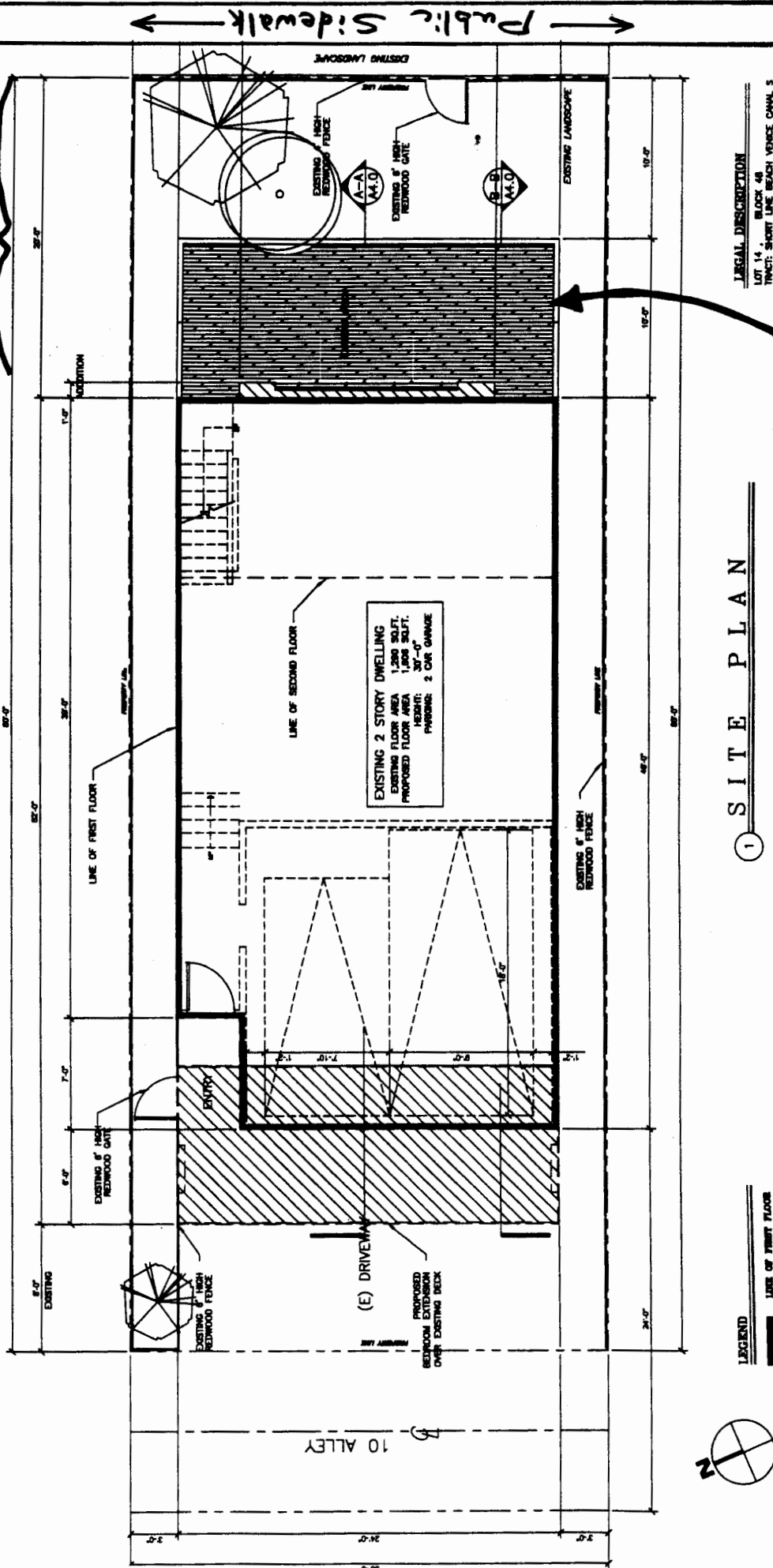
EXHIBIT # 2

PAGE 1 OF 1

SHORT LINE BEACH SUBDIVISION NO. 1

CODE
67

→ Public Sidewalk →



LEGAL DESCRIPTION

LOT 14, BLOCK 48
TRACT: SHORT LINE BEACH VENECE CANAL S
APN:4227002013

SITE PLAN

①

Permanble Deck.

LEGEND

LINE OF FIRST FLOOR

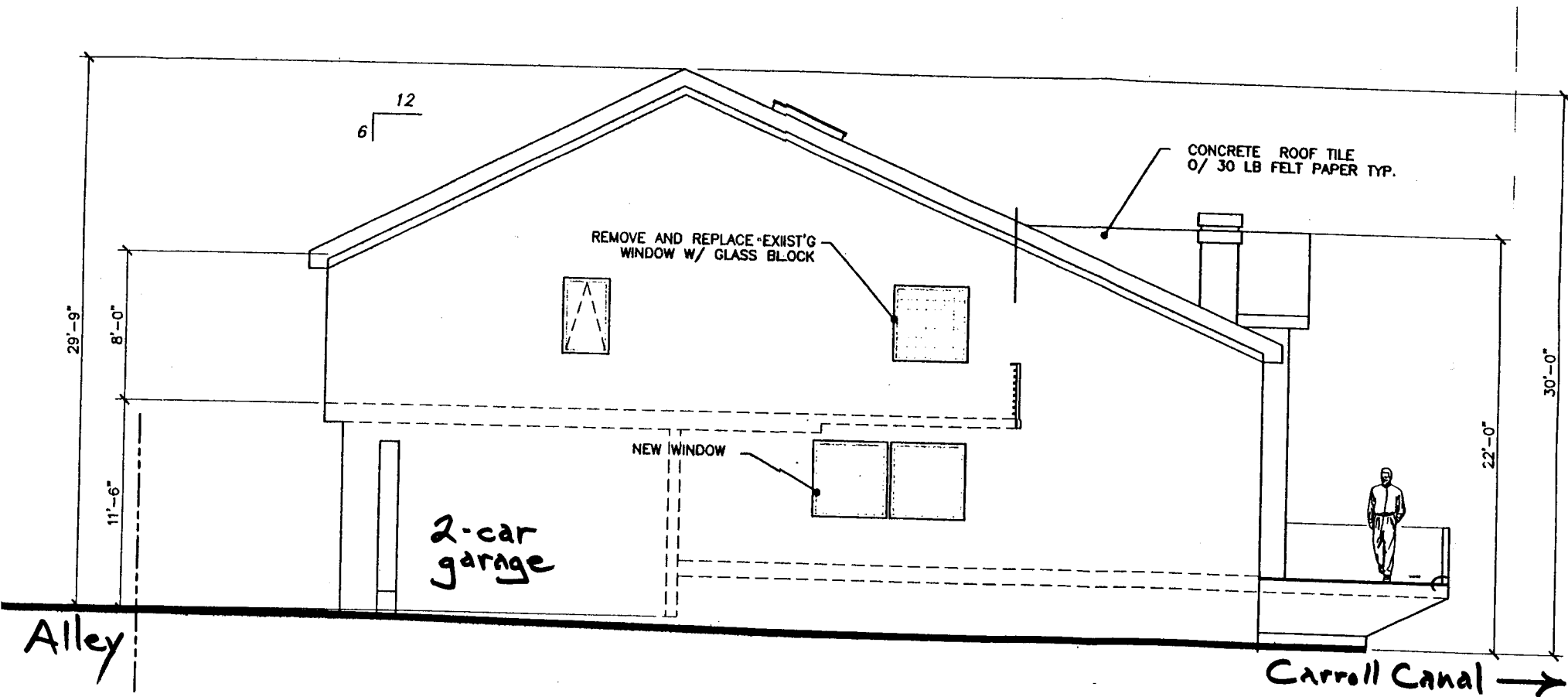
--- LINE OF SECOND FLOOR

WALL TO BE RAISED

COASTAL COMMISSION
5-03-312-A1

EXHIBIT # 3

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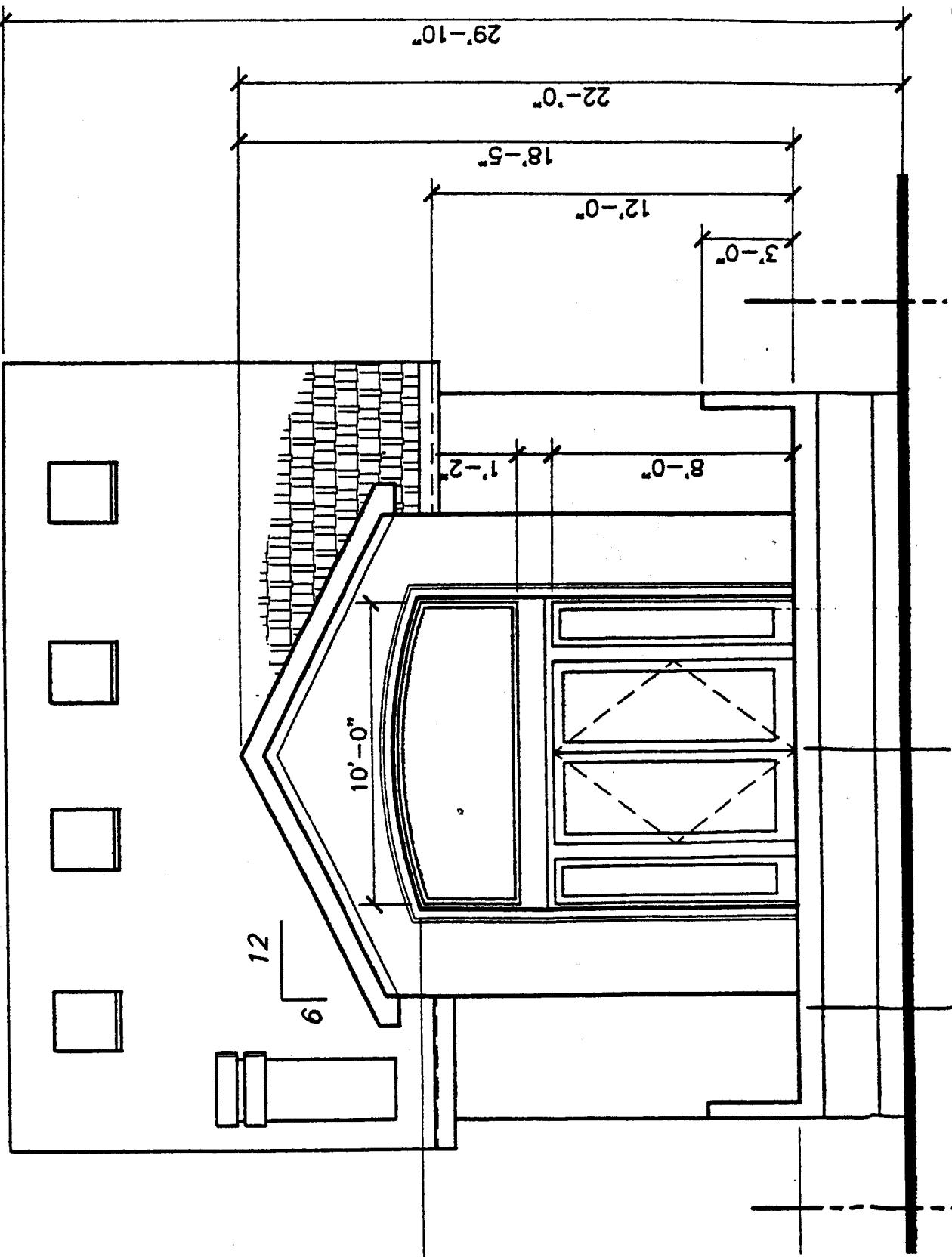
West Elevation

COASTAL COMMISSION
5-03-312-A1

EXHIBIT # 4

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30' MAX.



COASTAL COMMISSION
5-03-312-A1

South (Carroll Canal) Elevation

EXHIBIT # 5
PAGE 1 OF 1

CALIFORNIA COASTAL COMMISSION
SOUTH COAST REGIONAL COMMISSION

666 E. OCEAN BOULEVARD, SUITE 3107

P.O. BOX 1450

LONG BEACH, CALIFORNIA 90801

(213) 590-5071 (714) 846-0648



COASTAL DEVELOPMENT PERMIT

Application Number: P-12-13-77-2404Name of Applicant: Arnold Nelsonc/o Icap/Hamer, 12413 Ventura Court, Studio City, CA 91604Permit Type: ☐ Emergency
☒ Standard
☐ AdministrativeDevelopment Location: 439 Carroll Canal, Venice, CADevelopment Description: Construct a two-story, single-family dwelling,
not to exceed 25 feet above centerline of frontage road, with conditions.I. The proposed development is subject to the following conditions imposed
pursuant to the California Coastal Act of 1976:

See attached Page 3 for conditions.

COASTAL COMMISSION

5-03-312-A1
EXHIBIT # 6

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1043

Condition/s Met On _____

By

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II. The South Coast Commission finds that:

A. The proposed development, or as conditioned:

1. The developments are in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976 and 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 of the California Coastal Act of 1976.
2. If located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.
3. There are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available for imposition by this Commission under the power granted to it which would substantially lessen any significant adverse impact that the development, as finally proposed may have on the environment.

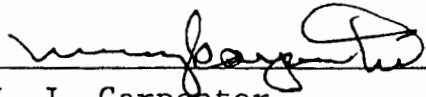
III. Whereas, at a public hearing, held on January 16, 1978 at Torrance by a unanimous ~~xx~~ vote permit application number P-12-13-77-2404 is approved.

IV. This permit may not be assigned to another person except as provided in Section 13170, Coastal Commission Rules and Regulations.

V. This permit shall not become effective until a COPY of this permit has been returned to the Regional Commission, upon which copy all permittees or agent(s) authorized in the permit application have acknowledged that they have received a copy of the permit and have accepted its contents.

VI. Work authorized by this permit must commence within two years from the date of the Regional Commission vote upon the application. Any extension of time of said commencement date must be applied for prior to expiration of the permit.

VII. Issued on behalf of the South Coast Regional Commission on March 17, 197 8.


M. J. Carpenter
Executive Director

I, _____, permittee/agent, hereby acknowledge receipt of Permit Number P-12-13-77-2404 and have accepted its contents.

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(date)

(signature)

Prior to issuance of permit, applicant shall submit:

1. revised plans which conform to the following guidelines:
 - a. drainage plan which prevents any runoff into the canal and disposes of all but the heaviest storm flows on-site in a French drain (gravel filled well);
 - b. compliance with the 1.1 criteria;
 - c. 25 foot height limit measured from centerline of the alley;
 - d. a rear setback not less than nine feet or other provision for guest parking;
 - e. create a pervious front yard adjacent to the canal equivalent in size to a 15 foot front setback. In order to achieve variation, one portion of the house up to 15 feet wide may extend to within 10 feet of the canal property line as long as a yard area of at least 450 sq. ft. is maintained adjacent to the canal property line free of all structures except for fences less than 3.5 feet and pervious decks at grade.
 - f. In all events, except for corner lots (lots bounded on two sides by canals), all portions of the second story shall be set back a minimum of 25 feet from the canal property line;
 - g. nothing in this permit implies approval of any construction on city property except for removable fences less than 3½ feet in height that do not impede access along the sidewalks;
 - h. on corner lots (lots bounded on two sides by canals) an uncovered deck a minimum of 240 sq. ft. in area on the second story along the longest canal frontage may substitute for five feet of the second-story setback along the narrowest canal frontage; and
2. submit a deed restriction for recording:
 - a. that provides for the maintenance of the 450 sq. ft. pervious yard area adjacent to the canal property line, free of all structures except for fences and pervious decks at grade; and
 - b. that prohibits any extension of the second story closer than 25 feet to the canal property line except that said 25 feet may be modified to 20 feet when the option allowed in condition 1(h) is exercised.

* * *

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