

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Filed: 1/7/2003
 49th Day: 2/25/2003
 180th Day: 7/6/2003
 Staff: CP-LB
 Staff Report: 1/13/2003
 Hearing Date: February 7, 2003
 Commission Action:

**Item F4c****RECORD PACKET COPY****STAFF REPORT: CONSENT CALENDAR**

APPLICATION NUMBER: 5-03-003

APPLICANT: Amy Goldstein **AGENT:** Steven Ehrlich, Architect

PROJECT LOCATION: 2800-2806 Strongs Drive (Lot Nos. 46 & 47 of Block 35 of Short Line Beach Venice Canal Subdivision), Venice, City of Los Angeles, Los Angeles County.

PROJECT DESCRIPTION: Demolition of a two-story, 810 square foot single family residence that exists on two abutting canal-fronting lots, and construction of a 30-foot high, three-level, 3,238 square foot single family residence (with an attached two-car garage) on Lot No. 46. A swimming pool, landscaped yard, and 10-foot high wooden trellis are proposed on Lot No. 47.

Lot Area	5,400 square feet (2 lots)
Building Coverage	1,518 square feet (Lot No. 46)
Pavement Coverage	1,187 square feet (2 lots)
Landscape Coverage	2,695 square feet (2 lots)
Parking Spaces	3 (on Lot No. 46)
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. **DIR2002-1670-M1** (SPP/MEL), 1/6/2003.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Los Angeles certified Venice Land Use Plan, 6/14/01.
2. Coastal Development Permit Application File No. 5-02-153 (Goldstein).
3. Coastal Development Permit Appeal No. 74-75 (Argyropoulos).
4. Coastal Development Permit 5-95-034 (Caplan/Groening).

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to permeable yard area, density, parking, building height, drainage, future improvements and permit compliance. The applicant agrees with the recommendation. **See Page Two for Motion.**

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

MOTION: *"I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations."*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. An affirmative vote by a majority of the Commissioners present is needed to pass the motion.

I. Resolution: 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 of the Coastal Act. 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. 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 900 square feet shall be maintained in the front yard area between the structure and the front (Grand Canal) property line, as generally shown on **Exhibit #4 of the 1/13/03** staff report. Uncovered means that no fill or building extensions (i.e. chimneys, balconies, stairs, trellises) shall be placed in or over the 900 square foot permeable yard area with the exception of fences (not to exceed 42 inches in height) and permeable decks at grade (not to exceed 18 inches in height). The precise boundaries of the area that must be maintained as an uncovered and permeable yard area will be described and depicted in the exhibit attached to the Notice of Intent that the Executive Director issues for this coastal development permit.

PRIOR TO ISSUANCE, BY THE EXECUTIVE DIRECTOR, OF THE NOTICE OF INTENT FOR THIS COASTAL DEVELOPMENT PERMIT, and prior to recording of the deed restriction required by Special Condition Eight below, the applicant shall provide a site plan, subject to the approval of the Executive Director, which complies with all of the above terms of this condition and clearly identifies the location of the required permeable yard area in accordance with the general description of that area shown on **Exhibit #4 of the 1/13/03** staff report. Once the Executive Director approves the site plan, that site plan will be included as an exhibit to the Notice of Intent that the Executive Director issues for this coastal development permit.

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 an area for parking a third vehicle on the driveway apron.

4. Building Height

No development is authorized within ten feet of the fronting canal property line (Grand Canal) and within or above the required 900 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 feet (30') except for chimneys, ducts, and ventilation shafts which are limited to 35 feet. Roof deck railings and roof

equipment housings shall not exceed 42 inches above the thirty-foot height limit. This permit does not authorize any roof access to exceed the thirty-foot height limit.

5. Drainage – Water Quality

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, 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 or street that drains into a canal, unless specifically authorized by the California Regional Water Quality Control Board.
- 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 collect and 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.
- e) No water from any pool or spa shall be discharged into any canal or street that drains into a canal.

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

6. Future Improvements

This coastal development permit is only for the development described in Coastal Development Permit 5-03-003. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply. Accordingly, any future improvements to the single family residence and other development authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Code Section 30610(d) and Title 14 California Code of Regulations Section 13252(a)-(b), shall require an amendment to Coastal Development Permit 5-03-003 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

7. Permit Compliance

All development must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions. Any deviation from the approved plans, no matter how minor, must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.

8. Deed Restriction

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcels governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this coastal development permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the entire parcels governed by this coastal development permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this coastal development permit shall continue to restrict the use and enjoyment of the subject property so long as either this coastal development permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The proposed project involves two abutting lots situated on the west bank of Grand Canal: Lot Nos. 46 and 47 of Block 35 of Short Line Beach Venice Canal Subdivision (Exhibit #2, p.2). The 5,400 square foot site (two 2,700 sq. ft. lots) is currently occupied by a two-story, 1,620 square foot single family residence and landscaping (Exhibit #3). According to the applicant, the existing house was built across the lot line (the line between the two abutting lots) in the 1920s.

The applicant proposes to demolish the existing house, and to construct a thirty-foot high, three-level, 3,238 square foot single family residence on Lot No. 46. The proposed single family residence, which includes an attached two-car garage, would not cross the lot line between Lot Nos. 46 and 47 (Exhibit #4). A 10'x 40' swimming pool, ten-foot high wooden trellis, and a landscaped yard are proposed on Lot No. 47. In order to restrict future house additions from being built over the lot line, Special Condition Six requires that a permit amendment or new coastal development permit be obtained prior to any future improvements of the site.

The proposed single family residence, located entirely on Lot No. 46, is 23 feet wide. A six-foot side yard setback would be provided between the proposed house and the northern property line that the site shares with a neighboring property (Exhibit #4). A fifteen-foot front yard setback would be provided between the proposed single family residence and the front (Grand Canal) property line. The front yard setback area would be maintained as a 15'x 60' (900 square feet) permeable yard area. A permeable deck, not exceeding eighteen inches

above grade, and fences not exceeding 42 inches, are permitted within the fifteen-foot deep permeable yard area (Special Condition One).

Three on-site parking spaces are proposed: two spaces in the garage and an area for parking a third vehicle on the driveway apron (Exhibit #4). Vehicular access is gained from Strongs Drive, the only vehicular access to the site.

The proposed project conforms to the thirty-foot height limit, provides the required three on-site parking spaces, is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

B. Public Access

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. Public Recreation

The proposed development, as conditioned, does not interfere with public recreational use of coastal resources. The proposed development, as conditioned, protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development, as conditioned, is in conformity with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

D. Marine Resources and Water Quality

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 30231 of the Coastal Act.

E. Development

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

F. Environmentally Sensitive habitat Areas (ESHA)

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

G. Deed Restriction

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development.

H. Local Coastal Program

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. 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

I. California Environmental Quality Act (CEQA)

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



Site

2800-2806 Strong's Drive
On Grand Canal - VENICE

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EXHIBIT # /
PAGE / OF /

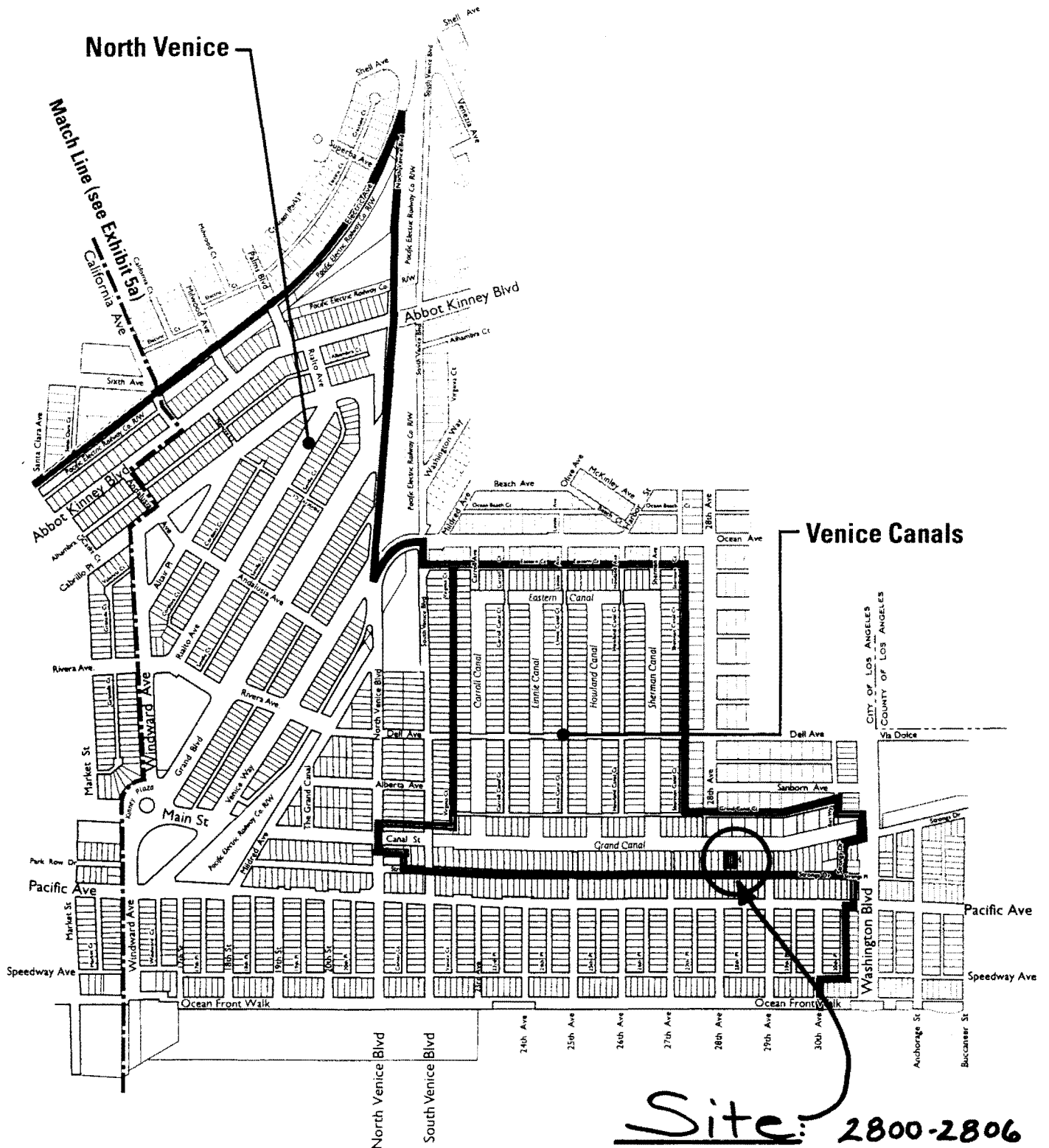
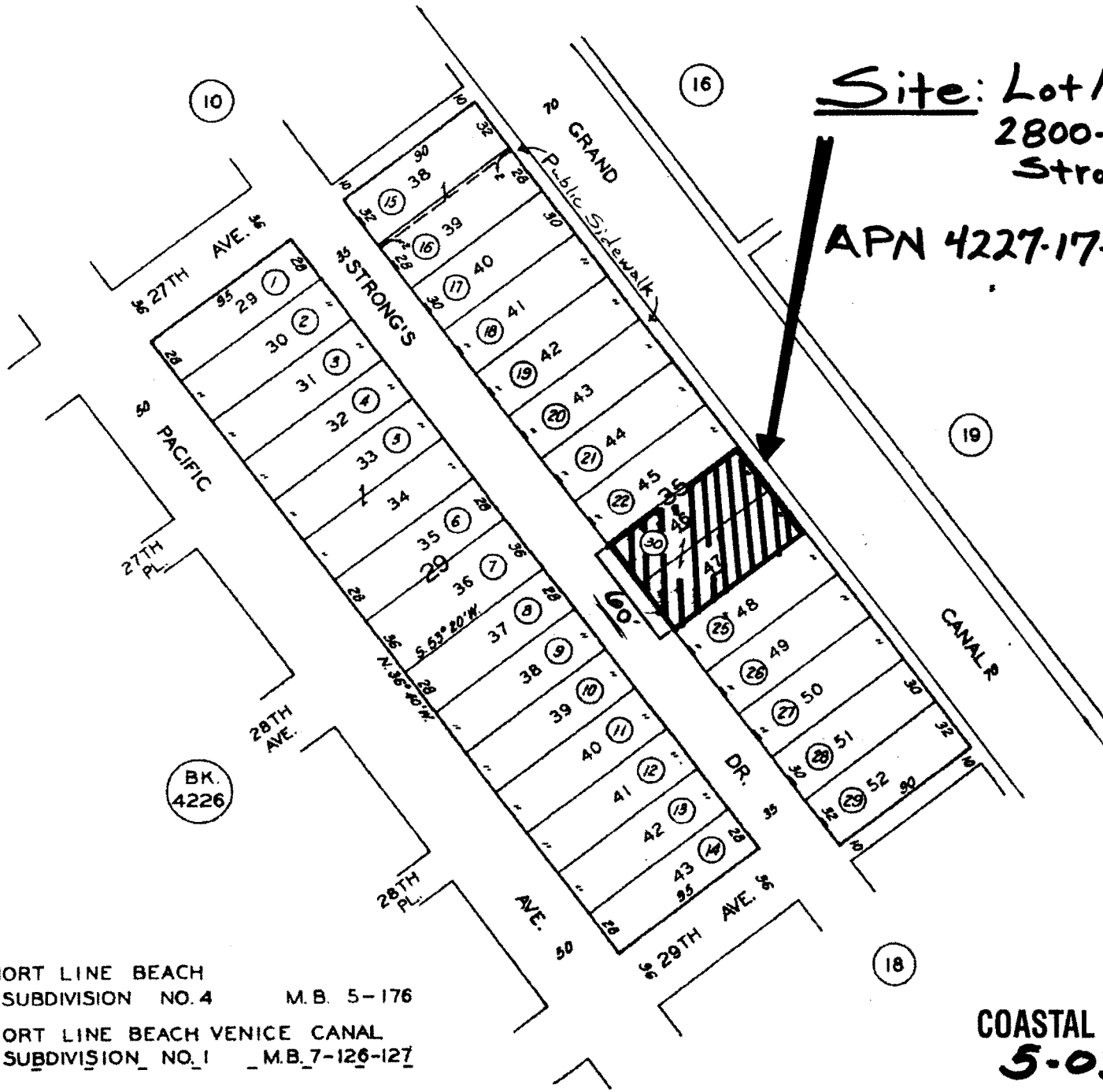


Exhibit 5b
 Subarea: North Venice • Venice Canals

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 EXHIBIT # 2 Not to Scale
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4227 | 17

SCALE 1" = 60'

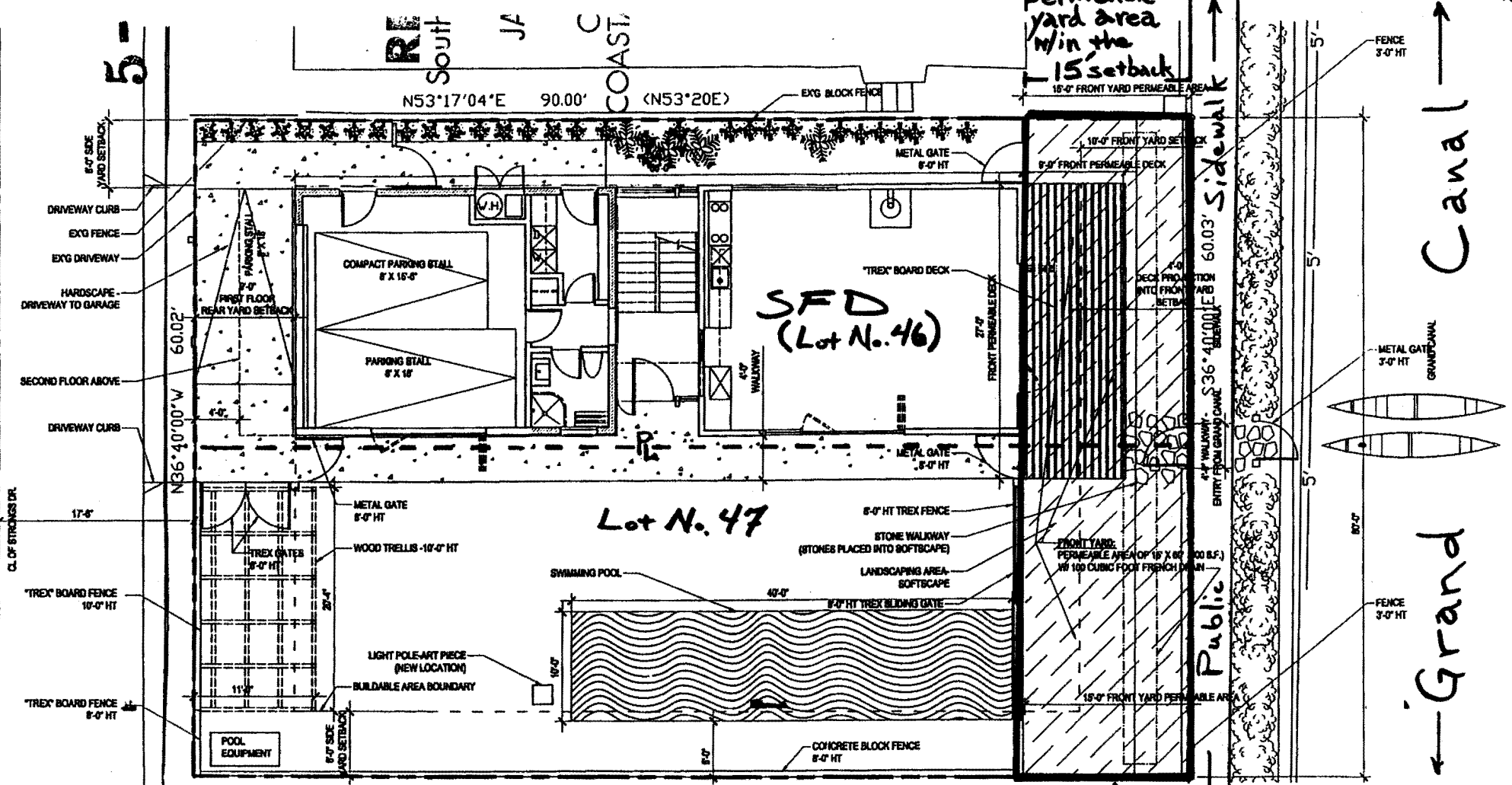


Site: Lot Nos. 46 & 47
 2800-2806
 Strongs Dr.
 APN 4227-17-30

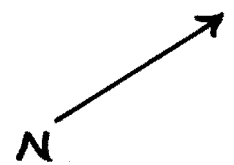
CODE 67
 SHORT LINE BEACH SUBDIVISION NO. 4 M.B. 5-176
 SHORT LINE BEACH VENICE CANAL SUBDIVISION NO. 1 M.B. 7-126-127

FOR PREV. ASSMT SEE:

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Proposed Site Plan
 Lot Nos. 46 & 47



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 EXHIBIT # 4
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← Grand Canal →

900 sq. ft.
 (15' x 60')
 permeable
 yard area
 w/in the
 15' setback

Public Sidewalk
 60.03' Sidewalk
 36' 40.00' EB
 4' WALKWAY
 ENTRY FROM GRAND CANAL

FENCE
 3'-0" HT

METAL GATE
 3'-0" HT

FENCE
 3'-0" HT

GRAND CANAL

5-

South COAST
 N53°17'04"E 90.00' (N53°20'E)

Lot N. 47

SFD
 (Lot N. 46)

15' setback

8'-0" SIDE YARD SETBACK
 DRIVEWAY CURB
 EXG FENCE
 EXG DRIVEWAY
 HARDSCAPE
 DRIVEWAY TO GARAGE
 SECOND FLOOR ABOVE
 DRIVEWAY CURB
 N36°40'00"W 60.02'
 4'-0"
 17'-0"
 CL. OF STROGGS DR.
 "TREX" BOARD FENCE 10'-0" HT
 "TREX" BOARD FENCE 8'-0" HT

6'-0" SIDE YARD SETBACK

METAL GATE 8'-0" HT
 WOOD TRELLIS -10'-0" HT
 TREX GATES 8'-0" HT
 LIGHT POLE-ART PIECE (NEW LOCATION)
 BUILDABLE AREA BOUNDARY

SHIMMING POOL
 40'-0"
 19'-0"
 8'-0" HT TREX BUILDING GATE
 CONCRETE BLOCK FENCE 8'-0" HT

8'-0" HT TREX FENCE
 STONE WALKWAY (STONES PLACED INTO SOFTSCAPE)
 LANDSCAPING AREA - SOFTSCAPE

FRONT YARD PERMEABLE AREA OF 15' X 60' (900 S.F.) W/ 100 CUBIC FOOT FRENCH MAIN

Public Sidewalk

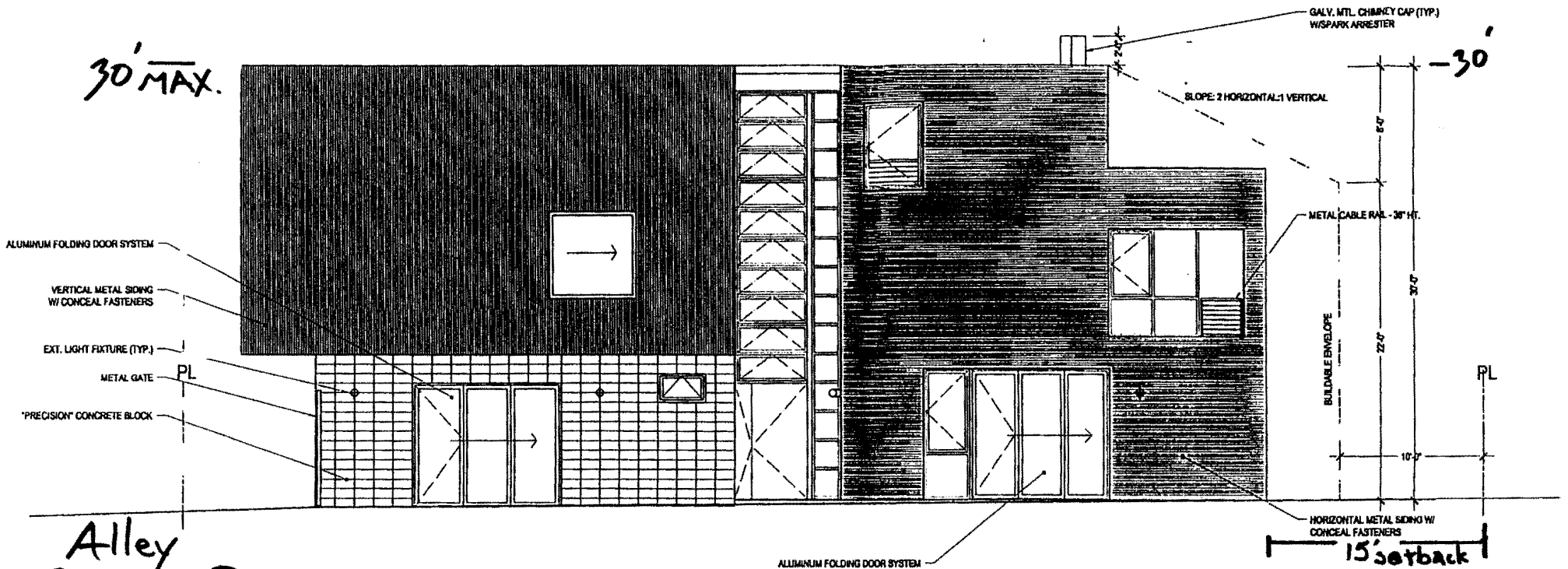
5'-0"

5'-0"

8'-0"

5'-0"

Grand Canal →

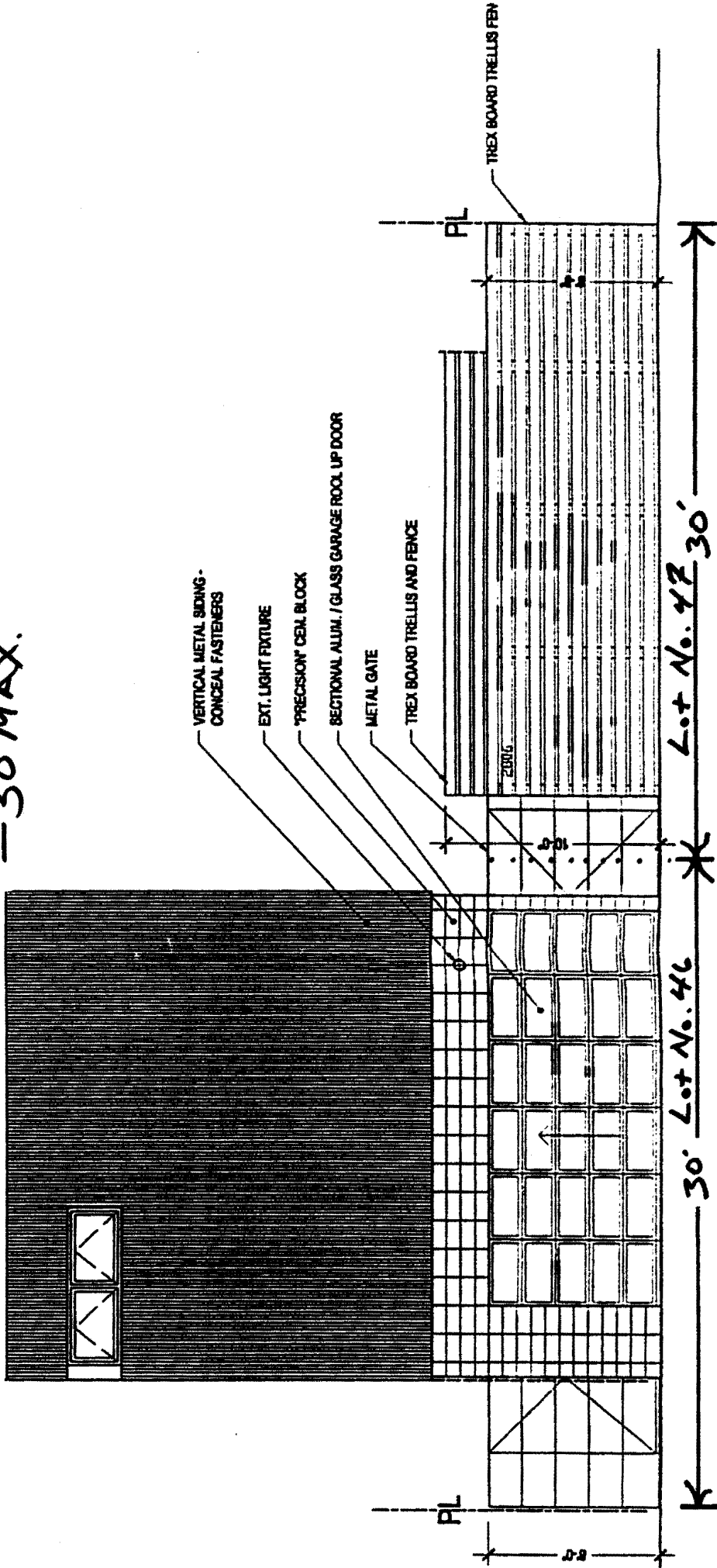


Alley Strong's Drive

Side Elevation of proposed SFD
(Lot No. 46)

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EXHIBIT # 5
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-30' MAX.



Rear Elevation - Strong's Drive

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EXHIBIT # 6

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GALV. MTL. CHIMNEY CAP (TYP.)
W/ SPARK ARRESTER

— 30' MAX.

ALUMINUM FOLDING DOOR SYSTEM

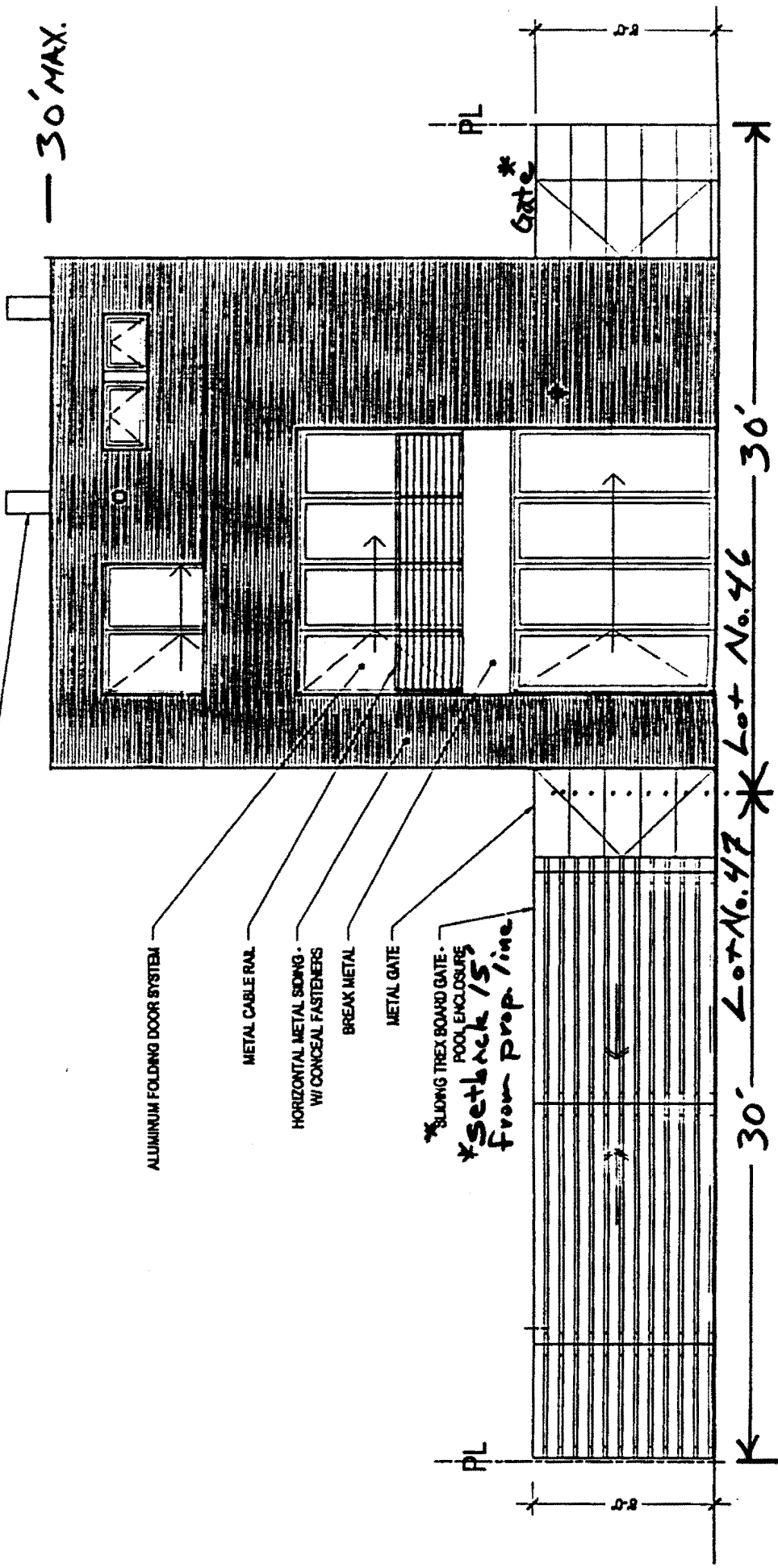
METAL CABLE RAIL

HORIZONTAL METAL SIDING
W/ CONCEAL FASTENERS

BREAK METAL

METAL GATE

* SLIDING TREX BOARD GATE -
POOL ENCLOSURE
* setback 15'
from prop. line



30' Lot No. 47 * Lot No. 46 30'

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EXHIBIT # 7

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Front Elevation - Grand Canal

