

CALIFORNIA COASTAL COMMISSION

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

Permit Application No. **5-03-163**

Date: June 19, 2003

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**W3d****ADMINISTRATIVE PERMIT****APPLICANT:** Paul Scibetta

RECORD PACKET COPY

PROJECT DESCRIPTION: Add 25-foot high, 495 square foot second floor master bedroom over an existing one-story detached garage on a 2,700 square foot canal-fronting lot with an existing one-story single family residence. A total of two on-site parking spaces are provided in the existing garage.

LOCATION: 2314 Grand Canal, Venice, City of Los Angeles, Los Angeles County.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Wednesday, July 9, 2003, 10:00 a.m.
Petaluma Sheraton (707) 283-2909
745 Baywood Drive
Petaluma, CA

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Charles R. Posner
Title: Coastal Program Analyst

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 term or 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.

SPECIAL CONDITIONS: See Page Five.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. Project Description

The proposed project involves the addition of a second floor living area to an existing one-story detached garage on a 2,700 square foot canal-fronting lot that is developed with a one-story single family residence (Exhibit #3). The proposed 495 square foot second floor addition would increase the height of the detached garage to 25 feet above the elevation of the alley (Exhibit #6). The two on-site parking spaces provided in the detached garage would continue to be maintained as the parking supply for the single family residence, which would not be altered by the proposed project.

The proposed second story addition to the detached garage, which does not include a kitchen, would be used as an additional master bedroom and bath for the existing single family residence on the site (Exhibits #3&4). The proposed second story addition to the detached garage would not be used, and is not permitted as, a separate or second residential unit. The proposed project is an addition to an existing single family residential use that does not change the density or increase the number of living units on the site.

The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, specifically the minimization of impervious surfaces on the project site. A 365 square foot permeable front yard is being maintained in the existing 10.5-to-fifteen-foot deep front yard setback area situated between the front (Grand Canal) property line and the front of the existing one-story house (Exhibit #3). The applicant states that a total of 974 square feet of permeable landscaped area will be maintained on the 2,700 square foot lot. The proposed second story garage addition is designed with conforming three-foot side yard setbacks and is set back five feet from the alley property line (Exhibits #5&6). The proposed project would retain the existing one-story detached garage's non-conforming 1.5-foot southern side yard setback and one-foot rear yard (alley) setback (Exhibit #4).

The proposed project conforms to the Venice Canal neighborhood's thirty-foot height limit, maintains the existing on-site parking supply, 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 32031 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. 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

H. 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.

SPECIAL CONDITIONS:

1. Permit Compliance

All development must occur in strict compliance with the proposal as set forth in the application, including the preservation of the permeable yard area in the existing 10.5-to-fifteen-foot deep front yard setback area situated between the front (Grand Canal) property line and the front of the existing house. 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.

2. Residential Density

The permitted use of the property is a single family residence and a detached two-car garage with a second floor living area. The detached second floor living area (over the garage) is permitted as part of the single family residential use on the site, and is not permitted as a separate or second residential unit. 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

Two on-site parking spaces shall be provided and maintained in the garage as proposed.

4. Drainage – Water Quality

By acceptance of this permit, the applicant agrees to undertake the approved development in a manner that protects water quality and in conformance with the following BMPs:

- 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.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

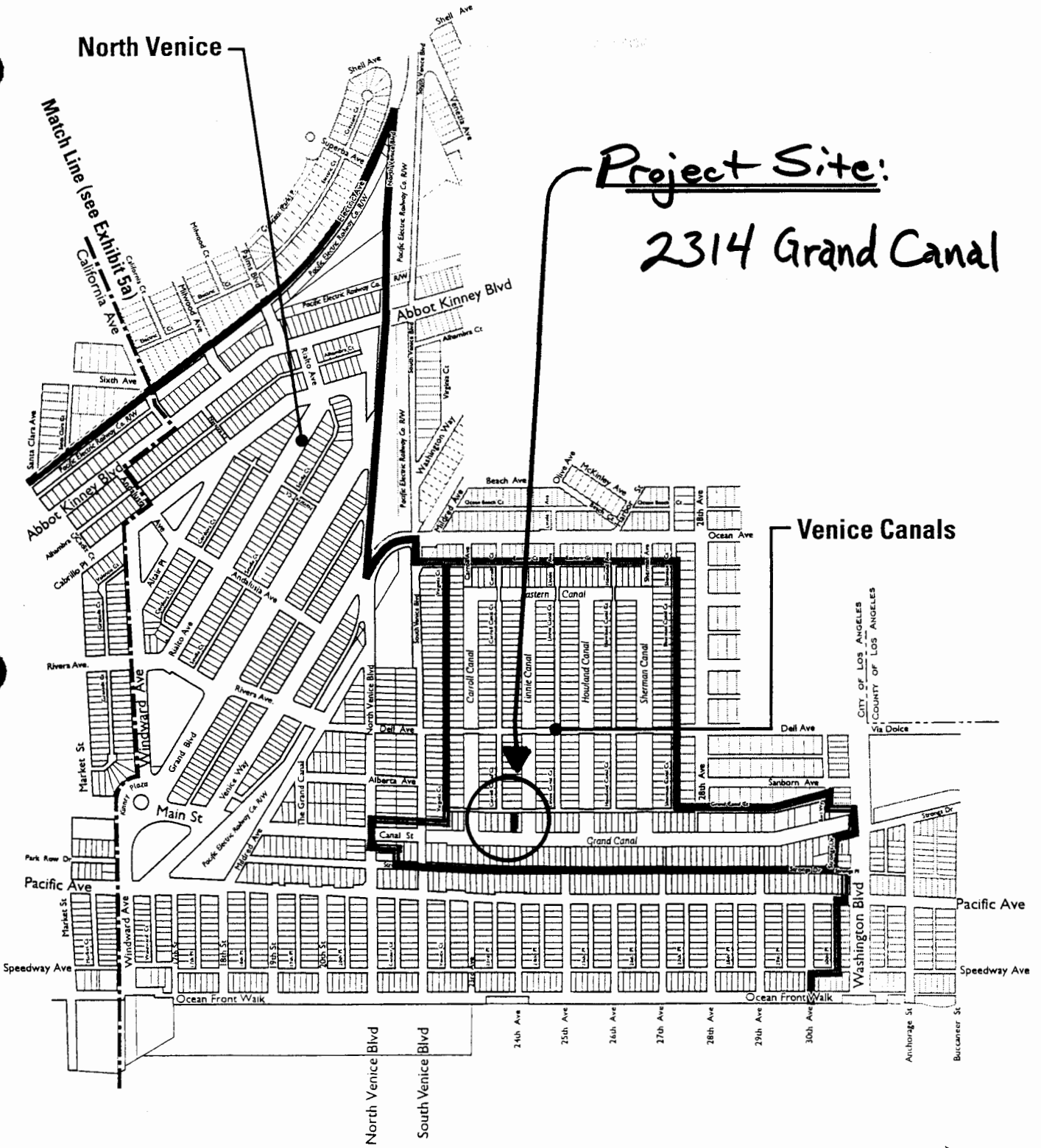
VENICE, CA



Site: 2314 Grand Canal

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EXHIBIT # 1
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Project Site:
 2314 Grand Canal

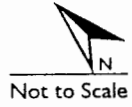
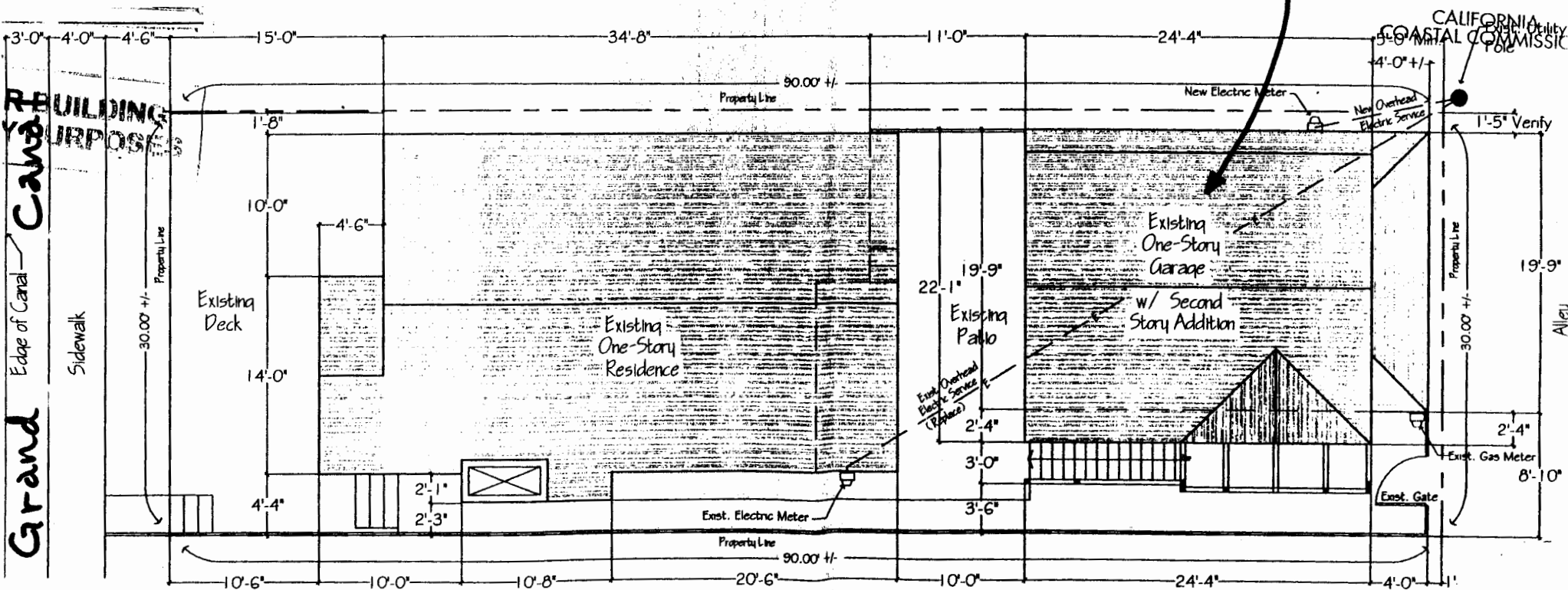


Exhibit 5b
 Subarea: North Venice • Venice Canals

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 EXHIBIT # 2
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Proposed 2nd Story Addition



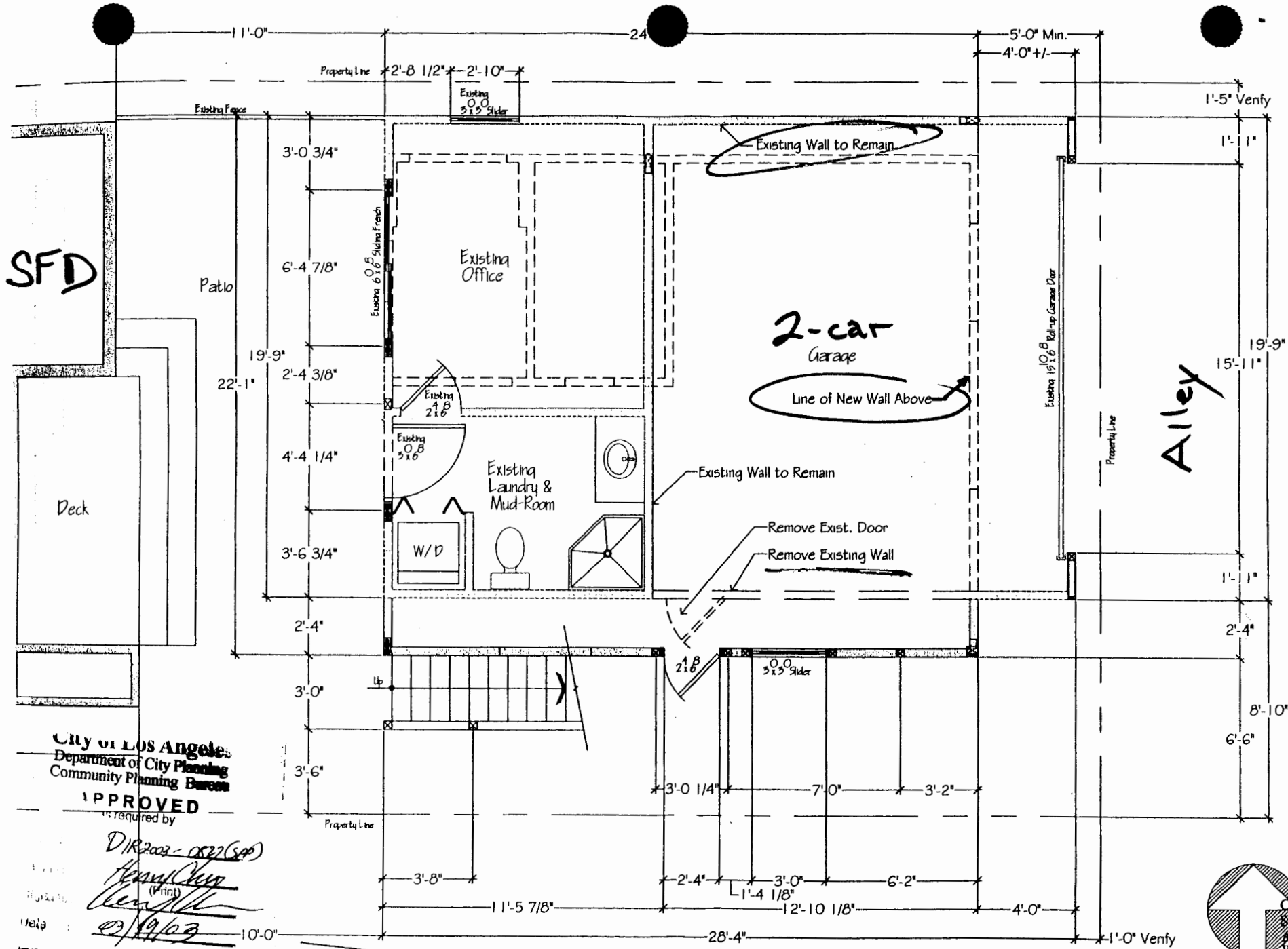
Grand Canal
Edge of Canal
Sidewalk
BUILDING PROPOSED

Site Plan

North

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EXHIBIT # 3
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SFD

2-car
Garage

Alley

City of Los Angeles
Department of City Planning
Community Planning Bureau

APPROVED

as required by

DIR 2003-0522 (SAP)

Henry Chen
(Print)

03/19/03

ADDITION NO. (S)

← Grand Canal

Ground Floor Plan

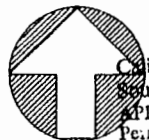
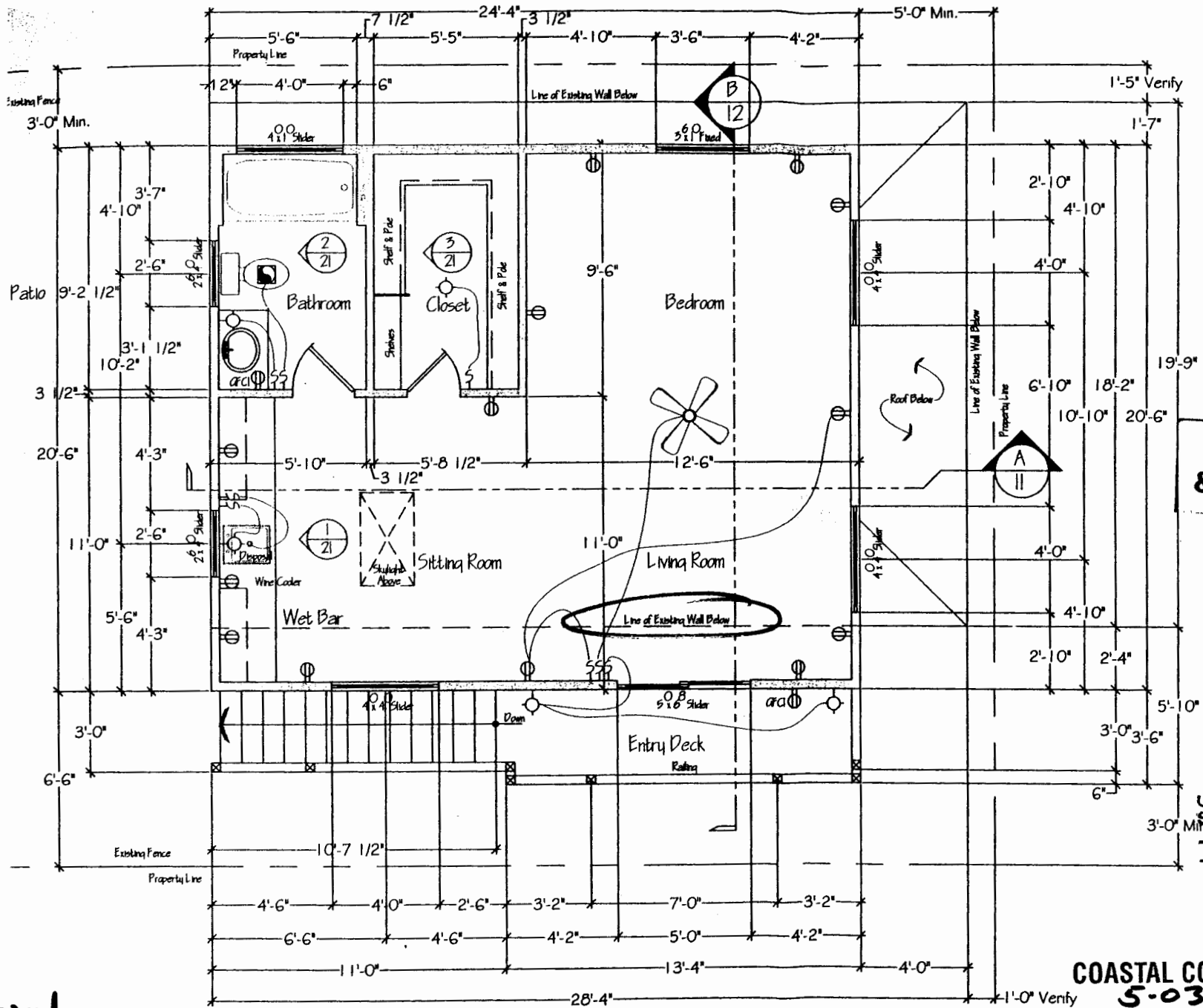


EXHIBIT # 4
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House



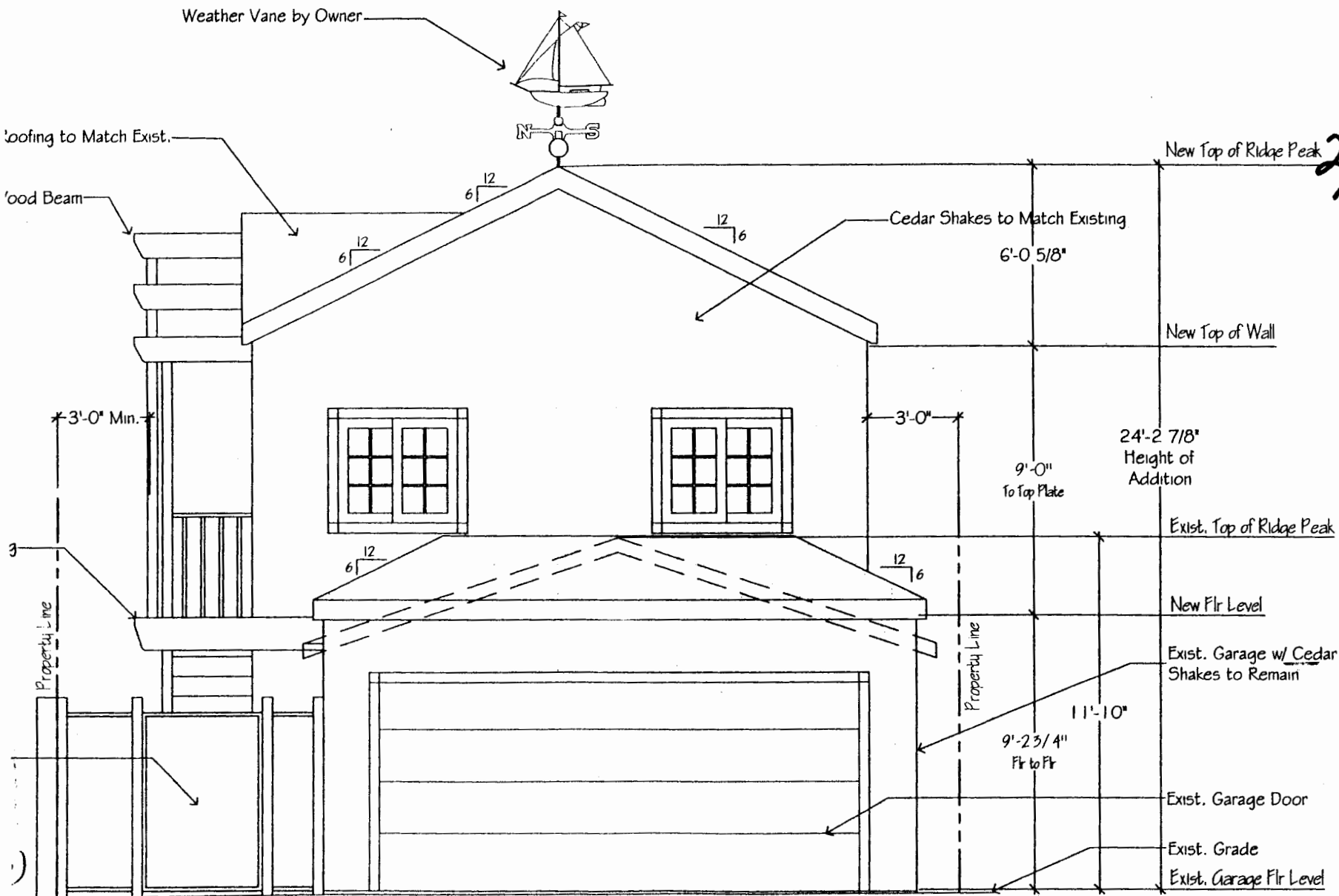
Alley

Grand Canal

Second Floor Plan - Proposed

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EXHIBIT # 4
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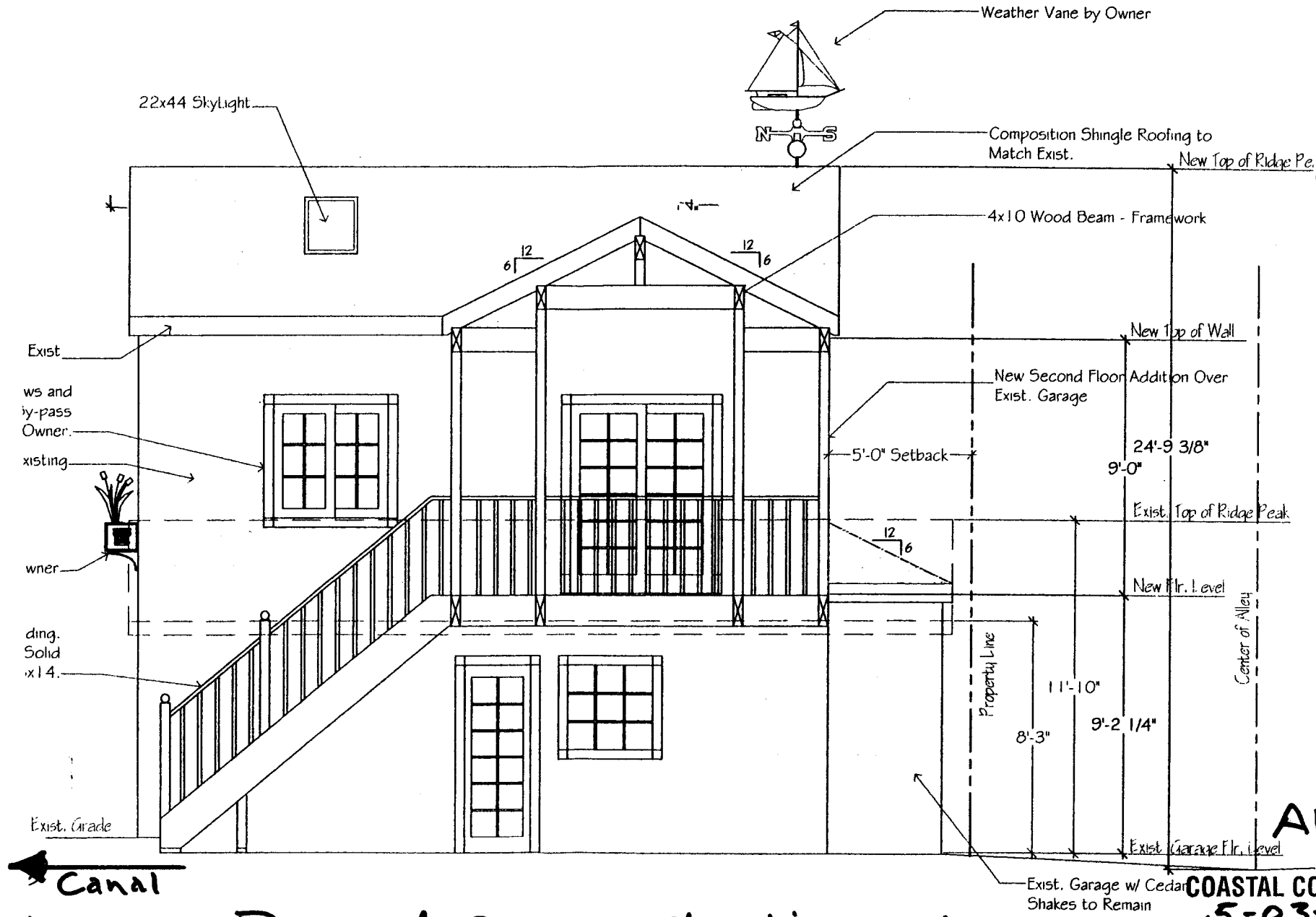


**25'
MAX.**

Rear (alley) Elevation - Proposed

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EXHIBIT # 5
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Proposed South Elevation - Side

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 EXHIBIT # 6
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