

**CALIFORNIA COASTAL COMMISSION**

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

Permit Application No. **5-03-110**

Date: August 14, 2003

Page 1 of 4

**TH 4a****ADMINISTRATIVE PERMIT****APPLICANT:** Frank Langen**RECORD PACKET COPY****PROJECT**

**DESCRIPTION:** Demolition of an approximately 900 square foot greenhouse building and construction of a two-story 1,180 square foot office/art gallery with tucked under two-car garage and three surface parking spaces, for a total of five on-site spaces. A single-family residence is located on the lot and will remain in use.

**PROJECT**

**LOCATION:** 169 N. West Channel Road, Pacific Palisades

**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:

**Thursday, September 11, 2003**

**9:00 am**

**Eureka Inn**

**518 Seventh Street**

**Eureka, CA 95501**

**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: Al J. Padilla

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:** None

**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 and Background**

The proposed project involves the demolition of an approximately 900 square foot greenhouse and construction of a two story, 1,180 square foot office/art gallery with tucked under two car garage and three surface parking spaces, for a total of five on-site spaces. A single-family residence is located on the lot and will remain.

The proposed project site is located on the north side of West Channel Road, in Pacific Palisades area of the City of Los Angeles. The single lot measures approximately 60 feet wide by approximately 82 feet deep, for a total area of 4,920 square feet. The lot is zoned Commercial. The surrounding area consists of a mix of commercial and residential development along both sides of West Channel Road.

To support the parking requirements for the additional use, the applicant is proposing to construct a tucked under two-car garage beneath the proposed office/art studio and provide three exterior spaces for a total of five to support the new use.

According to the submitted plans, the proposed project includes the demolition of a greenhouse, which is vacant, and will continue the use of the existing single-family residence. According to the applicant and the City, the single-family residence was constructed in the 1930's with no required parking. Since the existing single-family residence was constructed prior to the Coastal Act and did not have any City required parking at the time of construction, the parking deficiency is "grandfathered" and parking is not required for the existing residential unit; however, the construction of an additional use would require the provision of parking for the new commercial use based on the Commission's current parking requirements of one parking space per 225 square feet. Based on the Commission's parking standards the applicant is required to provide a total of 5 parking spaces for the new use. According to the submitted plans the applicant is providing 5 parking spaces consistent with the City's parking design requirements. Moreover, given the size of the lot and location of the existing and proposed development, the applicant would be able to park additional vehicles on-site in tandem spaces.

#### **B. Access**

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214 and Sections 30220 through 30224 of the Coastal Act.

#### **C. Development**

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. Therefore, the Commission finds that the development conforms with Sections 30250 and 30251 of the Coastal Act.

#### **D. 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 Pacific Palisades area of the City of Los Angeles has neither a certified LCP nor a certified Land Use Plan. The proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project 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 Coastal Act.

**E. California Environmental Quality Act.**

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 submitted, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

**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

ANGELES CO.

SEE 632 MAP

DETAIL

EXHIBIT NO. 7

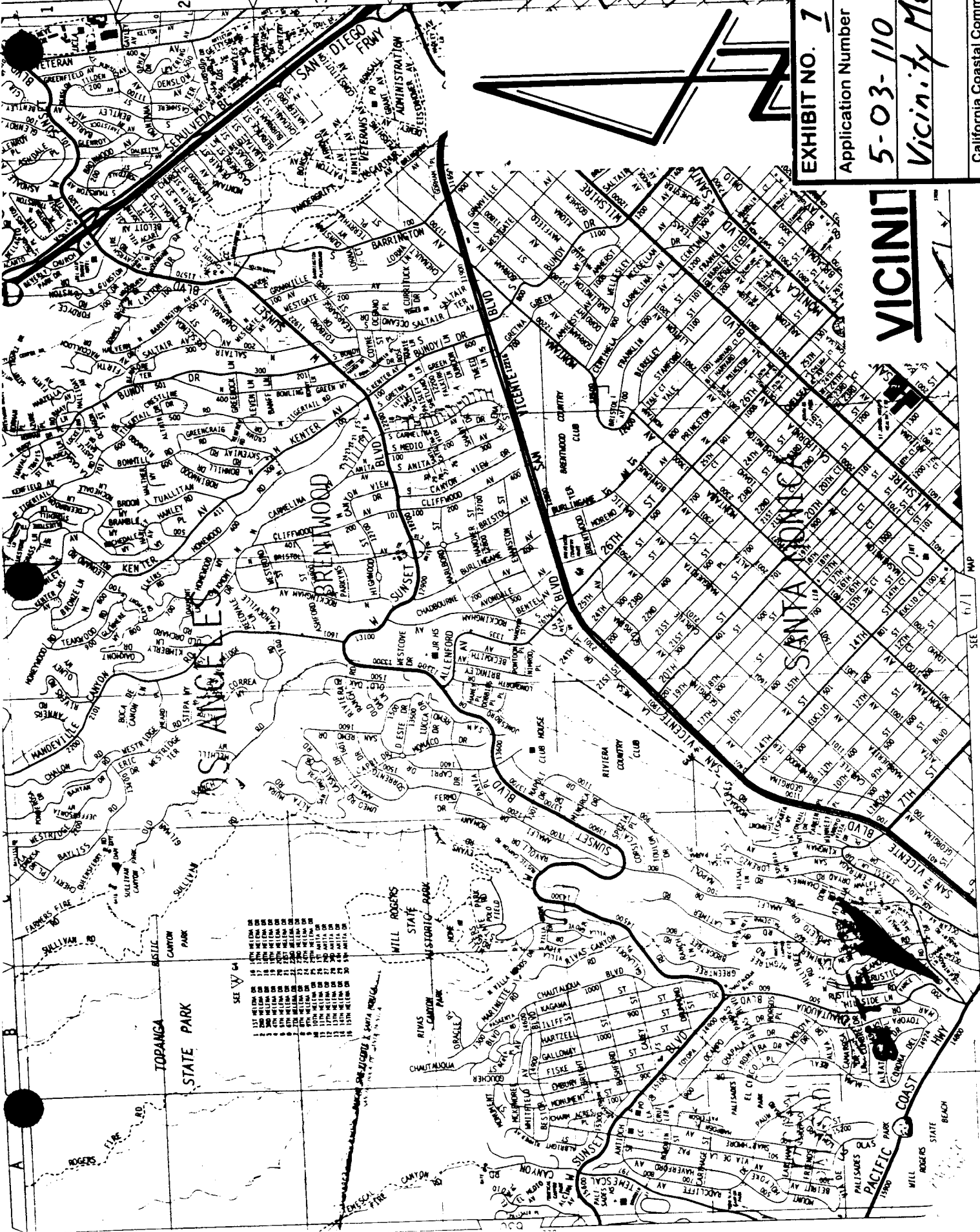
Application Number

5-03-110

Vicinity Map

California Coastal Commission

VICINITY

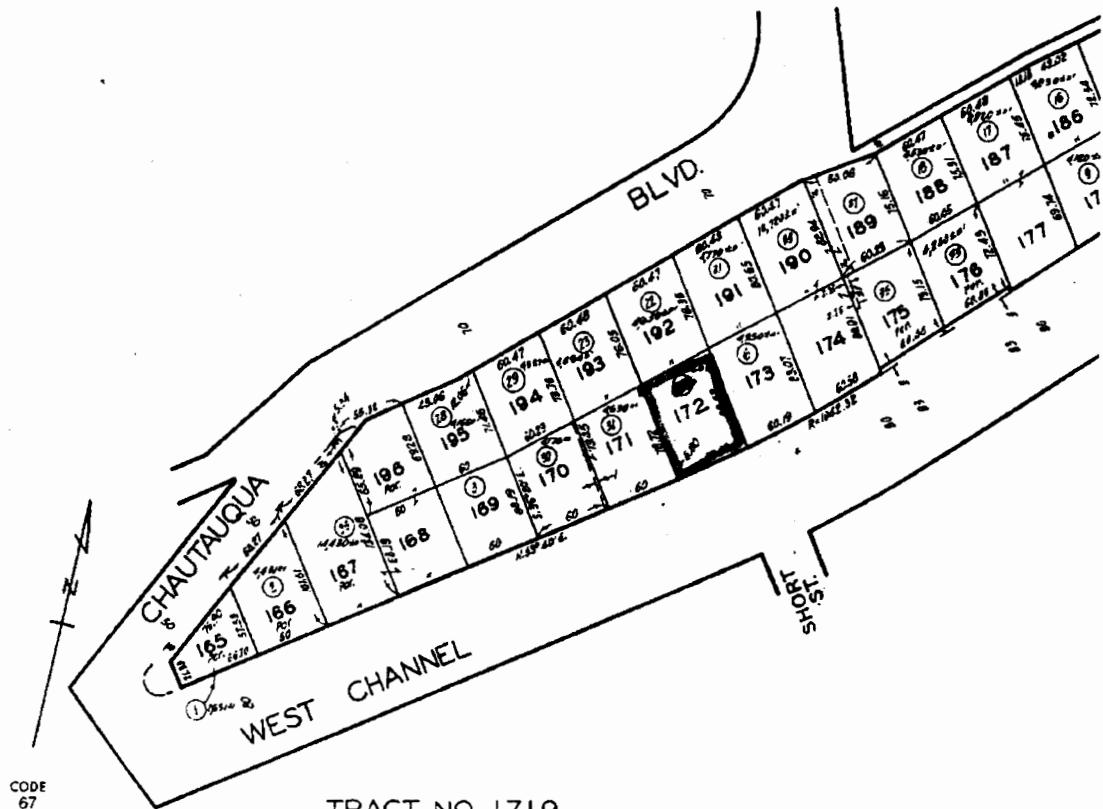


View Enlarged Map

County of Los Angeles: Rick Auerbach, Assessor

4410 12  
SCALE 1" = 60'

1990

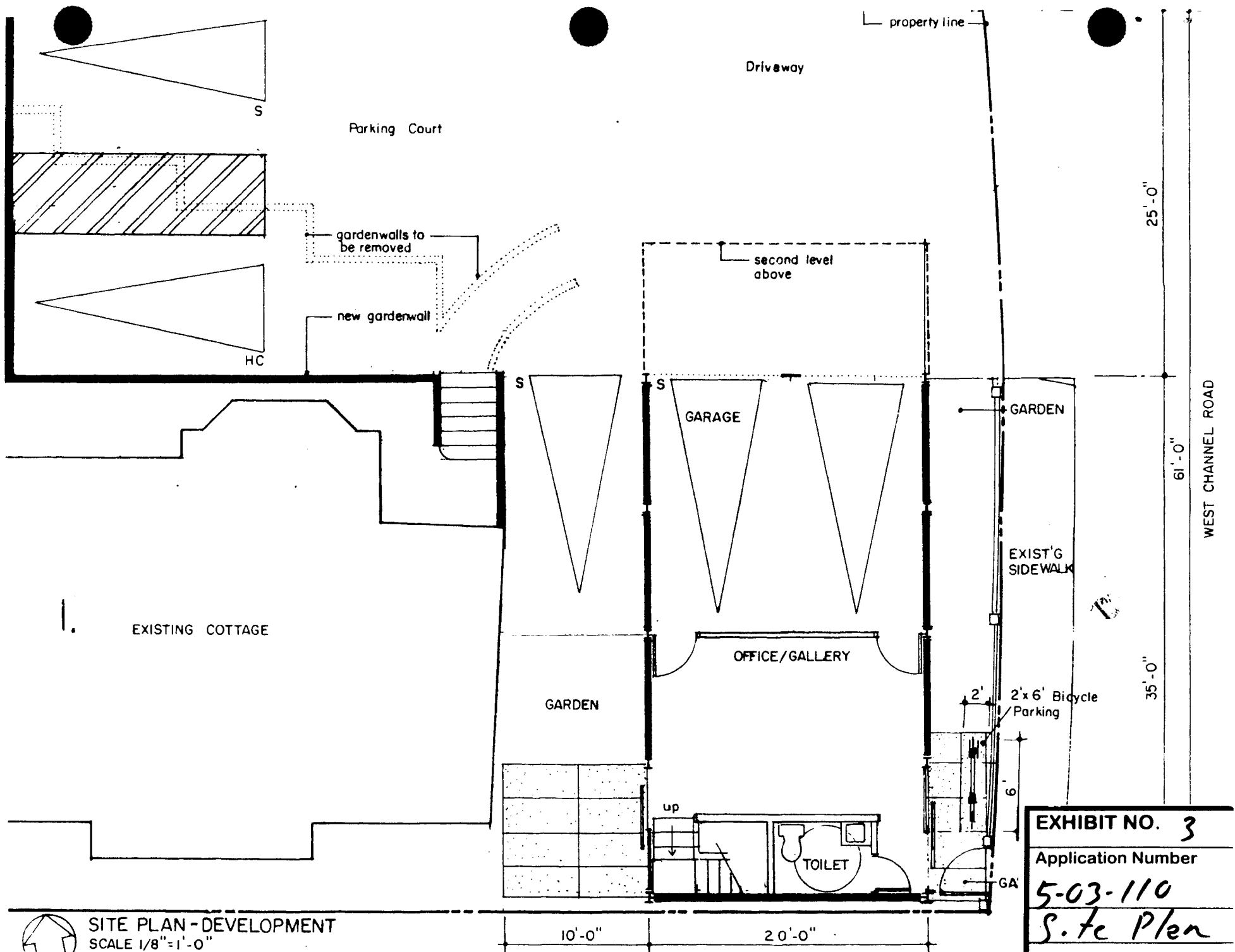


CODE  
67

TRACT NO. 1719  
M.B. 21-162-163

FOR PREV. ASSMT. SEE: 580 - 8 & 9

EXHIBIT NO. 2  
APPLICATION NO.  
5-03-110  
Parcel Map



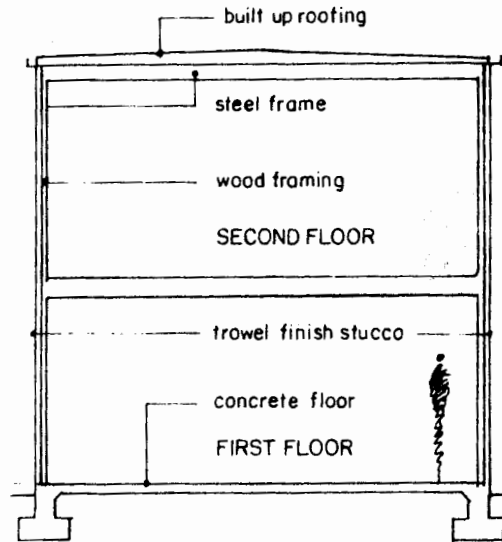
SITE PLAN - DEVELOPMENT  
SCALE 1/8" = 1'-0"

EXHIBIT NO. 3

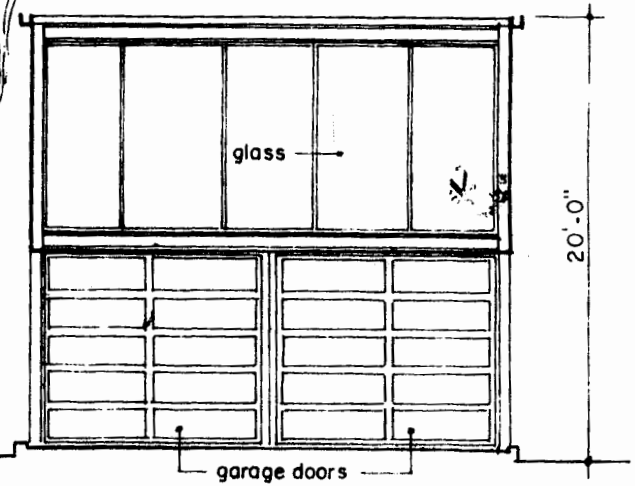
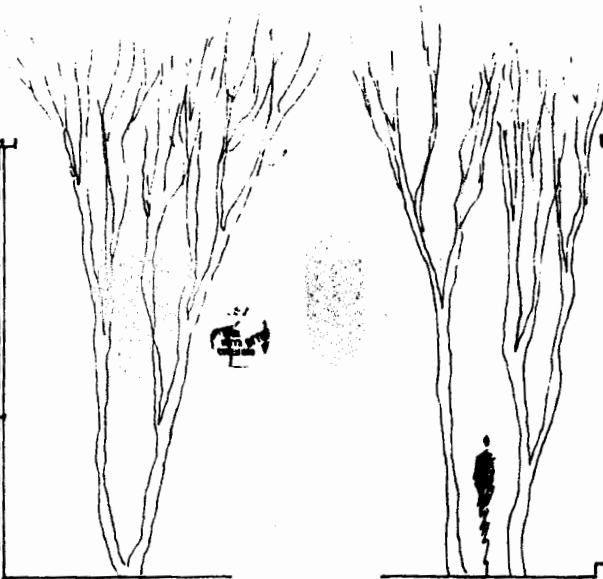
Application Number

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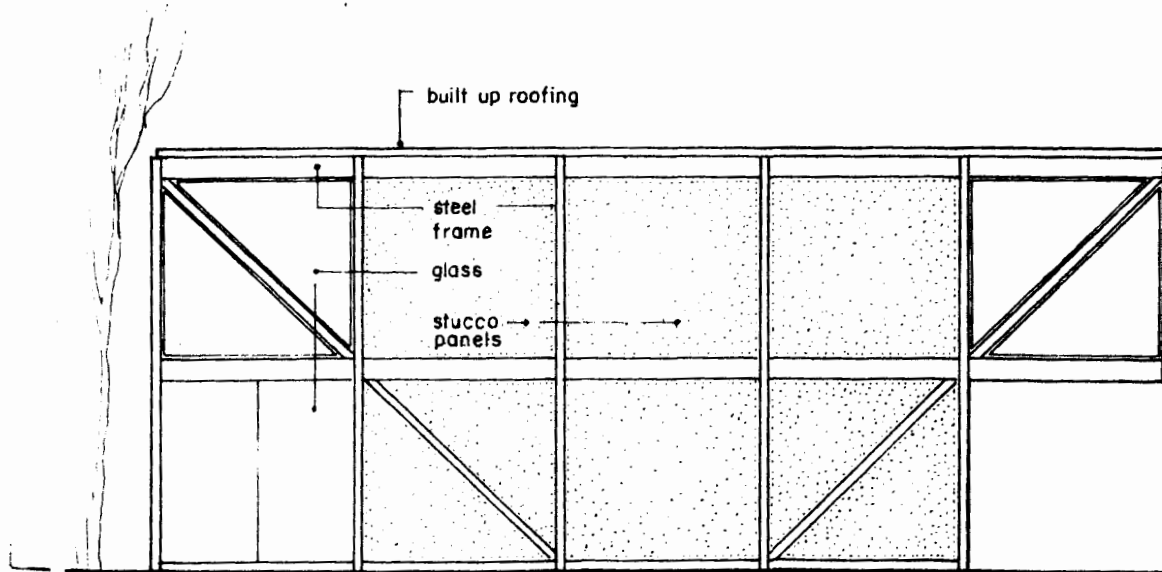
Site Plan



SECTION thru BUILDING  
SCALE 1/8" = 1'-0"



SIDE ELEVATION  
SCALE 1/8" = 1'-0"



FRONT ELEVATION  
SCALE 1/8" = 1'-0"



Permit No. \_\_\_\_\_  
By: \_\_\_\_\_  
EFFECTIVE \_\_\_\_\_

EXHIBIT NO. 4

Application Number

5-03-110

1-10-11