

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Filed: 10/17/2003  
49th Day: 12/5/2003  
180th Day: 4/14/2004  
Staff: CP-LB  
Staff Report: 12/17/2003  
Hearing Date: January 15, 2004  
Commission Action:

**Th3g****STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-03-450**APPLICANT:** Residential Investments, LLC (Adam Gooch)**AGENTS:** Robert Thibodeau, D/U Architects**PROJECT LOCATION:** 17 N. Venice Boulevard, Venice, City of Los Angeles.**PROJECT DESCRIPTION:** Construction of a three-level, 35-foot high (with 40-foot high roof access structure), 3,307 square foot artist-in-residence with a two-car garage on a vacant lot. No retail component.

Lot Area	2,490 square feet
Building Coverage	1,495 square feet
Pavement Coverage	92 square feet
Landscape Coverage	903 square feet
Parking Spaces	2
Zoning	C1.5-1
Plan Designation	Commercial Aircraft
Ht above final grade	35 feet (plus 40-foot roof access)

**LOCAL APPROVAL:** City of Los Angeles Project Permit Case No. DIR2003-4017, 9/16/2003.**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Los Angeles certified Land Use Plan for Venice, 6/14/01.
2. Coastal Development Permit P-76-9103 (Two Duplexes – 31 & 33 N. Venice Blvd.).
3. Coastal Development Permit 5-99-088 (Artist Residence - 1346 Abbot Kinney Blvd.).
4. Coastal Development Permit 5-03-377 (Artist Residence - 1345 Abbot Kinney Blvd.).

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to the permitted use, provision of adequate parking, building height and permit compliance. The applicant agrees with the recommendation. **See Page Two for the 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. Permitted Use of Structure

The permitted use of the approved structure is limited to one single family residential unit with a combined living and working area for the resident and family. No commercial retail use is permitted, except for the occasional sale of artwork produced on the site. Any proposed change in use, intensification of use, or change in the number of residential units 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.

#### 2. Parking

The proposed on-site parking supply (two spaces) shall be provided and maintained in the garage of the approved structure as shown on the proposed project plans. Vehicular access to the on-site parking shall be taken only from the rear alley.

#### 3. Building Height

The roof of the approved structure shall not exceed thirty-five feet (35') in elevation above the North Venice Boulevard right-of-way. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may extend up to forty feet (40') in elevation above the North Venice Boulevard right-of-way. One forty-foot (40') high roof access structure, with a footprint not exceeding one hundred square feet, is permitted in order to provide access to the thirty-five foot (35') high roof deck.

#### 4. Permit Compliance

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

### IV. Findings and Declarations

The Commission hereby finds and declares:

#### A. Project Description

The applicant proposes to construct a three-level, thirty-five foot high, 3,307 square foot artist-in-residence with a two-car garage on a vacant lot (See Exhibits). One forty-foot high roof access structure, with a footprint not exceeding one hundred square feet, would provide access to a roof deck (Exhibit #6). The proposed artist-in-residence use combines one single-family residential unit with a large artist studio workspace. The artist workspace and a two-car garage comprise the ground floor of the proposed structure (Exhibit #4).

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 the certified Venice LUP. 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 additional feasible mitigation measures available that would substantially lessen any significant adverse effect that 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.

End/cp

# VENICE, CA



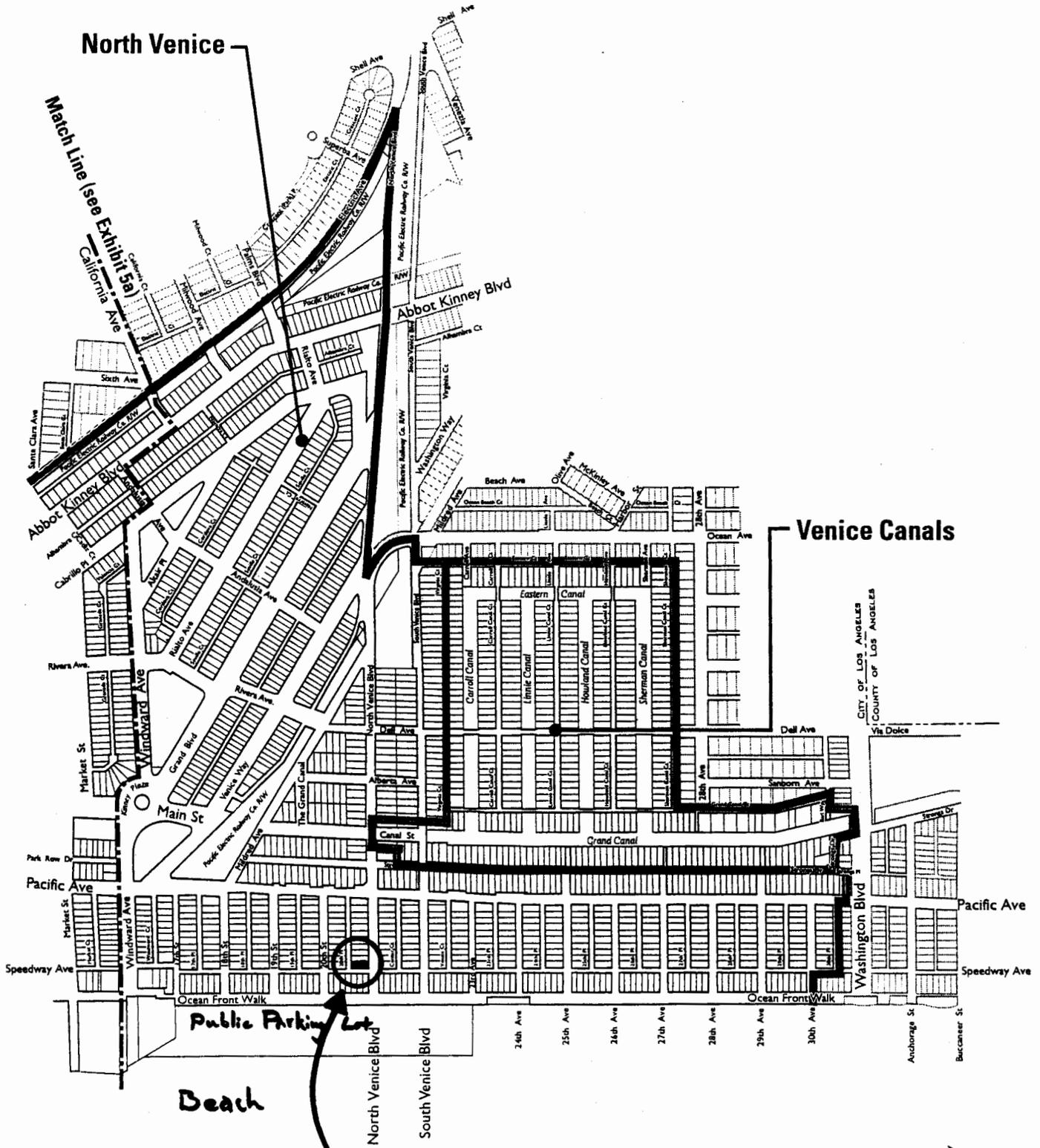
Site:

17 N. Venice Blvd.

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EXHIBIT # 1  
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Site: 17 N. Venice Blvd.



LUP  
Exhibit 5b  
Subarea: North Venice • Venice Canals

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EXHIBIT # 2  
PAGE 1 OF 1

OCEAN FRONT

TR 42768-C

Lot 1

MAPS III - 16/17

90.17

ALLEY (KNOWN AS SPEEDWAY)

RADIUS MAP  
17 N. VENICE BLVD.

100'-0"

100'-0"

SITE  
17 N. VENICE BLVD.

TWENTIETH

MAPS III - 16/17 (D.R.)

50 NORTH VENICE

CENTER LINE (D.R.)

PM 5114

A

BOOKS  
162 - 65/66

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EXHIBIT # 3

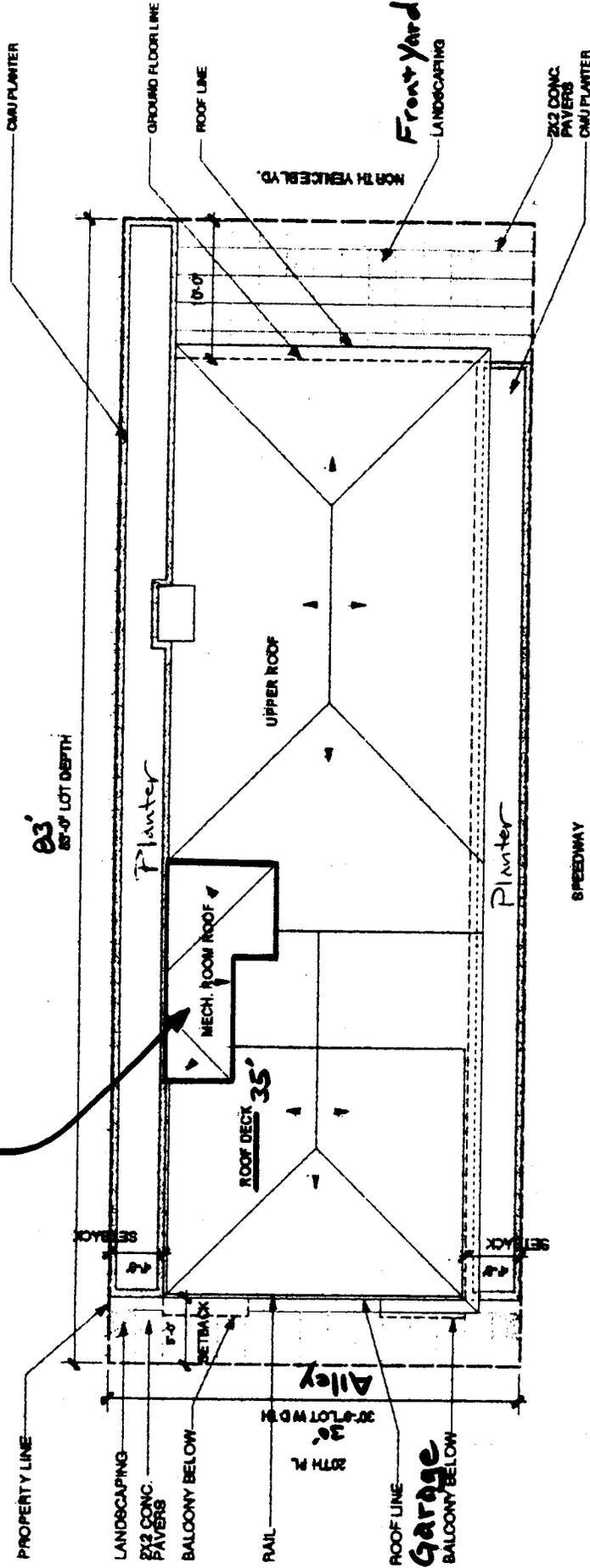
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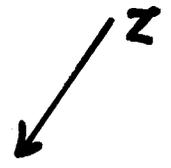
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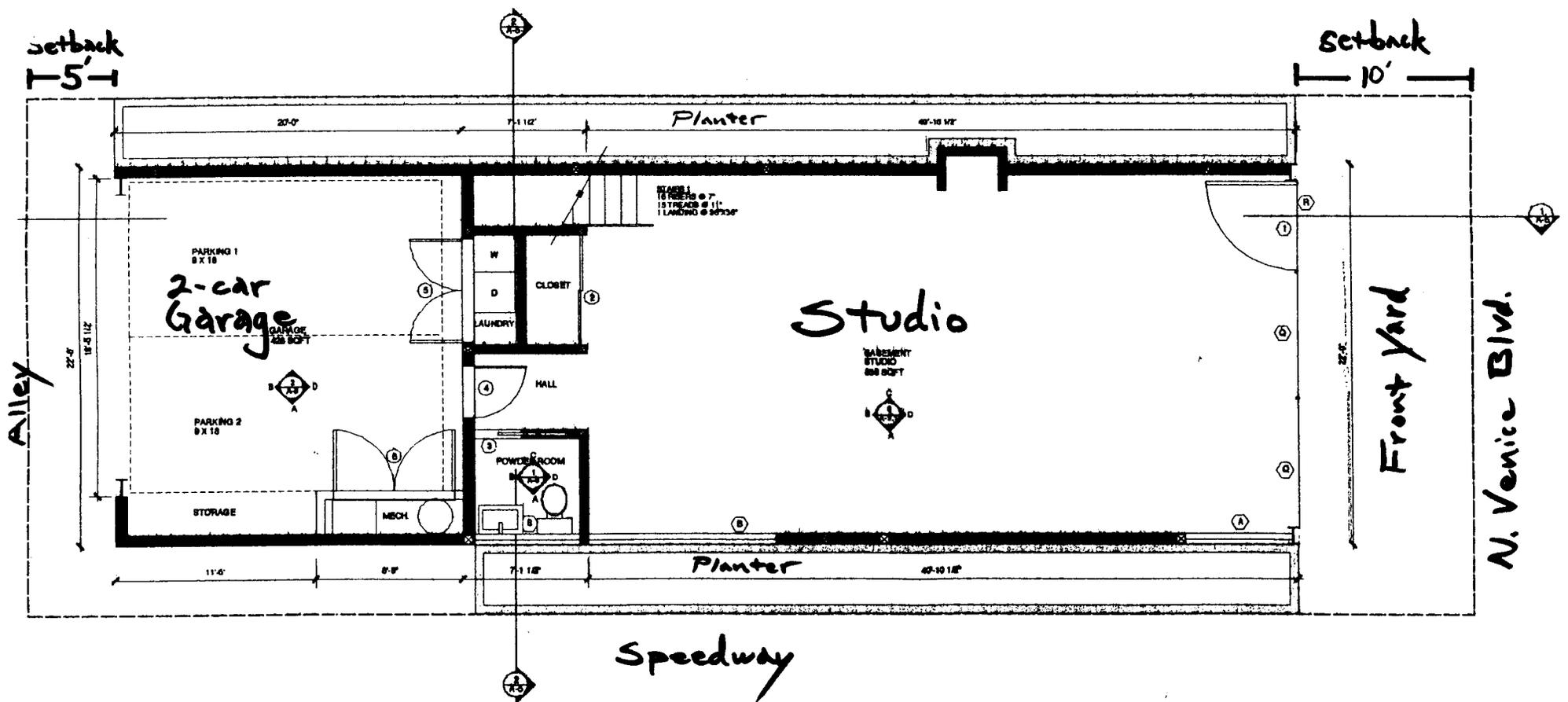
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Roof Access Structure - 100' Max. 40' Max.

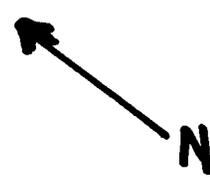


Site Plan/Roof Plan

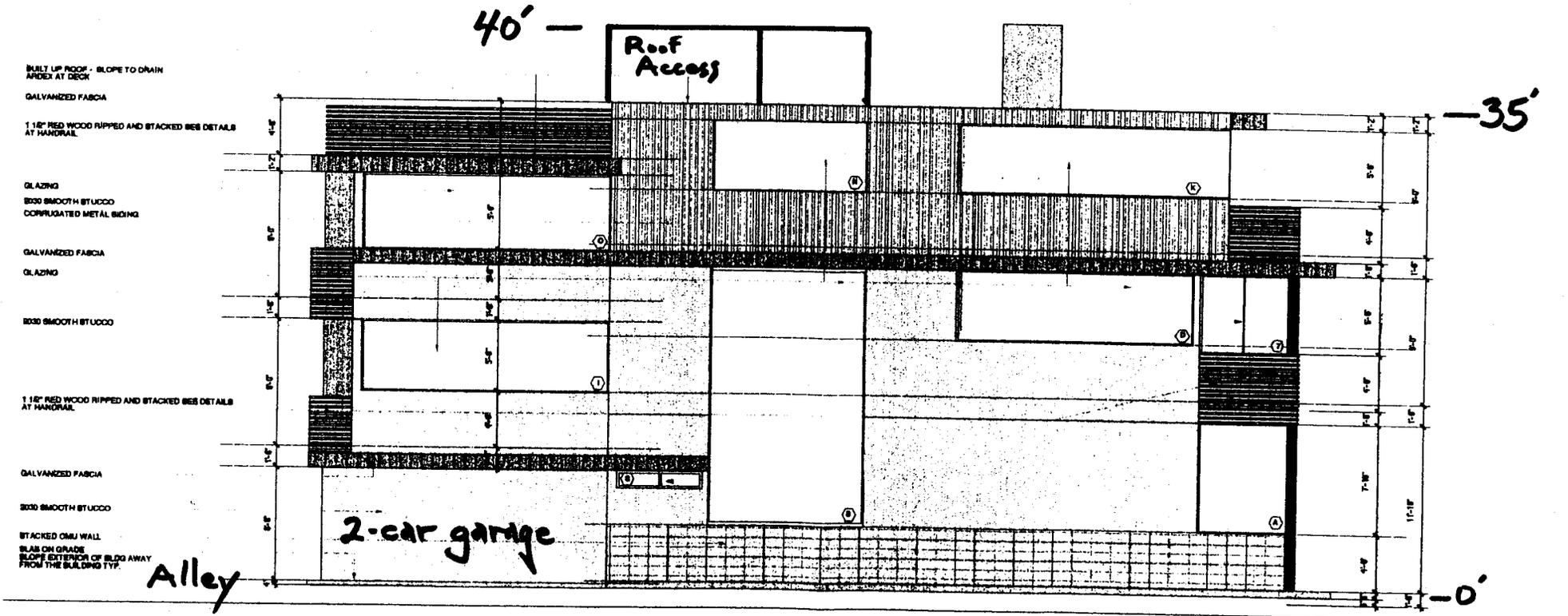




Ground Floor Plan - Garage/Artist Studio



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 EXHIBIT # 5  
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West Elevation-Speedway

WEST ELEVATION

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EXHIBIT # 6  
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40'

35'

BUILT UP ROOF - SLOPE TO DRAIN

GALVANIZED FASCIA

SLIDING GLASS DOORS

1 1/2" RED WOOD RIPPED AND STACKED SEE DETAILS AT HANDRAIL

GALVANIZED FASCIA

GLAZING

STRUCTURAL STEEL

2030 SMOOTH STUCCO

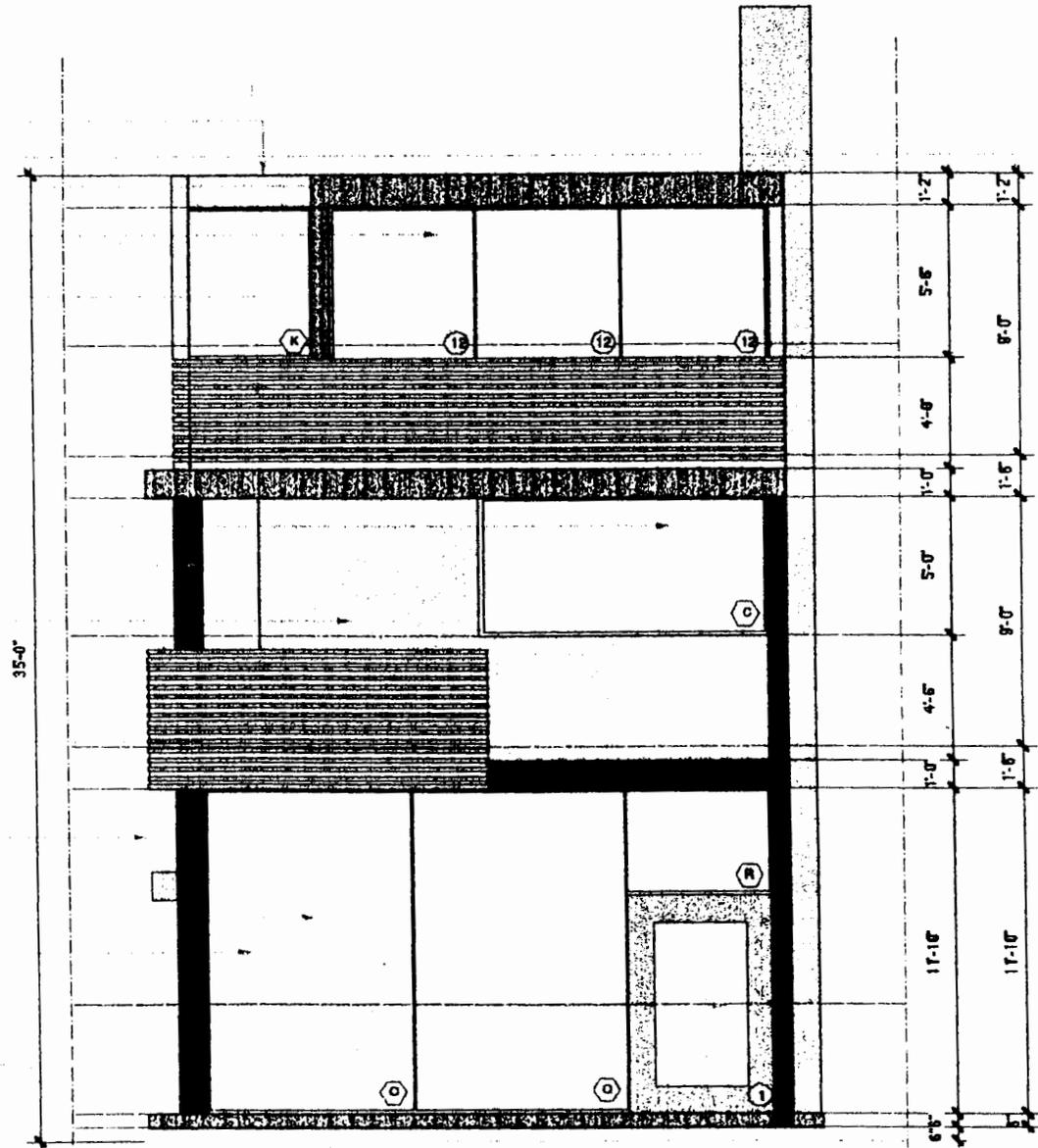
1 1/2" RED WOOD RIPPED AND STACKED SEE DETAILS AT HANDRAIL

STRUCTURAL STEEL

SLIDING GLASS DOOR

ENTRY DOOR

SLAB ON GRADE  
SLOPE EXTERIOR OF BLDG AWAY FROM THE BUILDING TYP.



17 N. Venice Blvd.  
Elevation - Front

SOUTH ELEVATION

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EXHIBIT # 7

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