

**CALIFORNIA COASTAL COMMISSION**

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

Filed: 2/20/2004  
49th Day: 4/9/2004  
180th Day: 8/18/2004  
Staff: CP-LB  
Staff Report: 3/24/2004  
Hearing Date: April 14, 2004  
Commission Action:



*CP*

**W4a**

**STAFF REPORT: CONSENT CALENDAR**

**RECORD PACKET COPY**

**APPLICATION NUMBER:** 5-04-065

**APPLICANT:** Mitchell & Judy Kadish

**AGENT:** N/A

**PROJECT LOCATION:** 410 Howland Canal, Venice, City of Los Angeles.

**PROJECT DESCRIPTION:** Demolition of a one-story three-unit residential structure, and construction of a three-level, thirty-foot high, 2,993 square foot single-family residence with an attached two-car garage on a canal-fronting lot.

Lot Area	2,850 square feet
Building Coverage	1,484 square feet
Pavement Coverage	540 square feet
Landscape Coverage	826 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. DIR2003-8331 (SPP)(MEL), 1/28/2004.

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Los Angeles certified Land Use Plan for Venice, 6/14/01.
2. Coastal Development Permit 5-87-141 (Rueben Press).
3. Coastal Development Permit 5-95-043 (Chamorro).
4. Coastal Development Permit 5-00-018 (Orenstein).
5. Coastal Development Permits 5-01-165 & 5-01-166 (Archwest).

**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 and permit compliance. The applicant agrees with the recommendation. **See Page Two for Motion.**

### 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 450 square feet shall be maintained in the front yard area between the structure and the front (Howland Canal) property line (as generally shown on **Exhibit #4 of the 3/24/04** staff report). 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) and permeable decks at grade (not to exceed 18 inches in height). The precise boundaries of the area that must remain uncovered and permeable yard area will be described and depicted in the exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit.

**PRIOR TO ISSUANCE, BY THE EXECUTIVE DIRECTOR, OF THE NOI FOR THIS COASTAL DEVELOPMENT PERMIT**, and prior to the recording of the deed restriction required by Special Condition 7 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 and dimensions of the required permeable yard area, in accordance with the general description of that area in **Exhibit #4 of the 3/24/04** staff report. Once the Executive Director approves the site plan, the plan will be included as an exhibit to the NOI.

#### 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 in the rear setback area, as shown on **Exhibit #4 of the 3/24/04** staff report.

#### 4. Building Height

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

include a legal description of the entire parcel 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 applicant proposes to demolish the existing one-story structure on the site and build a new thirty-foot high, 2,993 square foot single-family residence with an attached two-car garage (See Exhibits). The existing structure is being used as a three-unit apartment building. The project site is a 2,850 square foot lot situated on the south bank of Howland 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. The proposed project provides a 450 square foot permeable yard area in the front yard adjacent to the Howland Canal public walkway, and three on-site parking spaces would be provided by the two-car garage and the rear setback area next the rear alley (Exhibit #4).

The proposed project conforms to the thirty-foot height limit, provides the required permeable front yard and 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, the policies of the certified Venice LUP, 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**

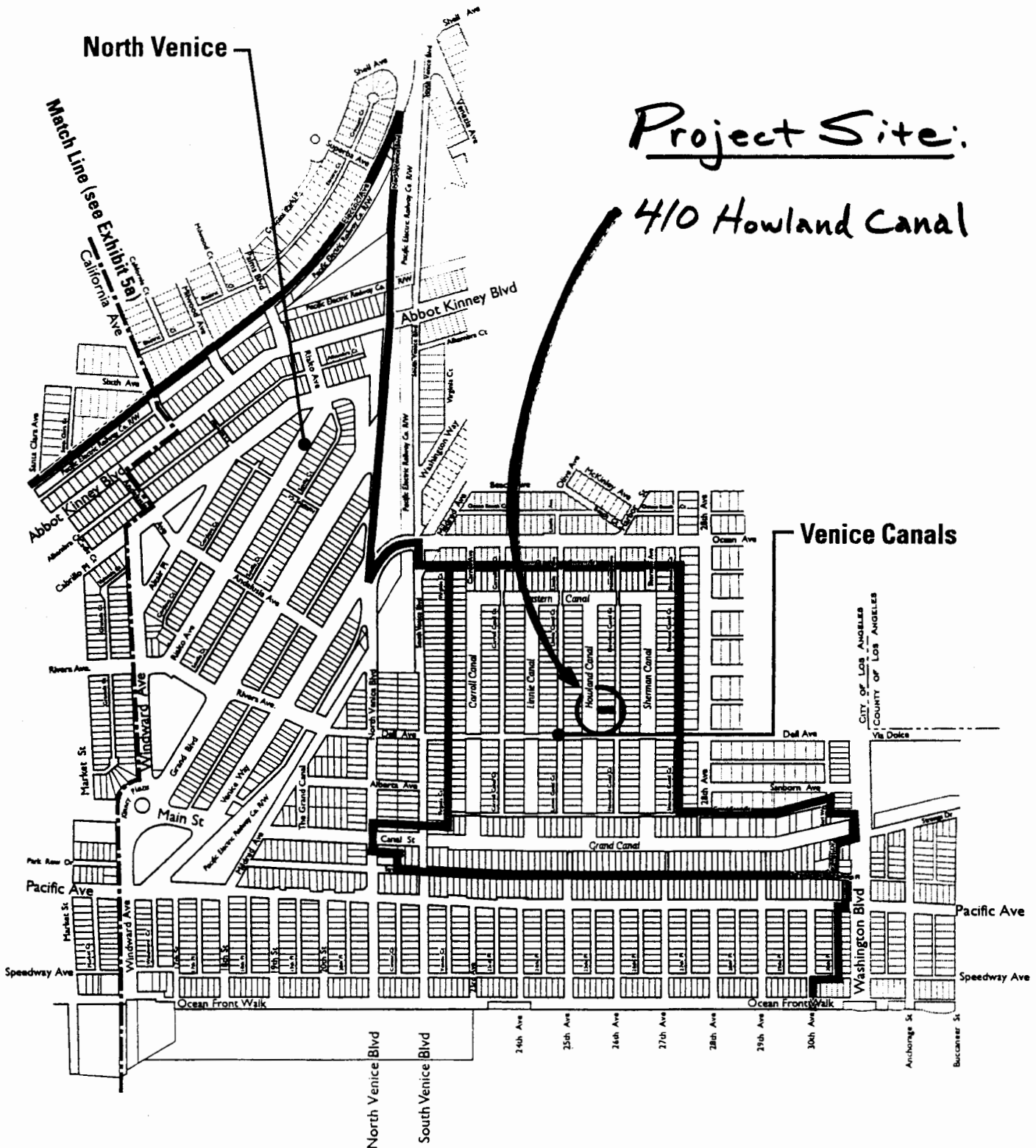
The proposed development, as conditioned, does not interfere with public recreational use of coastal resources. The proposed development, as conditioned, protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development, as conditioned, is in conformity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

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)**

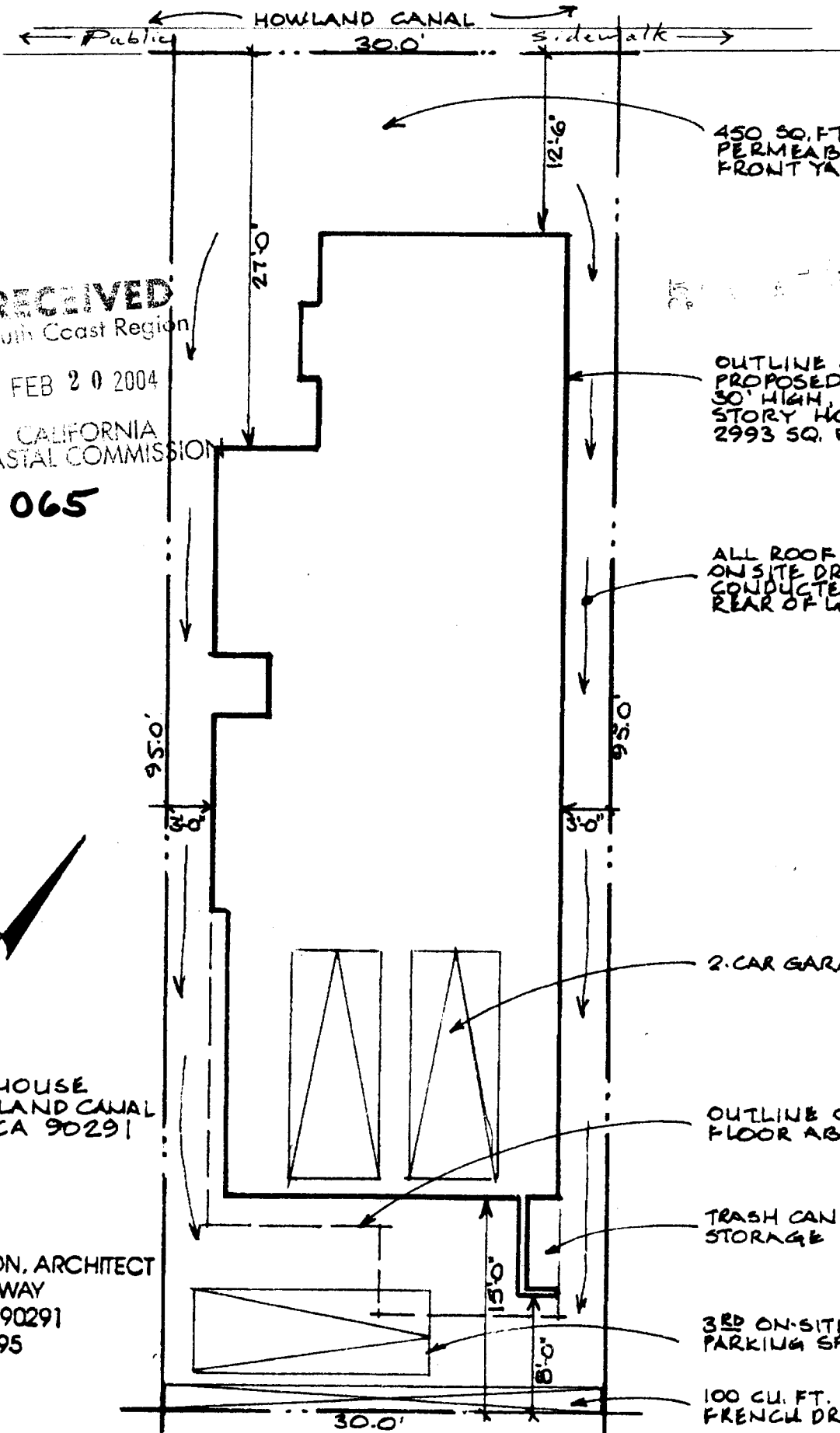
As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified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

End/cp



**LUP**  
**Exhibit 5b**  
**Subarea: North Venice • Venice Canal**

  
 Not to Scale  
**COASTAL COMMISSION**  
**5-04-065**  
 EXHIBIT # 2  
 PAGE 1 OF 1



**RECEIVED**  
South Coast Region

FEB 20 2004

CALIFORNIA  
COASTAL COMMISSION

5-04-065

450 SQ. FT.  
PERMEABLE  
FRONT YARD

OUTLINE OF  
PROPOSED MAX.  
30' HIGH, 3-  
STORY HOUSE,  
2993 SQ. FT.

ALL ROOF &  
ON-SITE DRAINAGE  
CONDUCTED TO  
REAR OF LOT

2-CAR GARAGE

OUTLINE OF  
FLOOR ABOVE

TRASH CAN  
STORAGE

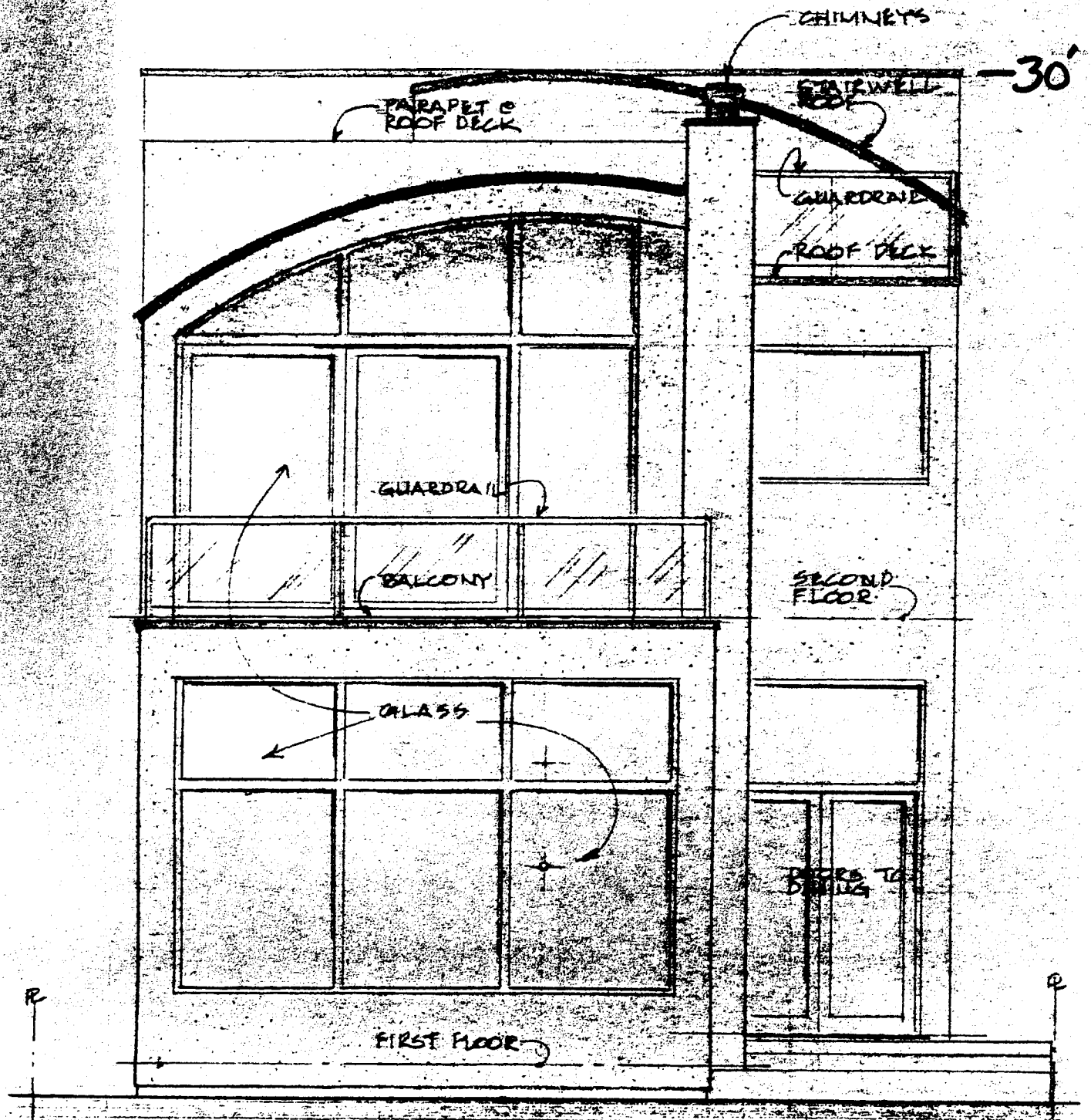
3RD ON-SITE  
PARKING SPACE

100 CU. FT.  
FRENCH DRAIN

KADISH HOUSE  
410 HOWLAND CANAL  
VENICE, CA 90291

TOBY WATSON, ARCHITECT  
205 VENICE WAY  
VENICE, CA 90291  
(310) 306-5095

← HOWLAND CANAL CT. - 20' WIDE ALLEY →



NORTH ELEVATION  
~~5566-4-10~~  
Howland Canal

COASTAL COMMISSION  
 5-04-065

EXHIBIT # 6  
 PAGE 1 OF 1