

**CALIFORNIA COASTAL COMMISSION**

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**Tu5a**

Filed: 5/13/2005  
49th Day: 7/1/2005  
180th Day: 11/9/2005  
Staff: CP-LB  
Staff Report: 7/21/2005  
Hearing Date: August 9, 2005  
Commission Action:



CP

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER:** 5-05-137**RECORD PACKET COPY****APPLICANTS:** Mark & Gila Standing**AGENT:** Greg Flewin Design & Planning**PROJECT LOCATION:** 2525 Grand Canal (a.k.a. 2524 Strong's Drive), Venice, City of Los Angeles, Los Angeles County.

**PROJECT DESCRIPTION:** Remodel and addition to an existing two-story single-family residence on a canal-fronting lot, resulting in a 25.5-foot high, 1,828 square foot single-family residence with an attached garage (which is being enlarged to fit two cars).

Lot Area	2,700 square feet
Building Coverage	1,589 square feet
Pavement Coverage	450 square feet
Landscape Coverage	661 square feet
Parking Spaces	2
Zoning	RW-1
Plan Designation	Single Family - Waterway
Ht above final grade	25.5 feet

**LOCAL APPROVAL:** City of Los Angeles Planning Department Approval, Case No. ZA-2004-4677 (ZAA)(SPP), 11/10/2004.

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Los Angeles certified Land Use Plan for Venice, 6/14/01.
2. Coastal Development Permit 5-00-018 (Orenstein).
3. Coastal Development Permit 5-01-418 (Jaye).
4. Coastal Development Permit 5-02-168 (Contant).
5. Coastal Development Permit 5-04-395 (Coats).

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to permit compliance, permeable yard area, density, parking, drainage and deed restriction. The applicants agree 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. Approved Development - Permit Compliance

Coastal Development Permit 5-05-137 approves the renovation and enlargement of an existing 25.5-foot high single-family residence with the retention of more than fifty-percent (50%) of the existing exterior walls. No increase in building height is permitted. All development must occur in strict compliance with the proposal as set forth in the application, subject to the special conditions. Any proposed change or deviation from the approved plans 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. No changes to the approved plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### 2. 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 existing single-family residence and the front (Grand Canal) property line (as generally shown on **Exhibit #4 of the 7/21/05** 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 Five below, the applicants 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 7/21/05** staff report. Once the Executive Director approves the site plan, the plan will be included as an exhibit to the NOI.

#### 3. Density and Parking

The permitted use of the property is one single-family residence, comprised of two structures: a two-story single-family residence and a detached one-story accessory structure (recreation room). A minimum of two parking spaces shall be provided and maintained in the garage to serve the single-family residence. Any proposed change in the number of residential 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.

4. Drainage – Water Quality

**PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit, for the review and approval of the Executive Director, a drainage plan which provides 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 property 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 permittees and all successors in interest shall construct and maintain the development consistent with the drainage plans approved by the Executive Director.

5. Deed Restriction

**PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit to the Executive Director for review and approval documentation demonstrating that the applicants have executed and recorded against the parcel 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 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 applicants propose to remodel and add onto an existing two-story single-family residence on a canal-fronting lot, resulting in a 25.5-foot high, 1,828 square foot single-family residence with an attached garage (which is being enlarged to hold two cars). The existing house has about 1,564 square feet of enclosed floor area. The proposed project consists of the following:

- Enlarge the existing one-car garage, accessed from Strong's Drive, to a two-car garage by converting a bedroom and adding 41 square feet to the rear portion of the building's ground floor. Also, extend the existing rear second story deck 3.5 feet towards Strong's Drive, upgrade the rear façade, and install two new garage doors (Exhibit #7).
- Enclose the existing ground floor covered patio (223 square feet) and convert it into a new bedroom and bathroom (Exhibit #4). Includes exterior improvements also.
- Add stairs, a walkway and a 9'8" high wall in the side yard along the southern side of the house (Exhibit #6).

The applicants' plans show that the roof and approximately 85 percent of the existing exterior walls of the existing single-family residence will remain in place during the proposed renovation project. Several of the interior walls within the existing house would be removed, and new ones added, as part of the proposed renovation project. The one-story, 336 square foot detached accessory structure (recreation room) that occupies the portion of the property closest to Grand Canal is not being altered (Exhibit #4).

The project site is a 2,700 square foot lot situated on the west bank of Grand 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 conforms to the thirty-foot height limit, maintains the existing yard area between the existing residential structure and the canal property line, and provides two on-site parking spaces. Although the one-story detached accessory structure (recreation room) occupies part of the lot situated closest to the front (Grand Canal) property line, the proposed project maintains 450 square feet of permeable yard area on the thirty-foot wide lot. In lieu of providing all of the required 450 square feet of the required permeable yard area within the fifteen-foot deep front yard setback as is required for new houses, the permeable yard area is being maintained within the existing 32'x 15' yard area situated between the existing house and the front property line (i.e. the front yard area not covered by the detached recreation room). The detached recreation room abuts the front (Grand Canal) property line (Exhibit #4).

As conditioned, the proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The proposed project, as conditioned,

is consistent with the Chapter 3 policies of the Coastal Act, the policies of the certified Venice LUP, and previous Commission approvals, and approval of the project as conditioned would 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. 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 owners 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.

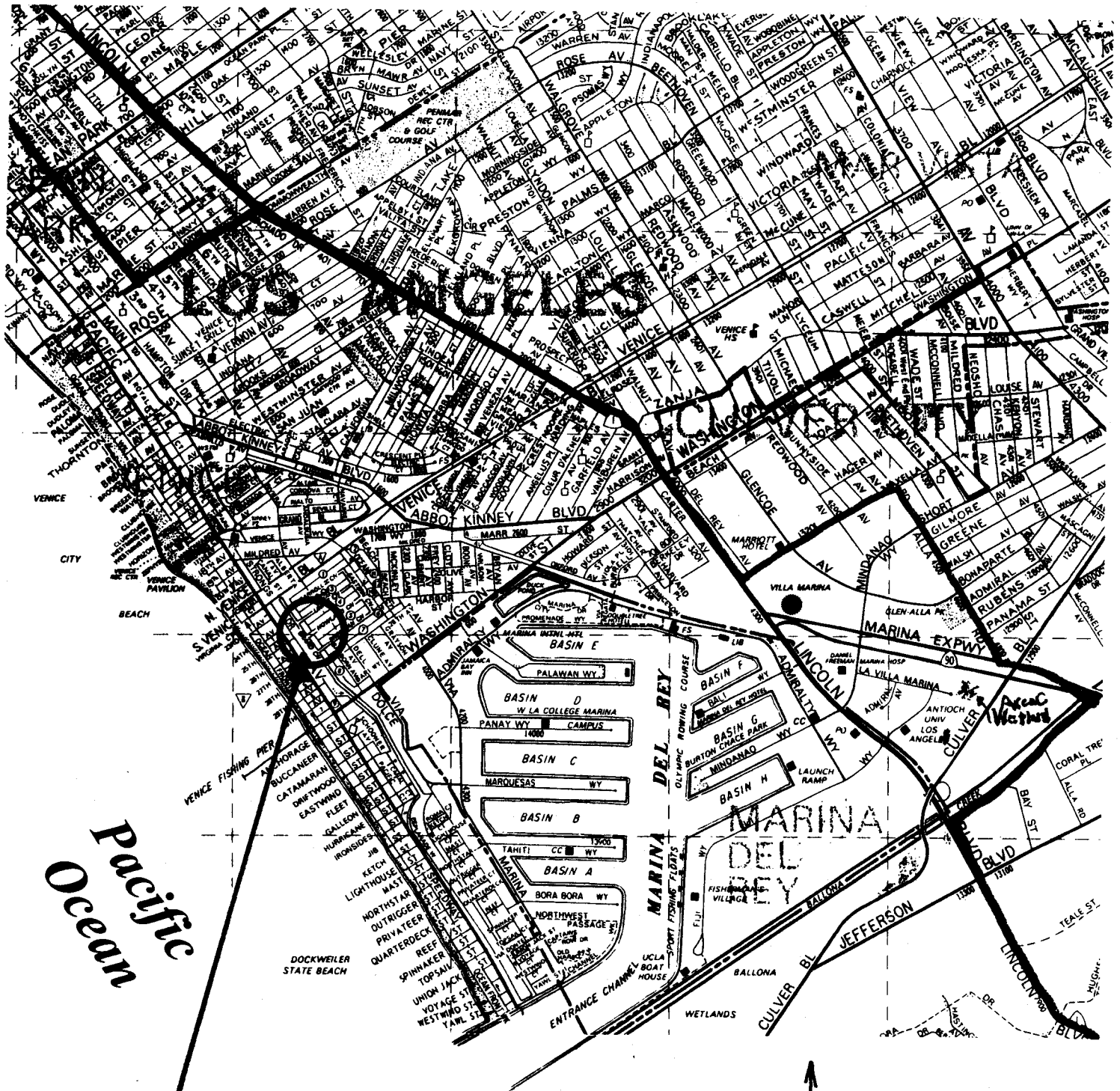
**H. Local Coastal Program**

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.

# VENICE, CA



Pacific Ocean

Site: 2525 Grand Canal

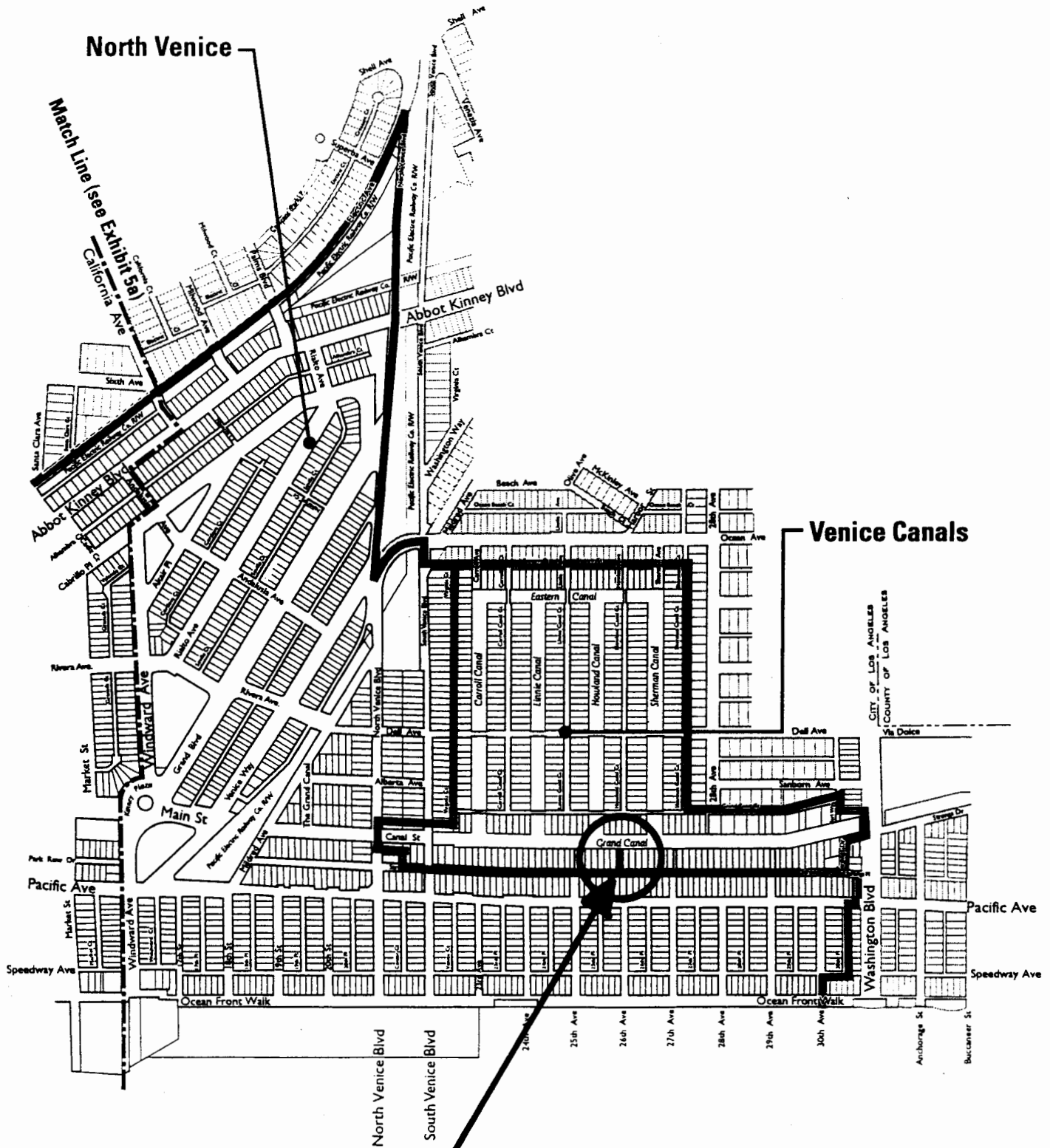
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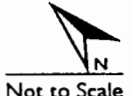
EXHIBIT # 1

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Site: 2525 Grand Canal



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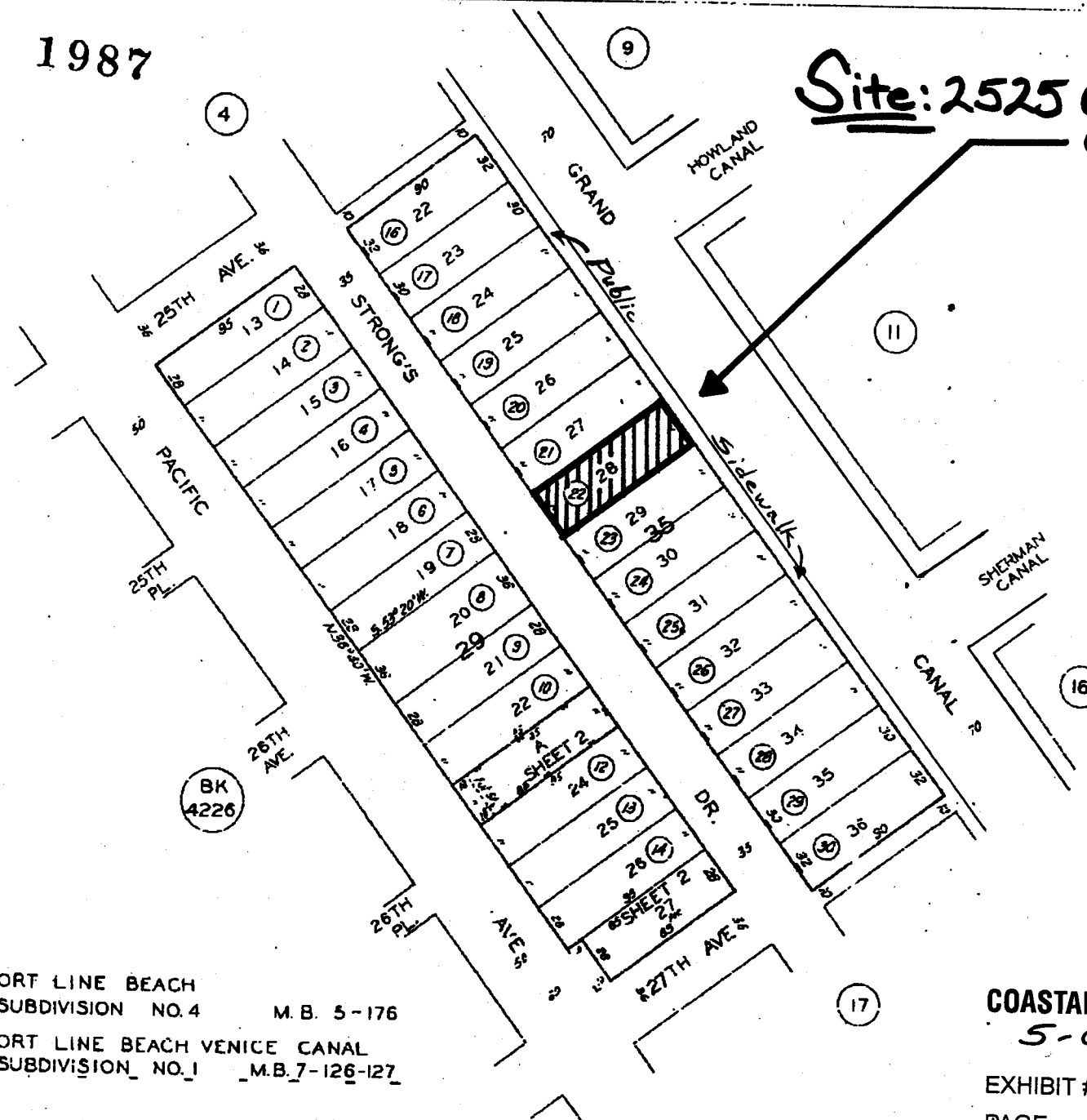
LUP  
Exhibit 5b  
Subarea: North Venice • Venice Canal

EXHIBIT # 2  
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4227 10  
SHEET 1  
SCALE 1" = 60'

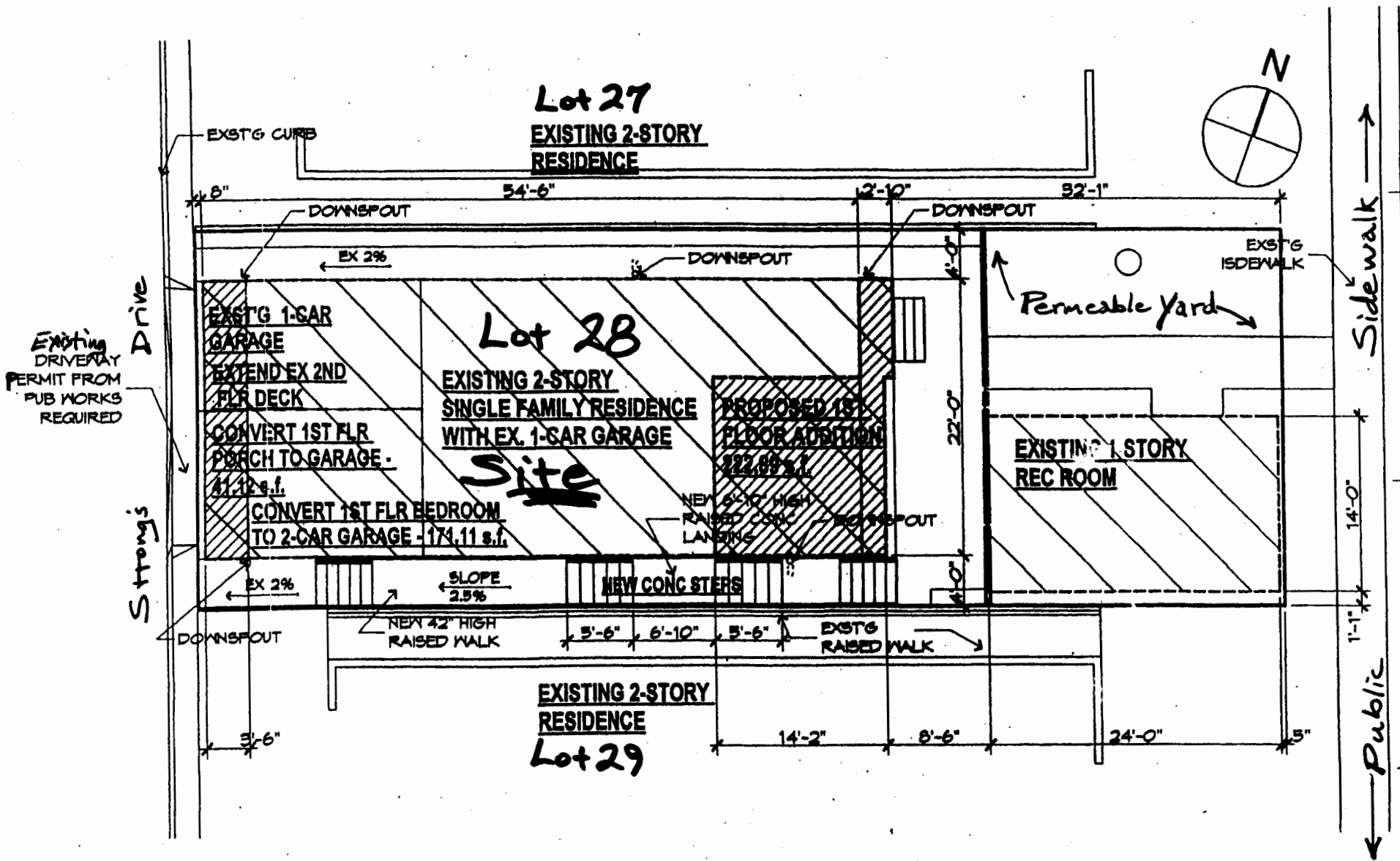
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Site: 2525 Grand Canal



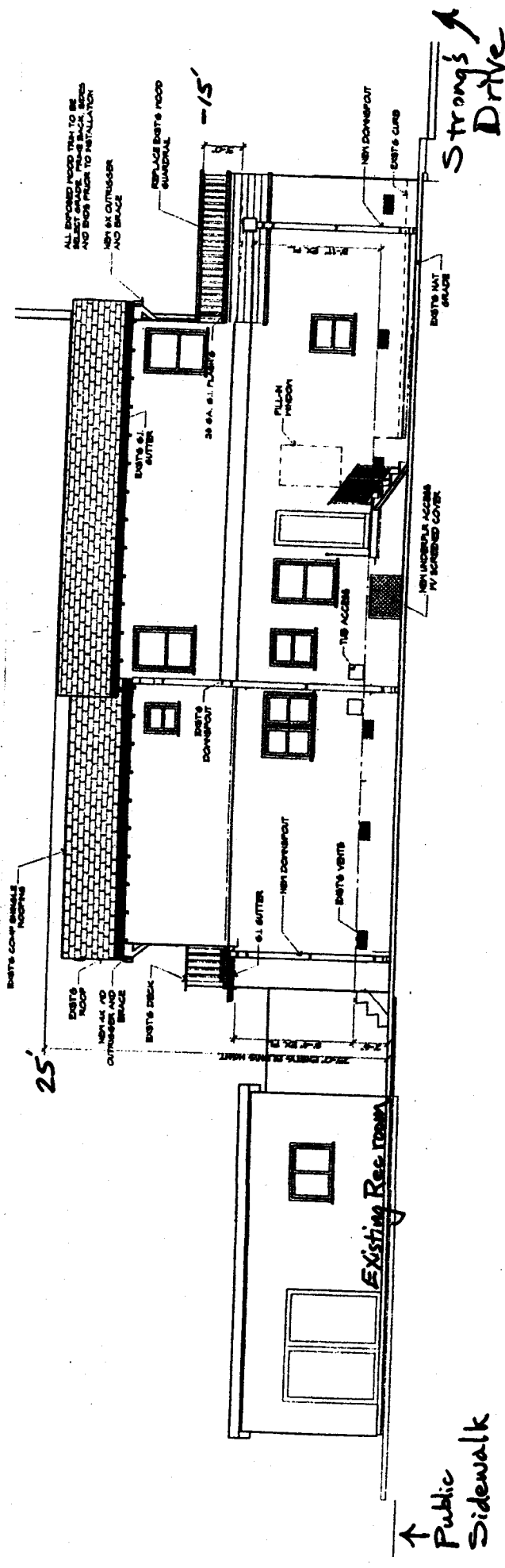
CODE 67  
SHORT LINE BEACH SUBDIVISION NO. 4 M.B. 5-176  
SHORT LINE BEACH VENICE CANAL SUBDIVISION NO. 1 M.B. 7-126-127

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G R A N D C A N A L

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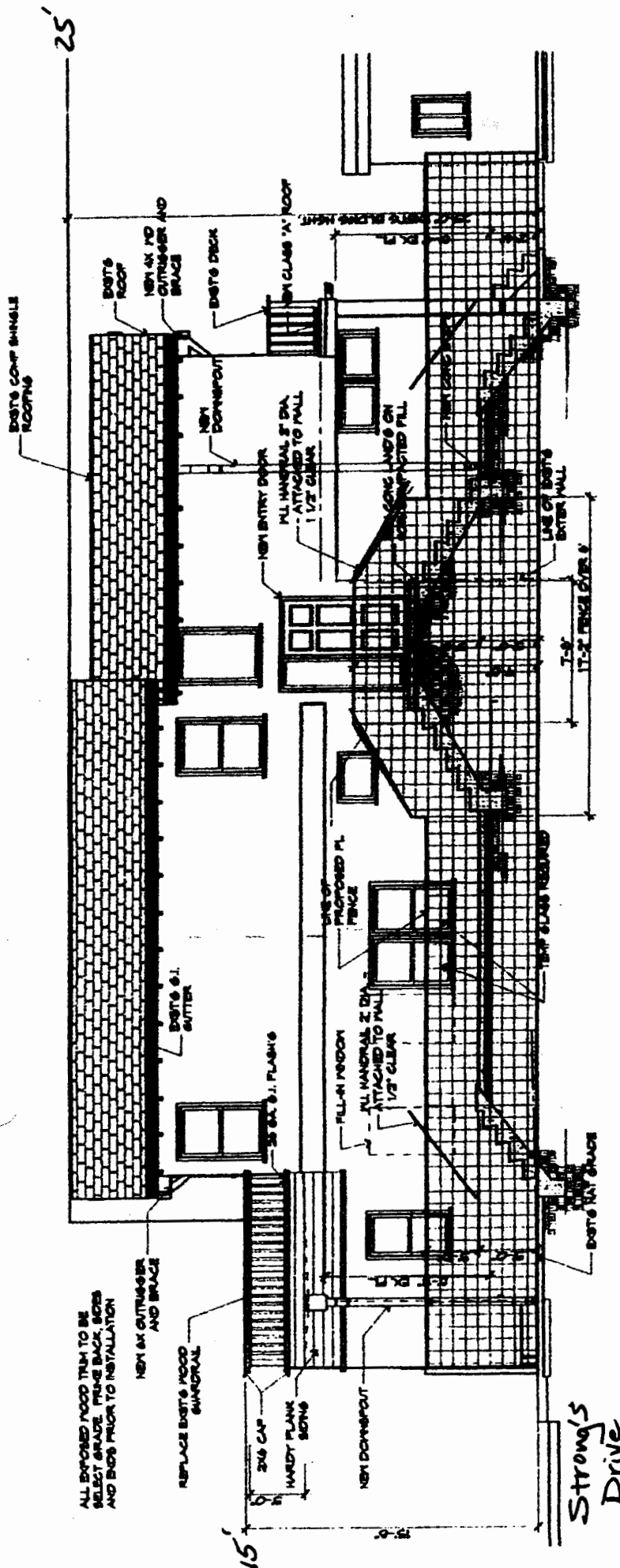


North Elevation

Grand Canal

↑ Public Sidewalk

Strong's Drive ↗



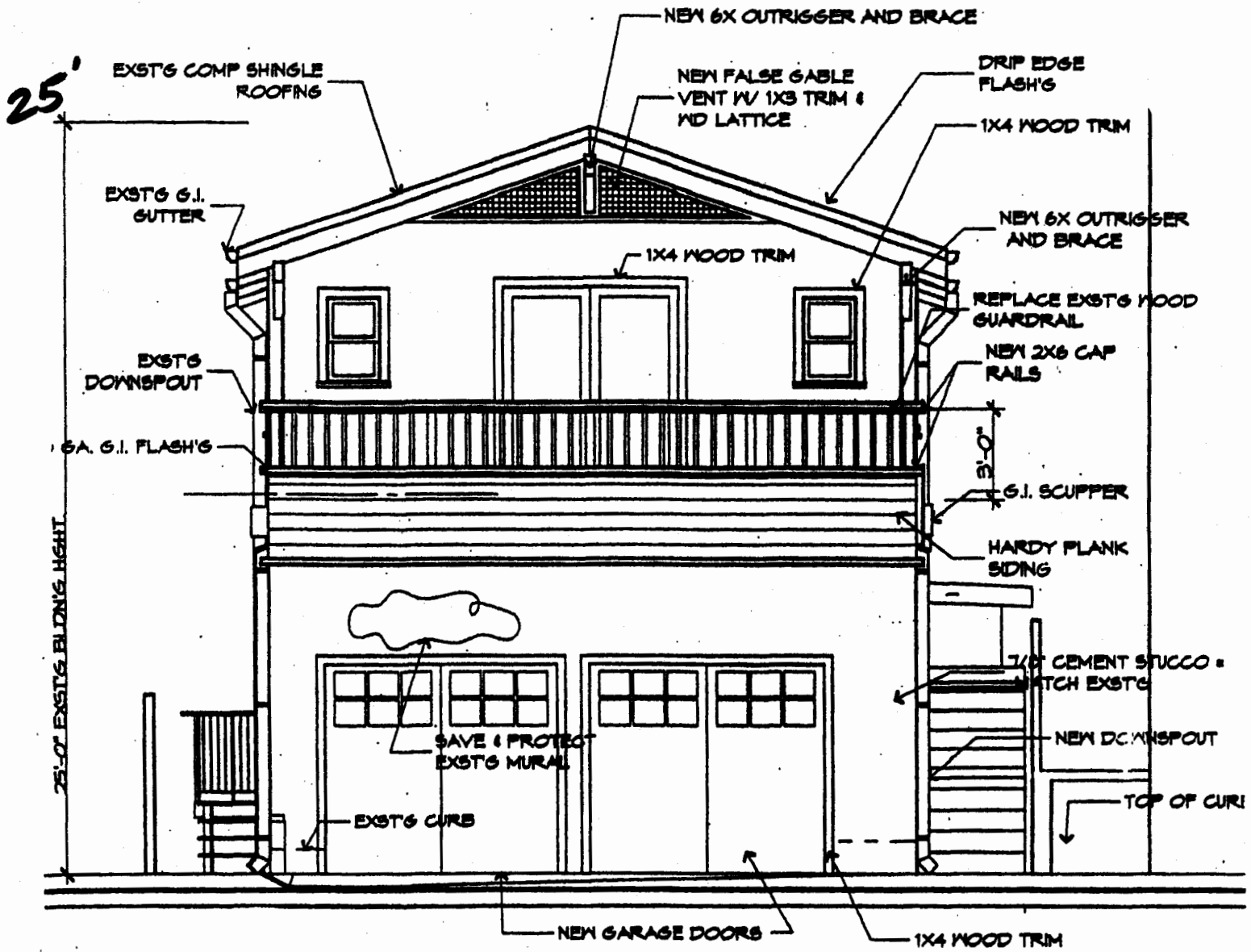
Grand Canal

South Elevation

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EXHIBIT # 6  
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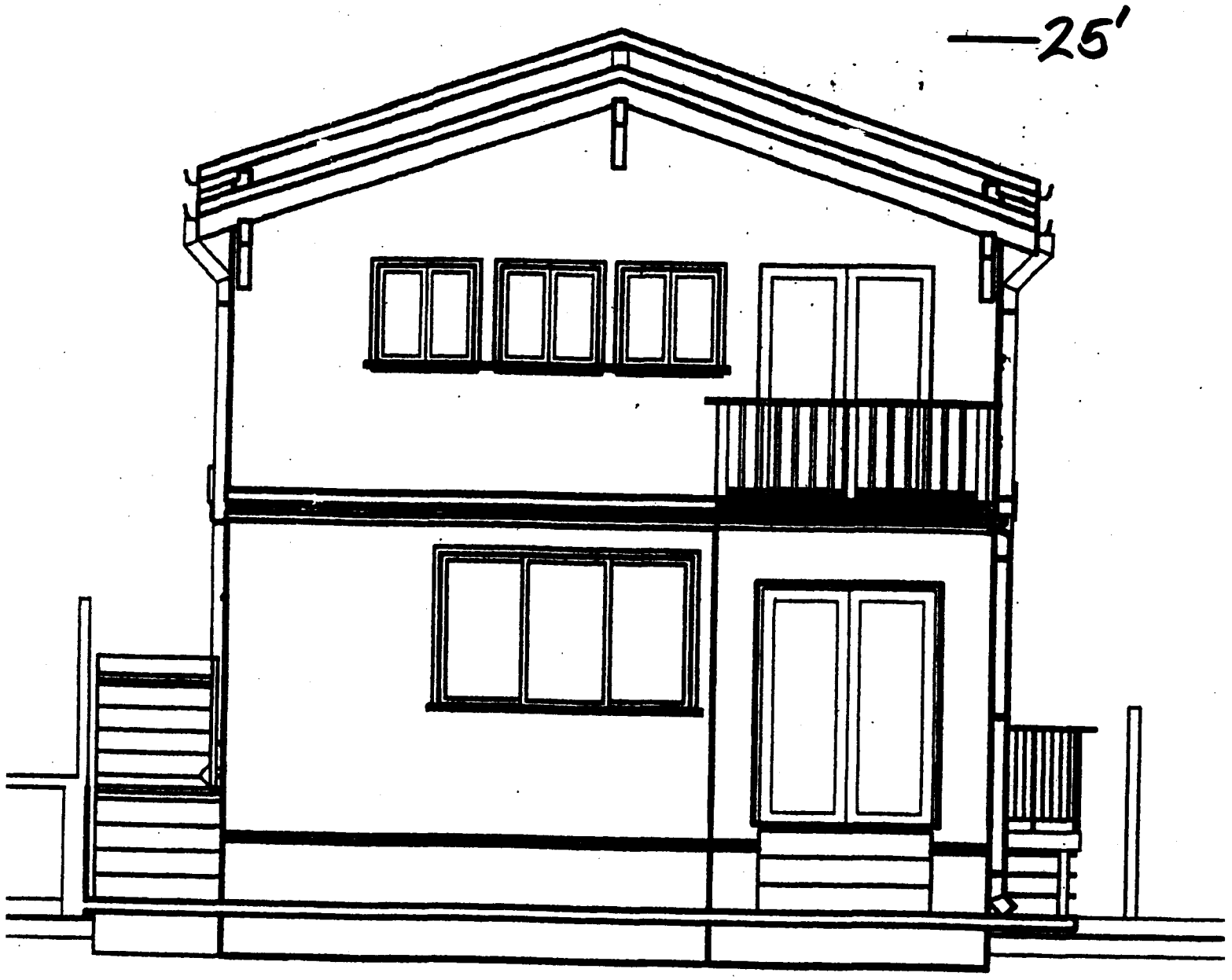
Strong's Drive



# Strong's Drive Elevation

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EXHIBIT # 7  
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—25'

Grand Canal Elevation

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EXHIBIT # 8

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