

CALIFORNIA COASTAL COMMISSION

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**W17a**

Filed: 10/13/2005
 Permit Denied: 1/11/2006
 Staff: Charles Posner - LB
 Staff Report: 6/22/2006
 Hearing Date: July 12, 2006
 Commission Action:

STAFF REPORT: REVISED FINDINGS**APPLICATION NUMBER:** 5-05-414**APPLICANT:** James Shaw **AGENT:** Geoffrey Collins, Architect**PROJECT LOCATION:** 201 Bernard Avenue, Venice, City of Los Angeles**PROJECT DESCRIPTION:** Demolition of a one-story, 1,400 square foot single-family residence, and construction of a 30-foot high (with a 33-foot high roof access structure), 3,900 square foot single-family residence with an attached two-car garage on a 4,220 square foot lot.

Lot Area	4,220 square feet
Building Coverage	2,277 square feet
Pavement Coverage	650 square feet
Landscape Coverage	1,293 square feet
Parking Spaces	3
Zoning	RD2-1
Plan Designation	Multi-Family Residential - Low Med II
Ht above final grade	30 feet (plus 33-foot roof access)

LOCAL APPROVAL: City of Los Angeles Specific Plan Director of Planning Sign-off, Case No. DIR-2005-6946 (VSO), 9/29/2005.**COMMISSIONERS ON PREVAILING SIDE:** Commissioners Kruer, Neely, Orr, Reilly, Secord, Shallenberger, Wan and Chair Caldwell.**SUMMARY OF STAFF RECOMMENDATION**

On January 11, 2006, after a public hearing, **the Commission denied the coastal development permit application** for the proposed project because it was found to be incompatible with the character of the surrounding area and would set a bad precedent for future development (Sections 30251 and 30253 of the Coastal Act). The Commission determined that the height (33 feet) and mass (3,900 sq. ft.) of the proposed three-level house does not conform with the character of the immediate neighborhood, as there is a significant contrast between the size of the proposed project and the existing homes in the area (the neighborhood is overwhelmingly single-story, with a few two-story homes).

Staff is recommending that the Commission, after public hearing, adopt the following revised findings in support of the Commission's January 11, 2006 denial of Coastal Development Permit Application 5-05-414. A vote by the majority of the Commissioners on the prevailing side is necessary to adopt the revised findings. **See Page Two for the motion and resolution to adopt the revised findings.**

SUBSTANTIVE FILE DOCUMENTS:

1. City of Los Angeles certified Land Use Plan (LUP) for Venice, 6/14/2001.
2. City of Los Angeles Venice Coastal Zone Specific Plan (Ordinance No. 175,693).
3. Coastal Development Permit 5-00-005 (Podleski – 839 Superba Ave.).
4. Coastal Development Permit 5-01-360 (Podleski – 2338 McKinley Ave.).
5. City of Los Angeles Local Coastal Development Permit No. ZA-2004-3779 (213 6th Ave.).
6. City of Los Angeles Local Coastal Development Permit No. ZA-2004-3778 (741 Broadway).
7. Coastal Development Permit Application 5-05-453 (Corzine – 221 5th Ave. Venice).
8. Coastal Development Permit Application 5-05-461 (Slaten – 233 Rennie Ave. Venice).
9. Coastal Development Permit Application 5-05-464 (Burstion – 703 Machado Ave. Venice).
10. Coastal Development Permit Application 5-06-167 (Rogers – 218 Bernard Ave. Venice).

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution to **adopt the revised findings** in support of the Commission's January 11, 2006 action to deny the coastal development permit application. Staff recommends a **YES** vote on the following motion:

MOTION: *"I move that the Commission adopt the revised findings proposed by staff in support of the Commission's action on January 11, 2006 denying Coastal Development Permit 5-05-414."*

Passage of this motion will result in the adoption of revised findings as set forth in this staff report or as modified by staff prior to the hearing. The motion requires a majority vote of the members from the prevailing side present at the **July 12, 2006** hearing, with at least three of the prevailing members voting. The eight Commissioners on the prevailing side are:

Commissioners Kruer, Neely, Orr, Reilly, Secord, Shallenberger, Wan and Chair Caldwell.

Only those Commissioners on the prevailing side of the Commission's action are eligible to vote on the revised findings.

I. Resolution to Adopt Revised Findings

The Commission hereby adopts the findings set forth below for the denial of Coastal Development Permit Application 5-05-414 on the ground that the findings support the Commission's decision made on January 11, 2006 and accurately reflect the reasons for it.

II. Revised Findings and Declarations

Staff Note: The following revised findings include all of the staff's recommended findings that were set forth in the December 22, 2005 staff report for the Commission's January 11, 2006 hearing for the coastal development permit application. The portions of those findings that are being deleted are crossed-out in the following *revised findings*: ~~deleted findings~~. The supplemental findings being added in support of the Commission's January 11, 2006 action are identified with underlined text.

The Commission hereby finds and declares:

A. Project Description

The applicant proposes to demolish the existing one-story, 1,400 square foot single-family residence on the site, and construct a three-level (two-story plus mezzanine), 3,900 square foot single-family residence with an attached two-car garage (See Exhibits). The 4,220 square foot lot is situated about one-half mile inland of the beach in part of the Oakwood area of Venice that is referred to as "North of Rose" (because of its location north of Rose Avenue). The project site is a corner lot that abuts a city park and the border between the cities of Los Angeles and Santa Monica (Exhibit #2).

The height of the proposed residence is thirty feet above the elevation of Bernard Avenue, with a roof access structure that extends up to 33 feet in elevation (Exhibit #6). A roof deck is proposed at the 25-foot elevation (Exhibit #5). Three on-site parking spaces are proposed, with curb cuts proposed on both Bernard Avenue and Dewey Street (Exhibit #4).

B. Project Background

The applicant has received an approval from the City of Los Angeles Planning Department, although the City did not hold a public hearing for the project. The applicant is now requesting Commission approval of the coastal development permit that is necessary to undertake the proposed development. The hearing before the Coastal Commission will be the public's only opportunity to participate in the review of the project.

The Commission has recognized in both prior permit and appeal decisions that the Oakwood area of Venice, where the proposed project is located, is a unique coastal community. In 1980, the Commission adopted the Regional Interpretive Guidelines for Los Angeles County which included specific building standards for the various Venice neighborhoods, including the Oakwood neighborhood. These building standards, which apply primarily to density, building height and parking, reflect conditions imposed in a series of permits heard prior to 1980. The Commission has consistently applied these density, height and parking standards to development in the Venice coastal zone in order to protect public access to the beach and to preserve the special character of the community and its historic walk streets.

On June 14, 2001, the Commission certified the City of Los Angeles Land Use Plan (LUP) for Venice. The certified Venice LUP maintains the City's and Coastal Commission's previous density limits and parking standards for the Oakwood area of Venice. Prior to 2001, the height limit for single-family residences in the Oakwood area was 25 feet. The certified LUP set forth a new, higher thirty-foot height limit for single-family residences in the Oakwood area and a few other Venice neighborhoods (Exhibit #2). The additional five feet in height (from 25 to

thirty feet) is only permitted for projects with varied or stepped-back rooflines, in order to allow and encourage more variation in rooflines. Flat-roofed structures are still limited to a maximum of 25 feet.

Certified Venice LUP Policies

The Commission adopted the following policy as part of the certified Venice LUP in order to regulate residential development on lots in the Oakwood area of Venice that have been designated with the *Multi-Family Residential - Low Medium II* land use designation. The following policy language applies to the project site, although the North of Rose neighborhood does not reflect the land use designation of the certified LUP, as it is comprised almost entirely of one-story single-family residences.

Venice Land Use Plan Policy I.A.7.d states:

- **Policy I. A. 7. Multi-Family Residential - Low Medium II Density.** *Accommodate the development of multi-family dwelling units in the areas designated as “Multiple Family Residential” and “Low Medium II Density” on the Venice Coastal Land Use Plan (Exhibits 9 through 12). Such development shall comply with the density and development standards set forth in this LUP.*

d. Oakwood, Milwood, Southeast and North Venice

Use: Duplexes and multi-family structures

Density: One unit per 1,500-2,000 square feet of lot area. Lots smaller than 4,000 square feet are limited to a maximum density of two units per lot.

Replacement Units/Bonus Density: Lots greater than 4,000 square feet can add extra density at the rate of one unit for each 1,500 square feet in excess of 4,000 square feet on parcels zoned RD1.5, or one unit for each 2,000 square feet of lot area in excess of 4,000 square feet on parcels zoned RD2, if the unit is a replacement affordable unit reserved for low and very low income persons. (See LUP Policies I.A.9 through I.A.16).

Yards: Yards shall be required in order to accommodate the need for fire safety, open space, permeable land area for on-site percolation of stormwater, and on-site recreation consistent with the existing scale and character of the neighborhood.

Height: Oakwood, Milwood and Southeast Venice: Not to exceed 25 feet for buildings with flat roofs; or 30 feet for buildings utilizing a stepped back or varied roofline. The portion that exceeds 25 feet in height shall be set back from the required front yard one foot for every foot in height above 25 feet. Structures located along walk streets are limited to a maximum height of 28 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

The standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The certified Venice LUP provides specific guidance for the Commission’s interpretation of the relevant Chapter 3 policies.

As of the hearing on January 11, 2006, the Commission has not approved any new development in the North of Rose neighborhood since 2001 when it certified the Venice LUP with the new thirty-foot height limit for single-family residences. ~~More recently, however, in~~ In 2005 the City of Los Angeles Zoning Administration, and the Planning Commission on appeal, ruled on a proposed two-unit residential project in the North of Rose neighborhood (Local Coastal Development Permit No. ZA-2004-3779: 213 6th Avenue). In that case, the City found that the mass and height of the proposed thirty-foot high project would be incompatible with the existing character of the neighborhood. The City limited the building height to a maximum of twenty feet. In this case, the applicant avoided the City Zoning Administration's jurisdiction by applying to the Coastal Commission for the necessary coastal development permit.¹

The recent ruling by the Zoning Administration limiting a project to twenty feet is a precedent-setting action. This application may also set a precedent for future rulings by the Commission, as several applications for new homes in the same neighborhood are awaiting Commission review:

Coastal Development Permit Application 5-05-453 (Corzine: 221 5th Ave.) Approved 27' high
 Coastal Development Permit Application 5-05-461 (Slaten: 233 Rennie Ave.) Approved 25.5'
 Coastal Development Permit Application 5-05-464 (Burston: 703 Machado Ave.) Approved 25'
~~Coastal Development Permit Required (Gordon — 218 Bernard Ave. Venice).~~
Coastal Development Permit Application 5-06-167 (Rogers: 218 Bernard Ave.) Pending 27'

C. Community Character

Several persons (more than 100) have written and voiced their opposition to the proposed project (~~See Exhibits #7&8~~). The opponents of the proposed project assert that the mass and scale of the proposed single-family residence is out of scale with the existing structures in the neighborhood, and that it is not compatible with the character of the surrounding neighborhood. As stated above, the standard of review for the proposed development is the Chapter 3 policies of the Coastal Act, rather than the policies of the certified LUP. The Coastal Act requires that the scenic and visual qualities of coastal areas shall be considered and protected, development be visually compatible with the character of surrounding areas, and that special neighborhoods be protected.

Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by

¹ Section 30600(b) of the Coastal Act provides that prior to certification of its Local Coastal Program (LCP), a local jurisdiction may, with respect to development within its area of jurisdiction in the coastal zone and consistent with the provisions of Sections 30604, 30620 and 30620.5, establish procedures for the filing, processing, review, modification, approval or denial of a coastal development permit. Pursuant to this provision, the City of Los Angeles developed a permit program in 1978 to exercise its option to issue local coastal development permits. The Commission, however, still accepts applications for single-family residences and other development that typically qualifies for administrative approval.

the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30253(5) of the Coastal Act states, in part:

New development shall: (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

Building height and bulk can adversely affect the scenic and visual qualities of the Venice coastal area and the unique character of its individual neighborhoods. Architectural design and the provision, or lack thereof, of adequate open space and landscaping can also strongly influence community character and visual resources. The certified Venice LUP contains specific building limits and design standards that have been designed and adopted in order to preserve the unique character of the Venice walk streets and neighborhoods and to carry out the requirements of Sections 30251 and 30253 of the Coastal Act. [See Page Four Five for certified LUP Policy I.A.7.]

Character of the North of Rose Area of Venice

The North of Rose neighborhood, except for the properties along the Rose Avenue commercial corridor, is comprised almost entirely of one-story single-family residences built in the 1940s and 1950s (a few are older). The few two-story residences in the neighborhood are modest in scale with a height of about 25 feet. There are two two-story houses on Bernard Avenue, and all the rest are one-story. Out of 169 properties in the neighborhood, the opponents counted 148 one-story homes, 21 two-story homes, and no three-story homes. Commission staff has visited the neighborhood and found it to be comprised almost entirely of one-story homes. The City Zoning Administration's findings for Local Coastal Development Permit No. ZA-2004-3779 (213 6th Avenue) defined the neighborhood character as one and two-story with a prevailing building height of twenty feet or less.

The Oakwood area is a neighborhood in on the cusp of a major transition. As is already common in the other Venice neighborhoods, many older homes are being sold to persons planning to replace them with larger modern homes. New two-story homes are not incompatible with the established existing Venice neighborhoods, as two-story homes have been allowed and built since Venice was first developed in the early 1900s. A large two-story home can be built within the 25-foot height limit that was applicable to single-family homes in the Oakwood area until 2001. The increase in the height limit to thirty feet is just enough for three-level homes. Three-level homes, however, are so massive in relation to the existing scale of development in the North of Rose neighborhood that they would redefine neighborhood scale. The opponents are working with their City Council representative in an effort to lower the height limit back to 25 feet, and to impose other building standards that would protect the existing low-scale character of the neighborhood while still allowing the homeowners to build up to two stories. The opponents do not want a new project to be built that changes the neighborhood character while they are trying to address the issue through a local ordinance.

Compliance with the Coastal Act and Venice LUP

The primary issue with the proposed project is whether it is compatible with the character of the surrounding (Oakwood) neighborhood as required by Section 30251 of the Coastal Act. The opponents argue, and the Commission agrees, that the mass and scale of the proposed single-family residence is out of scale with the existing structures in the neighborhood, and that it is not compatible with the character of the surrounding neighborhood. In this case, the applicant is proposing a two-story home with a habitable mezzanine level that reaches thirty feet in elevation, and a roof access structure reaches 33 feet in elevation. The project site is a corner/bookend lot that abuts a city park and the border between the cities of Los Angeles and Santa Monica (Exhibit #2).

The maximum height for single-family homes in the Oakwood area, as set forth by the certified Venice LUP, is 25 feet with an additional five feet for a “a varied or stepped back roofline” instead of a flat roof. The purpose of allowing the additional five feet (from 25 to thirty feet) is to allow buildings to be designed without flat roofs so as to avoid blocky buildings. The additional five feet in height for varied rooflines is discretionary: additional height over 25 feet does not have to be approved if the project would result in a significant contrast in the mass and scale of a new building in relation to the character of the established neighborhood (Coastal Act Sections 30251 and 30253).

The opposition is urging the Commission to deny the proposed ~~33~~thirty-foot high single-family residence asserting that its height and mass would be detrimental to the character of the neighborhood and would set a bad precedent for future development. In fact, there is a significant contrast between the size of the proposed project and the existing homes in the residential neighborhood (the neighborhood is overwhelmingly single-story, with a few two-story homes). The opponents are petitioning the Commission to use its discretion to determine that the proposed project does not conform to the qualitative policy language set forth by the certified Venice LUP and the Coastal Act in regards to community character.

~~Staff is recommending a conditional approval that would limit the size of the structure in order to make it more compatible with neighborhood character as required by Section 30251 of the Coastal Act, while still allowing the applicant to build a large two-story home. The recommended conditions of approval would permit the structure to be built up to the thirty-foot height limit for single-family homes with varied rooflines (as set forth by the certified Venice LUP), but would limit the height of enclosed living area to the 25-foot elevation (above the fronting street). As conditioned, only a sloped roofline, one roof access structure (one hundred square feet maximum) and roof deck railings would be permitted to exceed the 25-foot elevation. The mezzanine would be eliminated, or moved entirely below the 25-foot elevation, so that no enclosed living area would be above the 25-foot level. The recommended conditions of approval would reduce the contrast between the proposed project and the existing development, thus making it more visually compatible with the character of surrounding area. The recommendation would also protect the special neighborhood from a bad precedent which would certainly be followed by similarly sized development proposals. Therefore, the Commission finds that, only as conditioned will the proposed project conform with the requirements of Sections 30251 and 30253 of the Coastal Act to be compatible with the character of the surrounding (Oakwood North of Rose) neighborhood and it will not adversely affect neighborhood character.~~

The Commission agrees that there is a significant contrast between the size of the proposed 33-foot high, 3,900 square foot project and the existing homes in the residential neighborhood,

as the neighborhood is overwhelmingly single-story, with few two-story homes and no three-level homes. This significant contrast between the proposed project and the existing development in the immediate area causes the project to be visually incompatible with the character of surrounding area. The proposed 33-foot high, 3,900 square foot single-family residence, because its height and mass, would be detrimental to the character of the neighborhood and would set a bad precedent for future development as it would certainly be followed by similarly-sized development proposals. Being on a corner lot, and adjacent to a public park, the proposed 33-foot high, 3,900 square foot building would be highly visible from the park and the streets and extend above all the other development in the area. For these reasons, the Commission finds that the proposed project does not conform with the requirements of Sections 30251 and 30253 of the Coastal Act to be compatible with the character of the surrounding (Oakwood North of Rose) neighborhood and it would adversely affect neighborhood character.

Therefore, the Commission denies the coastal development permit application for the reasons stated above, but does so "without prejudice" so that the applicant may apply for a redesigned residence that is smaller and visually compatible with the character of the surrounding (Oakwood North of Rose) neighborhood. The Commission, however, strongly recommends that the redesigned project obtain the approval of the City of Los Angeles Planning Commission or Zoning Administration (i.e., a City government body with the discretion to approve or deny the project) subsequent to a public hearing, prior to returning to the Commission.

D. Parking

~~The Commission has consistently found that a direct relationship exists between residential density, the provision of adequate parking, and the availability of public access to the coast. Section 30252 requires that new development should maintain and enhance public access to the coast by providing adequate parking facilities.~~

~~Section 30252 of the Coastal Act states, in part:~~

~~— The location and amount of new development should maintain and enhance public access to the coast by... (4) providing adequate parking facilities....~~

~~Many of the older developments in Venice do not provide adequate on-site parking. As a result, there is a parking shortage in the area and public access has been negatively impacted. The walk streets and alleys provide no public parking, and residents of the area and their guests often occupy the small amount of parking area that may be available for the general public on the surrounding streets. To mitigate this problem, the Commission has consistently conditioned new single-family residences in the Oakwood area of Venice to provide three on-site parking spaces.~~

~~The proposed project includes three on-site parking spaces, but also proposes two curb cuts on public streets that provide public parking (Exhibit #4). The curb cuts would reduce the amount of on-street parking and are unnecessary as the project site has direct access from the fifteen-foot wide rear alley (Exhibit #3). The on-street parking in the neighborhood is seldom, if ever, used by beach goers because of the distance to the shoreline (about a half-mile). There is, however, a city park within twenty feet of the project site. Park visitors and guests of residents depend on the on-street parking when they visit this neighborhood. Therefore, the permit is conditioned to eliminate the proposed curb cuts and to take vehicular access from the alley. The Commission finds that, only as conditioned to ensure the continued provision of~~

adequate on-site parking, is the proposed project consistent with the public access policies of the Coastal Act.

E. Control of Polluted Runoff

Section 30230 of the Coastal Act states:

~~Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.~~

Section 30231 of the Coastal Act states:

~~The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.~~

~~The proposed project poses a potential source of pollution due to contaminated runoff. Runoff from the site enters the City's stormdrain system and is ultimately discharged into the marine environment. Untreated wastewater from the site must be prevented from negatively affecting the marine resources in the adjacent waters of the Pacific Ocean. To mitigate potential impacts to marine resources caused by polluted runoff leaving the site, a special condition requires the applicant to incorporate best management practices (BMPs) into the project and site management procedures to reduce or prevent contaminants from running off the site. As conditioned, the proposed project is consistent with past Commission action with regards to water quality requirements and will minimize water quality impacts. The Commission, therefore, finds that, as conditioned, the development will be consistent with Sections 30230 and 30231 of the Coastal Act.~~

DF. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

- (a) Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development 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 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. 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.~~

As discussed above, the proposed development is inconsistent with Sections 30251 and 30253 of the Coastal Act. The significant contrast between the proposed project and the existing development causes the project to be visually incompatible with the character of surrounding area and would adversely affect community character. Therefore, the Commission finds that approval of the proposed development would prejudice the City's ability to prepare a LCP consistent with the policies of Chapter 3 of the Coastal Act, and is not consistent with Section 30604(a) of the Coastal Act.

EG. California Environmental Quality Act (CEQA)

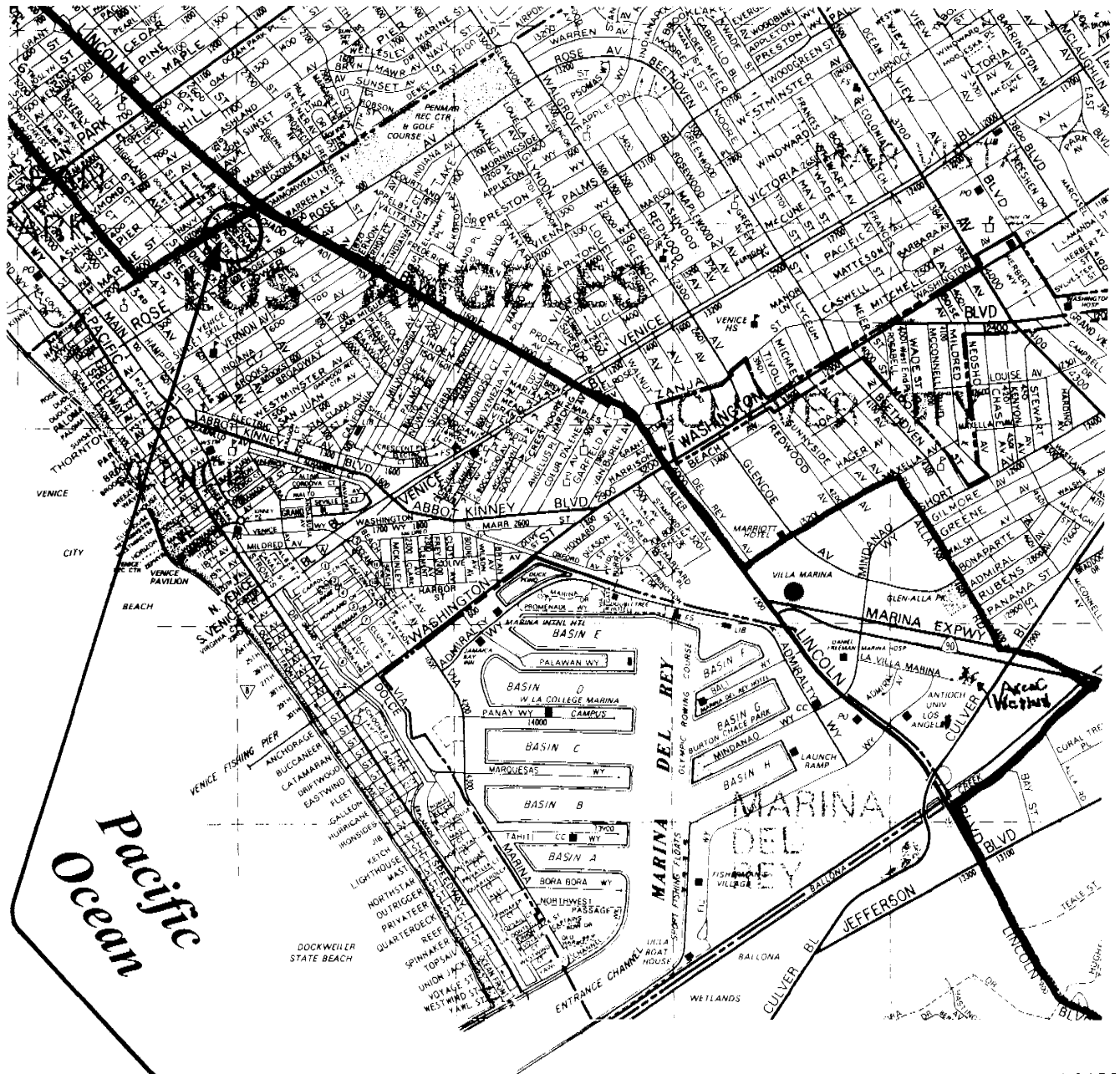
Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

~~The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. 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.~~

There currently exists a viable use on the private property: a one or two-story single-family residence similar in size and scale to other existing development in the immediate area. Another feasible alternative is to maintain or enlarge the existing single-family residence that currently occupies the site. Thus, denial of the proposed project does not deny the applicant all economically beneficial or productive use of his property or unreasonably limit the owner's reasonable investment-backed expectations of the subject property.

As described in this report, the applicant's proposed project would have a significant adverse effect on the environment because the project would adversely affect community character. Feasible alternatives exist to the applicant's proposed project. Therefore, the Commission finds that the proposed project is not consistent with CEQA and the policies of the Coastal Act.

VENICE, CA



Site: 201 Bernard Ave.

COASTAL COMMISSION
5-05-414

EXHIBIT # 1
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Maximum Building Height

- G** 25' with a flat roof
- 30' with varied or stepped back roofline
- 28' along Walk streets

Notes:

*All building heights shall be measured from the elevation of the fronting right-of-way.

*Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

*See Policy I.A.1 for policy limiting roof access structures.

*See Policy I.B.7 for commercial and mixed-use development standards.

Site: 201 Bernard Ave.

City of Los Angeles



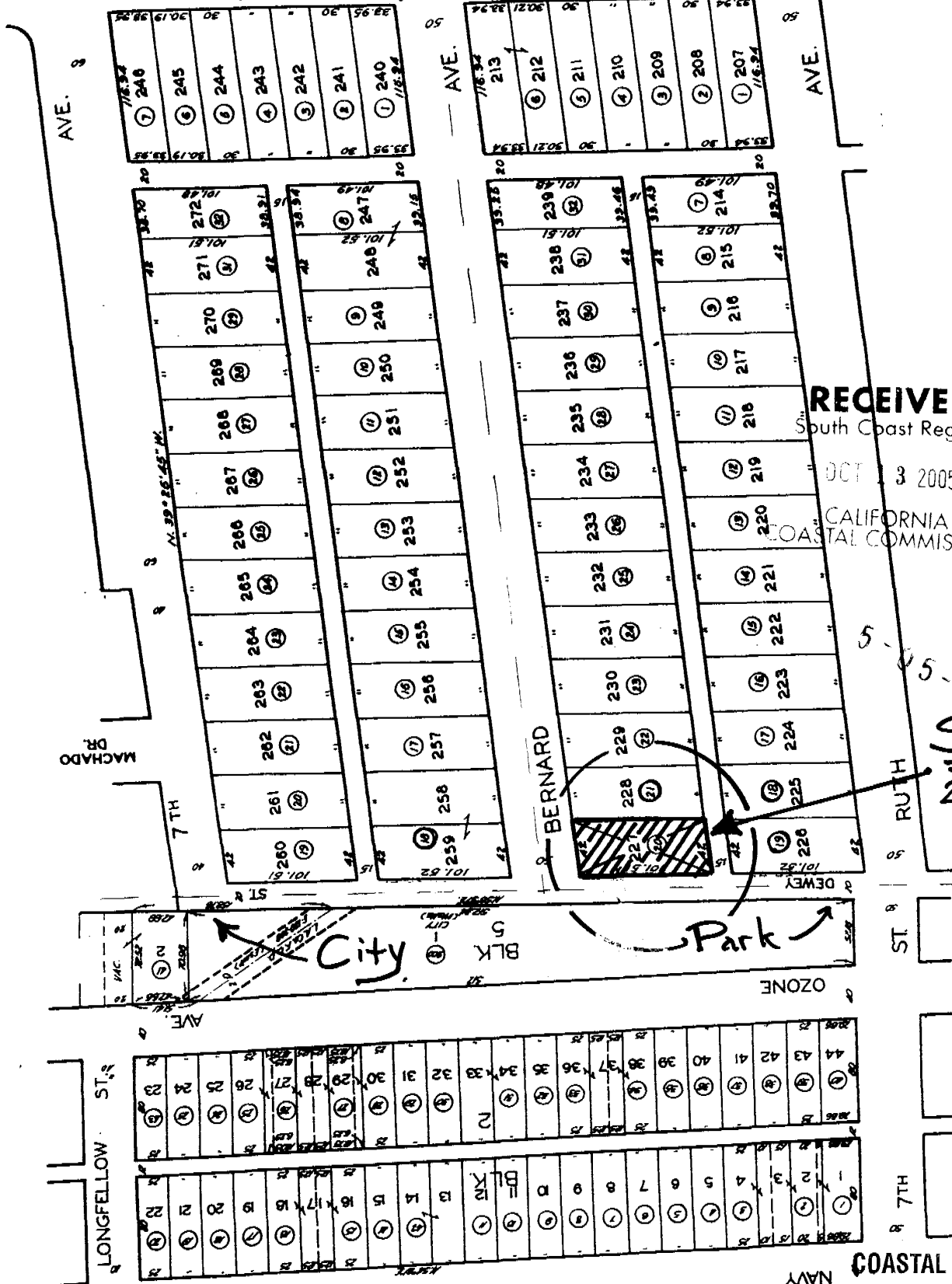
LUP
Exhibit 15a
Height
Subarea: Oakwood

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EXHIBIT # 2
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Rose Avenue - To beach →



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South Coast Region

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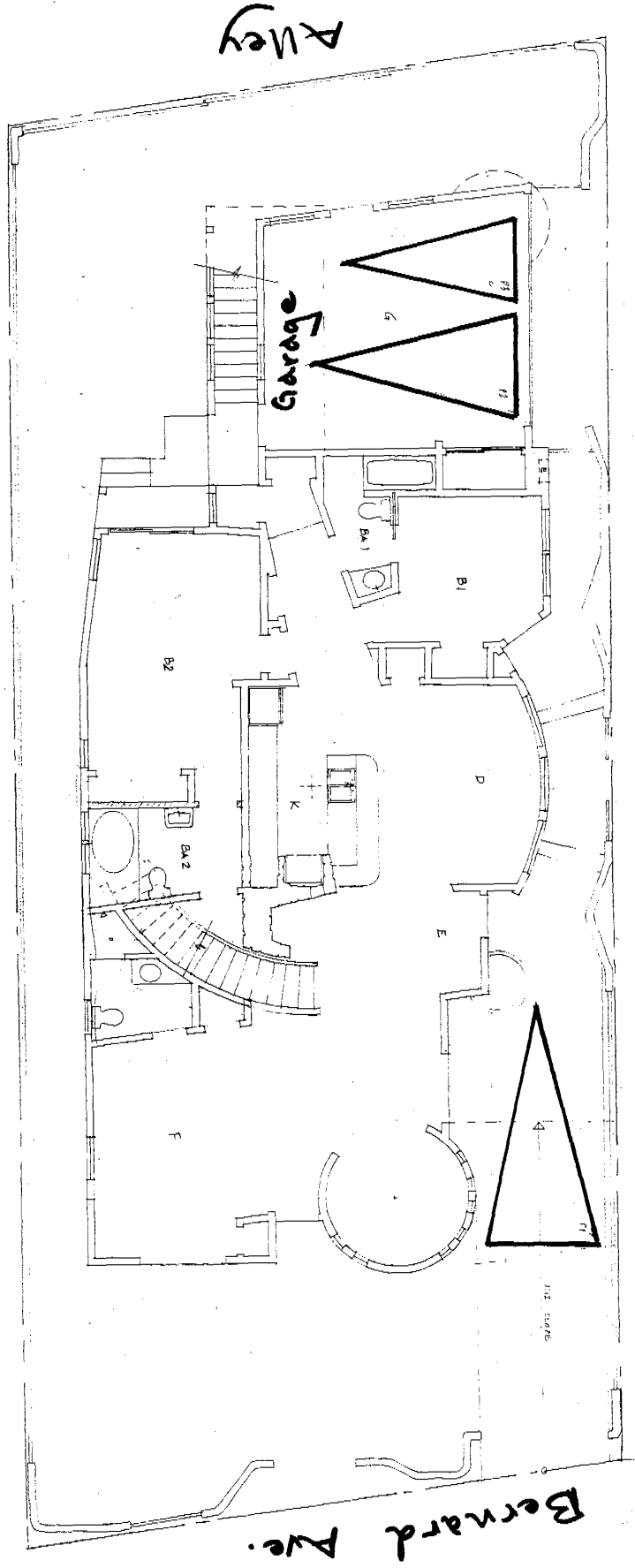
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Site

201 Bernard Ave.

COASTAL COMMISSION

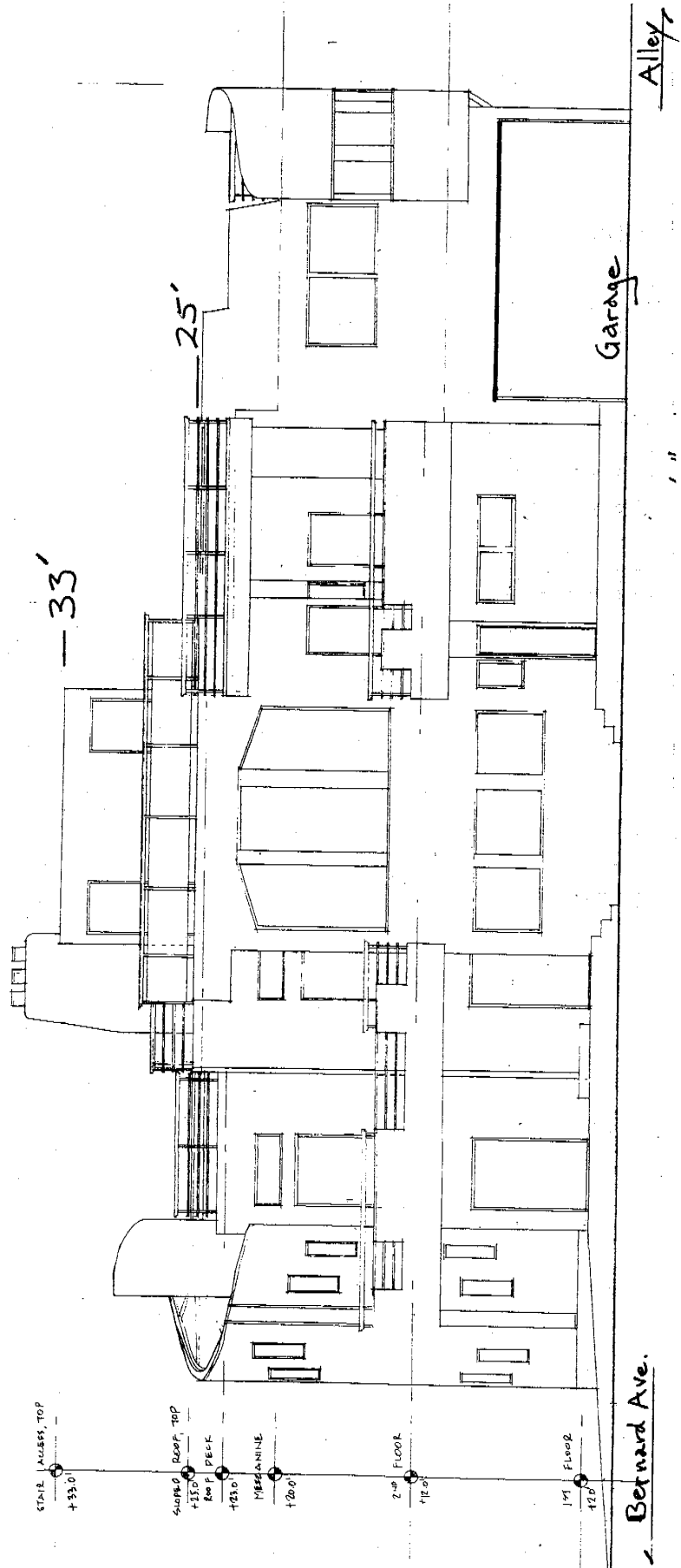
EXHIBIT # 3
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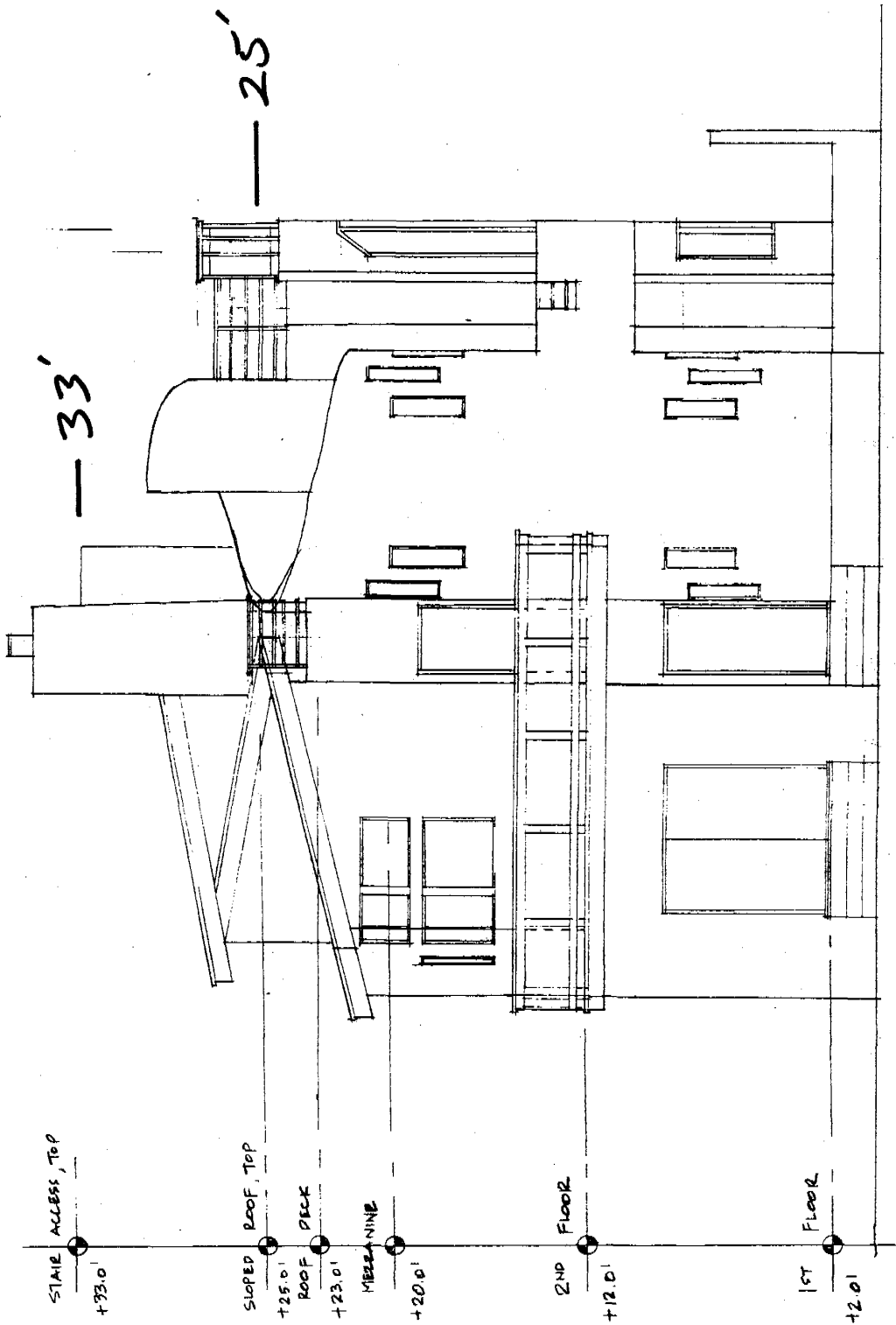
Dewey Street

Proposed Site Plan



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 EXHIBIT # 5
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Elevation: Dewey Street



Proposed Elevation: Bernard Ave.