

CALIFORNIA COASTAL COMMISSION

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

Permit Application No. **5-12-228**

September 20, 2012

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ADMINISTRATIVE PERMIT**APPLICANT:** Shireen Lee**PROJECT DESCRIPTION:** Demolition of a one-story, 882 square foot single-family residence, and construction of a two-story, 33.25-foot high, 1,715 square foot single-family residence with two uncovered parking spaces and an 8' x 40' swimming pool.**LOCATION:** 1310 Riviera Avenue, Venice, City of Los Angeles, County of Los Angeles.**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, October 11, 2012, 9:00 a.m.
Oceanside City Council Chambers
300 North Coast Highway
Oceanside, CA 92054

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.

CHARLES LESTER
Executive Director

By: Charles R. Posner
Title: Coastal Program Analyst

SPECIAL CONDITIONS: See Page Four.

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

The proposed project is the construction of a two-story, 1,715 square foot single-family residence on a 3,132 square foot lot in North Venice (See Exhibits). The height of the proposed house is 33.25 feet above the elevation of the fronting street, Riviera Avenue. Two on-site parking spaces are provided on the rear of the site, with access from Valencia Court (Exhibit #2). A new 8'x 40' swimming pool is also proposed.

This is an after-the-fact application. The project started out as a renovation/enlargement of the one-story, 882 square foot single-family residence that formerly occupied the property, but the builders removed the roof and about ninety-nine percent of the building's walls. The applicant submitted the coastal development permit application after Commission staff determined that the project constituted a new development rather than a remodel.

The proposed project, which is about one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2011-1270-VSO-M1, 2/10/12) and is consistent with the RD1.5 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 30-to-35-foot height limit for houses in the North Venice area. Adequate on-site parking is provided for the single-family residence. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,000 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character and will have no negative effects on visual resources or coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

B. 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 Executive Director determines that the development conforms with Sections 30230 and 30231 of the Coastal Act.

C. 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 Executive Director determines that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

D. Public Access and Recreation

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.

E. Local Coastal Program

The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. 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.

F. 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 Executive Director determines 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.

G. Unpermitted Development

Unauthorized development, in the form of demolition of a single-family residence and commencement of construction of a new structure, has occurred on the property subject to this coastal development permit application. The approval of this coastal development permit application authorizes (after-the-fact) the demolition and construction of a single-family residence.

Although development has taken place prior to Commission action on this permit application, consideration of the application by the Commission is based solely upon Chapter 3 policies of the Coastal Act with the City of Los Angeles certified Land Use Plan used as guidance. Commission action on this permit application does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal development permit or permit amendment.

SPECIAL CONDITIONS:

- 1. Parking and Residential Density.** The permitted use of the approved two-story structure is a single-family residence. A minimum of two parking spaces shall be provided and maintained on the site as proposed. 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.
- 2. Construction Responsibilities and Debris Removal.** By acceptance of this coastal development permit, the permittee agrees that the permitted development shall be conducted in a manner that protects water quality pursuant to the implementation of the following BMPs:
 - A. No construction materials, equipment, debris, or waste shall be placed or stored where it may be subject to wave, wind, or rain erosion or dispersion.
 - B. Any and all construction material shall be removed from the site as soon as possible (within two days of completion of construction) and disposed of at an appropriate location. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.
 - C. All trash generated by construction activities within the project area shall be disposed of at the end of each day, or sooner if possible.
 - D. All grading and excavation areas shall be properly covered and sandbags and/or ditches shall be used to prevent runoff from leaving the site, and measures to control erosion must be implemented at the end of each day's work.
 - E. Washout from concrete trucks shall be disposed of at a controlled location not subject to runoff into coastal waters or onto the beach, and more than fifty feet away from a storm drain, open ditch or surface waters.

- F. Erosion control/sedimentation Best Management Practices (BMPs) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: silt fencing and/or sandbags shall be installed between work areas and the water to prevent runoff/sediment transport into the storm drain.
- G. All construction equipment and materials shall be stored and managed in a manner to minimize the potential for discharge of pollutants. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
- H. During construction of the proposed project, no runoff, site drainage or dewatering shall be directed from the site into any bay, harbor, street or drainage unless specifically authorized by the California Regional Water Quality Control Board.
- I. In the event that hydrocarbon-contaminated soils or other toxins or contaminated material are discovered on the site, such matter shall be stockpiled and transported off-site only in accordance with Department of Toxic Substances Control (DTSC) rules and/or Regional Water Quality Control Board (RWQCB) regulations.

The permittee shall undertake the approved development in accordance with this condition.

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.

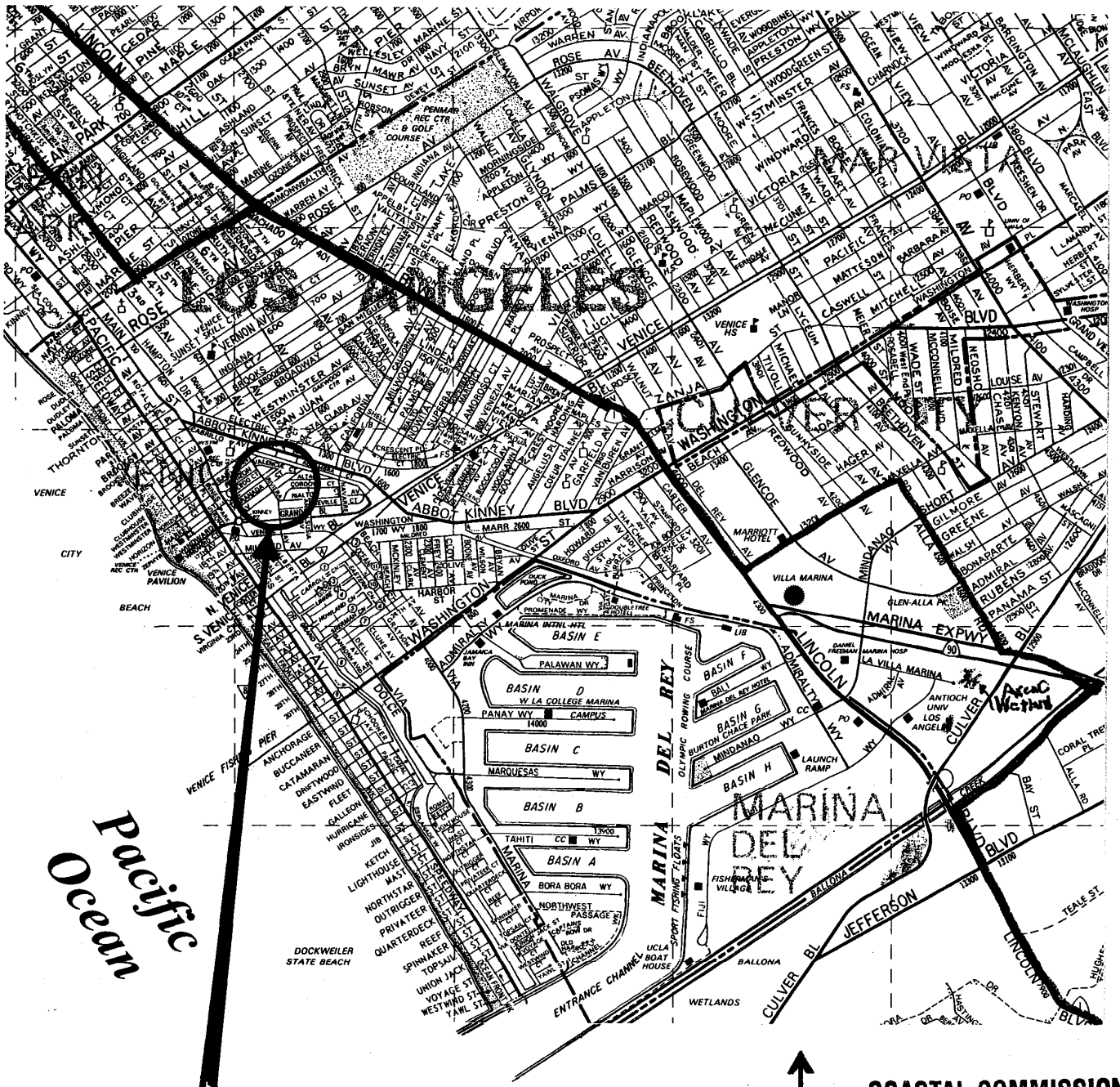
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

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

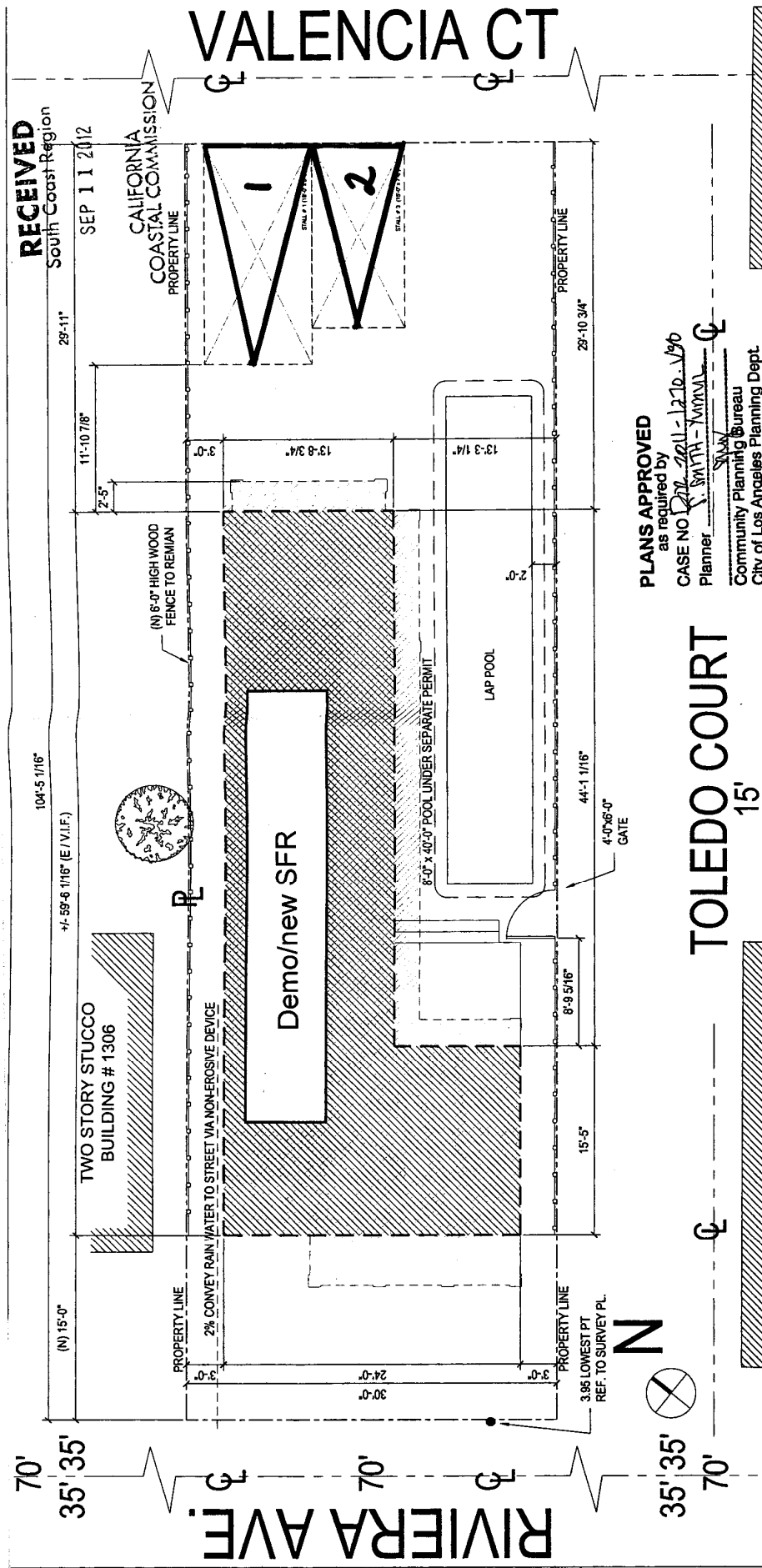
VENICE, CA



Pacific Ocean

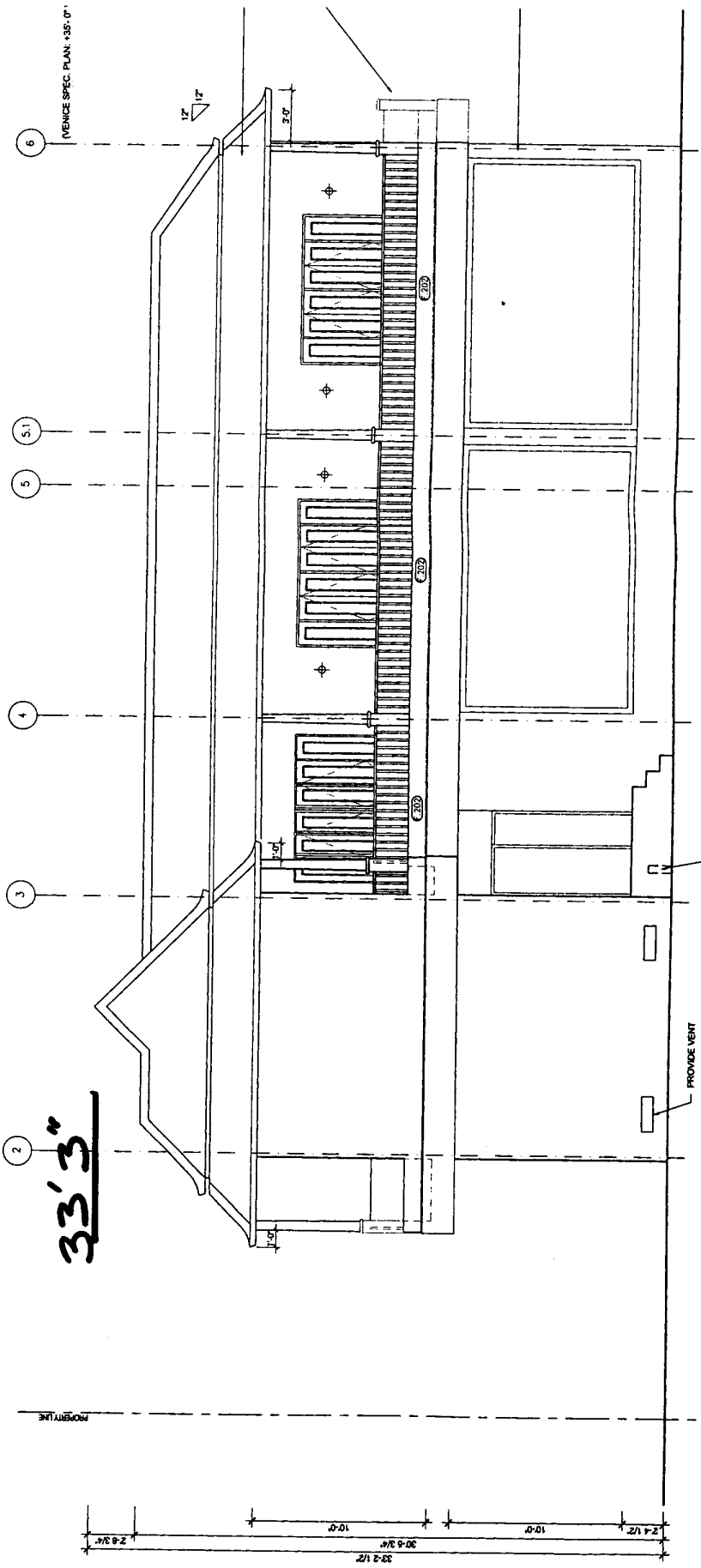
Site: 1310 Riviera Avenue

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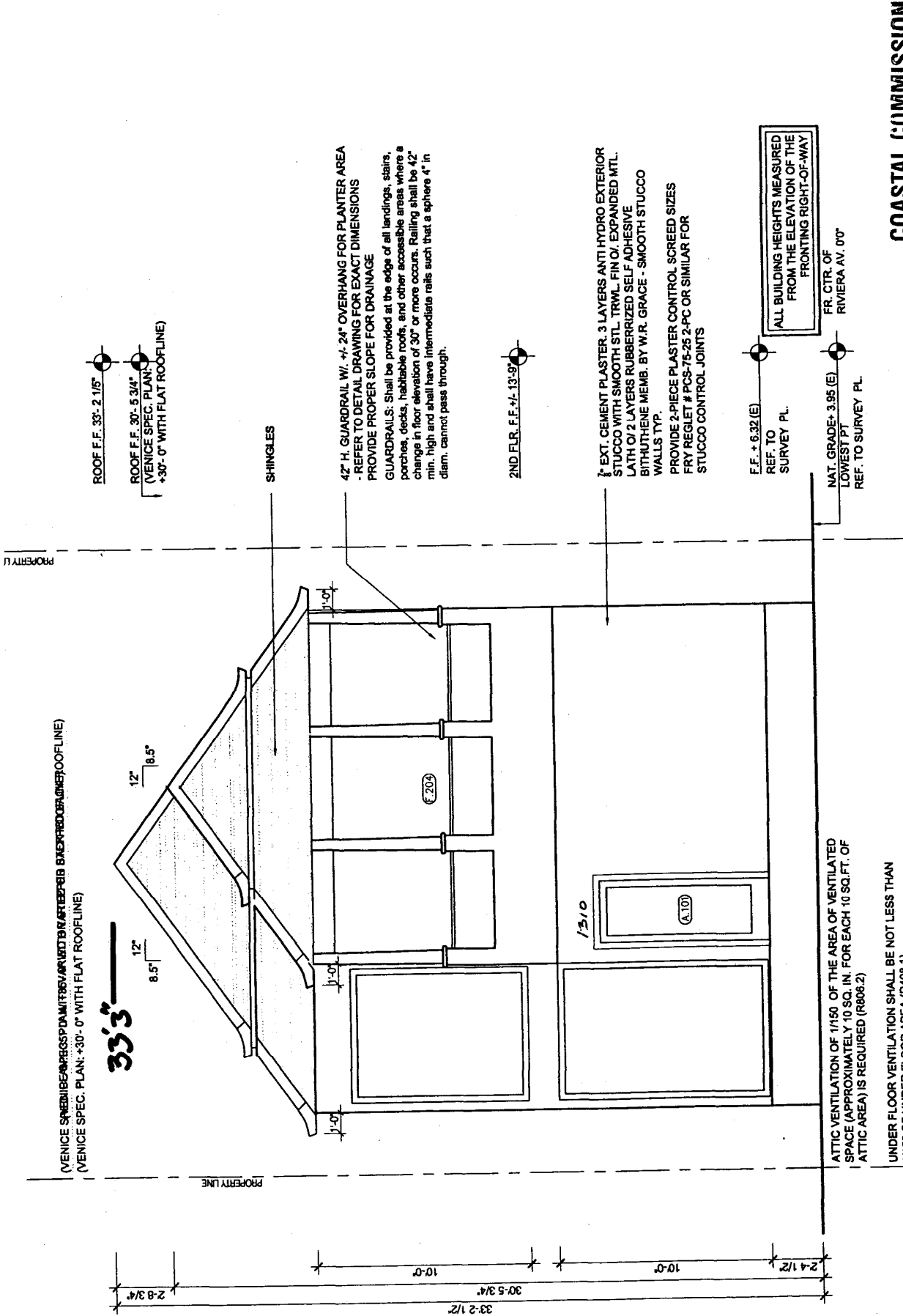


Site Plan

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SOUTH EAST ELEVATION (SIDE)



(VENICE SPEC. PLAN: +30'-0" WITH FLAT ROOFLINE)
 (VENICE SPEC. PLAN: +30'-0" WITH FLAT ROOFLINE)

33'3"

12"
8.5"
12"
8.5"

ROOF F.F. 33'-2 1/5"
 ROOF F.F. 30'-5 3/4"
 (VENICE SPEC. PLAN: +30'-0" WITH FLAT ROOFLINE)

SHINGLES

42" H. GUARDRAIL W/ +.24" OVERHANG FOR PLANTER AREA
 - REFER TO DETAIL DRAWING FOR EXACT DIMENSIONS
 PROVIDE PROPER SLOPE FOR DRAINAGE
 GUARDRAILS: Shall be provided at the edge of all landings, stairs, porches, decks, habitable roofs, and other accessible areas where a change in floor elevation of 30" or more occurs. Railing shall be 42" min. high and shall have intermediate rails such that a sphere 4" in diam. cannot pass through.

2ND FLR. F.F. +L. 13'-9"

1" EXT. CEMENT PLASTER, 3 LAYERS ANTI HYDRO EXTERIOR STUCCO WITH SMOOTH STL. TRWL. FIN OI. EXPANDED MTL. LATH OI 2 LAYERS RUBBERIZED SELF ADHESIVE BITUTHENE MEMB. BY W.R. GRACE - SMOOTH STUCCO WALLS TYP.
 PROVIDE 2-PIECE PLASTER CONTROL SCREED SIZES FRY REGLET # PCS-75-25 2-PC OR SIMILAR FOR STUCCO CONTROL JOINTS

F.F. + 6.32 (E)
 REF. TO SURVEY PL.

ALL BUILDING HEIGHTS MEASURED FROM THE ELEVATION OF THE FRONTING RIGHT-OF-WAY

FR. CTR. OF RIVIERA AV. 00'
 NAT. GRADE + 3.95 (E)
 LOWEST PT
 REF. TO SURVEY PL.

ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED (R808.2)

UNDER FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA (R408.1)

2'-8 3/4"
 33'-2 1/2"
 30'-5 3/4"
 10'-0"
 10'-0"
 2'-4 1/2"

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Front Elevation - Riviera Ave.