

**CALIFORNIA COASTAL COMMISSION**

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

**F5a**Permit Application No. **5-14-1583**

October 23, 2014

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**ADMINISTRATIVE PERMIT****Applicant:** **Jeff Guthrie**

**Project Description:** Demolish existing one-story single family residence and attached garage and construct approximately 2,649 square foot 30-foot max high two-story single family residence, detached approximately 1,201 square foot two-story accessory building consisting of a four-car garage on ground level and a recreation room above, ground level pool and spa, perimeter walls/fences, and landscaping.

**Location:** 321 6<sup>th</sup> Avenue, Venice, City of Los Angeles, Los Angeles County; APN 4240010012

**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:

**9:00 a.m.**  
**November 14, 2014**  
**Oceano Hotel & Spa**  
**280 Capistrano Road**  
**Half Moon Bay, CA 94019**

**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: Zach Rehm  
Coastal Program Analyst

## 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.

## SPECIAL CONDITIONS:

1. **Permit Compliance.** The permitted use of the approved development is for a single family residence and accessory structure. This permit does not allow a second unit. 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 project 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 permit, the applicants agree that the approved development shall be carried out in compliance with the following BMPs:
  - (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
  - (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
  - (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
  - (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.

- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

## **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 subject site is located at 321 6<sup>th</sup> Avenue in the Oakwood-Millwood-Southeast subarea of Venice, City of Los Angeles. The subject parcel fronts 6<sup>th</sup> Avenue with a width of approximately 40 feet and a depth of

approximately 160 feet. The total lot area is approximately 6,408 square feet. The subject site is located within a developed residential neighborhood approximately one-half mile inland of the public beach **(Exhibit 1)**.

The applicant proposes to demolish an existing one-story single family residence and attached garage and construct an approximately 2,649 square foot 30-foot maximum high two-story single family residence, detached approximately 1,201 square foot two-story accessory building consisting of a four-car garage on ground level and a recreation room above, ground level pool and spa, perimeter walls/fences, and landscaping **(Exhibit 2)**.

Because the proposed rec room includes a restroom and a wet bar, the proposed project has the potential to create a second unit. Two dwelling units are permitted based on the RD1.5-1 zoning designation and the certified Venice Land Use Plan. The applicant proposes two sets of covered tandem parking spaces plus one uncovered guest parking space, for a total of five on-site parking spaces, all accessible from the alley, which is consistent with the zoning requirements and previous Commission approved projects in Venice. However, the applicant is proposing and has local government approval for only one residential unit. Any deviation from the approved project, including creation of a second unit, must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required **(Special Condition 1)**.

On June 10, 2014, the proposed project was approved by the City of Los Angeles Planning Department (Case No. DIR-2014-2064-VSO-MEL). The City found that the proposed development was consistent with the development regulations for the Oakwood-Millwood-Southeast subarea of Venice, including the standards for density, height, access, and parking. On August 25, 2014, the proposed project was determined by the Venice Neighborhood Council to be de minimis.

The continued change in the residential character of Venice is a cause of concern among some residents, as expressed during every Coastal Commission hearing since March 2014. Demolition of residential buildings in Venice is not a recent phenomenon, but an increasing number of new applications for coastal development permits has created concern over: 1) the lack of policies to ensure the preservation of the community character; 2) the preservation of historic homes; 3) the preservation of low-cost housing; and 4) the lack of opportunities for public participation during the local review process. Based on the findings of the City of Los Angeles, the Venice Neighborhood Council, and Coastal Commission staff, the proposed development is consistent with the community character of the area. The applicant has submitted a diagram showing all other two-story and three-story structures in the area, including two-story apartment buildings immediately next door and immediately across the street **(Exhibit 3)**. The proposed project is lesser in mass and scale than what is permitted by the Venice Specific Plan and does not include a roof-deck. The existing structure has not been designated as historic on any local, state, or national register.

Therefore, the Commission finds that the proposed project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

## **B. PUBLIC ACCESS**

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

### **C. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of rain barrels and permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

### **D. DEVELOPMENT**

As proposed, the development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The project provides adequate parking based on the Commission's typically applied standards. Therefore, as conditioned, the Commission finds that the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

### **E. 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 Venice Land Use Plan was certified by the Commission on June 14, 2001 and is advisory in nature and may provide guidance. 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 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**

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.

### **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.

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Applicant's Signature

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Date of Signing

# Exhibit 1

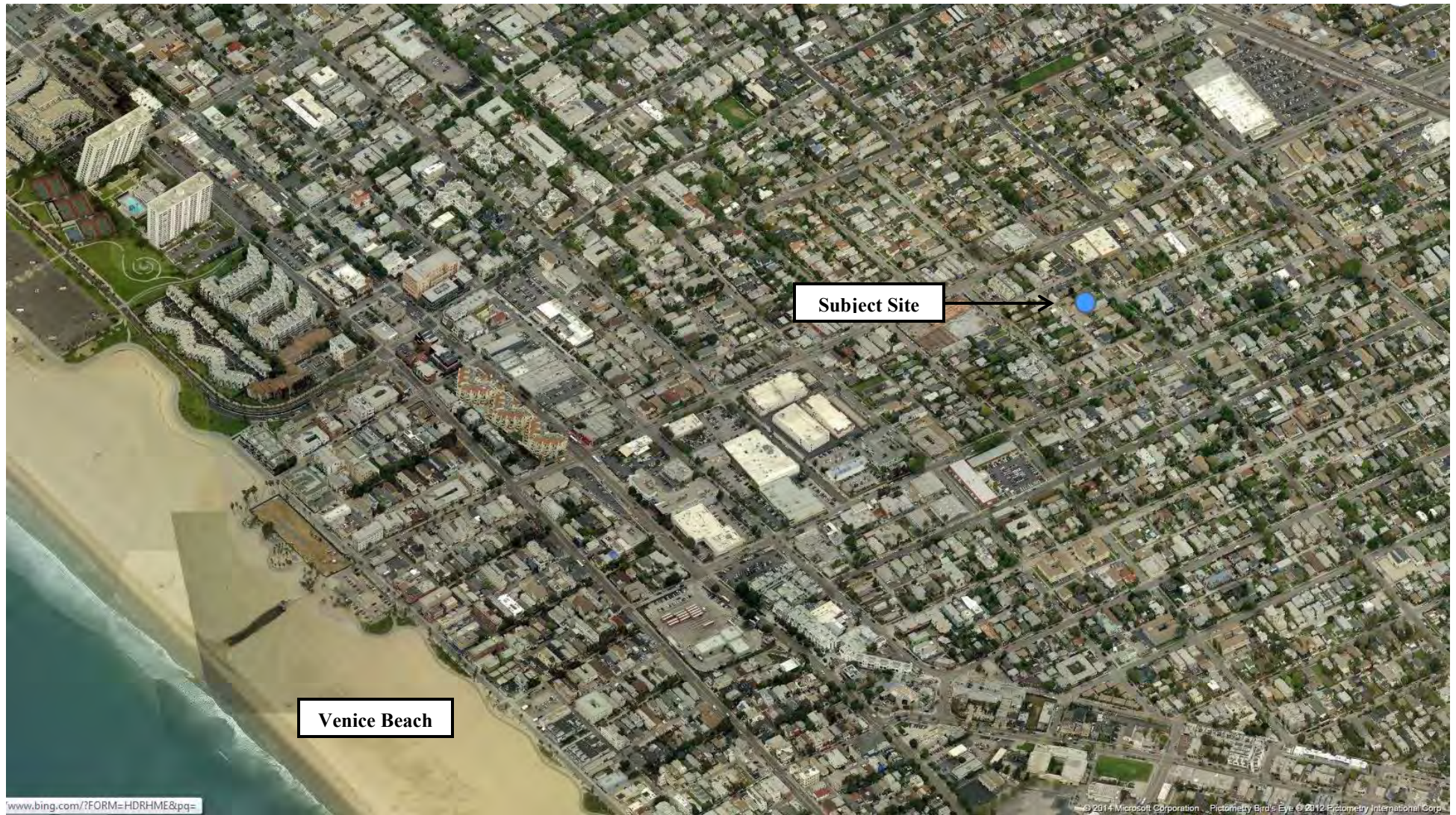
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# Vicinity Map: 321 6<sup>th</sup> Avenue, Venice, City of Los Angeles



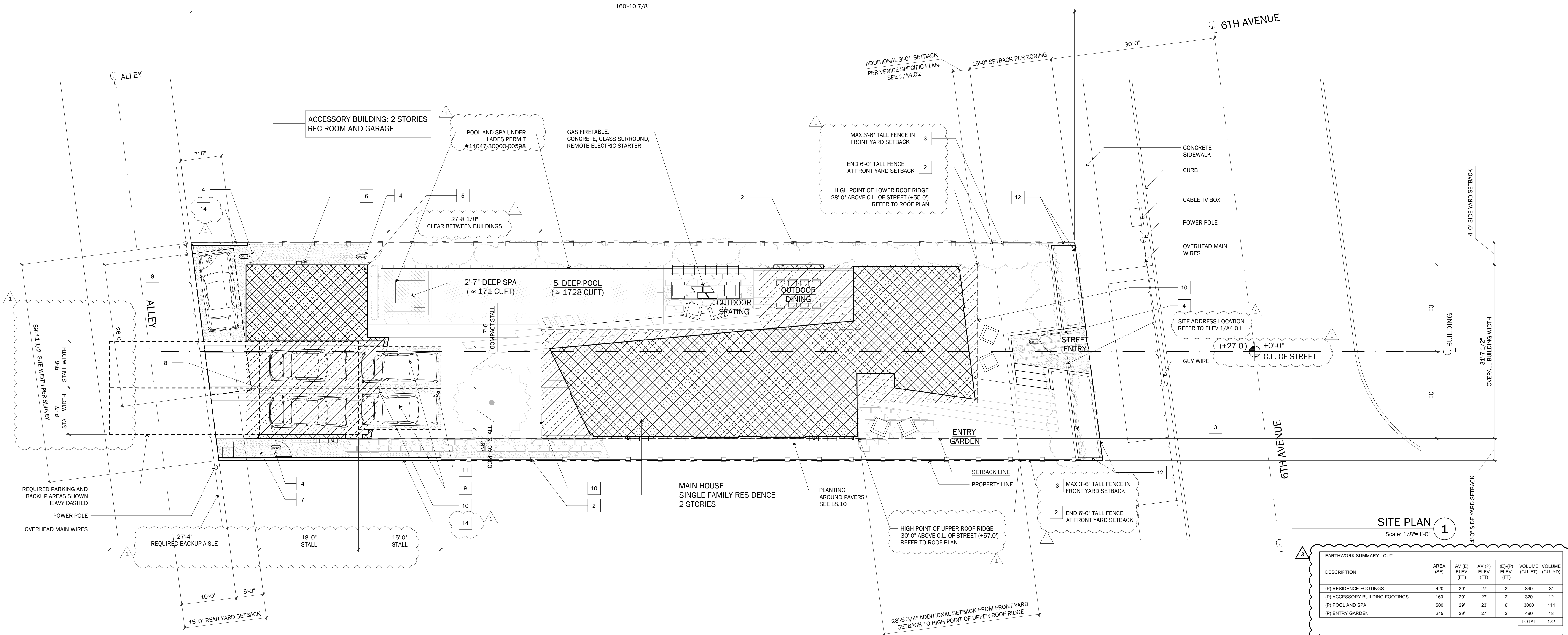
# Exhibit 2

Application No:  
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California Coastal  
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**SITE PLAN 1**  
Scale: 1/8"=1'-0"

DESCRIPTION	AREA (SF)	AV (E) ELEV (FT)	AV (P) ELEV (FT)	(E)-(P) ELEV. (FT)	VOLUME (CU. FT)	VOLUME (CU. YD)
(P) RESIDENCE FOOTINGS	420	29'	27'	2'	840	31
(P) ACCESSORY BUILDING FOOTINGS	160	29'	27'	2'	320	12
(P) POOL AND SPA	500	29'	23'	6'	3000	111
(P) ENTRY GARDEN	245	29'	27'	2'	490	18
TOTAL					4650	172

DESCRIPTION	AREA (SF)	AV (E) ELEV (FT)	AV (P) ELEV (FT)	(E)-(P) ELEV. (FT)	VOLUME (CU. FT)	VOLUME (CU. YD)
(P) RESIDENCE STRUCTURE GROUND FLOOR	2632	29'	24'	5'	13160	487
(P) ACCESSORY BUILDING STRUCT. GF	1246	29'	24'	5'	6230	231
(P) DRIVEWAY	68	29'	27'	2'	136	5
(P) SLAB ON GRADE: FRONT WALK	93	29'	27'	2'	186	7
(P) ENTRY GARDEN WALL	340	29'	27'	2'	680	25
(P) SLAB ON GRADE: POOL DECK / WALK	124	29'	27'	2'	248	9
TOTAL					17644	644

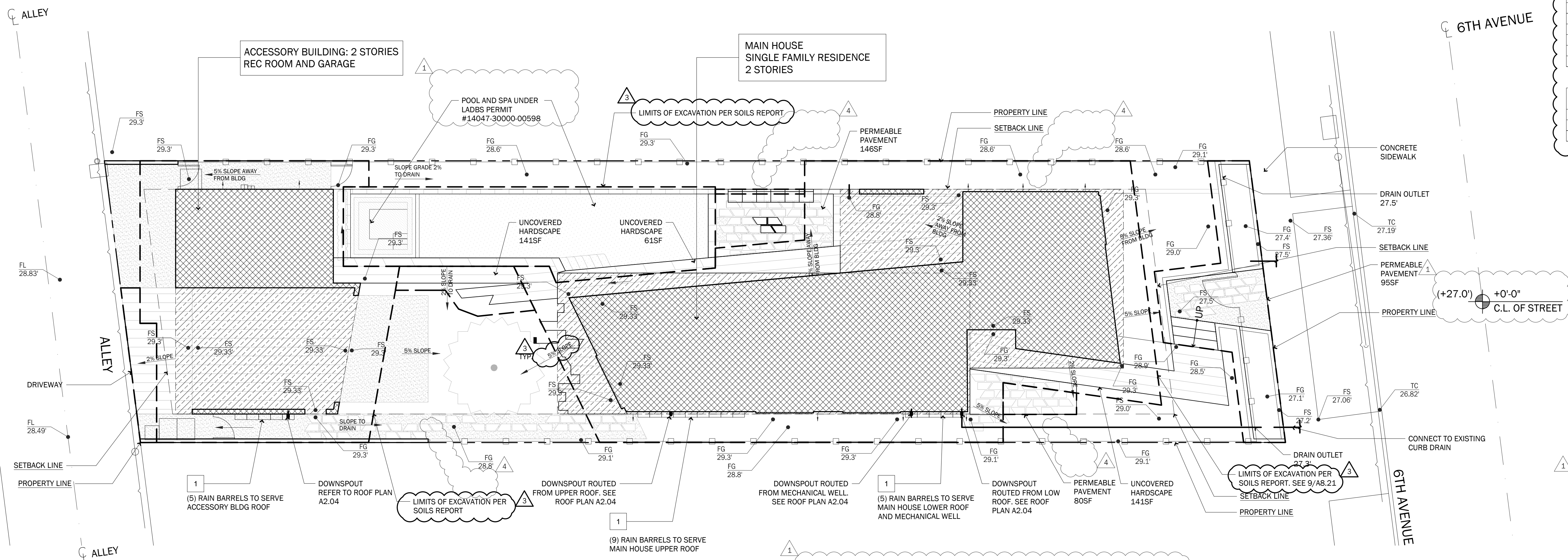
GRADING QUANTITIES	VOLUME (CU. YD)
TOTAL CUT (INCLUDING POOL)	936
TOTAL FILL (ALL RE-USED SITE MATERIAL)	764
TOTAL NET EXPORT	172

## KEY NOTES

1. INSTALL STORM WATER RAIN BARRELS (50 GALLONS EACH) PER CITY OF LA SMALL SCALE LID REQUIREMENTS WITH OVERFLOW TO SOUTH 6TH AVE PER BUREAU OF ENGINEERING AND LADBS REQUIREMENTS. SEE 1/A1.01 FOR INSTALLATION.
2. 6' TALL WOOD FENCE
3. 42" TALL WOOD FENCE
4. MTL GATE - REFER TO DOOR SCHEDULE
5. WEATHER OR SOIL BASED IRRIGATION CONTROLLER
6. GAS METER, ELECTRICAL METER, WATER METER
7. TRASH, RECYCLING, GREEN WASTE
8. STANDARD PARKING SPACE
9. COMPACT PARKING SPACE
10. LINE OF SECOND FLOOR ABOVE SHOWN DASHED
11. DECOMPOSED GRANITE OR SIMILAR BELOW PARKING
12. NEW CONC CURB
13. FRENCH DRAIN - WITH 1% SLOPE, GRAVEL BASE WITH GEOTEXTILE UNDERLAYMENT. SEE 9/A8.21
14. 5'-9" TALL SOLID WALL AT ALL PARKING AREAS PER 12.21A6(d)(e)(f)

**GENERAL NOTES**  
SITE TO SLOPE AWAY FROM BUILDING AND TO PERMEABLE PAVING AREAS W/ UNDER DRAIN SYSTEM ROUTED TO STORM SEWER.

**DRAINAGE PLAN 2**  
Scale: 1/8"=1'-0"



## GRADING NOTES:

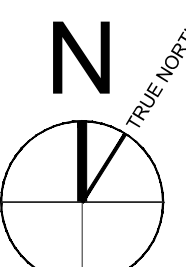
1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET.
2. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING

DESCRIPTION	AREA (SF)	BMP TREATMENT	BMP REQUIRED	BMP PROVIDED
MAIN HOUSE UPPER ROOF	1083	RAIN BARRELS	440 GALLONS	450 GAL. (5 x 50GAL)
MAIN HOUSE LOWER ROOF PLUS MECHANICAL WELL	760 + 67 = 827 TOTAL	RAIN BARRELS	220 GALLONS	250 GAL. (5 x 50GAL)
ACCESSORY BLDG ROOF	742	RAIN BARRELS	220 GALLONS	250 GAL. (5 x 50GAL)
UNCOVERED HARDSCAPE	343			
SITE TOTAL IMPERVIOUS AREA	2995	RAIN BARRELS	935 GALLONS (1755GAL)	950 GAL. (19 x 50GAL)

## LEGEND

- FIRST FLOOR BUILDING FOOTPRINT
- PATIO WITH OVERHANG AREAS

**NOTE:**  
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.



## Site Plan & Drainage Plan

DATE: October 10, 2014

SCALE: 1/8" = 1'-0"

**A1.00**

# Exhibit 3

Application No:  
5-14-1583



California Coastal  
Commission





| 3 Stories / Roof Deck

| 2 Stories

SURROUNDING BUILDING STUDY | 321 S 6TH AVE | 09 OCTOBER 2014

RIOS CLEMENTI HALE STUDIOS