

CALIFORNIA COASTAL COMMISSION

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

Permit Application No. **5-13-1237**

January 23, 2014

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Th5a

ADMINISTRATIVE PERMIT

Applicant: Venice Development, Inc. (Sris Sinnathamby)

Project: Change of use from an existing 1,462 square foot market with a commercial kitchen to a market with a kitchen and a 278 square foot interior customer service area.

Description:

Location: 9-11 Dudley Avenue, Venice, City of Los Angeles, Los Angeles County.

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, February 13, 2014, 8:30 a.m.
The Cliffs Resort Hotel
2757 Shell Beach Rd
Pismo Beach, CA 93449

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: Matt Stone
Title: Coastal Program Analyst

SPECIAL CONDITIONS: See Page Five.

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 9-11 Dudley Ave in Venice, City of Los Angeles. The applicant proposes to change the use of an existing 1,464 sq. ft. market with a commercial kitchen to a market with an interior customer service area (café) through a change in the floor plan. The new configuration of the existing space will result in a 403 square foot market, 278 square foot interior customer service area, 468 square foot kitchen, 152 square feet for storage, and 124 square feet for restrooms.

All construction work will occur within the existing tenant space. No new floor area will be created internally. And no exterior work on the building is proposed.

The subject site currently has no existing onsite or offsite parking, and no change in parking is proposed. Pursuant to the Venice Land Use Plan (LUP), the slight change in the intensity of use does result in a minimal increase in required parking – from 7 spaces to 7.36 spaces. This increase in demand is less than half a space, which does not constitute a significant change. Furthermore, the proposed café is small and will mainly serve visitors that are attracted to the Venice visitor-serving area and will not serve as a destination type restaurant. Therefore, additional parking is not being required.

The project site is on the inland side of Ocean Front Walk, the paved public walkway (Venice Boardwalk) that separates the private properties from the open sandy public beach. The immediate neighborhood is comprised of a mix of commercial and residential uses. Accordingly, due to the size and location of the project site, there will be no significant impact on public access.

The applicant has proposed to implement a number of best management practices to minimize impacts on water quality by the proposed market and café. Since no exterior work is proposed, there will be no runoff from the site. In fact, the General Contractor's contract with the owner requires all work to remain within the existing tenant space. Any construction debris from the loading of dumpsters for removal will be cleaned immediately and watering of the sidewalk will not be permitted.

In addition, the applicant will be installing a grease trap into the existing commercial kitchen that will be connected to the 3-compartment sink. The grease trap will be maintained and emptied by employees and outside contractors who are knowledgeable about the proper disposal of fats, oils and

grease. The applicant also proposes to install new grease filters and will refurbish the existing exhaust hood system, which will reduce the amount of grease and odors that emitted into the air.

The existing trash area contains small dumpsters used by all tenants, however, the dumpsters are serviced daily and all tenants are responsible for keeping the area clean.

Therefore, adequate measures to address water quality have been incorporated during construction and into the project design.

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. 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 design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, 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.

C. 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.

D. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project lacks adequate parking based on the Commission's typically applied parking standards. Though the project does not currently provide adequate parking, the extent of improvements do not warrant that the deficient parking situation be corrected at this time since the project will not significantly change the use or intensity of use of the project site. As conditioned the development conforms with Sections 30250, 30251, 30252, and the public access policies of the Coastal Act.

E. LOCAL COASTAL PROGRAM

A coastal development permit is required from the Commission for the proposed development because it is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The Venice certified LUP is advisory in nature and may provide guidance. The Commission certified the Venice LUP on June 14, 2001. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area.

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.

SPECIAL CONDITIONS:

1. **Permit Compliance.** The permitted use of the approved development is for commercial related uses only. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. In particular, the interior customer service area shall be limited to 278 square feet as shown on the submitted plans. 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 permit, the applicants agree that the approved development shall be carried out in compliance with the following BMPs:
 - a) No construction materials, equipment, debris, or waste will be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.
 - b) Any and all construction material shall be removed from the site within ten days of completion of construction and disposed of at an appropriate location outside of the coastal zone.
3. **Best Management Practices (BMP) Program.** Solid and Liquid Waste Management Measures:
 - a) All trash, recyclables, and hazardous wastes or potential water contaminants, including old gasoline or gasoline with water, absorbent materials, oily rags, lead acid batteries, anti-freeze, waste diesel, kerosene and mineral spirits shall be disposed of in a proper manner and shall not at any time be disposed of in the water or gutter.
 - b) Wash down areas for restaurant equipment and accessories shall be designed as follows: i) The area shall be self-contained, equipped with a grease trap or grease interceptor, or other BMP that prevents grease from reaching the sewer system, and properly connected to a sanitary sewer; ii) if the wash area is to be located outdoors, it shall be covered, paved, have primary containment, and be connected to the sanitary sewer; and, iii) the grease trap/interceptor shall be regularly maintained according to manufacturer's specifications to ensure maximum removal efficiencies.
 - c) Trash enclosures located outside from the principal structure shall be fully enclosed in order to prevent stormwater contact with waste matter which can be a potential source of bacteria, grease, and other pollutants in runoff.
4. **Public Access along the Waterway.** The proposed project shall not interfere with public access and use of the public walkway situated in the vicinity of the project.

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.

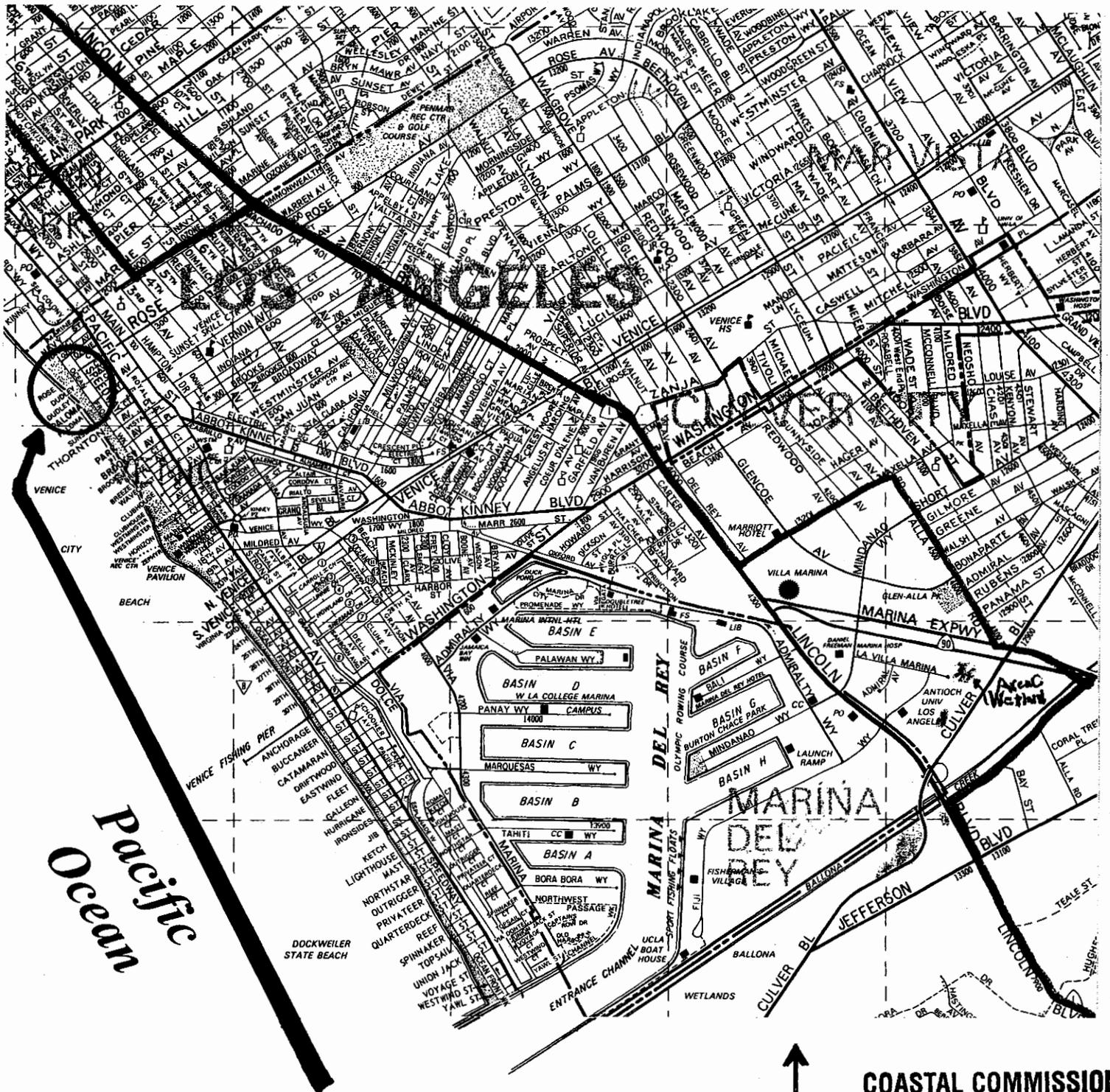
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

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



PROJECT SITE: 9-11 DUDLEY AVE



COASTAL COMMISSION

EXHIBIT # 1

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Maximum Building Height

- E** 22'-30'
- F** 30' with a flat roof
35' with varied or stepped back roofline
28' along walk streets

Notes:

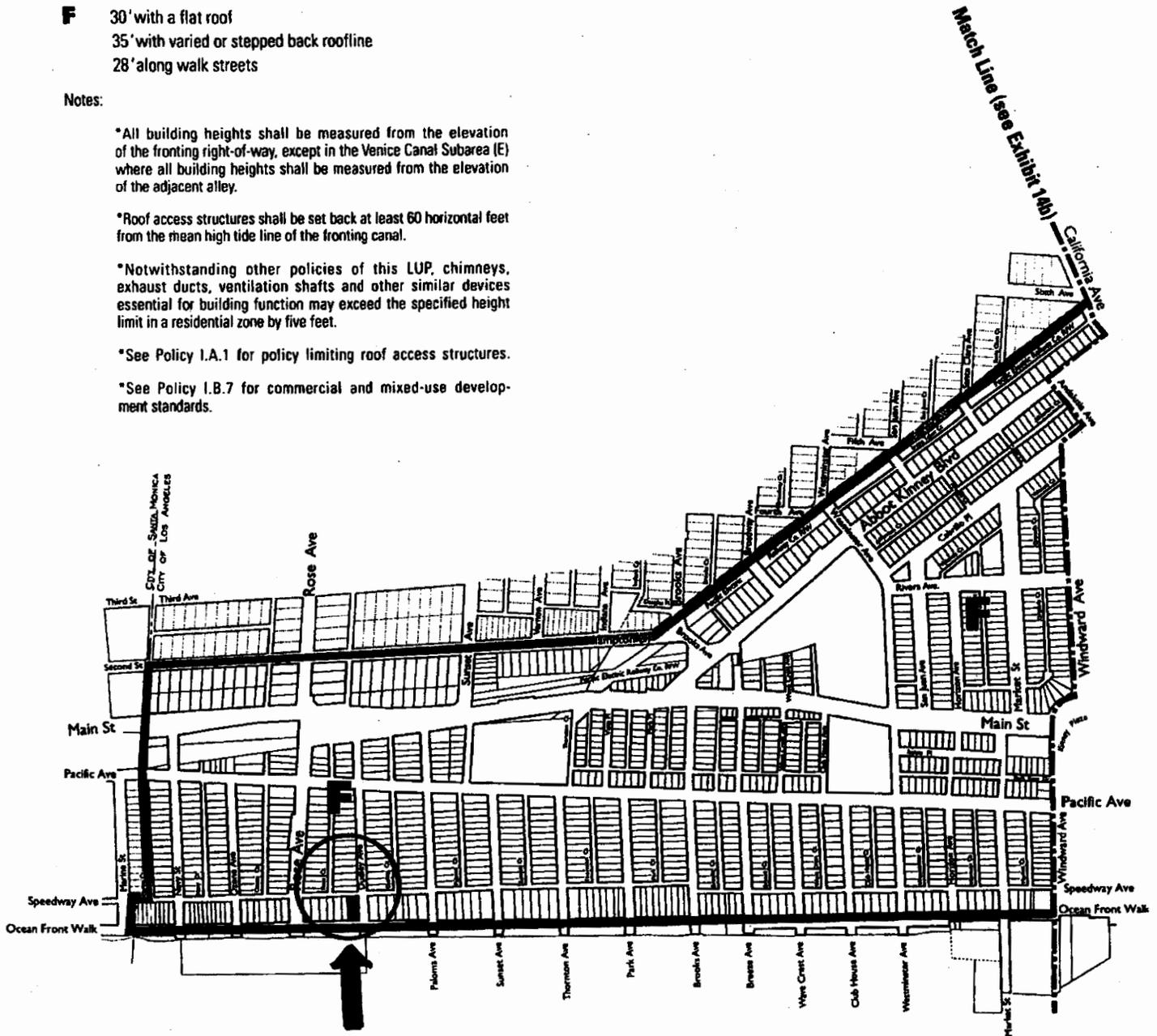
*All building heights shall be measured from the elevation of the fronting right-of-way, except in the Venice Canal Subarea (E) where all building heights shall be measured from the elevation of the adjacent alley.

*Roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of the fronting canal.

*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.



PROJECT SITE: 9-11 DUDLEY AVE

**LUP
Exhibit 14a
Height
Subarea: North Venice • Venice Canals**

COASTAL COMMISSION



EXHIBIT # 2
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