

CALIFORNIA COASTAL COMMISSION

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

**F5a**

Staff: A Dobson – LB
Date: December 18, 2014

ADMINISTRATIVE PERMIT

Application No. 5-14-1385

Applicant: Mitchell Strausberg

Project Description: Construct a 123 sq. ft. addition to the existing garage. Construct a two level 1,163 sq. ft. second unit over the existing 490 sq. ft. 2-car detached garage of an existing single family residence. Second unit/ garage structure will be 30 feet high. A total of 5 parking spaces onsite will be provided.

Project Location: 835 Milwood Ave., Venice, City of Los Angeles (Los Angeles County); APN 4241007028

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:

January 9, 2014, 9:00 a.m.
Santa Monica Civic Center, East Wing
1855 Main St.
Santa Monica, CA 90401

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: Amber Dobson
Title: Coastal Program Analyst

STANDARD CONDITIONS:

This permit is granted subject to the following 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 the Commission voted on the application. 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: None.

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 applicant proposes to construct a two level (living area with a loft above) 1,163 sq. ft. second unit over the existing detached garage of a single family residence. Total height of the structure will be 30 feet. The subject lot is a level lot, 4,375 square feet, in the City of Los Angeles, CA in the Venice community. The existing single family residence is 1 story 1,398 sq. ft. home with a 490 sq. ft. detached garage. The project site is in the Milwood area of Venice, approximately $\frac{3}{4}$ mile from the beach (see **Exhibit 1**). The subject site is located inland of Abbot Kinney Blvd., is not near the Venice Canals, and is not between the first public road (Pacific Ave.) and the sea. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

The project has local approvals from the Planning Dept. (case # DIR 2013-3500-VSO) and Zoning Administrator's approval (case # ZA 2013-2464) to adjust the setbacks necessary for the second unit. The development conforms with the City's R2-1 zoning, which allows 2 dwellings units on a lot with a height limit of 30 feet for structures in the Oakwood/Milwood area of Venice. On December 17, 2013, the Venice Neighborhood Council voted to support the project. The driveway and garage will continue to be accessed from the alley at the rear of the site with no additional curb cuts and will not remove additional public parking along the street. The garage will be expanded by 123 sq. ft. and 3 additional parking spaces will be constructed for a total on 5 onsite (**Exhibit 2**). Although some parking spaces will be tandem, a condition of the local approval stated that the garage doors leading into the additional parking spaces shall operate without interference from parked cars. The proposed project incorporates best management practices (BMPs) during construction to address water quality, and post-construction by directing runoff to downspouts and to the existing drainage systems.

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 analysis 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 subject block is composed primarily of single and two-story single family residences and apartment buildings of varying architectural styles (**Exhibit 3**). The existing structure has not been designated as historic on any local, state, or national register. The public has had a chance to participate at the Venice Neighborhood Council meeting. The Development will take place over the garage on the rear of the lot and will not affect the visual qualities of the existing street-front home on Milwood Ave. The project has been designed to be consistent with the community character.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City Los Angeles has a Certified Land Use Plan for Venice, not a Local Coastal Program. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Local Coastal Program may be used for guidance. 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. 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 proposed, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

D. 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 as proposed 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.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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 proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

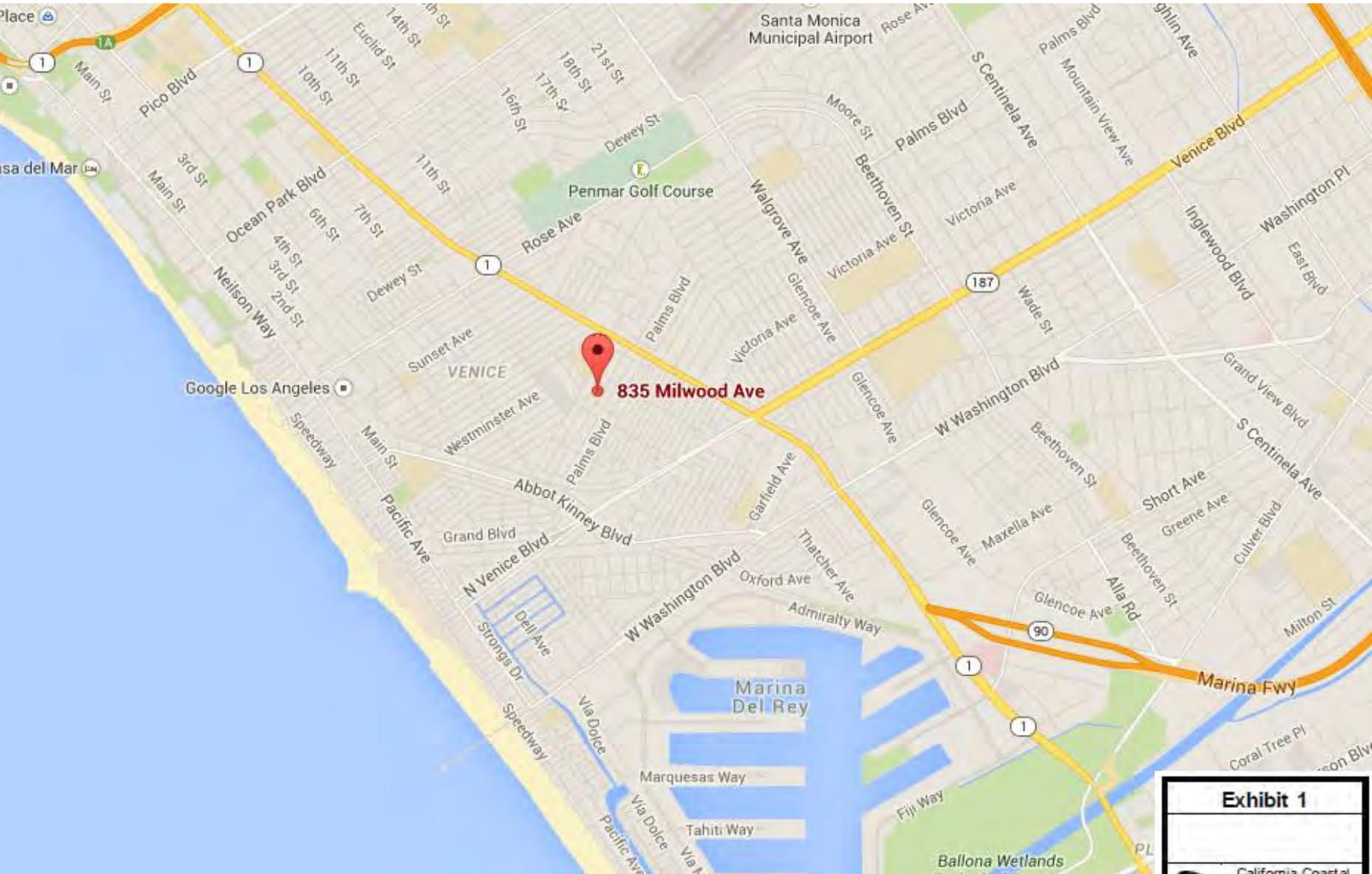
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

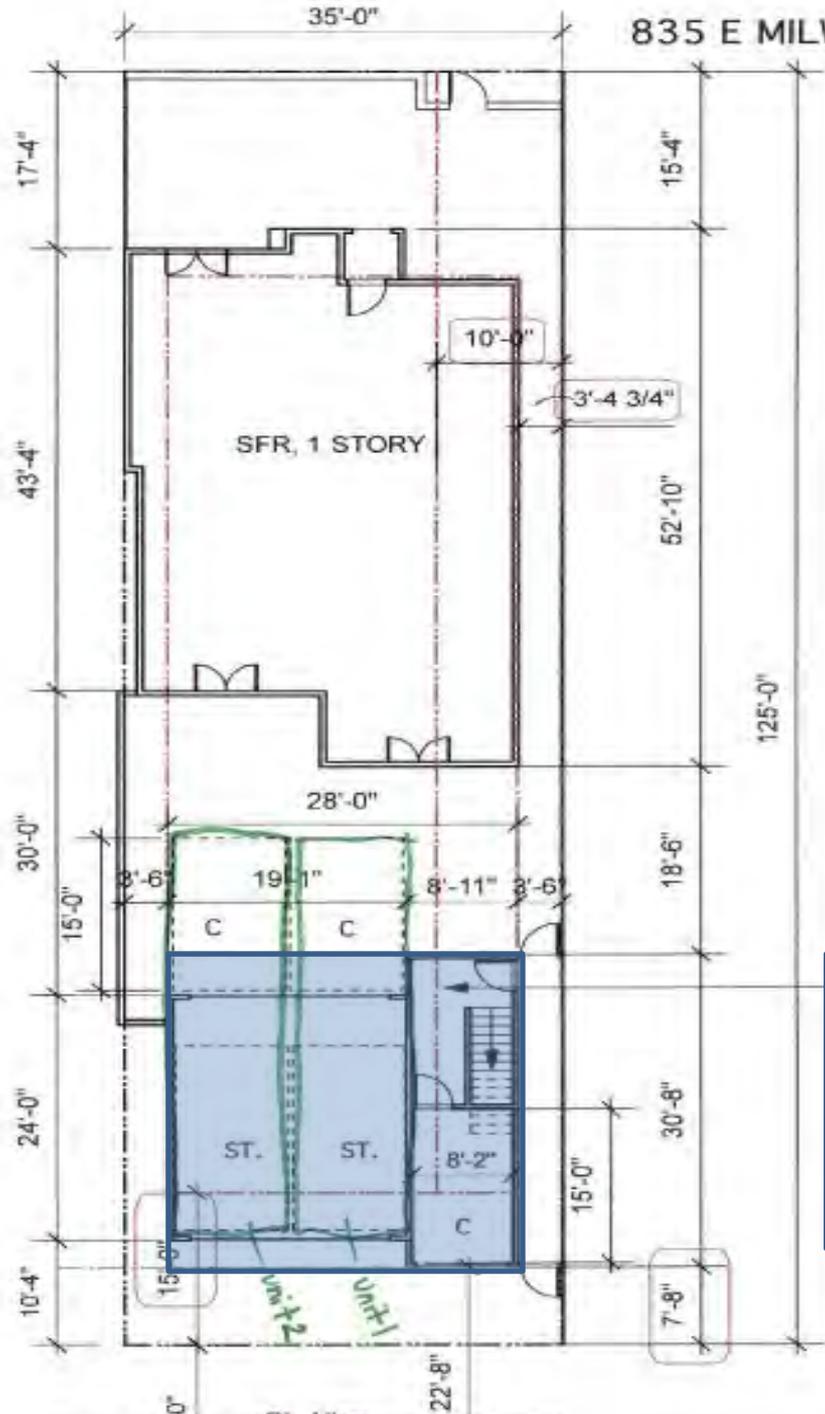
Applicant's Signature

Date of Signing

PROJECT LOCATION



Site Plan



5 Parking Spaces Total:
 1 compact and 1 standard for Unit 1
 1 compact and 1 standard for Unit 2
 1 compact for Guests

SHADED AREA:
 SECOND FLOOR
 ABOVE GARAGE
 28'0" x 30'8"
 SECOND STORY
 APARTMENT WITH
 MEZZANINE.
 30'0" TALL



Elevations of Garage and Unit

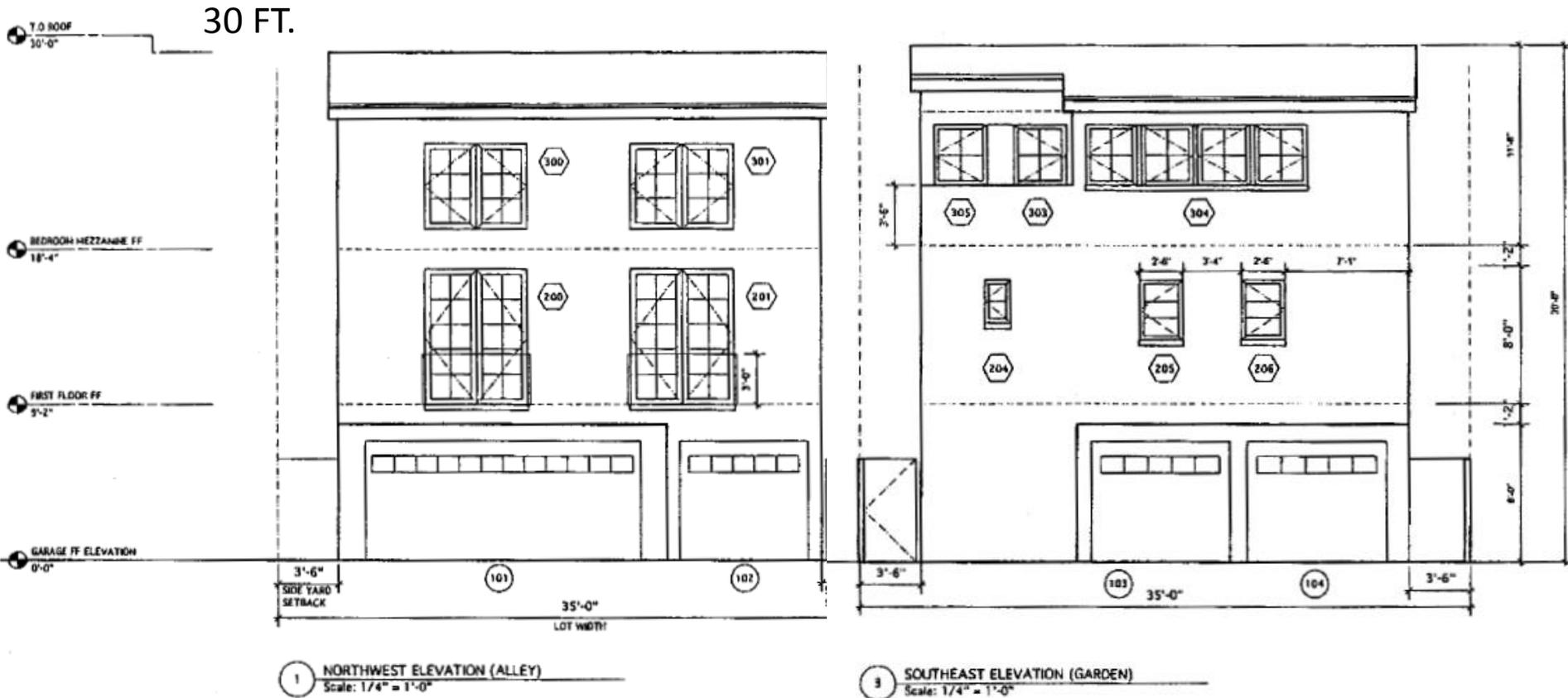


Exhibit 3



California Coastal
Commission

Elevation: View from Street



Existing Home



Proposed Unit in Back

Exhibit 3