

CALIFORNIA COASTAL COMMISSION

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

F5b

Staff: S. Vaughn- LB

Date: September 17, 2015

ADMINISTRATIVE PERMIT**Application No.** 5-15-1307**Applicants:** SLC Gemstone, LLC**Project****Description:** Demolition of an approximately 1,836 sq. ft., two-story duplex and construction of an approximately 3,959 sq. ft., 35' high, three-story, two-unit condominium on an approximately 3,350 sq. ft. lot with 987 sq. ft. of decks, and two 209 sq. ft., attached, one-car garages with one extra space per unit on the driveway apron.**Project****Location:** 454 – 456 E. South Venice Blvd., Venice Beach, (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:

Friday, October 9, 2015, 8:30 am
Long Beach Convention & Entertainment Center
300E. Ocean Blvd
Long Beach, CA 90802

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: Shannon Vaughn
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 demolish a pre-coastal (1972), approximately 1,836 sq. ft., two-story duplex and construction of an approximately 3,959 sq. ft., 35' high, three-story, two-unit condominium (approximately 1,979 sq. ft. per unit) with 987 sq. ft. of decks (508 sq. ft. for the first unit and 479 sq. ft. for the second unit), and two 209 sq. ft., attached, one-car garages with one additional parking space per unit on the driveway apron on an approximately 3,350 sq. ft. lot. No grading is proposed. All storm-water and runoff from non-permeable surfaces will be directed toward an on-site drainage system. All landscaping will be primarily native and drought tolerant. The City is requiring the applicant to comply with numerous water conservation measures, including: restrictions on the type of irrigation system

installed (meteorologically sensitive drip or soak), the days and hours that the irrigation system may be active, and low-flow and efficient plumbing and appliances, among others.

The project site is a developed lot located approximately 1,900 feet from the beach and approximately 100 feet from the Venice Canals in the North Venice area and is zoned RD3-1-0 (Medium Density Residential) by the City of Los Angeles Venice Land Use Plan. The height limit for residences in the North Venice area is 35 feet high for structures with a varied roofline. The proposed residence is 35-feet high. As designed, the proposed structure is consistent with the building height requirements in the certified Venice LUP. The proposed project is consistent with the parking requirements of two spaces per unit with two attached one-car garages and additional on-site parking of one parking space per unit on the driveway aprons.

The proposed project is consistent with past Commission action in the area and with the community character with regard to scale and mass. As proposed, the project will not have a significant impact on visual or coastal resources. The proposed development will not prejudice the City's ability to prepare a certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission approvals, and the Chapter 3 policies of the Coastal Act.

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 of Los Angeles exercises the options provided in 30600(b) or 30600.5 to issue its own permits. Within the areas specified in Section 30601, which is known in the City of Los Angeles permit program as the Dual Permit Jurisdiction area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or "dual") coastal development permit from the Coastal Commission. The Commission's standard of review for the proposed development in the Dual Permit Jurisdiction area is the Chapter 3 policies of the Coastal Act. For projects located inland of the areas identified in Section 30601 (i.e., projects in the Single Permit Jurisdiction), the City of Los Angeles local coastal development permit is the only coastal development permit required. The proposed project site is located within the Dual Permit Jurisdiction Area and received a local CDP from the City of Los Angeles on April 8, 2015 (Case No. ZA 2014-1543.)

B. PUBLIC ACCESS

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.

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 Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions 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)

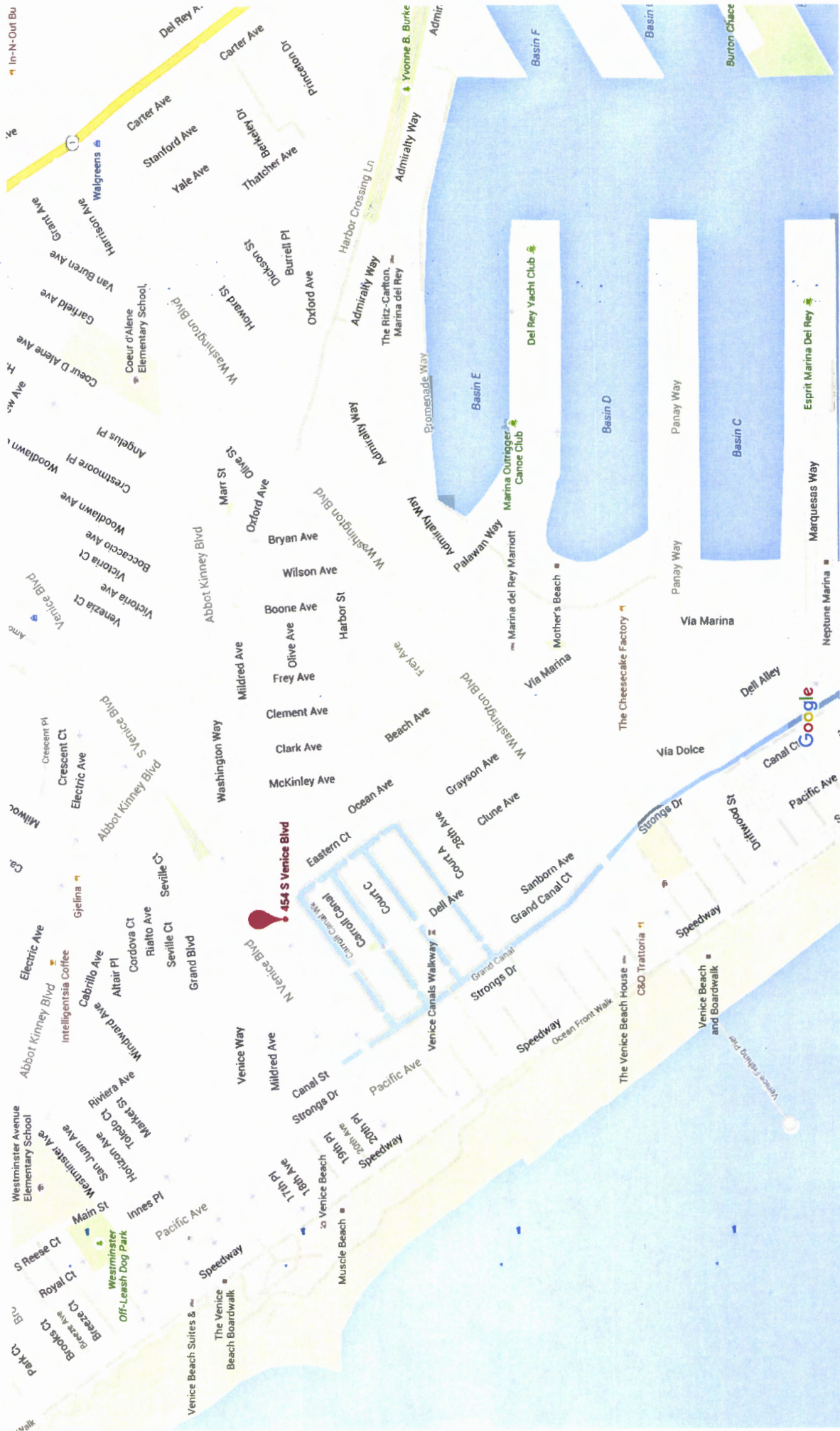
The City determined that the project is categorically exempt (Class 3, Item 1) from CEQA and made a CEQA determination (ENV 2013-3439-CE) on April 6, 2015. The City found that the project will have no significant effects on the environment and that there are no feasible alternatives or additional feasible 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

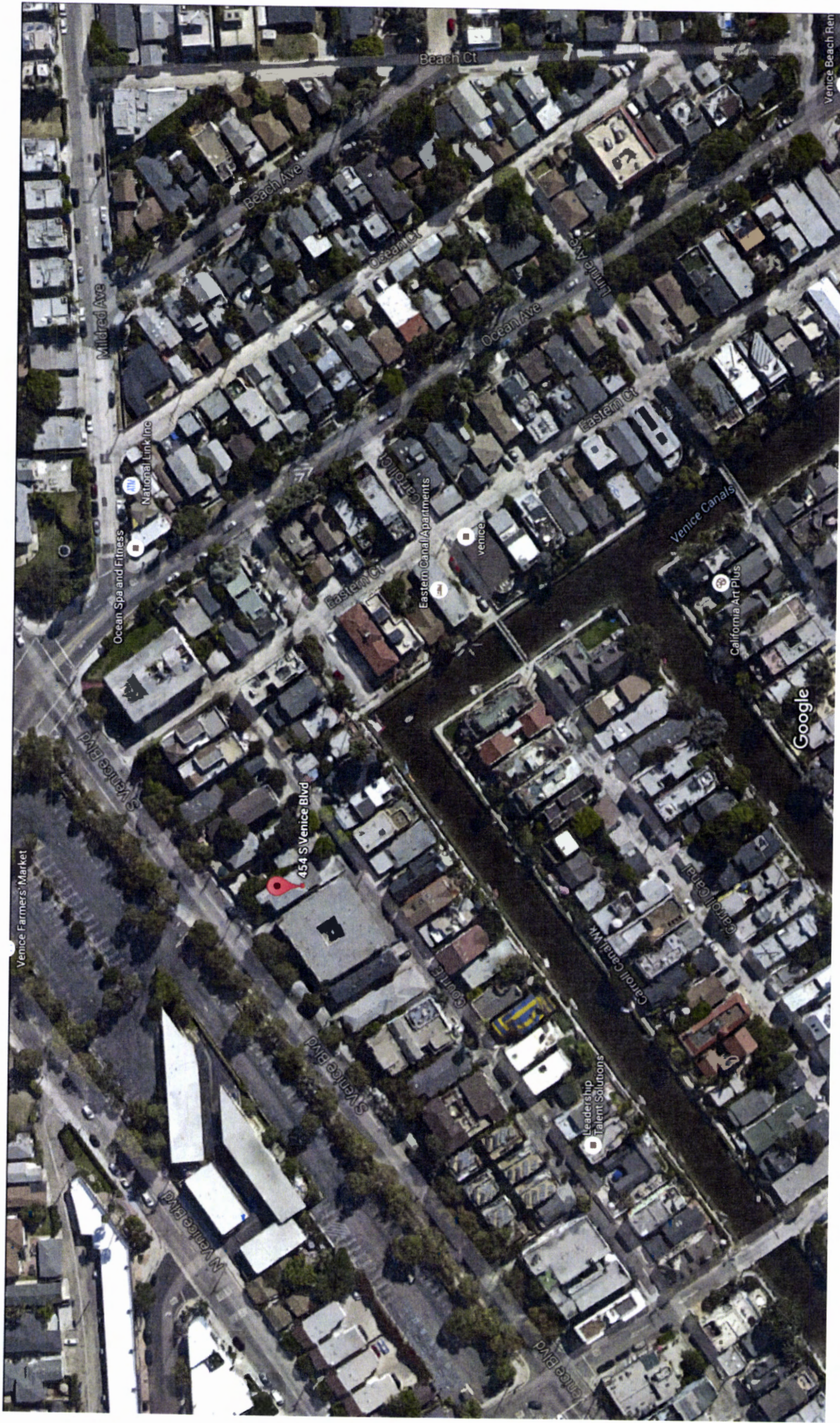


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EXHIBIT # 1

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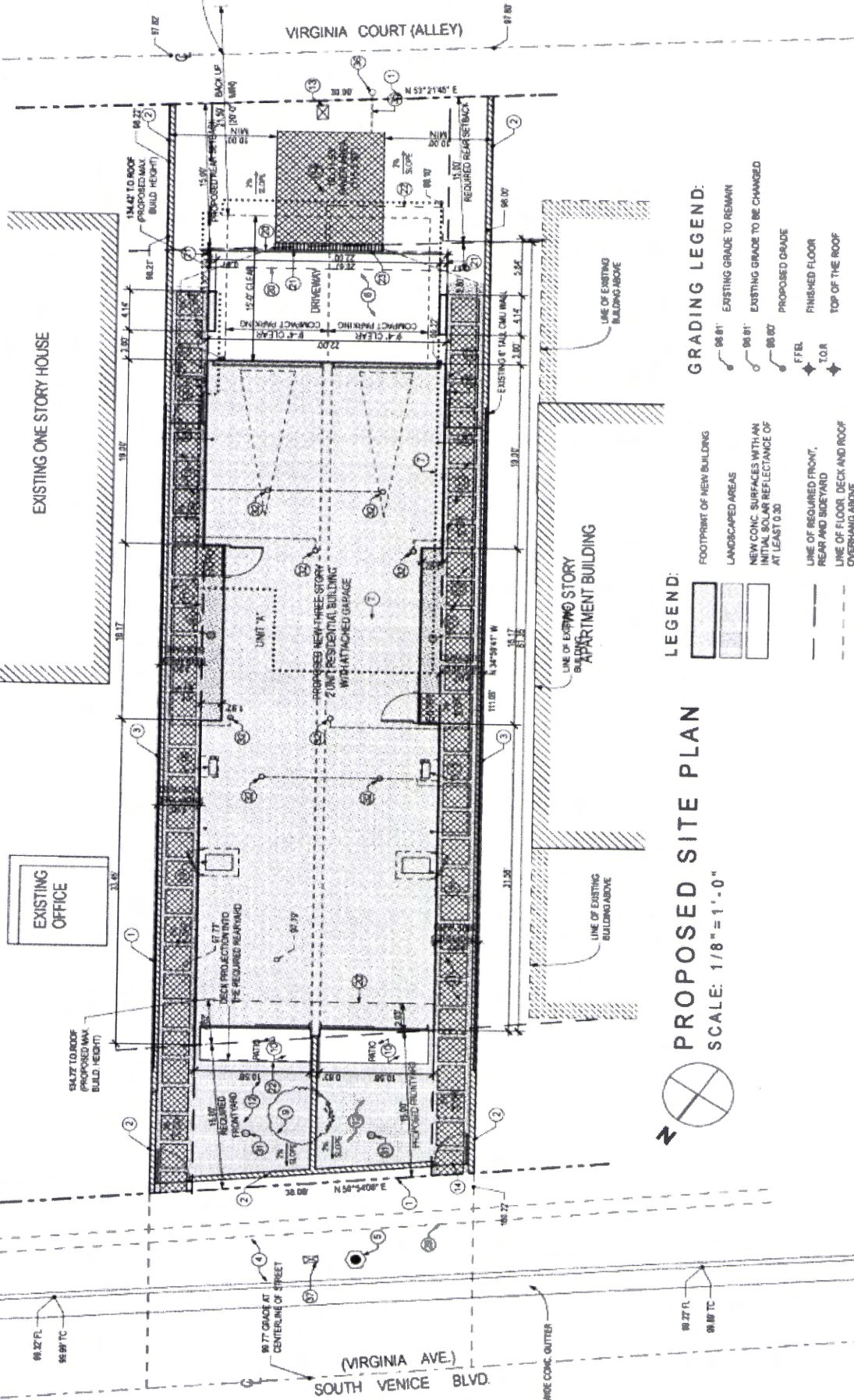
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EXHIBIT # 1









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GRADING LEGEND:

- 96.81' ——— EXISTING GRADE TO REMAIN
 96.81' ——— EXISTING GRADE TO BE CHANGED
 96.80' ——— PROPOSED GRADE
 F.F.E.L. ——— FINISHED FLOOR
 T.O.R. ——— TOP OF THE ROOF

LEGEND:

- | | |
|--|---|
|  | FOOTPRINT OF NEW BUILDING |
|  | LANDSCAPED AREAS |
|  | NEW CONC. SURFACES WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30 |
|  | LINE OF REQUIRED FRONT, REAR AND SIDEYARD |
|  | LINE OF FLOOR, DECK AND ROOF OVERHANG ABOVE |
|  | LINE OF EXISTING BUILDING TO BE REMOVED |
|  | IRRIGATION LINE |
|  | DRAINAGE LINE |

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



SECTION R317 PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY

COASTAL COMMISSION

5-5-1370

EXHIBIT # 2

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454 S. VENICE BLVD
454 S. VENICE BLVD, VENICE, CA 90291

Exterior
Elevations

A-6.1

- MATERIAL LEGEND:**
1. WHITE PLYWOOD SHEATHING
 2. DARK STAIN OAK TRIM, STAINLESS STEEL FINISH
 3. COLORED SMOOTH STEEL TRIM, STAINLESS STEEL FINISH
 4. ALUMINUM WINDOW FRAME
 5. ALUMINUM DOOR FRAME
 6. ALUMINUM DOOR / WINDOW FRAME
 7. LOWE'S BLINDING (100%)
 8. STEEL CABLE WIRE GUARDRAIL
 9. STAINLESS STEEL GUARDRAIL
 10. STAINLESS STEEL GUARDRAIL
 11. STAINLESS STEEL GUARDRAIL
 12. STAINLESS STEEL GUARDRAIL
 13. ALUMINUM WALL UP GARAGE DOOR

NOTE:
PROJECTS INTELLIGENT ANTENNAE WALLS IN VENTILATED ROOF
EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

NORTH WEST ELEVATION
SCALE: 1/4"=1'-0"

GRADING LEGEND:

PROPOSED GRADE @ OUTLINE PLANE
EXISTING GRADE @ OUTLINE PLANE
MEAN THE REAL PROPERTY LINE ON THE GRADE PLANE
NO CHANGE IN GRADING AT REAL PL.
LINE OF FLOORS AND WALLS @ INTERIOR

NORTH EAST ELEVATION
SCALE: 1/4"=1'-0"

GRADING LEGEND:

PROPOSED GRADE @ OUTLINE PLANE
EXISTING GRADE @ OUTLINE PLANE
MEAN THE REAL PROPERTY LINE ON THE GRADE PLANE
NO CHANGE IN GRADING AT REAL PL.
LINE OF FLOORS AND WALLS @ INTERIOR

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