

**CALIFORNIA COASTAL COMMISSION**

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

**F5c**

Staff: Z. Rehm – LB  
Date: April 23, 2015

**ADMINISTRATIVE PERMIT**

**Application No.**      **5-15-0299**

**Applicant:**            **Hugo Urgell Cobos**

**Project Description:**      Construct 42-foot high three-story approximately 4,322 sq. ft. single family residence with attached three-car garage on vacant lot.

**Project Location:**      130 Roma Court (Lot 16 Block 8, Silver Strand Tract), Venice, City of Los Angeles, Los Angeles County; APN 4295-002-052

**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:

**May 15, 2015, 9:00 a.m.**  
**Santa Barbara Board of Supervisors Chambers**  
**105 E. Anapamu Street**  
**Santa Barbara, CA 93101**

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:**

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:** See pages six and seven.

**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 LOCATION AND DESCRIPTION**

The applicant proposes to construct a 42-foot high three-story approximately 4,322 sq. ft. single family residence and attached three-car garage on a 2,887 square foot vacant lot situated between the rights-of-way of Roma Court and Ketch Court in the interior of the Silver Strand subdivision in Venice (**Exhibits 1-3**). Ballona Lagoon is located about 200 feet west of the subject site and Venice Beach is located about 200 feet west of the lagoon.

The proposed development includes a structure with three levels of habitable area built on a flat non-lagoon fronting lot. The applicant's geotechnical investigation indicates that the lot can be safely developed with a slab on grade foundation. The proposed plans provide three on-site parking spaces inside a three-car garage which is accessed from Ketch Court, the rear alley (**Exhibit 4**). The applicant proposes to landscape the undeveloped portion of the lot with drought tolerant non-invasive species.

The Silver Strand subdivision and the Del Rey Beach tract share a long history before the Coastal Commission. Both subdivisions, referred to together as the Silver Strand area, are located along the east bank of Ballona Lagoon. Although the subdivisions were created in the early 1900s, the development of the area did not occur until the late 1970s. Therefore, the Commission has reviewed and permitted the development of the subdivisions with single-family residences.

The first Commission approval in the area occurred in 1977 when the Commission approved the "Silver Strand Permit", A-266-77 (ILA) (**Exhibit 5**), which was brought before the Commission on an appeal. Prior to the Commission's action on Coastal Development Permit A-266-77 (ILA) in 1977, the Commission and its predecessor denied several applications to improve the streets and supply utilities within portions of the Silver Strand subdivision and the Del Rey Beach tract to make residential development possible. The previous projects were denied because of adverse impacts on traffic, recreation, and wetland habitat.

The projects were proposed by a consortium comprised of most of the owners of the approximately three hundred undeveloped lots located on Blocks 7 through 18 of the Silver Strand subdivision and Blocks 13 through 15 of the Del Rey Beach Tract. The consortium represented most of the lot owners, although the gas company which owned several lots and a few other individual lot owners refused to join. The consortium was judged to have the legal ability to apply for a permit to grade the lots, improve the streets, and supply utilities within the Silver Strand area so that individual lot owners would eventually be able to build homes under separate permits.

The Commission's 1977 approval of Coastal Development Permit A-266-77 (ILA) permitted the consortium of applicants, the Isthmus Landowners Association (ILA), to develop the infrastructure necessary for the development of single-family homes on approximately three hundred lots located on Blocks 7 through 18 of the Silver Strand subdivision and Blocks 13 through 15 of the Del Rey Beach Tract (**Exhibit #3**). The currently proposed project is located on a lot (Lot 16, Block 8, Silver Strand subdivision) which is subject to Coastal Development Permit A-266-77 (ILA) (**Exhibit 6**).

Coastal Development Permit A-266-77 (ILA) was subject to conditions addressing lagoon protection, maintenance of public areas, public access, and public parking. The Commission found that Ballona Lagoon, located adjacent to the Silver Strand and Del Rey Beach subdivisions and about two hundred feet west of the subject site, was critical habitat area and an important coastal resource.

The Commission further found that residential development of the Silver Strand area would have major adverse cumulative impacts on the lagoon and that several measures were necessary to mitigate the adverse impacts of development. One of the mitigation measures was a condition of Coastal Development Permit A-266-77 (ILA) that required the owners of the lots subject to Coastal Development Permit A-266-77 (ILA) to establish a private homeowners association sufficient to maintain all public areas and landscaping approved and required by the permit. Because all of the owners of the lots subject to Coastal Development Permit A-266-77 (ILA) would benefit from the permitted tract improvements, the Commission required each lot owner to contribute to the maintenance of the improvements. Coastal Development Permit A-266-77 (ILA) was amended in 1979. Since 1980, the approved grading has been completed, a public access path along Ballona Lagoon has been improved, and the permittee (ILA) established itself as the homeowners association of the Isthmus Landowners Association (ILA) to maintain the lagoon buffer and other public areas.

The findings and special conditions of approval established through the Commission's approval of Coastal Development Permit A-266-77 (ILA) have become the standard by which subsequent permits in the area are reviewed in order to ensure consistency with the Chapter 3 policies of the Coastal Act, and these conditions provide the basis for the mitigating special conditions that have been routinely applied to all subsequent coastal development permits in the area, including this one. The special conditions ensure that the Chapter 3 policies of the Coastal Act and the underlying permit are carried out as individual lots are developed in the Silver Strand area. **Special Condition 1**, in particular, requires the applicant to participate in the private homeowners association established under amended Coastal Development Permit A-266-77 (ILA) in the maintenance of all public areas and landscaping (including pedestrian malls, parking nodes, and the lagoon buffer and pathway identified in **Exhibit 6**) that have been installed pursuant to Coastal Development Permit A-266-77 (ILA) and the other permits authorizing the development in the Silver Strand area. In order to ensure that any prospective future owners of the property are made aware of the applicability of the responsibility to participate in the homeowners association's continued maintenance of the area, **Special Condition 7** requires the permittee, prior to construction of the development authorized by this permit, to record a deed restriction against the property, referencing all of the Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property.

On November 5, 2003, the Commission approved Coastal Development Permit Application No. 5-03-385 for construction of a 44-foot high, 4,775 square foot single family residence with an attached three-car garage on the same lot. That permit has since expired and a different applicant has assumed ownership of the property. The proposed project has received a Venice Coastal Zone Specific Plan Project Permit Compliance Review (DIR 2014-4477-SPP, 3/16/15) and is consistent with the surrounding development, which is primarily comprised of three-story and four-story single family residences. Therefore, as proposed and conditioned herein, the development will not have any substantial adverse impacts on public access, water quality or coastal resources and is consistent with the Chapter 3 policies of the Coastal Act.

## **B. 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.



### **C. 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 Section 30252 of the Coastal Act.

### **D. 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, reducing runoff through the use of permeable surfaces, the use of drought tolerant non-invasive vegetation irrigated by drip or microspray systems to reduce and treat the runoff discharged from the site, the use of water efficient plumbing fixtures and appliances, 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.

### **E. DEED RESTRICTION**

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes an additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the authorized development.

### **F. 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 City of Los Angeles Land Use Plan 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.

### **G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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.

## **SPECIAL CONDITIONS:**

This permit is granted subject to the following special conditions:

- 1. Maintenance of Public Areas.** In order to maintain the public areas designated in the Silver Strand subdivision and Del Rey Beach tract, the applicant and all successors in interest shall participate in the private homeowners association established under amended Coastal Development Permit A-266-77 (ILA) on a fair and equitable basis in the maintenance of all public areas and landscaping (including pedestrian malls, parking nodes, and the lagoon buffer and pathway) installed pursuant to Coastal Development Permits A-266-77 (ILA), 5-86-641 (Lee) and 5-87-112 (Del Rey Assoc.). The public areas are identified in Exhibit 6: "Public Areas Exhibit – Del Rey/Silver Strand."
- 2. Coastal Development Permit A-266-77 (ILA).** Through the acceptance of this coastal development permit, the applicant acknowledges and agrees as follows:
  - A) The project site is subject to Coastal Development Permit A-266-77 (ILA) and that all development must be consistent with Coastal Development Permit A-266-77 (ILA), and;
  - B) All public areas provided and improved pursuant to Coastal Development Permit A-266-77 (ILA), including landscaped malls, the public streets and alleys, all public parking spaces, and the Ballona Lagoon public access path, shall remain open and available for use by the general public on the same basis as similar public areas within the City.
- 3. On Site Parking.** The applicant shall provide at least three off-street parking spaces on the project site. These parking spaces shall take access from the alley (Ketch Court). The courts and street ends shall not be used as parking for the residence approved by this coastal development permit. This condition shall serve as notification that amended Coastal Development Permit A-266-77 (ILA) reserves parking on the street ends in the Silver Strand area for public parking, and that these public parking areas shall not be used for preferential parking. It also serves notice that the street and street ends adjacent to the project site shall not be reserved to any homeowner(s).
- 4. Permeable Yard Area and Landscaping.** In order to reduce the amount of runoff leaving the site and to preserve the water quality and biological productivity of Ballona Lagoon, a permeable yard area shall be maintained in the front yard area between the structure and the front property line. No more than twenty percent (20%) of the approved front yard area shall be covered with impervious materials (i.e. hot tub, walkway and garden walls). No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See:<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). The only permitted irrigation devices shall be drip irrigation or microspray systems. Existing vegetation and/or irrigation devices that do not conform to the above requirements shall be removed.

- 5. Water Quality.** The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction shall not occur where such materials/chemicals could pass into the water. 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. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than fifty feet away from all stormdrains, open ditches and surface waters. All floatable debris and trash generated by construction activities within the project area shall be disposed of at the end of each day, or as soon as possible. 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.
- 6. Permit Compliance.** All development must occur in strict compliance with the proposal as set forth in the application, 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.
- 7. Deed Restriction.** Prior to construction of the development authorized by Coastal Development Permit 5-15-0299, consistent with the applicant's offer to do so, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this coastal development permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of the entire parcel governed by this coastal development permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this coastal development permit shall continue to restrict the use and enjoyment of the subject property so long as either this coastal development permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

**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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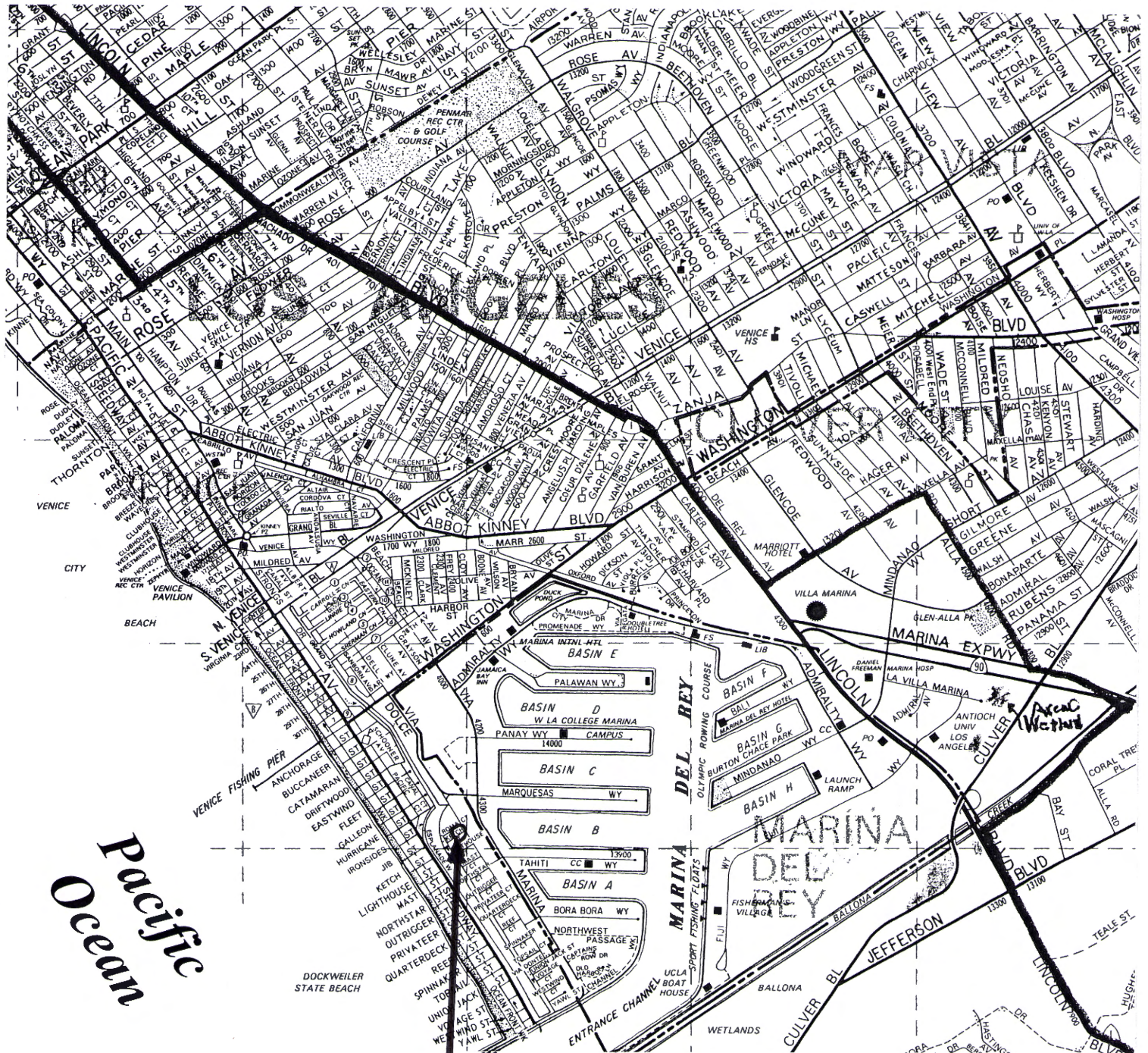
Applicant's Signature

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Date of Signing



# VENICE, CA



SUBJECT SITE  
130 ROMA COURT



COASTAL COMMISSION

EXHIBIT # 1  
PAGE 1 OF 1



# Vicinity Map: 130 Roma Court, Venice, City of Los Angeles

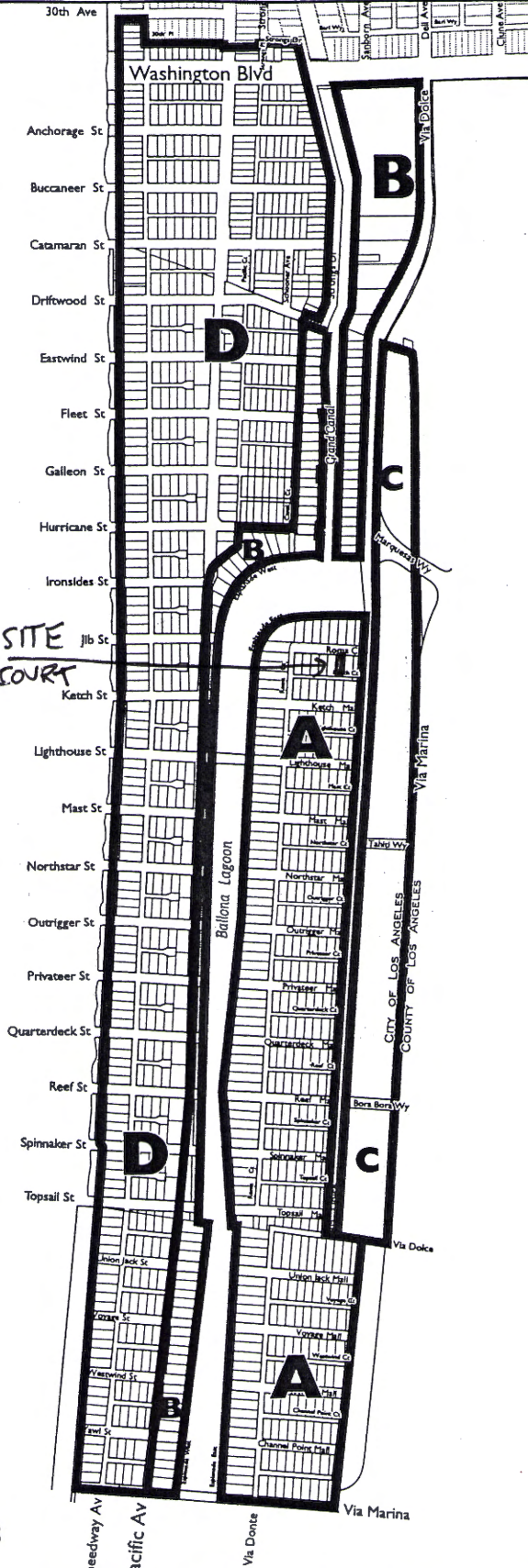


COASTAL COMMISSION

EXHIBIT # 2  
PAGE 1 OF 1



SUBJECT SITE  
130 ROMA COURT



**Maximum Building Height**

- A** 30' within 60 horizontal feet of the mean high tide line of Ballona Lagoon or inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 45'. 45-foot limit for structures or portions of structures located further than 60 horizontal feet of the mean high tide line of Ballona Lagoon and the inland side of the Esplanade.
- B** 30' within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal or the inland side of the Esplanade (City right-of-way), whichever is furthest from the water. Beyond 60 horizontal feet, one foot in additional height is permitted for each two additional horizontal feet to a maximum height of 38 feet.
- C** 45'
- D** 35', 28' along Walk Streets.

**Notes:**

\*All building heights shall be measured from the elevation of the fronting right-of-way, except on lagoon lots where all building heights shall be measured from the average existing natural grade.

\*No portion of any structure (including roof access structures, roof deck railings and architectural features) shall exceed the 30' height limit within 60 horizontal feet of the mean high tide line of Ballona Lagoon, Grand Canal or the inland side of the Esplanade (City right-of-way).

\*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.

**COASTAL COMMISSION**



**LUP  
Exhibit 13  
Height**

**Subarea: Marina Peninsula • Silver Strand •**

**Ballona Lagoon West • Ballona Lagoon (Grand Canal) East**

EXHIBIT # 3  
PAGE 1 OF 1

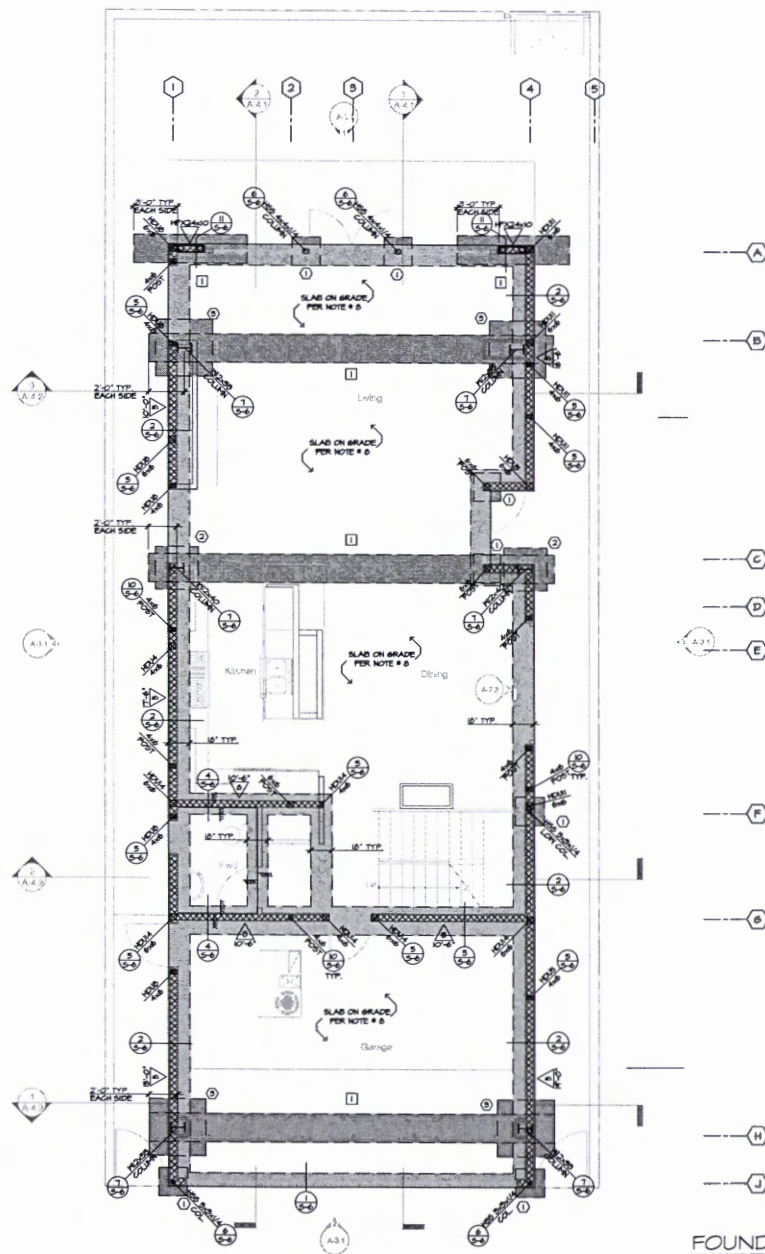




COASTAL COMMISSION

EXHIBIT # 4

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FOUNDATION PLAN

- FOUNDATION NOTES**
- PAD FOOTING INDICATOR - SEE PAD SCHEDULE FOR SIZE AND REINFORCEMENT.
  - GRADE BEAM INDICATOR - SEE GRADE BEAM SCHEDULE FOR SIZE AND REINFORCEMENT.
  - REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLAB DEPRESSIONS, CURBS AND ELEVATIONS.
  - REFER TO THE SHEAR WALL SCHEDULE FOR THE ANCHOR BOLT SPACING AND ALL PLATE DIMENSIONS. (MAXIMUM 5/8" BOLT SPACING @ 48" O.C. 12" FROM END OF PLATE)
  - FOUNDATION SILL PLATES SHALL BE PRESERVATIVE-TREATED LUMBER. ALL ANCHOR BOLTS AND OTHER FASTENERS IN PRESERVATIVE-TREATED SILL PLATES SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
  - PLATE WASHERS
  - ALL ANCHOR BOLT SHALL HAVE THE STEEL PLATE WASHERS AS NOTED ON NOTE 1 OF THE SHEAR WALL SCHEDULE.
  - ANCHOR BOLT
  - ALL THE HOLD DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FORMING.
  - SLAB ON GRADE
  - 5" CONCRETE SLAB W/ #4 @ 18" O.C. EA. PLY OVER SUBGRADE AND VAPOR BARRIER PER SOLS REPORT RECOMMENDATION AND CALIFORNIA GREEN BUILDING CODE REQUIREMENTS.  
F<sub>c</sub> = 2500 psi (INCREASE psi FOR MORE CRACK CONTROL)  
F<sub>y</sub> = 40,000 psi  
CONTROL JOINTS SHALL BE LOCATED NO MORE THAN 10' APART IN EACH DIRECTION UNLESS SPECIFIED OTHERWISE BY ARCHITECT.
  - SOL REPORT BY A.S.I. GEOTECHNICAL, INC. DATED NOVEMBER 24, 2009 AND UPDATED REPORT DATED APRIL 11, 2014 IS CONSIDERED A PART OF THESE PLANS. A.S.I. GEOTECHNICAL, INC. IS LOCATED AT 16555 SHERMAN WAY, VAN NUTS, CA 91406 TEL: (818) 752-6251
  - SOL ENGINEER FROM A.S.I. GEOTECHNICAL, INC. TO REVIEW AND APPROVE THESE PLANS BEFORE RECEIVING PERMIT. SOL ENGINEER TO SIGN THESE PLANS TO VERIFY COMPLIANCE WITH THE SOL REPORT RECOMMENDATIONS.
  - BEARING MATERIAL IS CERTIFIED COMPACTED FILL OR DENSE NATURAL SOILS. MAXIMUM ALLOWABLE BEARING PRESSURE IS 2000 PSF. MINIMUM EMBEDMENT DEPTH IS 18".
  - EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
  - ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY SOL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.
  - LEGEND:

PAD SCHEDULE		
SYMBOL	SIZE	STEEL
(1)	2'-0" x 2'-0" x 12" THICK	(3) #4 EACH WAY
(2)	3'-0" x 3'-0" x 18" THICK	(5) #5 EACH WAY
(3)	4'-0" x 4'-0" x 18" THICK	(6) #5 EACH WAY

GRADE BEAM SCHEDULE				
BEAM	WIDTH	DEPTH	TOP STEEL	BOTT. STEEL
(1)	24"	24"	(4) #5 BARS	(4) #5 BARS
				#4 @ 10" O.C.

NOTES:  
F<sub>c</sub> = 3,000 PSI W/ SPECIAL INSPECTION  
F<sub>y</sub> = 40,000 PSI

REVISIONS

DATE

C. W. Howe Partners Inc.  
STRUCTURAL & CIVIL ENGINEERS  
4355 San Felipe Blvd. Suite 200  
San Diego, CA 92106  
(619) 594-5300  
www.cwhowepartners.com

URGELL METZGER HOUSE  
130 ROMA CT.  
MARINA DEL REY, CA 90292

FOUNDATION PLAN

PROJECT NUMBER: 14401

PROJ. ENG. / DRAWN: JH / DAJ

DATE: JULY 24, 2014

SCALE: 1/4" = 1'-0"

SHEET NUMBER: S-2



COASTAL DEVELOPMENT PERMIT

On July 16, 1979, by a vote of 8 to 0, the California Coastal Commission granted to Isthmus Landowners Association, Inc. Permit A-266-77, subject to the conditions set forth below, for development consisting of grading, construction of sanitary sewers, storm drains, underground utilities, street improvements, and landscaped malls to allow development of houses on individual lots within the Silver Strand and Del Rey Beach tracts, more specifically described in the application file in the Commission offices.

The development is within the coastal zone in Los Angeles County at Silver Strand and Del Rey Beach Subdivisions, between Ballona Lagoon and Via Dolce, west of Marina Del Rey, City of Los Angeles

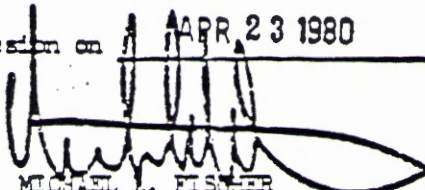
After public hearing held on July 16, 1979, the Commission found that, as conditioned, the proposed development is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976; will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976; if between the sea and the public road nearest the sea, is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976; and either (1) will not have any significant adverse impact on the environment, or (2) there are no feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse impact that the development as approved may have on the environment.

Issued on behalf of the California Coastal Commission on APR 23 1980

RECEIVED

SEP 04 1992

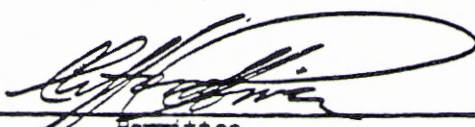
CALIFORNIA  
COASTAL COMMISSION  
SOUTH COAST DISTRICT

  
MICHAEL L. FISHER  
Executive Director

By James P. McCreedy

The undersigned permittee acknowledges receipt of the California Coastal Commission, Permit A-266-77, and fully understands its contents, including all conditions imposed.

4/23/80  
Date

  
Permittee

COASTAL COMMISSION

EXHIBIT # 5

PAGE 1 OF 4



Permit A- 266-77 , is subject to the following conditions:

A. Standard Conditions.

1. Assignment of Permit. This permit may not be assigned to another person except as provided in the California Administrative Code, Title 14, Section 13170.
2. Notice of Receipt and Acknowledgment. Construction authorized by this permit shall not commence until a copy of this permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of its contents, is returned to the Commission.
3. Expiration. If construction has not commenced, this permit will expire two (2) years from the date on which the Commission voted on the application. Application for extension of this permit must be made prior to the expiration date.
4. Construction. All construction must occur in accord with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviations from the approved plans must be reviewed by the Commission pursuant to California Administrative Code, Title 14, Sections 13164-13168.
5. Interpretation. Interpretation or revisions of the terms or conditions of this permit must be reviewed by the State Coastal Commission or its Executive Director. All questions regarding this permit should be addressed to the State Commission office in San Francisco unless a condition expressly authorizes review by the Regional Commission or its staff.

B. Special Conditions.

1. Overall Condition. Prior to issuance of the permit, the applicant shall submit evidence that the following conditions have been met:
  - a. Improvements. All of the streets, utilities, and drainage facilities for the entire tract north of the mall opposite Westwind will be installed prior to construction of single-family houses.
  - b. Grading. All of the grading for the entire tract north of the mall opposite Westwind must be completed prior to construction of single-family houses. To minimize the adverse effects of soil disturbance, all earthmoving in this tract shall be accomplished in a single contract.
  - c. Lagoon Protection. In order to protect the lagoon from the adverse effects of urban runoff, all runoff from the tract shall be directed to the Marina del Rey Channel. If, with the concurrence of the Executive Director of the Commission, it is determined that it is not feasible to direct runoff to the Marina del Rey Channel, the applicants shall establish a lagoon restoration program. The program shall be subject to the review and approval of the Executive Director and shall consist of a system of in-lieu fee payments for all development within the subdivision sufficient to provide for the value and purchase of the 9 lots at the north end of the tract and the costs of grading and planting the area to create a new area of marsh, as originally proposed by the Isthmus Landowners Association, Inc. The amount of the in-lieu fee contribution shall be established using the highest of three independent appraisals of the nine lots and a detailed cost estimate for improvements by a registered engineer.

COASTAL COMMISSION

EXHIBIT # 5

PAGE 2 OF 4

d. Access. As part of the overall improvements, grading shall be completed to the lagoon essentially as provided for in the Ballona Lagoon Preserve Plan. A bond shall be obtained for the development and improvement of an access path at the top of the bank along the perimeter of the lagoon to replace the Esplanade which has largely eroded away. The trail shall consist of decomposed granite or similar material and shall be located, fenced, and landscaped essentially as proposed in the Ballona Lagoon Preserve Plan. The bond shall cover the costs of developing the access path and shall be executed in favor of the State of California.

e. Maintenance. A private homeowners association sufficient to maintain all public areas and landscaping shall be established as part of the above provisions. The association shall have the responsibility and the necessary powers to maintain all improvements that are not accepted by a public agency acceptable to the Executive Director.

f. Parking. In order to provide for public parking and mitigate the effects of additional traffic on coastal access, the areas designated as "malls" in Exhibit 2 shall be paved for public parking in a manner acceptable to the City of Los Angeles. No curb cuts shall be allowed in the improved paved area.

2. Standard Enforcement Condition. Prior to issuance of the permit, revised plan encompassing the above terms shall be submitted to the Executive Director for his review and approval in writing as sufficient to implement the various conditions. All final working drawings submitted to all public agencies shall be accompanied by a Landscape Architect and Engineer's Certificate that said drawings are in substantial conformance with the revised plans approved by the Executive Director.

COASTAL COMMISSION

EXHIBIT # 5  
PAGE 3 OF 4



Re: Amended Coastal Development Permit A-266-77

To Whom It May Concern:

This letter will confirm that the California Coastal Commission has today, April 23, 1980, issued to the Isthmus Landowners Association, Inc. ("Isthmus") Amended Coastal Development Permit A-266-77, in complete accordance with and with the identical terms and conditions of the amendment to said coastal development permit granted to Isthmus by vote of the California Coastal Commission on July 16, 1979. This letter will further acknowledge that Amended Coastal Development Permit A-266-77 is being typed and will be dispatched to Isthmus not later than Thursday, April 24, 1980, and that the typed permit will be in all respects as above indicated.

CALIFORNIA COASTAL COMMISSION

Michael L. Fisher,  
Executive Director

By

James McGrath  
James McGrath,  
Permit Analyst

Dated: April 23, 1980

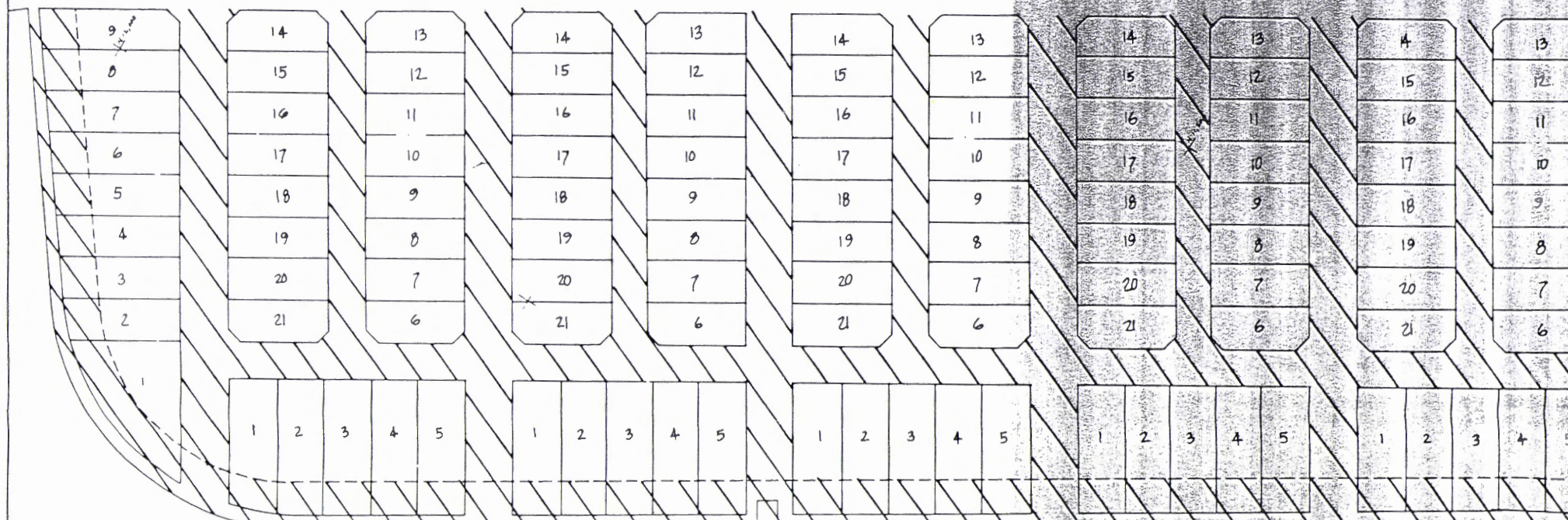
COASTAL COMMISSION

EXHIBIT # 5  
PAGE 4 OF 4



VIA

DOLCE



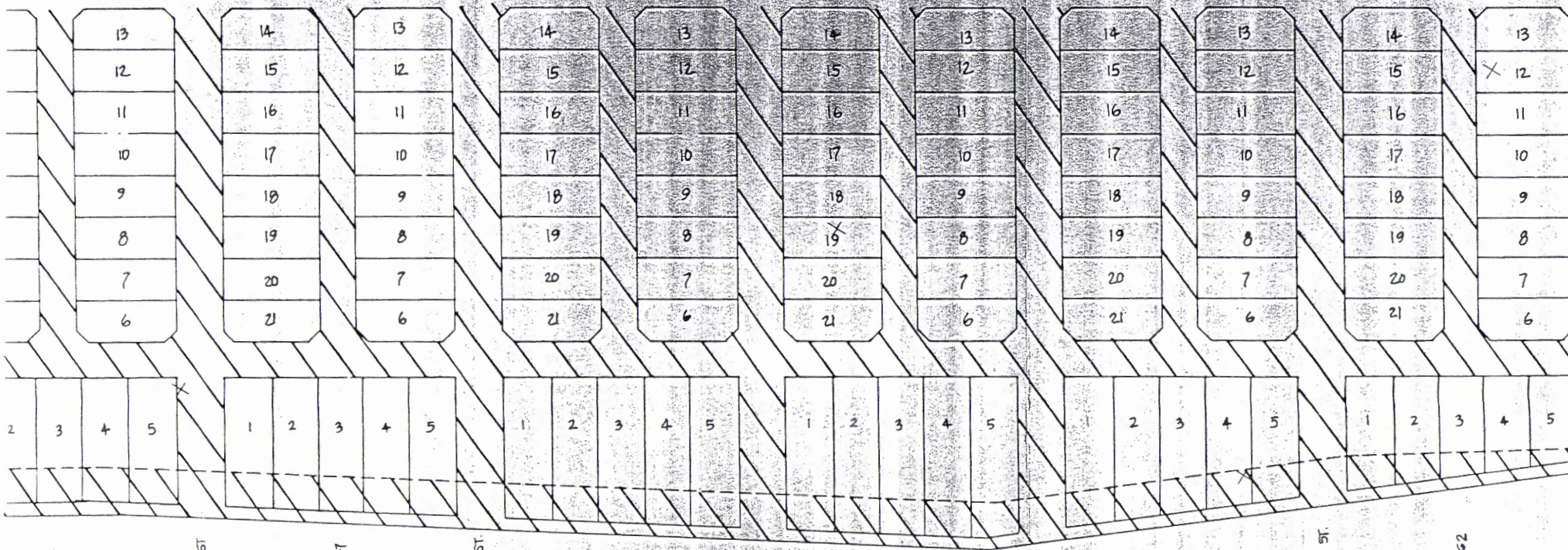
PUBLIC BUFFER and DRAINAGE AREAS / DEL REY STRA  
COASTAL COMMISSION

SOURCE: CCC; Engineering Service Corporation



VIA

DOLCE



ALLEY NO 45  
(COURT)

OUTRIGGER ST

ALLEY NO 47  
(COURT)

PRIVATEER ST

ALLEY NO 49  
(COURT)

QUATERDECK ST

ALLEY NO 51  
(COURT)

KEEP ST

ALLEY NO 60  
(COURT)

SPINNER ST

ALLEY NO 62  
(COURT)

PACIFIC AVENUE

CALIFORNIA COASTAL COMMISSION

APPROVED ON 4-18 1980

AS CONFORMING TO PERMIT A-266-77

MICHAEL L. FISCHER  
EXECUTIVE DIRECTOR

By

Title

COASTAL COMMISSION

STRAND

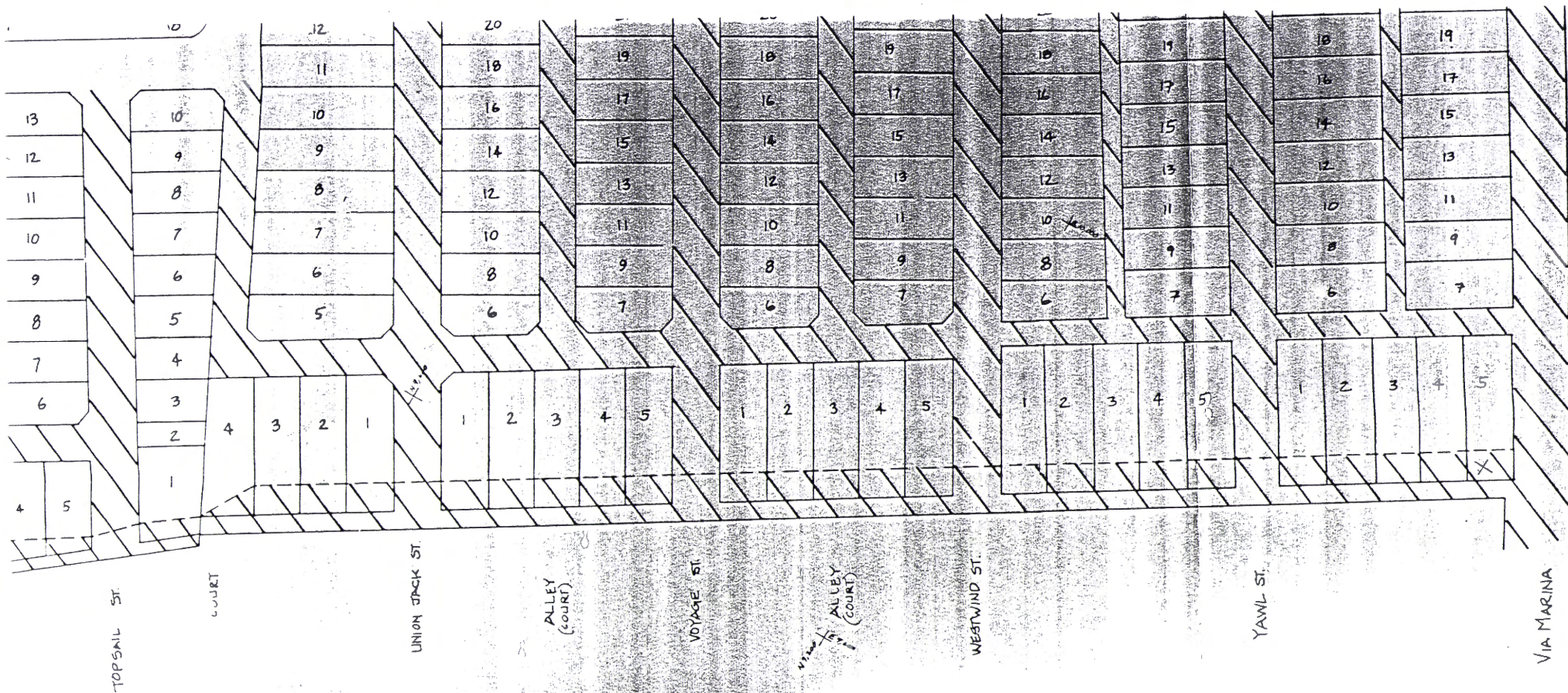
PUBLIC BUFFER  
AND DRAINAGE AREAS

Public Areas Exhibit  
Del Rey/Silver Strand

EXHIBIT #6

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CALIFORNIA Coastal COMMISSION

11/13/86, 11/16/89,

APPROVED ON 3/26/87 & 2/9/89

AS CONFORMING TO PERMITS 5-86-641, 5-86-641A2, 5-87-112, & 5-87-112A, RESPECTIVELY.

MICHAEL L. FISCHER  
EXECUTIVE DIRECTOR

By James McElroy  
Title Coastal Analyst

**COASTAL COMMISSION**

Public Areas Exhibit  
Del Rey/Silver Strand  
Exhibit #6  
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