

CALIFORNIA COASTAL COMMISSION

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

**W7b**

Staff: M Revell – LB

Date: May 18, 2015

ADMINISTRATIVE PERMIT**Application No.** 5-15-0320**Applicant:** Marc. A. Rosenmayr and Arianna Strippoli**Project**

Description: The applicant proposes to demolish a 1,843 sq. ft. single-family dwelling and construct a new two-story 5,597 square-foot single family dwelling with a 1,575 square-foot basement, 486 sq. ft. garage, foundation, and a swimming pool.

Project

Location: 15238 Friends, Pacific Palisades, 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:

Wednesday, June 10, 2015 9am

City of Newport Beach

City Council Chambers

100 Civic Center Drive

Newport Beach, CA 92660

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: Mandy Revell
Title: Staff 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.

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 1,843 sq. ft. single-family dwelling and construct a new two-story 5,597 square-foot single family dwelling with a 1,575 square-foot basement, 486 sq. ft. garage, foundation, and a swimming pool (**Exhibit 1**). The proposed project incorporates best management practices (BMPs) during construction to address water quality, and post-construction all storm water will be collected and detained in gravel infiltration trenches and overflow will be pumped up to front yard trenches. The existing home has 2 parking spaces which will be maintained onsite.

The subject lot is a level lot in the City of Los Angeles, in the Brentwood-Pacific Palisades Community Plan area, within 500 feet of Potrero Canyon Park (**Exhibit 2**). The property is within both the dual and single permit jurisdiction areas of the California Coastal Zone. The proposed single-family dwelling is located in the single permit jurisdiction area; however, a portion of the swimming pool and a wood fence are located within the dual permit jurisdiction area. Pursuant to Coastal Act Section 30600(b), any development located in the dual jurisdiction area which receives a local coastal development permit from the City must also obtain a second coastal development permit from the Coastal Commission. The project has a local Coastal Development Permit (case # ZA 2014-2057(CDP)(MEL)) and the development conforms with the City's R1-1 zoning (Single Family Residential), which allows 1 dwelling unit on a lot. The front of the dwelling is 36 ft. 8 in. in height above the street level, and includes an 8 ft. stairwell tower in the back of the residence, making the residence 40 ft. 4 ¾ in. in height at its highest point (**Exhibit 3**). The property is not subject to either the Baseline Mansionization or the Baseline Hillside Ordinances. Single family dwellings located outside of the hillside areas of the Coastal Zone have a maximum permitted height of 45 feet, and the proposed project does not exceed 45 feet. There was some opposition to the proposed development by members of the Pacific Palisades Civic League because the dwelling's height, setbacks, and stair enclosure do not comply with the League's design guidelines. The dwelling's side yard setbacks were increased to 6 feet to comply with the Los Angeles Municipal Code (LAMC) requirement for a three-story dwelling. There were no LAMC deviations requested or approved for the dwelling's height or setback. The Commission has approved development of single family residences ranging from 25ft. to 45 ft. in height, and ranging from 2,000 sq. ft. to 10,000 sq ft. in size in that area, and is generally consistent with community character in that location. The height of the proposed project is also consistent with the zoning restriction of 45 ft.

The property is not on a coastal bluff, nor is it located on the bluff adjacent to Potrero Canyon. The project is located near Potrero Canyon and Via De Las Olas Canyon (above Palisades Park). The project proposes grading with 344 cubic yards of cut and 77 cubic yards of fill. The Department of Building and Safety Grading Division approved the Soils Report, conducted by Grover Hollingsworth and Associates, Inc. for the development subject to 30 conditions of approval conveyed in the Soils Approval Letter dated December 9, 2014, approved by The City of Los Angeles, Log #86436. 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.

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. 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 to 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. 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 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 to 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. 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. There is no adopted LCP for the Pacific Palisades portion of the Coastal Zone. The Brentwood-Pacific Palisades Community Plan contains the applicable land use policies and goals for that portion of the Coastal zone. 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.

F. 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.

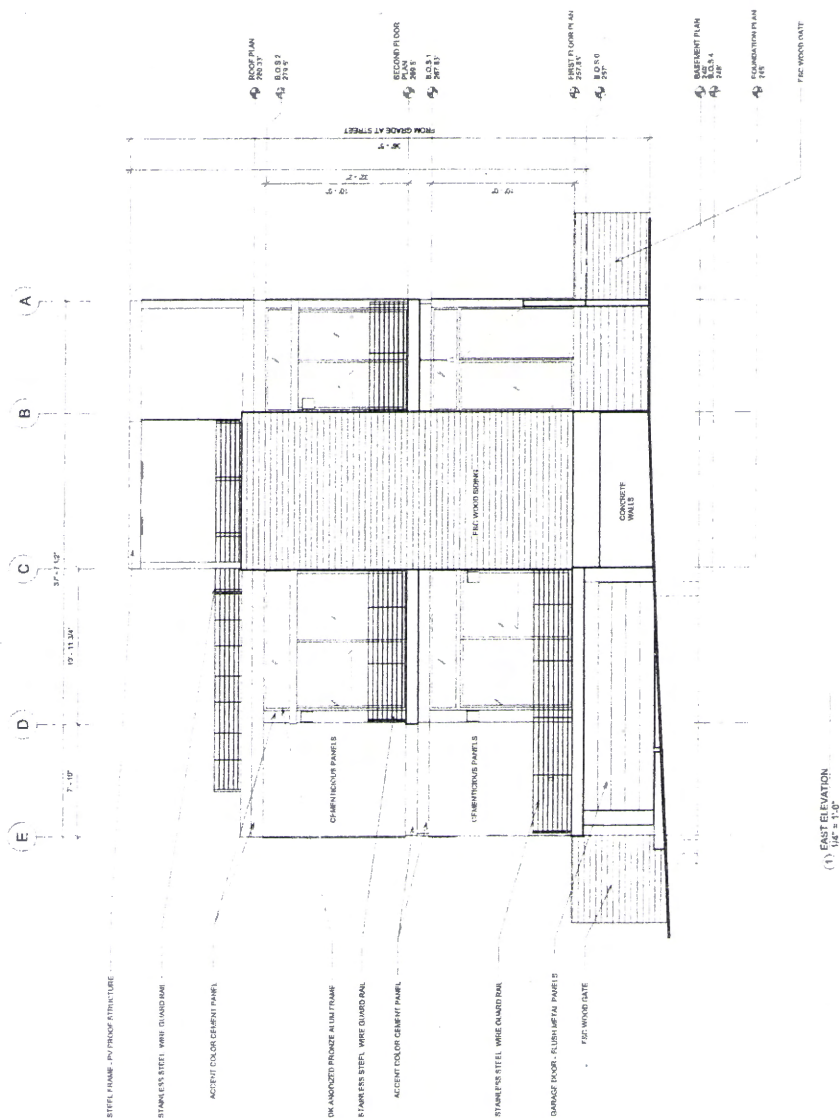
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

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





COASTAL COMMISSION

EXHIBIT # 3
PAGE 1 OF 4

2810 Ince Rd
 San Francisco, CA 94133
 P: 310.681.8000 F: 310.486.2187
 www.lbfengland.com

PROJECT:
 LH_FRIENDS

15234 FRIENDS ST
 PACIFIC PALISADES, CA 90272

Legal Description
 APN 4412024021
 BLOCK 7
 TRACK 9300

DATE	1/6/2015 3:23:29 PM
DRAWN BY	MS
CHECKED BY	AS
ISSUE FOR MU	06-10-14
ISSUE FOR UD	2014-10-07
REISSUE FOR ZA	2015-01-05

SHEET NUMBER
A3.1
 SOUTH ELEVATION

(0) 6'-0" (1) 6'-0" (1A) 6'-0" (2) 6'-0" (3) 10'-0" (4) 12'-0" (5) 8'-0" (6) 8'-0"

STEEL FRAME - 2"
 PINPOINT STRUCTURE

STAINLESS STEEL
 WIRE MESH

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 WIRE MESH

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(1) SOUTH ELEVATION
 1/4" = 1'-0"

COASTAL COMMISSION

EXHIBIT # 3
 PAGE 2 OF 4

2310 Lincoln Blvd
 Suite 100, San Jose, CA 95128
 Tel: 408.262.2167
 www.heligolmes.net

PROJECT:
LH FRIENDS

1523B FRIENDS ST.
 PACIFIC PALISADES, CA 90272

Client: Heligolmes
 APN: 441202021
 LOT: 22
 TRACK: 9800

DATE: 1/8/2015 3:23:30 PM

DRAWN BY: MS

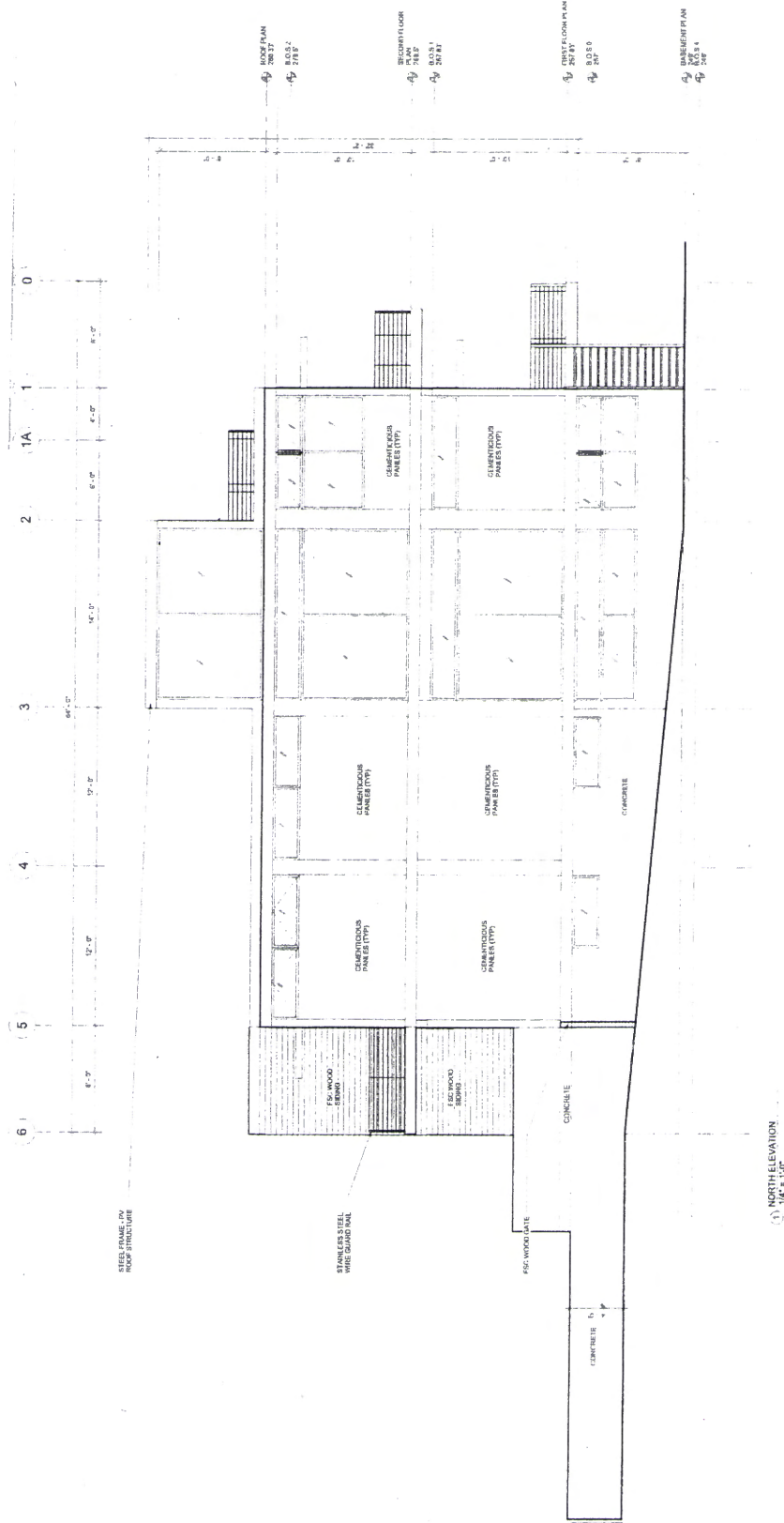
CHECKED BY: AS

ISSUE FOR M.U.: 06-10-14

ISSUE FOR D.D.: 2014.10.07

REISSUE FOR 2A: 2015.07.05

SHEET NUMBER **A3.2**
 NORTH ELEVATION



COASTAL COMMISSION

EXHIBIT # 3
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2010 Inland Blvd
 Suite 100
 P.O. Box 581, Eureka, CA 95501
 www.brighton.com

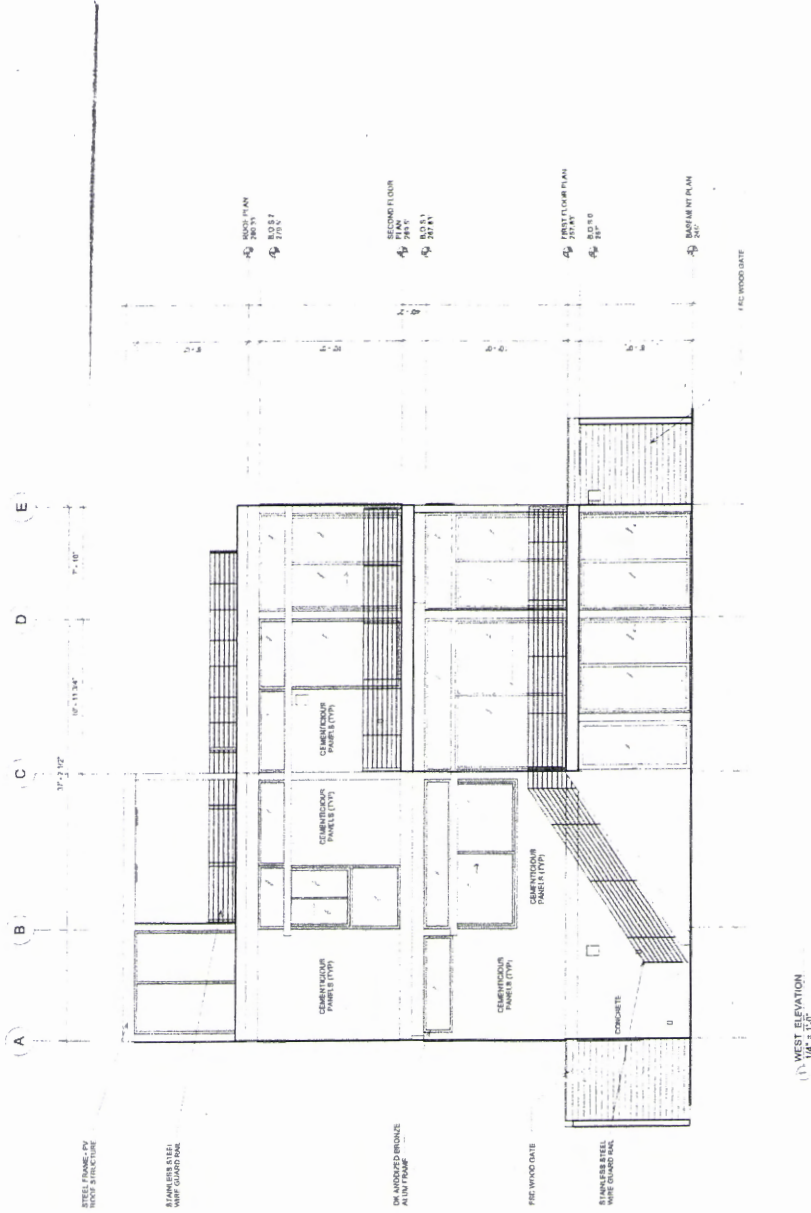
PROJECT:
 LH FRIENDS

15328 FINCHES ST
 PACIFIC PALISADES, CA 90772

Legal Description
 APN: 441020021
 BLOCK 7
 TRACT 8000

DATE: 10/01/15 2:33:30 PM
 DRAWN BY: MS
 CHECKED BY: AS
 ISSUE FOR MU: 06-15-14
 ISSUE FOR DD: 2014, 10/01

SHEET NUMBER
A3.3
 WEST ELEVATION



COASTAL COMMISSION

EXHIBIT # 3
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