

CALIFORNIA COASTAL COMMISSION

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

**Th5b**

Staff: C. Oshida – LB
 Date: November 17, 2016

ADMINISTRATIVE PERMIT

Application No. **5-16-0810**

Applicant: 626 Woodlawn Avenue, LLC. c/o Teresa Hebert

Project Description: Substantial demolition of a single-family residence, and construction of a 2-story, 3,509 sq. ft., single-family residence with attached 2-garage and 1 uncovered parking space, perimeter fencing, driveway to access from alley, and removal of the curb cut on Woodlawn Avenue. Applicant is seeking after-the-fact approval for the demolition.

Project Location: 626 Woodlawn Avenue, Venice, City of Los Angeles, Los Angeles County
 APN: 4237-012-007.

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:

December 8, 2016 9:00 a.m.
Ventura City Council Chambers
501 Poli Street
Ventura, CA 93001

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.

JOHN AINSWORTH
Acting Executive Director

By: Caitlin Oshida
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 seven through eight.

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 the substantial demolition of a 906 sq. ft., 1-story single family residence on a 4,188 square foot parcel at 626 Woodlawn Avenue in the Southeast Venice neighborhood in Venice, Los Angeles, and construction of a 2-story, 3,509 sq. ft., single-family residence with attached 2-garage (**Exhibit 1**). The project also consists of replacing the driveway to the alley and removing the existing curb cut and driveway off of Woodlawn Avenue so that vehicular access will only be taken from the alley (**Exhibit 2**). New 42-inch high CMU perimeter fencing is proposed in the front yard and new 6-foot high fencing is proposed in the rear and side yards. The proposal includes rain gutters, downspouts, rain barrels, controlled irrigation system, and drought tolerant non-invasive landscaping, consistent with Coastal Act requirements to minimize energy use and preserve water quality, and consistent with the City's adopted CALGreen standards and other City guidelines. Additionally, **Special Condition 1** and **Special Condition 2** require the applicant to observe water quality and best management practices (BMP) measures into the project, as well as, drought tolerant non-invasive landscaping.

Pursuant to Policy 11.A.3 of the certified Venice Land Use Plan (LUP), a single-family residence on a lot of 35 feet or more in width and adjacent to an alley is required to provide 3 on-site parking spaces. This only applies to new residences and where more than 50 percent of the existing exterior walls are removed and/or replaced, and the development is considered new development. Because the proposed project will remove more than 50 percent of the existing structure, three-parking spaces are required and are proposed on-site as part of this project. The project proposal includes two covered parking spaces accessed from a driveway at the rear alley and one uncovered parking space in the rear yard setback which is consistent with the standards of the Venice Land Use Plan and with previous Commission actions in the area.

Typically, the Commission looks at allowable land uses, density, and height when evaluating whether or not a project is visually compatible with the character of the neighborhood, along with the existing characteristics of the surrounding area. The project site is part of a developed residential neighborhood approximately 0.9-mile inland of the public beach, and is designated for multi-family residential use by the Venice Land Use Plan and RD2-1 by the Los Angeles Zoning Code. A majority of the buildings long the 600 and 700 block of Woodlawn Avenue are single-family residences; however, approximately 26 percent of the lots contain two residential units. The Southeast Venice neighborhood is comprised of an amalgam of new and old buildings, mostly one or two stories in height. About one-third of the residential buildings along this stretch of Woodlawn Avenue are two-stories in height. The subject property is neighbored on the north by a two-story, 2,840 sq. ft. single-family residence and on the south by a one-story, 840 single-family dwelling. The subject single-family residence at 626 Woodlawn Avenue will result in a two-story, 3,509 sq. ft. building. Overall, the project is designed to be consistent with previous Commission actions in the area (see table on next page for past Commission actions in the surrounding area).

The City of Los Angeles has consistently limited new development in the project area to a height of 25 feet (flat roof), or 30 feet (varied roofline) measured above the fronting right-of-way. The proposed project conforms to the 25-foot height limit of the LUP for flat rooflines (**Exhibit 2**). An approximately 99 sq. ft. roof access structure (stair enclosure) is proposed to exceed the 25 foot height limit by no more than 8 feet and 36-inch high open railings will enclose the roof deck. Both the City and the Commission permit roof accessory structures (i.e. chimneys and open roof deck railings) to exceed the height limit by no more than 5 feet if the scenic and visual qualities of the area are not negatively impacted, and no more than 10 feet for roof access structures that have an area of less than 100 sq. ft. Roof access structures that have an area greater than 100 sq. ft. are prohibited. The Venice Specific Plan, which the Commission has not certified, also sets forth the same height limits as the certified Venice LUP. The project, as proposed, conforms to the mandated height limits in its neighborhood.

Table 1. Recent past Commission actions in area around subject property.

Address	CDP No.	Height (ft.)	Square Footage
807 Crestmoore Pl. (duplex)	5-13-1019-W	25 ft.	2,071
728 Woodlawn Ave. (SFR)	5-09-110-W	25 ft.*	3,413
622 Victoria Ave (SFR)	5-08-103-W	25 ft.*	2,672
2416 Abbot Kinney (SFR)	5-06-243-W	30 ft.	1,132
806 Crestmoore Pl. (SFR)	5-02-151-W	17 ft.	1,499
623 Woodlawn Ave (SFR)	5-95-170-W	25 ft.	2,529

*roof access structure not included in height

The City has not designated the property as a historic resource within the community, and SurveyLA, which is used as guidelines for historic resources in the area, also does not consider the property a historic resource nor does any other inventory maintained by the local government, the State of California, or the United States.

On October 13, 2015, the Los Angeles Department of City Planning issued a Coastal Exemption (DIR-2015-3724-CEX) for development proposed at 626 Woodlawn Avenue, Venice, Los Angeles, consisting of “1st and 2nd story addition and remodel with attached garage on existing 1 story SFD”. On October 20, 2015, the City Department of Building and Safety issued Building Permit No. 15014-10000-03499 for a “1st and 2nd story addition and remodel with attached garage on existing 1 story SFD”, and demolition commenced at the project site (**Exhibit 3**). The City forwarded a copy of the exemption to the Commission’s South Coast District Office on November 18, 2015 and the 20 working-day appeal period commenced; no appeals were filed before the end of the appeal period. On May 26, 2016, the City Department of Building and Safety issued Building Permit No. 15014-30001-03499 for a “Supplemental to Permit No. 15014-10000-03499 to revise permitted plans and reflect walls removed during construction due to structural instability. Said walls to be reinforced, as per revised structural engineering plans.” Soon after, the City determined that the work conducted on the site consisted of the removal, demolition, and/or replacement of more than 50 percent of the existing building and, therefore, a coastal development permit was required.

Section 30601 of the Coastal Act provides details regarding the geographic areas where applicant must also obtain a coastal development permit from the Commission in addition to obtaining a local coastal development permit from the City. These areas are considered Dual Permit Jurisdiction areas. Coastal zone areas outside of the Dual Permit Jurisdiction areas are considered Single Permit Jurisdiction areas. Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has been granted the authority to approve or deny coastal development permits in both jurisdictions, but all of the City's actions are appealable to the Commission. In this case, the project site is within the Single Permit Jurisdiction area.

Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has opted to issue its own coastal development permits prior to certification of a Local Coastal Program (LCP) except for those permits eligible for issuance as administrative coastal development permits by the Executive Director under Section 30624. Section 30624 of the Coastal Act states in part:

(a) The commission shall provide, by regulation, for the issuance of coastal development permits by the executive director of the commission or, where the coastal development permit authority has been delegated to a local government pursuant to Section 30600.5, by an appropriate local official designated by resolution of the local government without compliance with the procedures specified in this chapter in cases of emergency, other than an emergency provided for under Section 30611, and for the following nonemergency developments: improvements to any existing structure; any single-family dwelling; any development of four dwelling units or less within any incorporated area that does not require demolition, and any other developments not in excess of one hundred thousand dollars (\$100,000) other than any division of land, and any development specifically authorized as a principal permitted use and proposed in an area for which the land use portion of the applicable local coastal program has been certified...

Local approval of the proposed project allows the applicant the option of applying to the Commission for a coastal development permit (CDP) rather than a local coastal development permit through the City. The Executive Director of the Coastal Commission may consider the issuance of an administrative coastal development permit for a proposed project pursuant to Section 30624 of the Coastal Act. If the project is not one of the above mentioned categories of development, or the development raises significant environmental/coastal issues, such issues cannot be appropriately addressed on the Commission's administrative permit process and must be addressed by the City through its local coastal development permit process.

In this case, the proposed project has received the appropriate approvals from the local government and qualifies for the Commission's Administrative Calendar. The Venice Neighborhood Council recommended approval of the proposed development by a vote of 12-2-2 on August 16, 2016. The proposed development received Venice Coastal Zone Specific Plan Director of Planning Sign-off on October 8, 2015 (DIR-2015-3681-VSO) from the City of Los Angeles Planning Department. The Planning Department's Sign-off was revised on September 16, 2016, to accurately reflect the demolition of more than 50 percent of the exterior walls.

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. 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 best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of rain barrels and 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, as imposed in **Special Condition 1** and **Special Condition 2**. 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.

D. 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.

E. UNPERMITTED DEVELOPMENT

Unpermitted development has occurred at the project site subject to this application. The unpermitted development includes the substantial demolition of a residential structure, resulting in the alteration of the size of the structure, without a valid coastal development permit. Any development activity that is not otherwise exempt conducted in the coastal zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit, constitutes a violation of the Coastal Act.

The applicant is proposing after-the-fact approval of the unpermitted development noted above and identified in the project description. Although the development has taken place prior to submittal of this application, consideration of this application by the Executive Director has been based solely upon the Chapter 3 policies of the Coastal Act. The Executive Director's review and action on this permit will resolve the violations identified in this section once the permit has been fully executed and the terms and conditions of the permit complied with by the applicant.

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 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.

G. 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.

SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the permittee agrees that the approved development shall be carried out in compliance with the following BMPs:
 - (a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
 - (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
 - (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
 - (d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
 - (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
 - (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
 - (g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
 - (h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.

- (i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
 - (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
 - (k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
 - (l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
 - (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.
2. **Landscape and Irrigation.** By acceptance of the permit, the permittee agrees, on behalf of all future successors and assigns, that:

- (a) Vegetated landscaped areas shall consist of native plants or non-native drought tolerant plants, which are non-invasive. 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. Federal 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/wateruse/efficiency/docs/wucols00.pdf>).
- (b) Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or microspray irrigation systems may be used. Other water conservation measures shall be considered, such as weather based irrigation controllers.

The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

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

Location Map: 626 Woodlawn Avenue, Venice

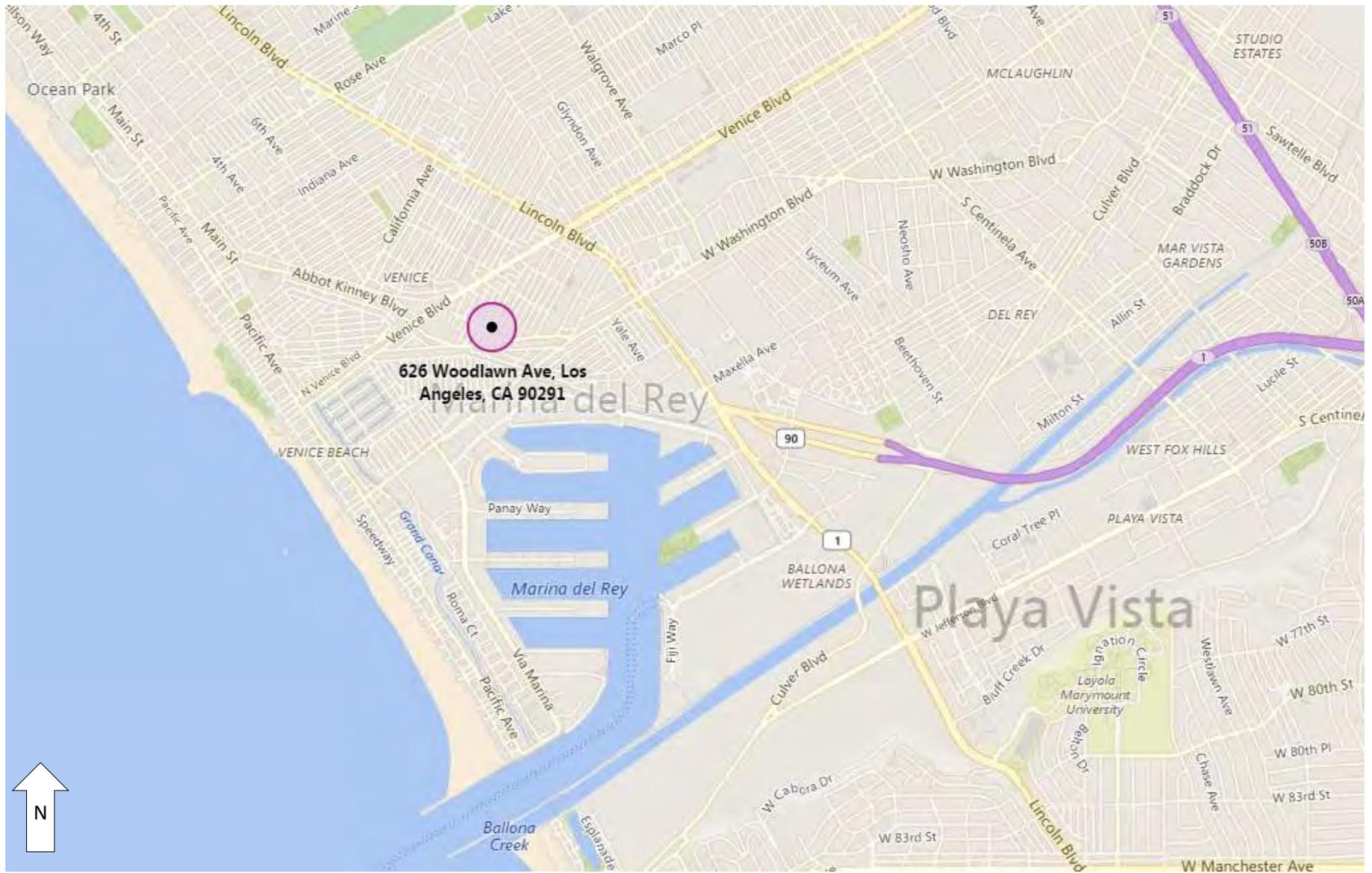


Photo credit: Bing Maps

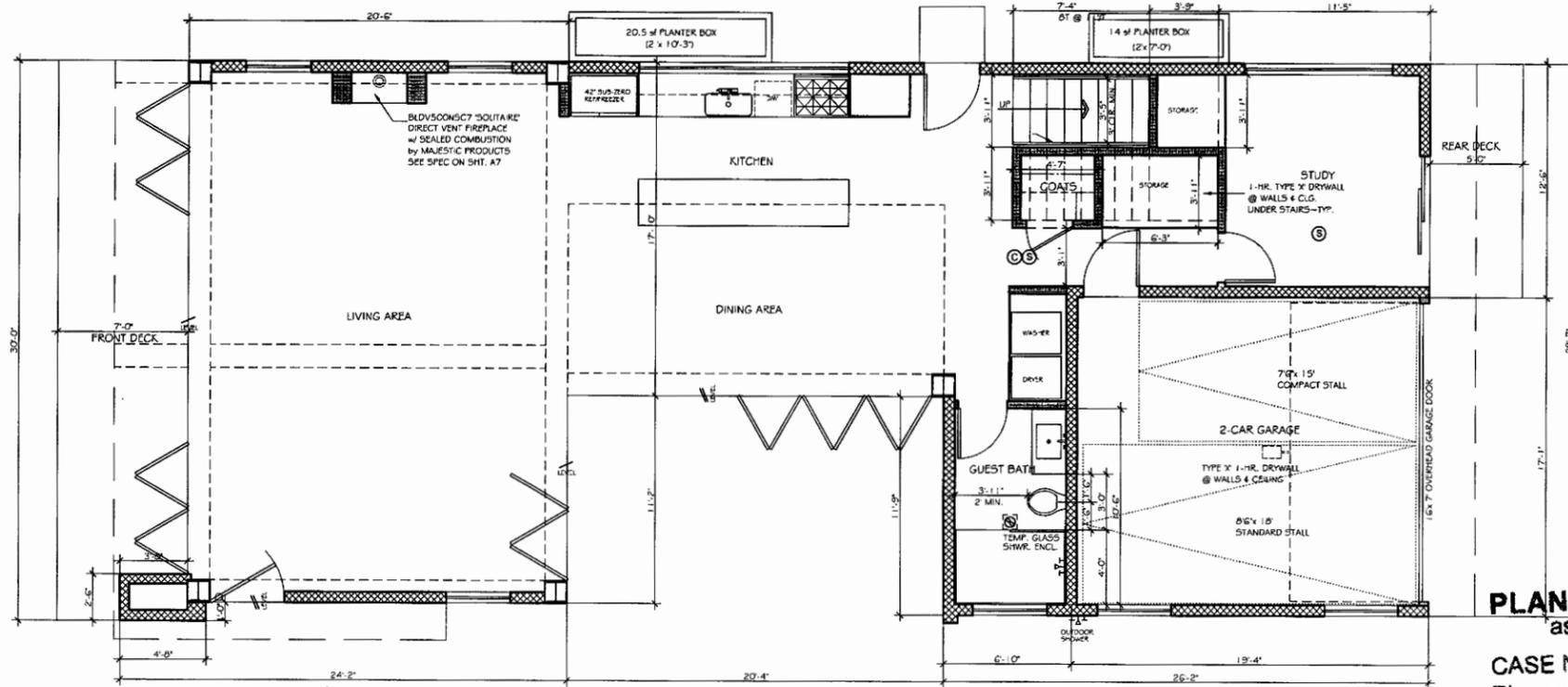
Vicinity Map: 626 Woodlawn Avenue, Venice



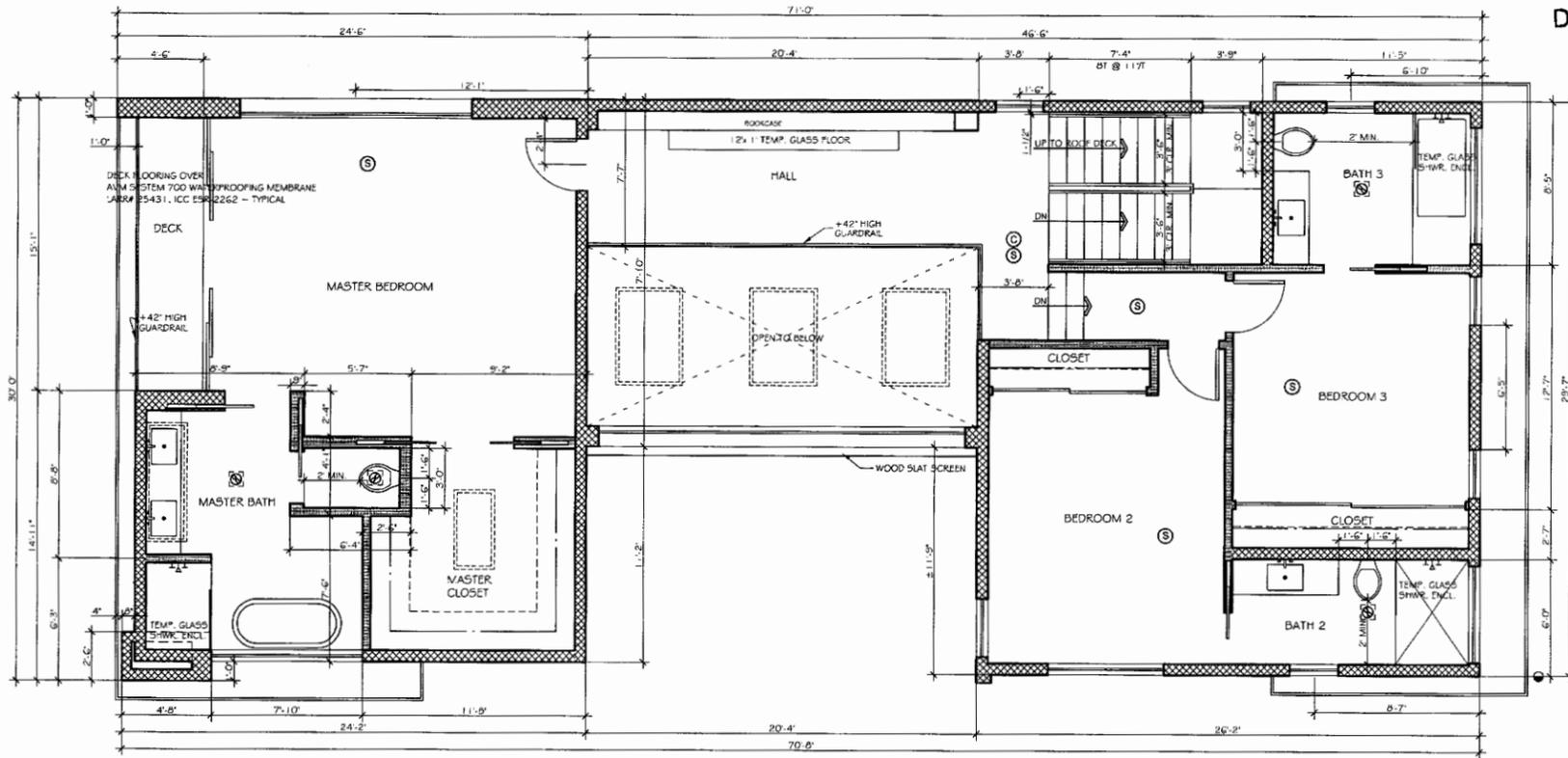
Photo credit: Bing Maps

Exhibit 1

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First Floor Plan
SCALE 1/4"=1'-0"



Second Floor Plan
SCALE 1/4"=1'-0"

PLANS APPROVED
as required by
CASE NO. DK-2017-0661-V2
Planner [Signature]
Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 9/17/16

- LEGEND:**
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE DEMOLISHED
 - NEW 2x6 @ 16" O.C. STUD WALLS
 - NEW 2x4 @ 16" O.C. STUD WALLS
 - SMOKE DETECTOR (HARDWIRED)
 - CARBON MONOXIDE ALARM
 - 50 CFM BATH FAN
 - BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
 - BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HOSE BIB
 - ALIGNS W/ EXISTING WALL
 - EXISTING
 - TEMPERED GLASS

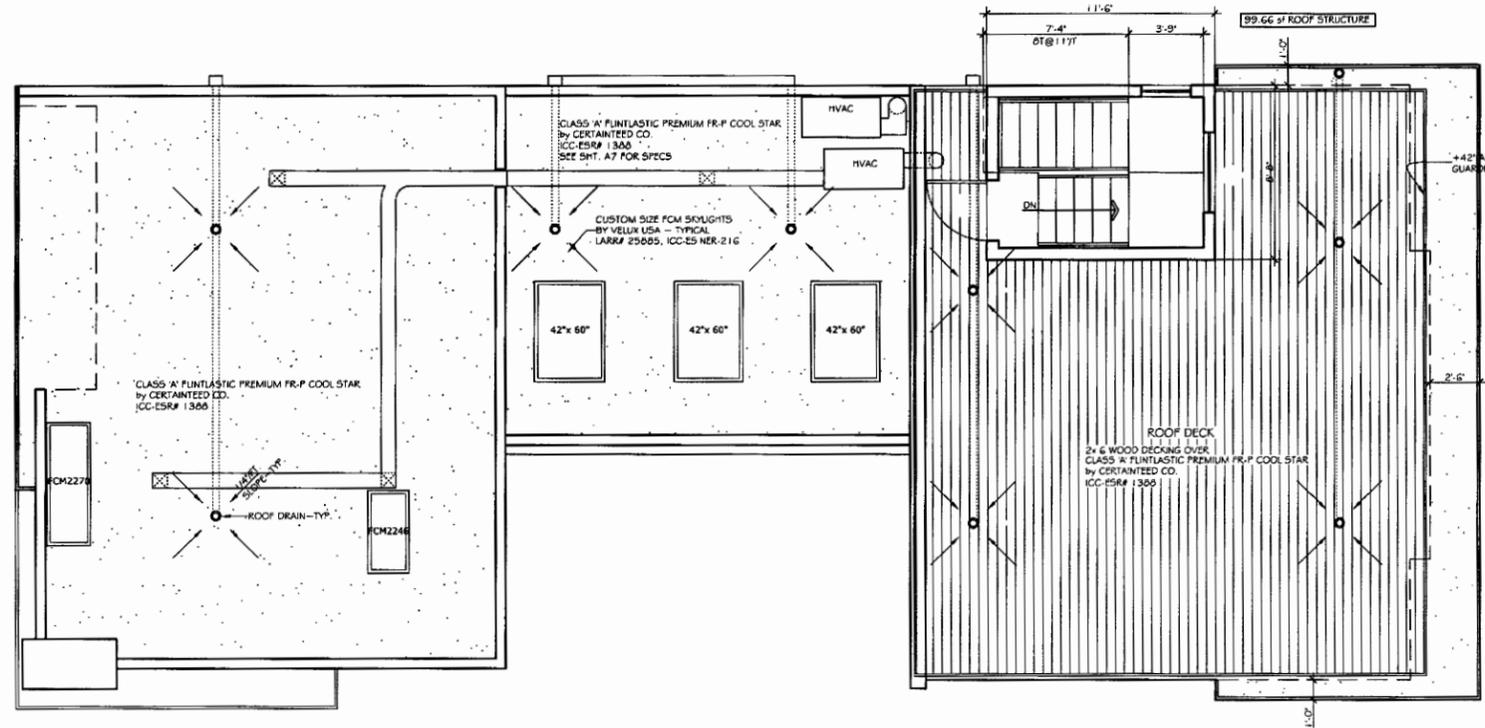
DATE	ITEM
2015	
07/15	PC SUBMITTAL
09/10	1st revision
10/06	1st corrections
10/26	REV. 1
11/16	REV. 2
12/07	REV. 3
2016	
07/12	VNC SUBMITTAL

WYLAN/JAMES development
New York, NY 10003
www.wylanjames.com

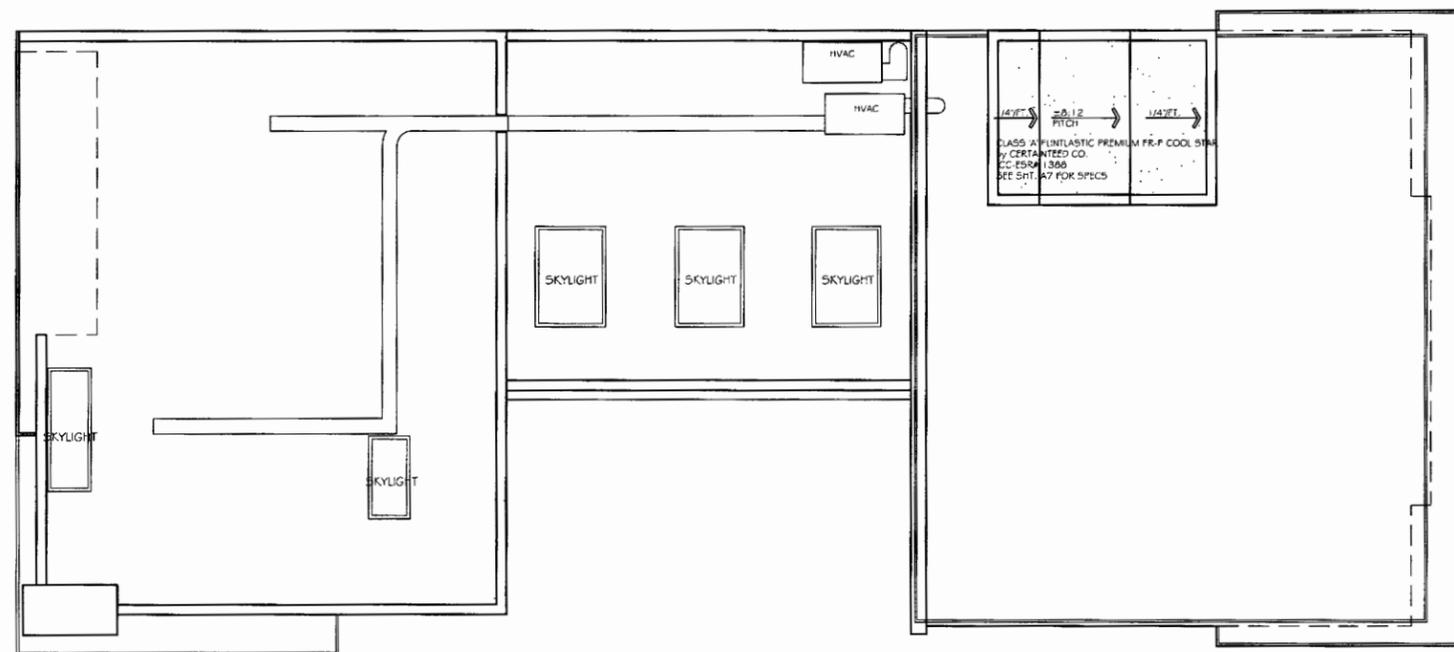
WYLAN/JAMES RESIDENCE
WOODLAWN AVENUE
NICE, CALIF. 90291

Exhibit 2
Page 2 of 4

California Coastal Commission



Roof Plan
SCALE 1/4"=1'-0"



Roof Structure-Roof Plan
SCALE 1/4"=1'-0"

DATE	ITEM
2015	
07/15	PC SUBMITTAL
09/10	1st revision
	1st corrections
10/26	REV 1
2016	
07/12	VNC SUBMITTAL

WYLAN/JAMES development
111 E. 64th Street #298 • New York, NY 10065
(647) 695-9439 • www.wylanjames.com

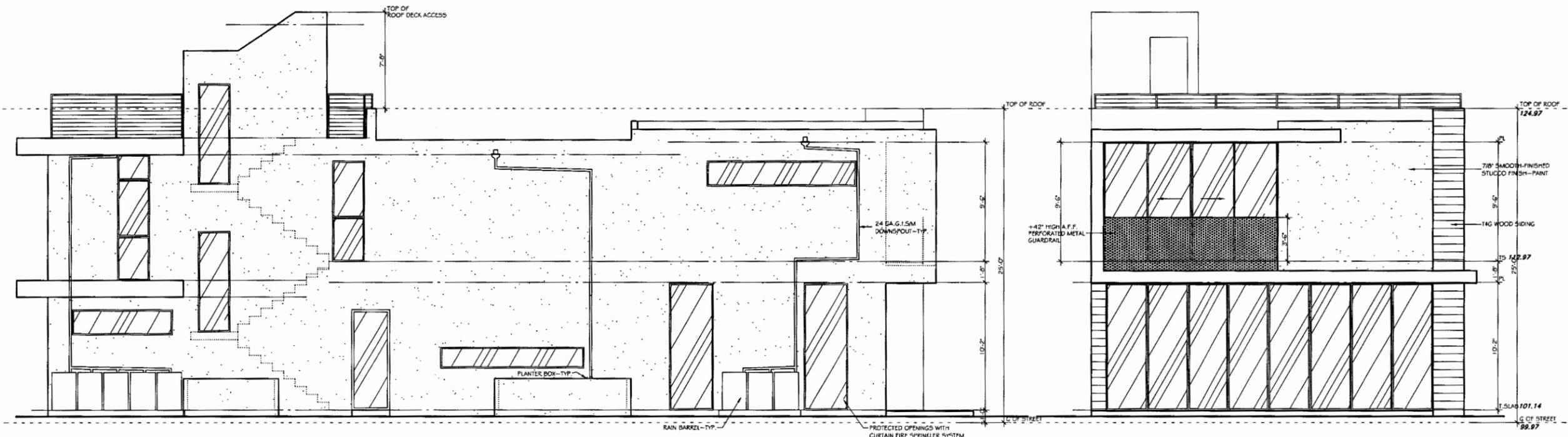
WLAN/JAMES RESIDENCE
5 WOODLAWN AVENUE
NICE, CALIF. 90291

PLANS APPROVED
as required by
CASE NO. DL 2019-366120
Planner [Signature]
Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 9/15/16

Exhibit 2



DATE	ITEM
2015	
07/15	PC SUBMITTAL
11/03	REV. 1
11/16	REV. 2
12/07	REV. 3
2016	
07/12	VNC SUBMITTAL



North Elevation
SCALE 1/4"=1'-0"

West Elevation
SCALE 1/4"=1'-0"

ALL NOTES & DIMENSIONS ON THIS ELEVATION ARE TYPICAL FOR ALL ELEVATIONS U.N.O.

PLANS APPROVED
as required by

CASE NO. 16-2017-960-20
Planner [Signature]

Community Planning Bureau
City of Los Angeles Planning Dept.

Date: 9/17/16

WYLAN/JAMES development
111 E. 14th Street #238
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(646) 659-0439
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WYLAN/JAMES RESIDENCE
5 WOODLAWN AVENUE
NICE, CALIF. 90291

East Elevation
SCALE 1/4"=1'-0"

South Elevation
SCALE 1/4"=1'-0"

Exhibit 2



Photo of Subject Site, 626 Woodlawn Avenue, Venice



Photo credit: Google Maps, January 2016

Exhibit 3

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California Coastal
Commission