

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



F10c

Staff: Z. Rehm – LB

Date: April 21, 2016

ADMINISTRATIVE PERMIT

Application No. **5-16-0121**

Applicant: **Joseph Peretz**

Agent: D. Design Inc.

Project Description: Demolish single-family home and construct approx. 3,386 sq.ft., 23-ft. high, 2-story single-family home plus roof access structure and roof deck, two-car garage, low water use non-invasive landscaping, and perimeter walls/fences.

Project Location: 2919 Sanborn Ave., Venice, City of Los Angeles, Los Angeles County
(APN: 4227-019-006)

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:

9:00 a.m. Friday May 13, 2016
Newport Beach Civic Center
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.

John Ainsworth
Acting Executive Director

by: Zach Rehm
Coastal Program Analyst

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 LOCATION AND DESCRIPTION

The applicant proposes to demolish an existing single-family home and construct an approximately 3,386 square foot, 23-foot high, two-story single-family home plus roof access structure and roof deck, two-car garage, low water use non-invasive landscaping, and perimeter walls/fences (see **Exhibit 1**). The roof access structure will extend no more than 10 feet above the second story roof, to a height of approximately 31 feet, consistent with Venice Land Use Plan standards. The proposal includes two on-site parking spaces accessed from an existing permeable driveway at the alley, which is consistent with the standards of the Venice Land Use Plan and with previous Commission actions in the area. The proposal includes low water use landscaping, a drip irrigation system, and gutters, downspouts, and on-site drainage system, consistent with Coastal Act requirements to minimize energy use and preserve water quality. The applicant will implement construction best management practices to minimize disruption to the neighborhood and preserve water quality.

The subject site is a 4,584 square foot parcel designated as 2919 Sanborn Avenue in the Southeast subarea of Venice, City of Los Angeles. The subject parcel is designated R1-1-O (Low Density Residential) by the Los Angeles Zoning Code and is part of a developed residential neighborhood approximately 600 feet inland of the public beach and 100 feet inland of the Venice Grand Canal.

Within the areas specified in Section 30601 of the Coastal Act, 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 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 area), the City of Los Angeles local coastal development permit is the only coastal development permit required.

In this case, the project site is within the Dual Permit Jurisdiction area. The City of Los Angeles completed its final action to approve local Coastal Development Permit No. ZA-2914-4517-CDP-SPP-MEL on January 8, 2016 and reported its action to the Coastal Commission on February 12, 2016. The City’s findings indicate that the approved development is consistent with the character of the area and will not prejudice its ability to prepare a local coastal program. There were no appeals of the local action submitted to the Commission within the 20 working day appeal period.

The Venice Neighborhood Council recommended approval of the proposed development by a vote of 11-2-2 on October 20, 2015.

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)

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.

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

Exhibit 1



California Coastal Commission

BUILDING DATA

ADDRESS: PERETZ, JOSEPH
2919 SANBORN AVE.
VENICE, CA 90291

LEGAL DESCRIPTION:

APN: 4227-019-006
LOT: 222
TRACT: TR 6098
BLOCK: NONE
ZONE: R1
OCCUPANCY: R3 / U
NUMBER OF STORIES: 3
TYPE: V-B
NFPA 130

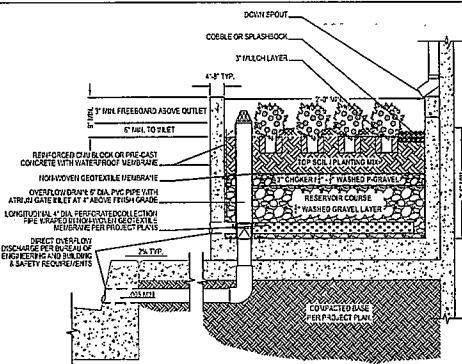
BUILDING INFORMATION:

	EXISTING	NEW	TOTAL
1-ST FLOOR:	1,076	350	1,426
2-ND FLOOR:		1,940 STAIRS -80	1,860
ROOF ACCESS:		100	100
CEILING OVER 14':		49	
PATIO:		197	
COVERED PATIO:		250	
BUILDING:			3,386
BLDG: R3 = 3,386			
U = 410			
LOT:			4,584

DESCRIPTION OF WORK:

NEW 2 STORY SINGLE FAMILY DWELLING WITH ROOF DECK
ATTACHED 2 CAR GARAGE AND ONE TANDEM PARKING
3-RD FLOOR ROOF DECK ACCESS

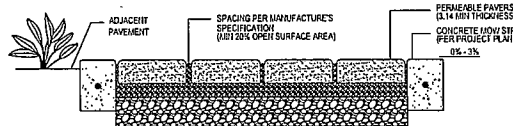
ALL ARCHITECTURAL SHALL COMPLY WITH THE 2014 LARC AND 2010 CRC
STRUCTURAL SHALL COMPLY WITH 2014 LABC, CBC 2014 LA GREEN
BUILDING CODE 2014 T-24 ENERGY STANDARDS.



NOTES:

- AT LEAST 8 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
- PLANTERS SHALL NOT BE LOCATED ON UN EVEN OR SLOPED SURFACES.
- TOP SOIL PLANTING MIX IS AT LEAST 18\"/>

STORMWATER PLANTER FOR SMALL SCALE RESIDENTIAL



ARCHITECTURAL PERMEABLE PAVING

PLANTER BOX CALCULATIONS:

2-20 SQ.FT. + 52 SQ.FT. = 92 SQ.FT.
PLANTER BOX PROVIDED FOR 2,115 SQ.FT. OF ROOF DRAINAGE



D. DESIGN, INC.
19562 VENTURA BLVD. #223
TARZANA, CA 91356
Ph.818.344.4449
Fax 818.344.4419
DAPHNE ABERGEL

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2919 SANBORN AVE
VENICE, CA 90291

Drawn by
R.B.
Checked by
D.A.

LID

Project: 14-125
Date: 05/05/14
Sheet: **A1.1**
Scale: 1/4"=1'-0"

SANBORN AVE. SITE PLAN

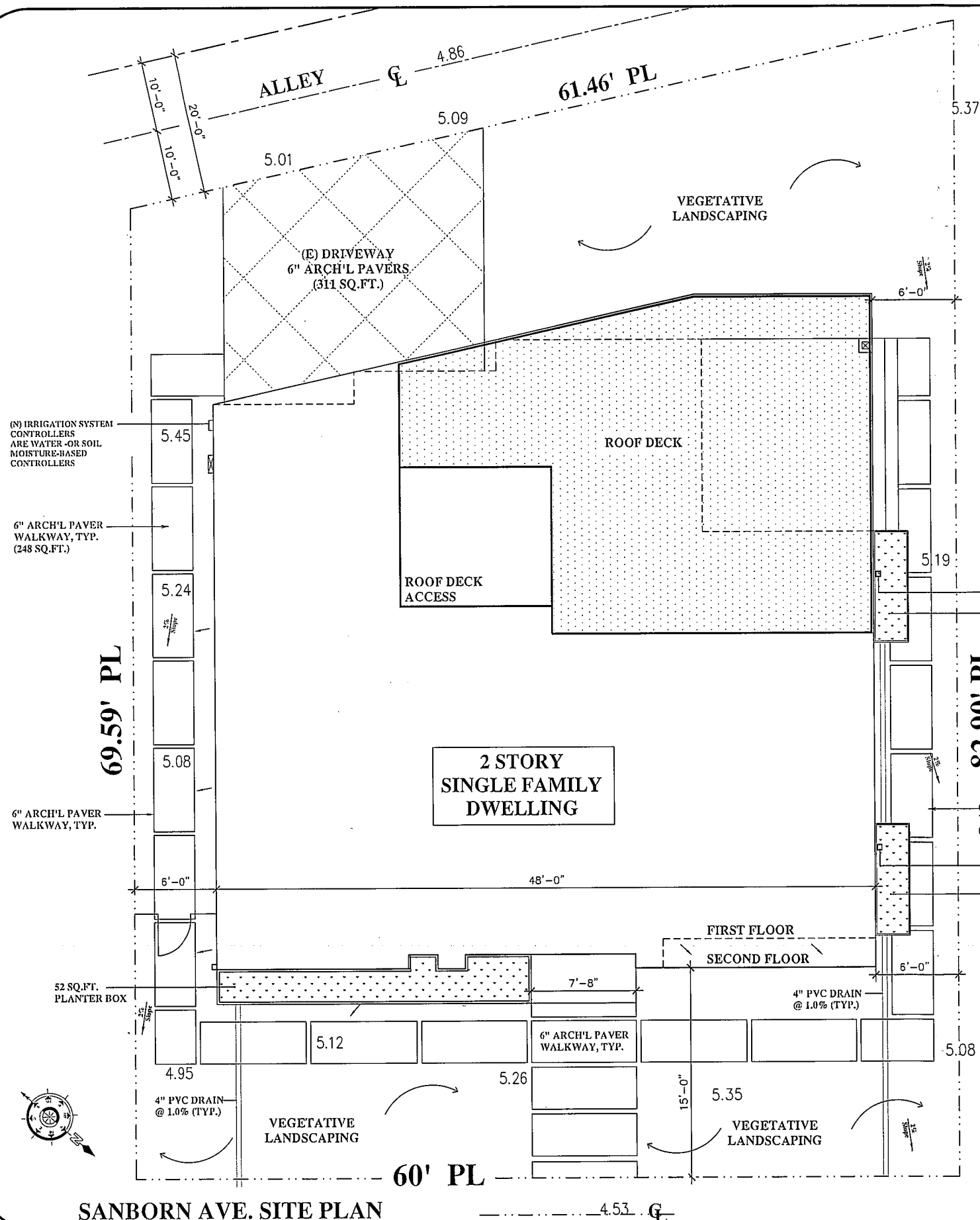


Exhibit 1

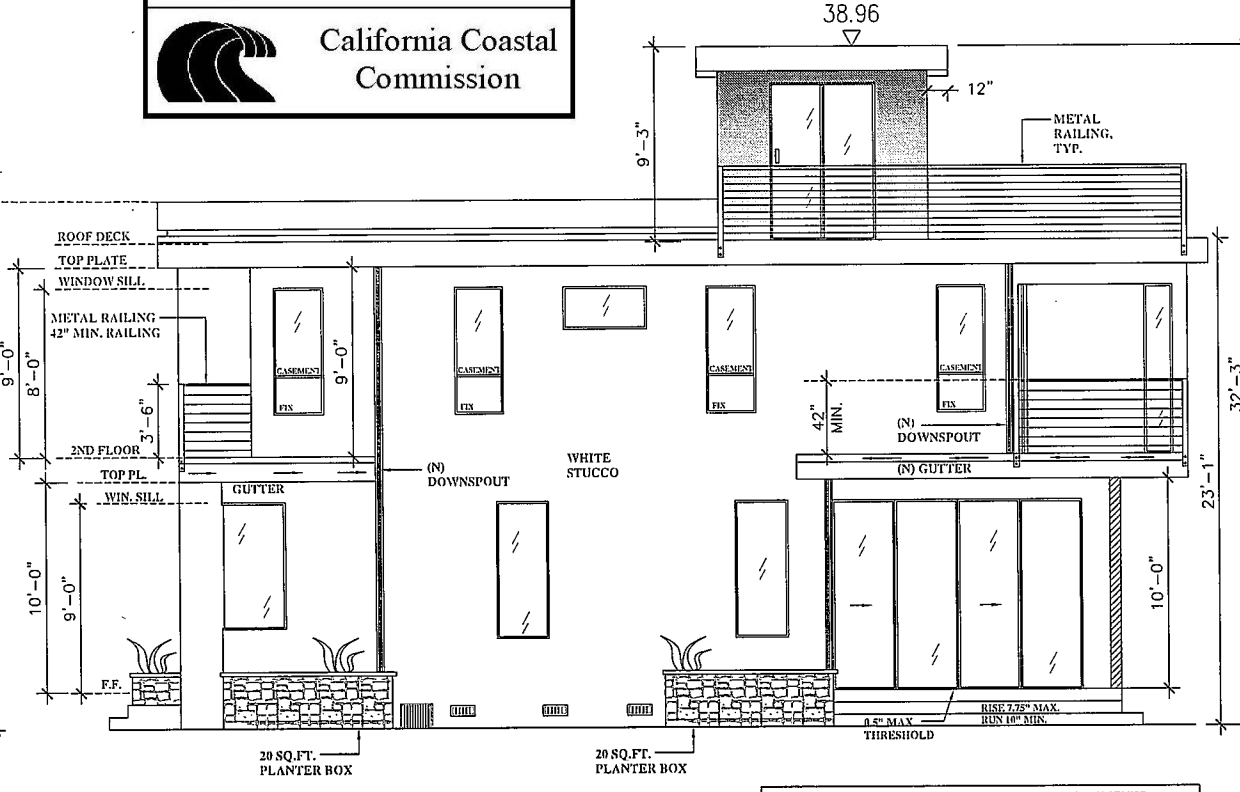
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California Coastal Commission



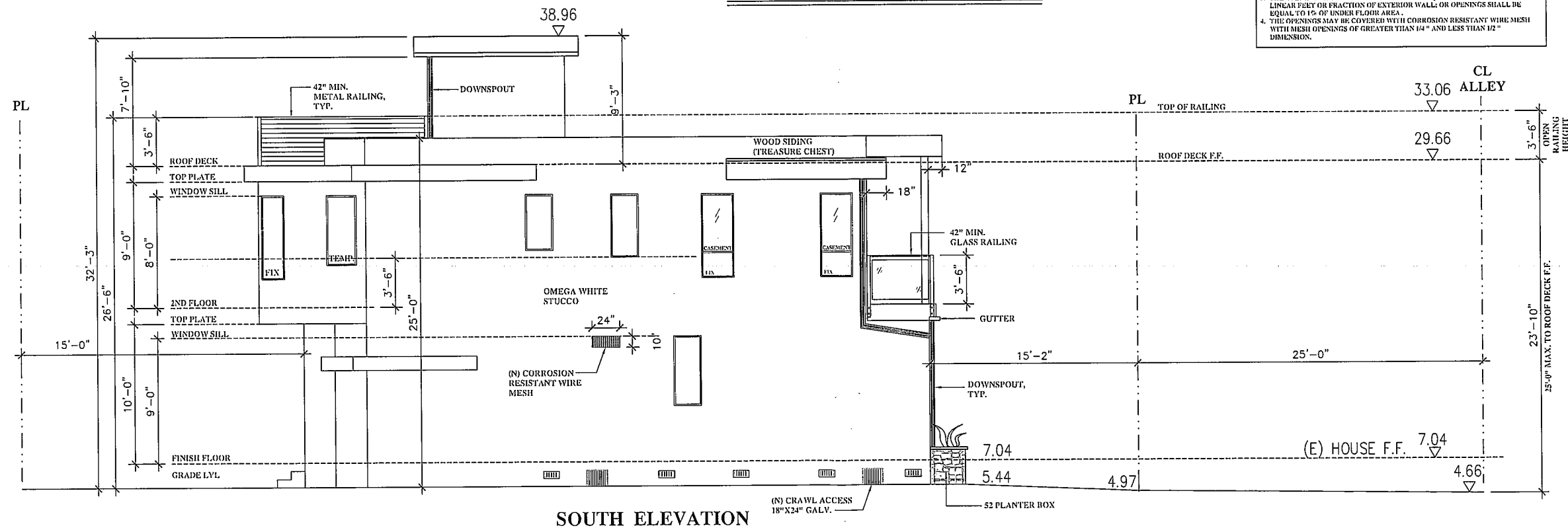
EAST ELEVATION



NORTH ELEVATION

METHANE HAZARD MITIGATION REQUIREMENTS

1. THE OPENINGS SHALL BE LOCATED NOT MORE THAN 12" BELOW THE BOTTOM OF CEILING OR ROOF JOIST AND MAY BE COVERED WITH CORROSION RESISTANT MESH.
2. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION. FOR EXAMPLE, BY LOCATING THE OPENING ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES OF THE BUILDING.
3. THE OPENINGS SHALL BE THE LARGER OF: 1.5 SQUARE FEET FOR EACH 15 LINEAR FEET OR FRACTION OF EXTERIOR WALL; OR OPENINGS SHALL BE EQUAL TO 1% OF UNDER FLOOR AREA.
4. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4" AND LESS THAN 1/2" DIMENSION.



SOUTH ELEVATION

DESIGN

D. DESIGN, INC.
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No.	Revision/Issue	Date

2919 SANBORN AVE
VENICE, CA 90291

Drawn by
R.B.
Checked by
D.A.

ELEVATIONS

Project 14-125
Date 12/12/14
Scale 1/4"=1'-0"
Sheet A4