

CALIFORNIA COASTAL COMMISSION

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

F6b

Staff: Mandy Revell – LB
Date: July 21, 2016

ADMINISTRATIVE PERMIT

Application No. **5-16-0251**

Applicant: **Jack Mascola**

Project Description: Demolition of an existing single family structure and accessory structure, and construction of a two-story with basement, 30 ft. high, 4,037 sq. ft., single-family residence with an attached garage and a 607 sq. ft. roof deck and 100 sq. ft. roof access structure.

Project Location: 2512 Ocean Avenue, Venice, City of Los Angeles (Los Angeles County);
APN 4228014003

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. August 12, 2016
Hilton Santa Cruz-Scotts Valley
6001 LaMadrona Drive
Santa Cruz, CA 95060

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: Mandy Revell
Title: Coastal Program Analyst

STANDARD CONDITIONS:

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS: See pages five thru six.

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 an existing 765 square foot single family residence and 66 square foot detached accessory structure, and to construct a two-story over basement, 30 ft. high, 4,037 sq. ft. single-family residence with a 464 sq. ft. attached two-car garage and a 607 sq. ft. roof deck and 100 square foot roof access structure on a 2,702 sq. ft. lot. The proposed two-car garage will be accessible from the alley (**Exhibit 2**).

The subject site is located at 2512 Ocean Avenue in the Oakwood-Millwood-Southeast subarea of Venice, City of Los Angeles. The subject parcel abuts the alley designated as Ocean Court with a width of approximately 30 feet and a depth of approximately 90 feet. The total lot area is approximately 2,700 square feet. The subject site is located within a developed residential neighborhood approximately one-third mile inland of the public beach (**Exhibit 1**).

Rain gutters are proposed on the roof, which will direct water to two underground cisterns for rain water collection to be used for landscape irrigation. With the proposed development, the lot is almost completely built out with little room for landscaping or permeable area. **Special Condition 2** requires the applicant to implement best management practices to protect water quality pre and post construction. The applicant has indicated that the project will comply with the applicable water efficiency and conservation measures adopted by the City of Los Angeles concerning efficient fixtures and appliances.

On September 24, 2015, the proposed project was approved by the City of Los Angeles Planning Department (Case No. DIR-2014-1196-SPP-MEL). The City found that the proposed development was consistent with the development regulations for the Oakwood-Millwood-Southeast subarea of Venice, including the standards for density, height, access, and parking. On June 17, 2014, the proposed project was determined by the Venice Neighborhood Council to be de minimis. **Special Condition 1** requires the applicant to carry out the development in strict compliance with the proposal as set forth in the application for permit.

The continued change in the residential character of Venice is a cause of concern among some residents, as expressed during every Coastal Commission hearing since March 2014. Demolition of residential buildings in Venice is not a recent phenomenon, but an increasing number of new applications for coastal development permits has created concern over: 1) the lack of policies to ensure the preservation of the community character; 2) the preservation of historic homes; 3) the preservation of low-cost housing; and 4) the lack of opportunities for public participation during the local review process. Based on the analysis of the City of Los Angeles, the Venice Neighborhood Council, and Coastal Commission staff, the proposed development is consistent with the community character of the area. The subject block is composed primarily of single-story and two-story single family residences and apartment buildings of varying architectural styles. The proposed

project is lesser in mass and scale than what is permitted by the Venice Specific Plan. The existing structure has not been designated as historic on any local, state, or national register. The public has had a chance to participate at the Venice Neighborhood Council meeting.

Therefore, 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 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 and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the 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 conditioned, the development conforms with Sections 30250, 30251, and 30252 of the Coastal Act.

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. 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 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)

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 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.

This permit is granted subject to the following special conditions:

SPECIAL CONDITIONS:

1. **Permit Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved project must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.
2. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the applicants agree 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.

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 #

1

PAGE

1

OF

1



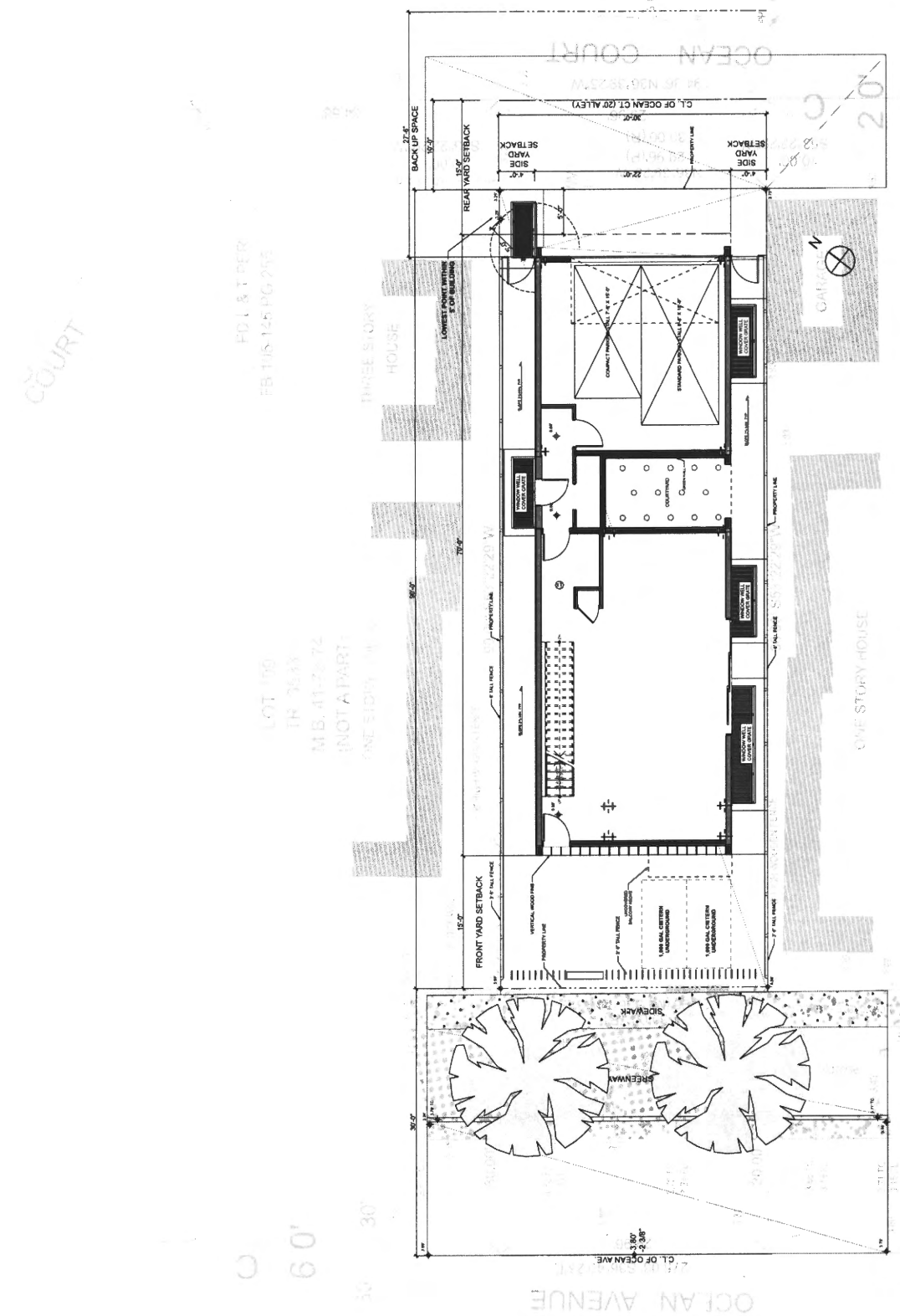
DAVID HERTZ ARCHITECTS
17700 E. 15th Avenue, Suite 100
Denver, CO 80232
Tel: 303.755.1111
Fax: 303.755.1112
www.davidhertz.com




MASCOLA RESIDENCE
2512 OCEAN AVE.
VENICE CA
90291

PLAN REVISION LOG	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
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SHEET TITLE: SITE PLAN
PROJECT NO: 1310D
PRINT DATE: 2/24/16
SHEET NO: A1.03



PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"
LOT 111
TR 3533
M.B. 41-73-74
(NOT A PART)
FD L & T PER CL TIES
PER FB 105-145 PG 256
COASTAL COMMISSION
EXHIBIT # 2
PAGE 1 OF 3



MASCOLO RESIDENCE
2512 OCEAN AVE.
VENICE CA 90291



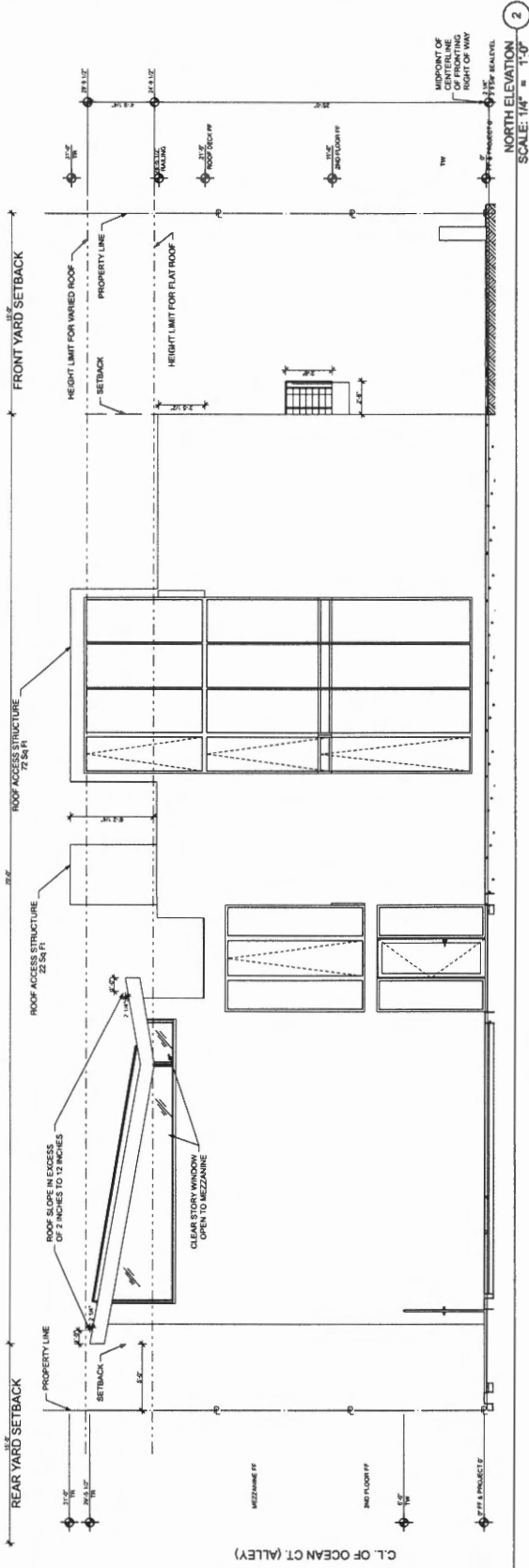
State of California
Professional Engineer
No. 115,238
Exp. 12/31/2022
Civil

SHEET TITLE:
BUILDING ELEVATIONS

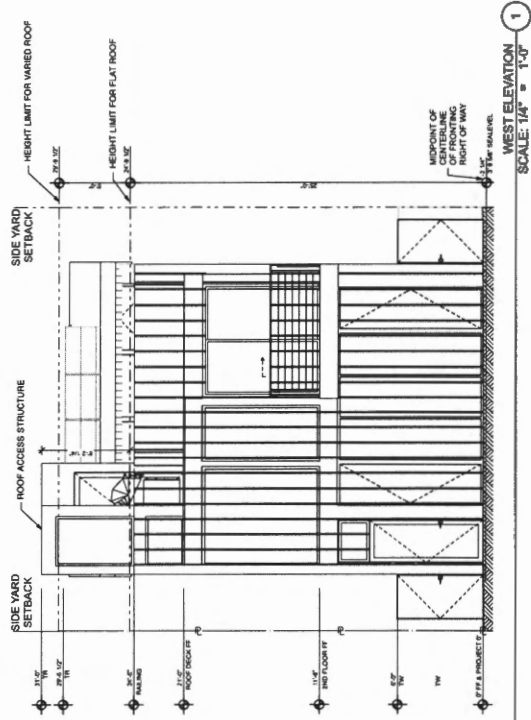
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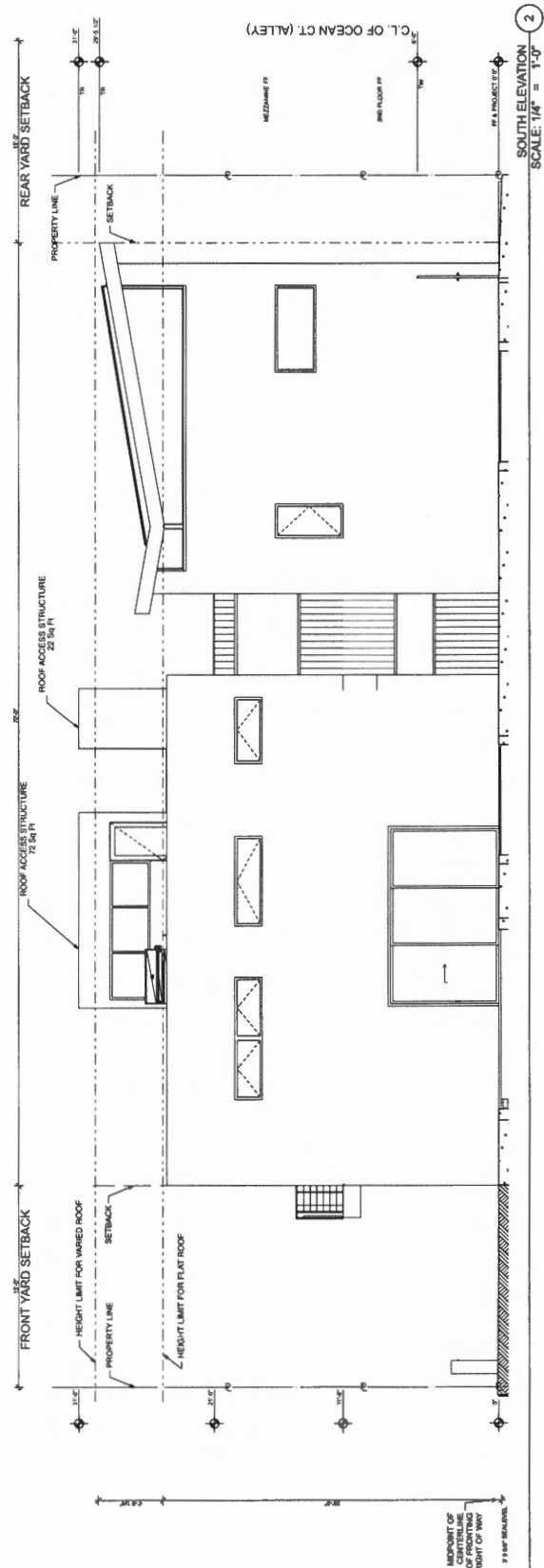
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SHEET NO: A3.01

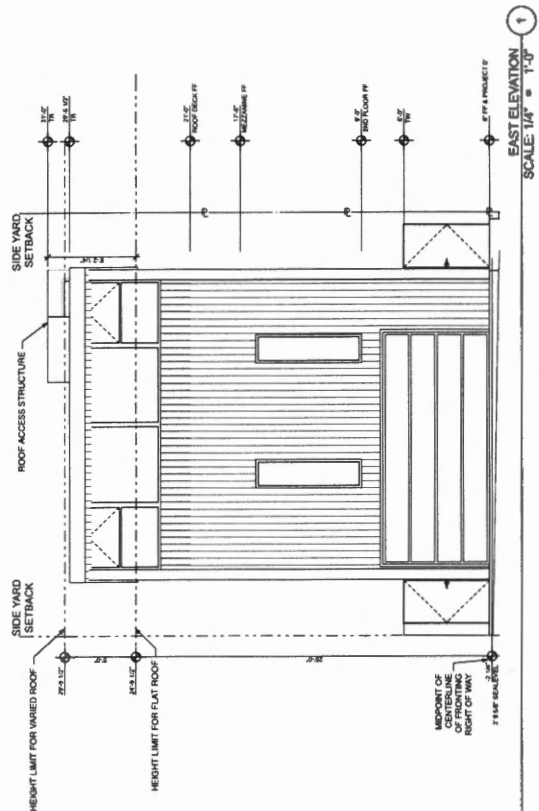


ID	ELEVATION / SECTION NOTES
ESN-1	STEEL TROWELED STUCCO (INTEGRATED COLOR)
ESN-2	6" WOOD SIDING
ESN-3	BONDERIZED SHEET METAL CAPPING (SEE DETAIL)
ESN-4	CASING BEAD WITH WEEP HOLES @ MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (R033.2.1)
ESN-5	T&G WOOD PLANKS
ESN-6	R-30 MIN. BATT INSULATION (MINERAL WOOL)
ESN-7	R-19 MIN. BATT INSULATION (MINERAL WOOL)
ESN-8	R-13 MIN. BATT INSULATION (MINERAL WOOL)
ESN-9	WOOD TRELLIS
ESN-10	BUILT-IN BENCH (STEEL TROWELED STUCCO)
ESN-11	FIRE-PT
ESN-12	STEEL TROWELED / POLISHED CONCRETE SLAB
ESN-13	LOWERED CEILING FOR MEP WORK
ESN-14	GUARD RAIL MIN. 42" ABOVE STANDING SURFACE
ESN-15	1" FLOORING WITH 1" RIGID INSULATION





ID	ELEVATION / SECTION NOTES
ESN-1	STEEL TROWELED STUCCO (INTEGRATED COLOR)
ESN-2	6" WOOD SIDING
ESN-3	BONDERIZED SHEET METAL CAPPING (SEE DETAIL)
ESN-4	CASING BEAD WITH WEEP HOLES @ MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (R301.0.1.1)
ESN-5	T&G WOOD PLANKS
ESN-6	R-30 MIN. BATT INSULATION (MINERAL WOOL)
ESN-7	R-19 MIN. BATT INSULATION (MINERAL WOOL)
ESN-8	R-13 MIN. BATT INSULATION (MINERAL WOOL)
ESN-9	WOOD TRELLIS
ESN-10	BUILT-IN BENCH (STEEL TROWELLED STUCCO)
ESN-11	FIRE-PIT
ESN-12	STEEL TROWELLED / POLISHED CONCRETE SLAB
ESN-13	LOWERED CEILING FOR MEP WORK
ESN-14	GUARD RAIL MIN. 42" ABOVE STANDING SURFACE
ESN-15	1" F-IRRIG WITH 1" RIGID INSULATION



COASTAL COMMISSION