

**CALIFORNIA COASTAL COMMISSION**

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

**F6d**

Staff: S. Vaughn – LB

Date: July 21, 2016

**ADMINISTRATIVE PERMIT****Application No. 5-16-0331****Applicant: DP005 Hurricane, LLC****Agent:** Camille Zeitouny

**Project Description:** Construction of a three-story, 35-foot high, 3,995 square-foot single-family residence with an attached 394 square-foot two-car garage, a one-car car port, and a 40-foot, 8-inch high roof access structure.

**Project Location:** 16 Hurrican Street, Venice, City of Los Angeles, Los Angeles County  
(APN: 4225-010-008)

**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, August 12, 2016**  
**Hilton 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: Shannon Vaughn  
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 DESCRIPTION & LOCATION**

The applicant proposes to construct a three-story, 35-foot high, 3,995 square-foot single-family residence with an approximately 40-foot high 99 square-foot roof access structure and an attached 394 square-foot, two-car garage and a one-car car port (three on-site parking spaces total) on a vacant R3-1 zoned, 1,755 square-foot lot (**Exhibit 2**). The project site is located inland of Speedway, approximately 140 feet inland of the beach at 16 Hurricane Street in the Marina Peninsula subarea of Venice, City of Los Angeles, Los Angeles County (**Exhibit 1**).

The neighborhood, where the proposed project is located, is comprised of both old and new one- to three-story single-family residences, duplexes and apartments. The height and roof access structure are consistent with the policies of certified Venice Land Use Plan (LUP). The proposed height of the structure is 35 feet. LUP Policy I.A.7.c allows a height of 35 feet for residences with varied or stepped back roofs, such as the proposed project (**Exhibit 2**), for this area in Venice. The proposed roof access structure is less than 100 square-feet in area and does not exceed the flat roof height limit by more than ten feet, which is consistent with the size and height requirements for roof access structures described in the City's certified LUP (Policy I.A.1). The proposed project is consistent with the Commission's parking requirement of two parking spaces per residential unit, with three on-site parking spaces, which will be accessed from an alley at the rear of the property, and no public street parking will be displaced.

The applicant's plans identify scupper drains, downspout, and new landscaping. Runoff from nonpermeable surfaces will be collected and directed to on-site planter boxes to be filtered before entering the City's storm drain system. All landscaping will be noninvasive and primarily drought tolerant. The proposed project complies with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning irrigation systems and efficient fixtures and appliances.

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. DIR-2015-0626-CDP-SPP, ENV-2015-625-CE on February 8, 2016 and reported its action to the Coastal Commission on March 3, 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.

### **B. 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.

**C. PUBLIC ACCESS AND RECREATION**

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.

**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, 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 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. 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.

**F. CALIFORNA 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.

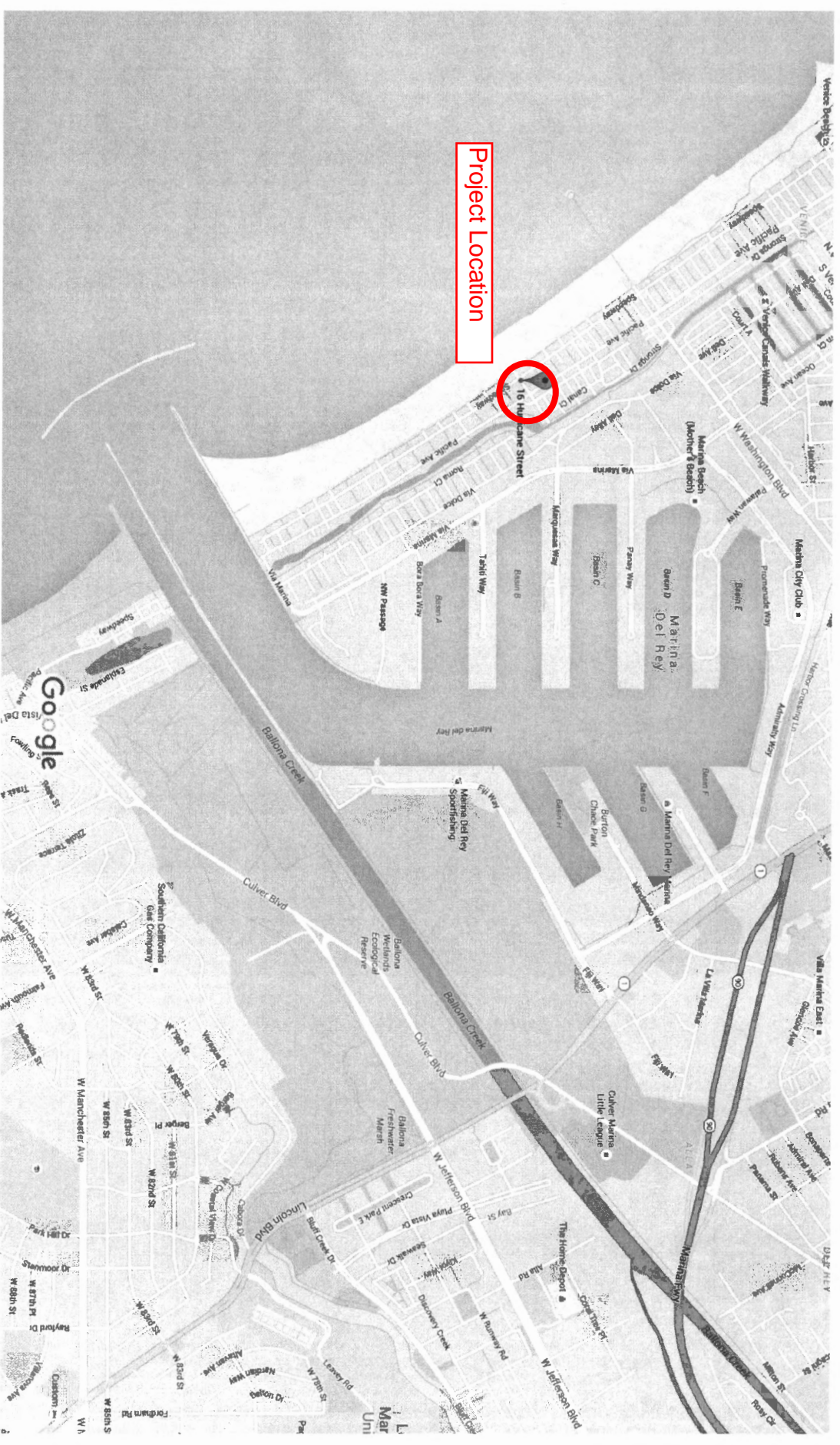
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Applicant's Signature

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Date of Signing

# Google Maps 16 Hurricane St



Map data ©2016 Google 1000 ft

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S-16-0331

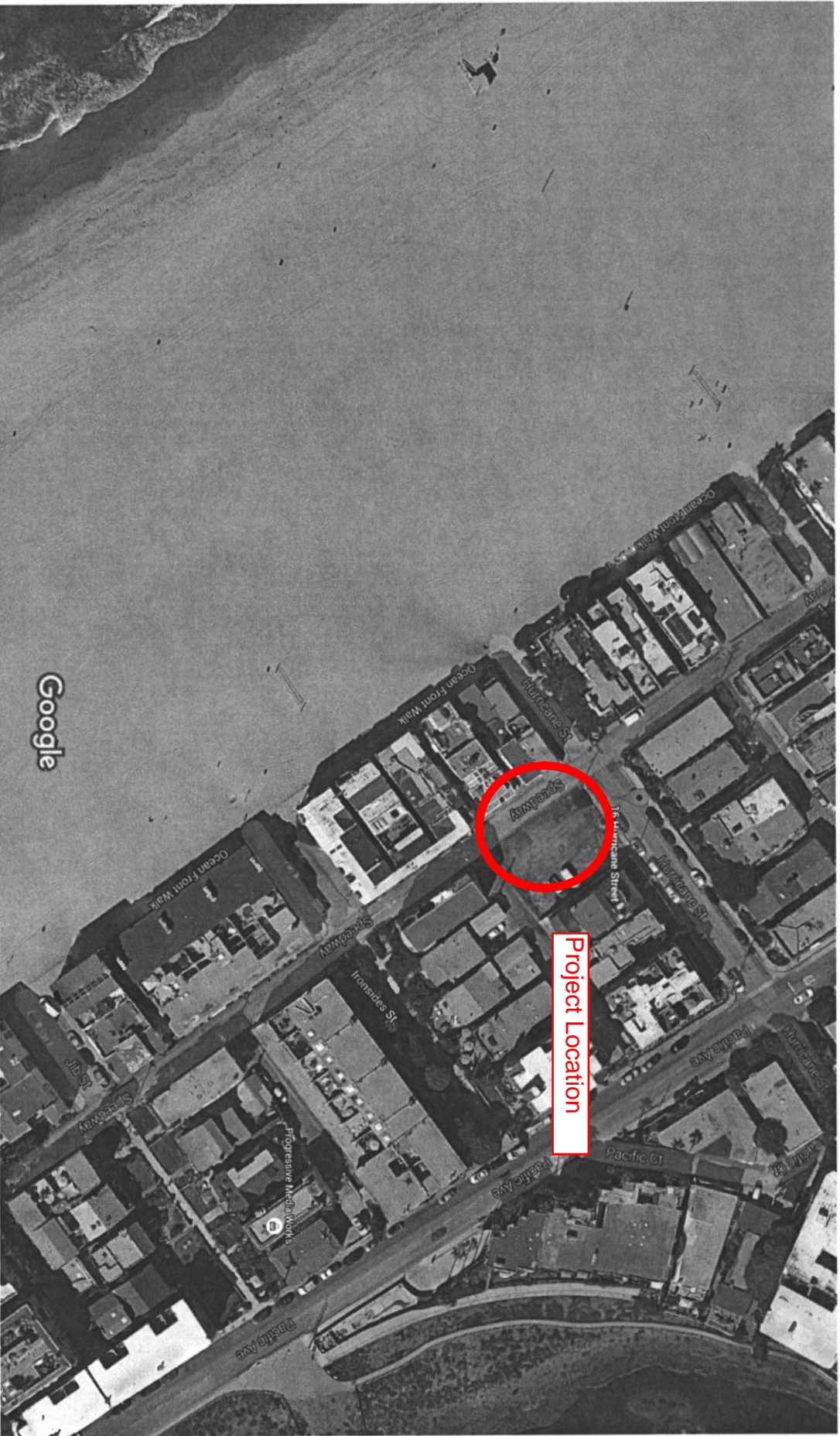
EXHIBIT # 1

PAGE 1 OF 2

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Google Maps 16 Hurricane St



Imagery ©2016 Google, Map data ©2016 Google 50 ft

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EXHIBIT # 1

PAGE 2 OF 2

Los Angeles City Planning  
 COASTAL ZONE PLAN APPROVAL  
☐ Single Jurisdiction  
☒ Dual Jurisdiction  
 File No. 2A-2015-626-COT (SPP)  
 Approved by: Martina Rude  
 Date: 4/3/16  
 (S-16-16-0031 on 3/24/16)

INDEX	
CS	COVER SHEET
SP-1	SITE PLAN
SP-2	SURVEY PLAN
10	FLOOR PLANS
20	ELEVATIONS
30	SECTIONS



**16 HURRICANE STREET**  
 MARINA DEL REY, CALIFORNIA  
 DOMYAN PROPERTIES

EXHIBIT "A"  
 Page No. 1 of 6  
 Case No. 2A-2015-626 (COT)

**2A 2015-0626**

**COASTAL COMMISSION**

S-16-0331  
 EXHIBIT # 2  
 PAGE 1 OF 3

APPROVED: **BUCCIA GROUP ARCHITECTURE**  
 PROJECT: **16 HURRICANE STREET, MARINA DEL REY, CALIFORNIA**  
 PREPARED BY: **DOMYAN PROPERTIES**  
 PROJECT NUMBER: **2A-2015-0626**  
 SHEET: **CS**  
 COVER SHEET

**Los Angeles City Planning  
COASTAL ZONE PLAN APPROVAL**  
☐ Simple Jurisdiction

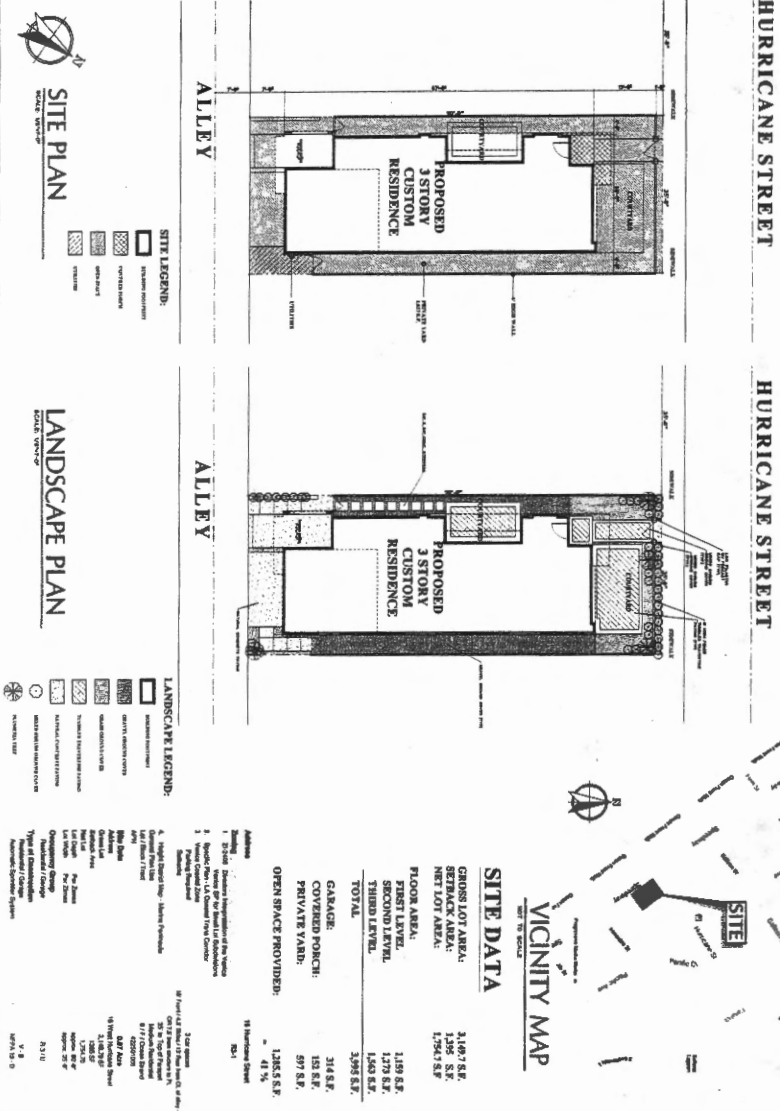
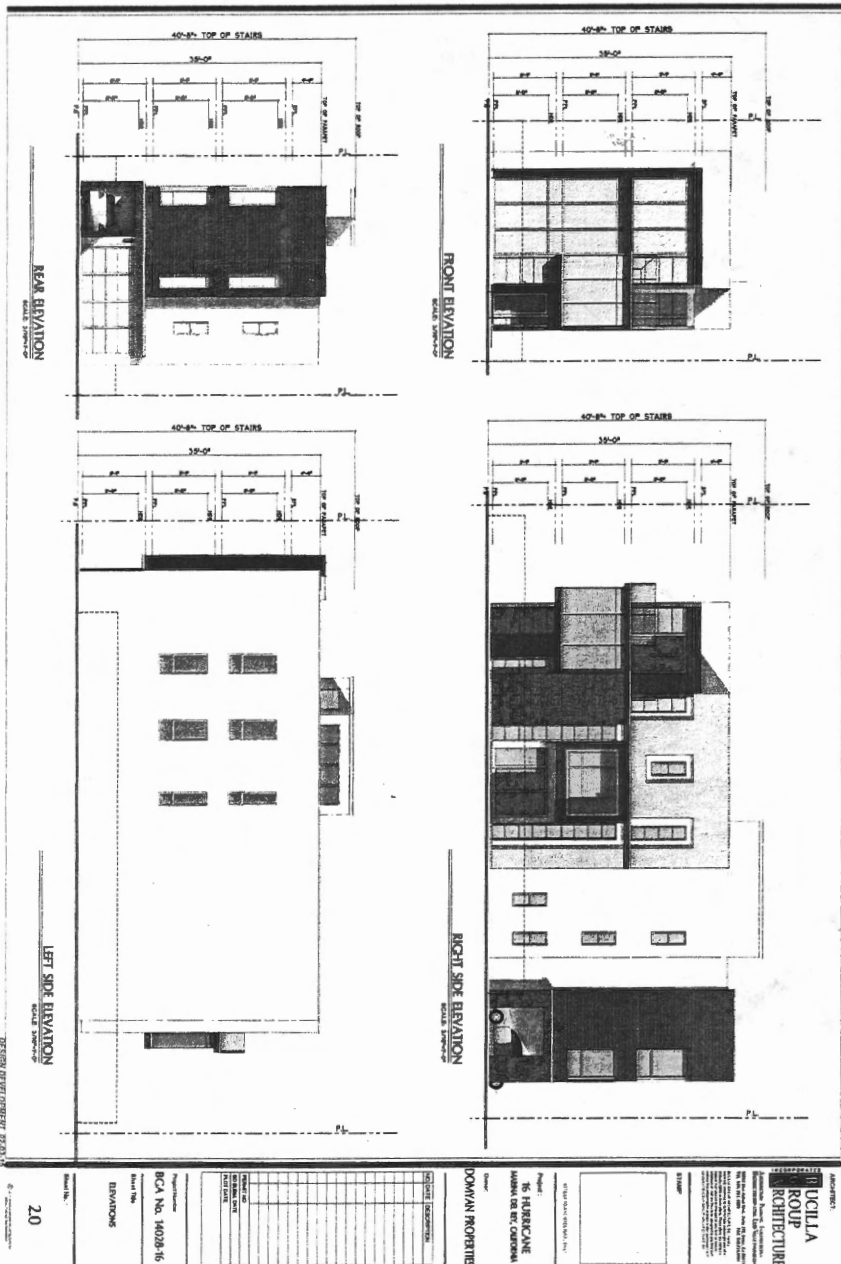


EXHIBIT # 2  
PAGE 2 OF 3



Los Angeles City Planning  
**COASTAL ZONE PLAN APPROVAL**  
☐ Single Jurisdiction  
☒ Dual Jurisdiction  
 File No. 24-2015-626(CDP)(SP)  
 Approved by: Maria F. Alvarez  
 Date: 4/3/16  
 (5-ver-16-0031 on 3/24/16)



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