

CALIFORNIA COASTAL COMMISSION

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

**F6g**

Staff: C. Oshida – LB

Date: July 21, 2016

ADMINISTRATIVE PERMIT**Application No.** **5-16-0555****Applicants:** Sidney & Ilda Howard

Project Description: Add a 156 sq. ft. addition to an existing single-family residence, resulting in 1,137 sq. ft., 1-story, 13.75-ft.-high, single-family residence, and add a 469 sq. ft., second-story addition to the existing detached 1-car garage, resulting in a 2-story, 24.9-ft-high structure with recreation room and garage with 2 parking spaces. Project includes improvement of the fronting walk street right-of-way.

Project Location: 854 Marco Place, Venice, City of Los Angeles, Los Angeles County (APN: 4241-025-003)

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:

August 12, 2016 9:00 a.m.
Hilton Santa Cruz-Scotts Valley
6001 La Madrona 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: 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 six 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 applicants propose to add a one-story, 156 square foot addition to an existing 981 square foot, one-story, single-family residence, and add a second-story, 469 square foot recreation room addition to the existing detached one-car garage (**Exhibit 2**). A one-space carport will be added to the side of the existing garage under a portion of the second story addition. The proposed project also includes replacing the entire existing exterior siding on the house and the garage, cutting back the 3-foot eaves extending from the house to 1 foot and 9 inches, and installing rain gutters on the buildings. The height of the house will be maintained at 13 feet 9 inches and the new height for the garage with the recreation room addition will be 24 feet 11 inches, as measured from centerline of frontage road, which is consistent with the 28-foot height limit set forth in the certified Venice Land Use Plan (LUP) standards.

Pursuant to Section 13.D of the Specific Plan, a single-family residence on a lot of 35 feet or more in width and adjacent to an alley is required to provide 3 parking spaces. However, this only applies where more than 50% of the existing exterior walls are removed and/or replaced; this project will not remove more than 50% of the existing structure. Therefore, two-parking spaces will be maintained on-site. The project is designed to be compatible with the residential character of the surrounding development.

The subject site is a 3,031 square foot parcel located at 854 W. Marco Place in the Milwood-Oakwood subarea of Venice, City of Los Angeles (**Exhibit 1**). 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. The subject parcel is designated R2-1 (Two-Family Zone) by the Los Angeles Zoning Code and Low Medium I in the certified Venice Land Use Plan (LUP). The project site is part of a developed residential neighborhood approximately 1-mile inland of the public beach.

The project site also includes an approximately 37' by 12'-8" portion of the Marco Place right-of-way in the front of the existing residence, which the applicant proposes to maintain as a landscaped and permeable yard area (i.e. walk street encroachment) as required by the certified Venice LUP (**Exhibit 2**) and is consistent with existing development and past Commission permit action. The project, as conditioned, will not adversely affect the public walkway that runs down the center of the Marco Place right-of-way. **Special Condition 1** requires the applicants to comply with Venice walk street requirements.

Proposed landscaping includes hardscape using 3-foot by 3-foot permeable patio pavers with grass in between and concrete slabs. Landscaping in the City encroachment area will conform to Walk Street regulations in the certified LUP, which limits improvements to grade level uses including landscaping, patios, gardens, decks, fences, and permeable paving material (Policy II. C. 11.). Rain

gutters will direct storm water runoff to permeable surface areas. The project will comply with the applicable water and energy efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines. **Special Condition 2** requires the applicants to observe water quality and best management practices (BMP) measures into the project.

Section 30601 of the Coastal Act provides details regarding the geographic areas where applicants 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...

A City of Los Angeles Approval In Concept (or Specific Plan Approval in the case of Venice projects) represents a request by the City that the Executive Director of the Coastal Commission consider the issuance of an administrative coastal development permit for a proposed project pursuant to Section 30624 of the Coastal Act. If the project does not meet any of the above mentioned categories, or the development raises significant environmental/coastal issues, such issues cannot be appropriately addressed on the Commission's administrative calendar and must be addressed by the City through its local coastal development permit process.

In this case, the project 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 10-1-6 on May 17, 2016. The proposed development received Venice Coastal Zone Specific Plan approval on March 17, 2016 (DIR-2015-

3953-SPP) and was found to be exempt from the California Environmental Quality Act (CEQA) on October 29, 2015 (ENV 2015-3954-CE).

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. 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. 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. 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. **Compliance with the Venice Walk Street Requirements.** Coastal Development Permit 5-16-0555 approves 156 sq. ft. addition to an existing single-family residence, resulting in a 1,137 sq. ft., 1-story, 13.75-ft.-high, single-family residence, and add a 469 sq. ft., second-story addition to the existing detached 1-car garage, resulting in a 2-story, 24.9-ft-high structure with a recreation room over the garage with 2 parking spaces. The project includes improvement of the fronting walk street right-of-way. All development must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions. As proposed by the applicant and conditioned, the approved development shall be constructed in conformance with the following Venice Walk Street Requirements:
 - (a) **Number of Units.** The permitted use of the approved structures is limited to one residential unit.
 - (b) **Building Height.** The maximum height of the structures shall not exceed 28 feet above the centerline of the fronting right-of-way (Marco Place). Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function are limited to 33 feet above the centerline of the fronting right-of-way.
 - (c) **Marco Place Right-of-Way.** In order to enhance visual quality, prevent vehicular access, and to provide a transitional zone between a public walkway in the center of Marco Place and the private dwelling, the area situated between the Marco Place walkway and the permittees' property line (i.e., within the Marco Place right-of-way) shall be maintained as a permeable yard area (except for a minimal paved walkway to the building entrance) landscaped with non-invasive and low water use plants (as identified by the California Department of Water Resources - See: http://www.water.ca.gov/wateruseefficiency/docs/water_efficient_landscapes.pdf, and enclosed within a 42-inch high decorative fence or wall (e.g. split rail, picket or rustic). Private parking on the right-of-way is not permitted. The permittee and the proposed development shall not interfere with public pedestrian access to and along a public walkway in center of the Marco Place right-of-way.
 - (d) **Landscaping.** 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.
2. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the permittees 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.

5-16-0555 (Howard)
Administrative Permit

(m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

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: 854 Marco Place, Venice

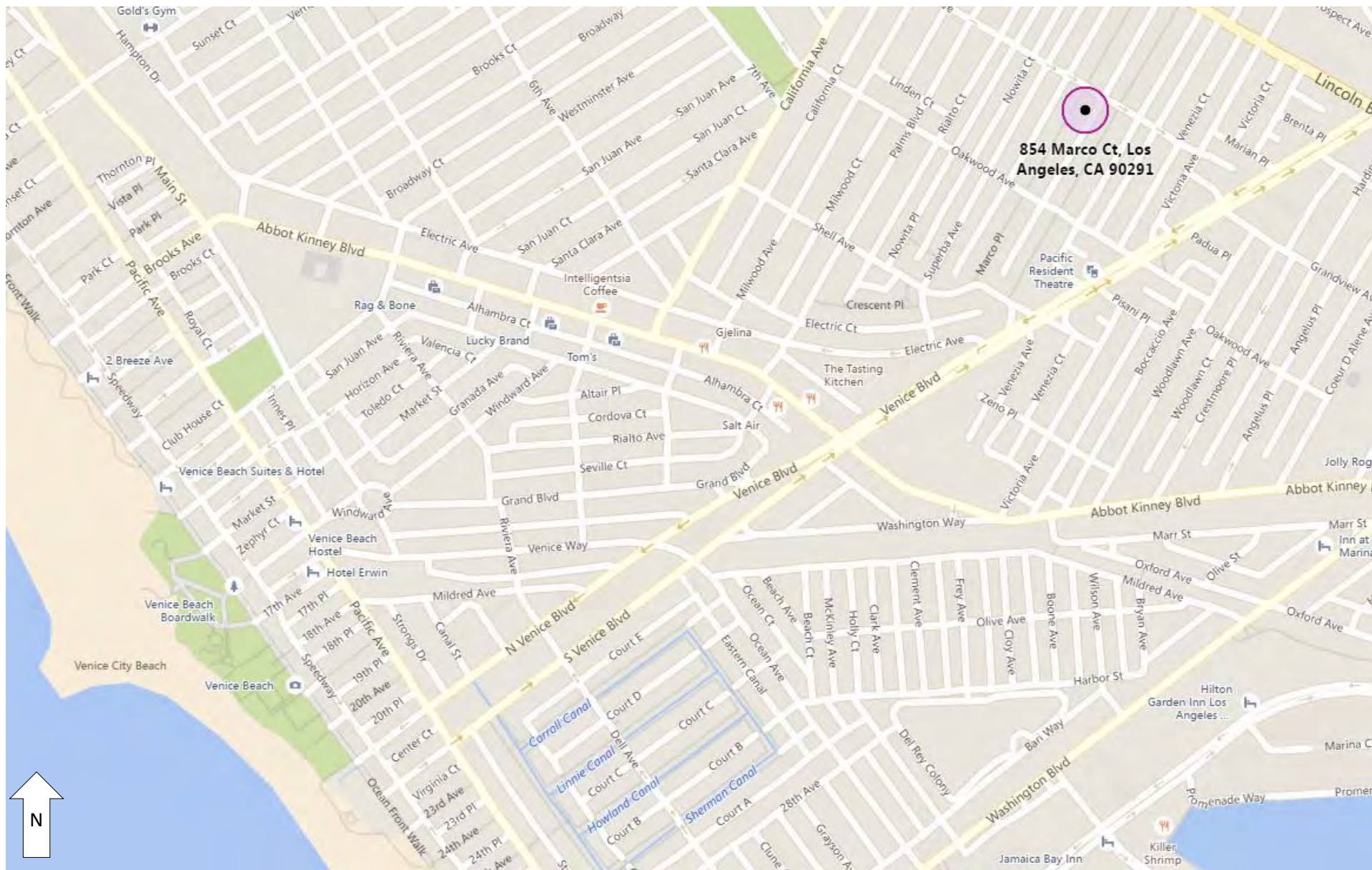


Photo credit: Bing Maps



Vicinity Map: 854 Marco Place, Venice



Photo credit: Bing Maps

Exhibit 2

Page 1 of 7



California Coastal Commission

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CALIFORNIA
COASTAL COMMISSION

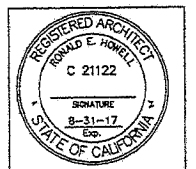
Ronald E. Howell
Architect Inc.
Architecture
Planning
Engineering
VENICE, CALIFORNIA
310.817.7782

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HOWARD RESIDENCE
PROPOSED ADDITION AND REC ROOM
854 MARCO PL
LOS ANGELES, CA 90291

SITE PLAN
FLOOR PLAN

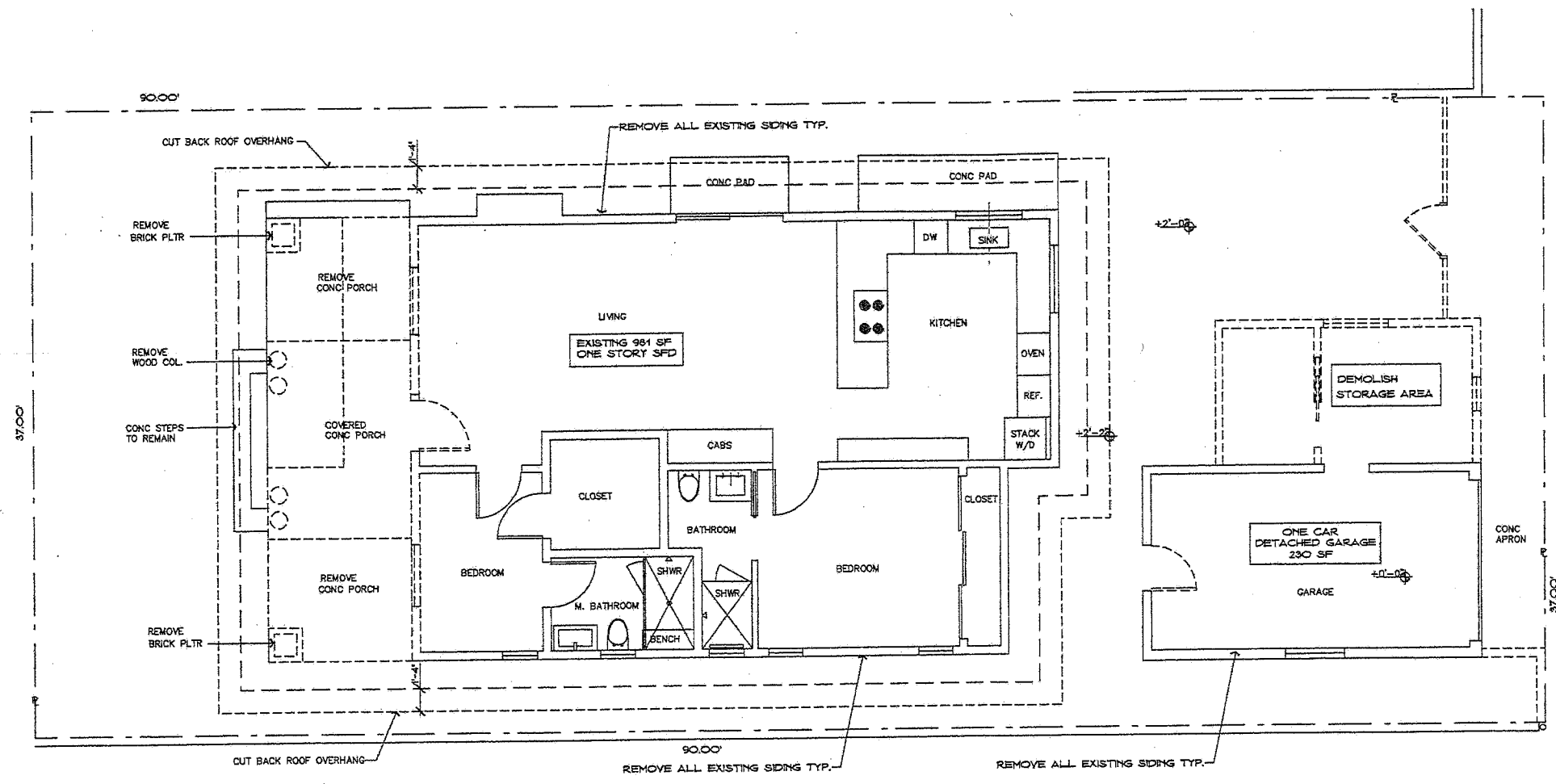


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PROJECT NO.:
DATE:

OWNER:
ILDA HOWARD STEVE HOWARD
1020 LAKE ST UNIT A
VENICE, CA 90291
P1. 416.425.1630
P2. 310.452.2080

A-1.0

SHEET ___ OF ___



KEY

—	(E) WALLS TO REMAIN
- - - -	(E) WALLS TO BE DEMOLISHED

EXISTING SITE PLAN AND DEMO PLAN
SCALE: 1/4"=1'-0"

Exhibit 2

Page 2 of 7



California Coastal Commission

Ronald E. Howell
Architect Inc.

Architecture
+ Planning
+ Engineering

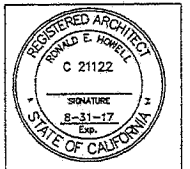
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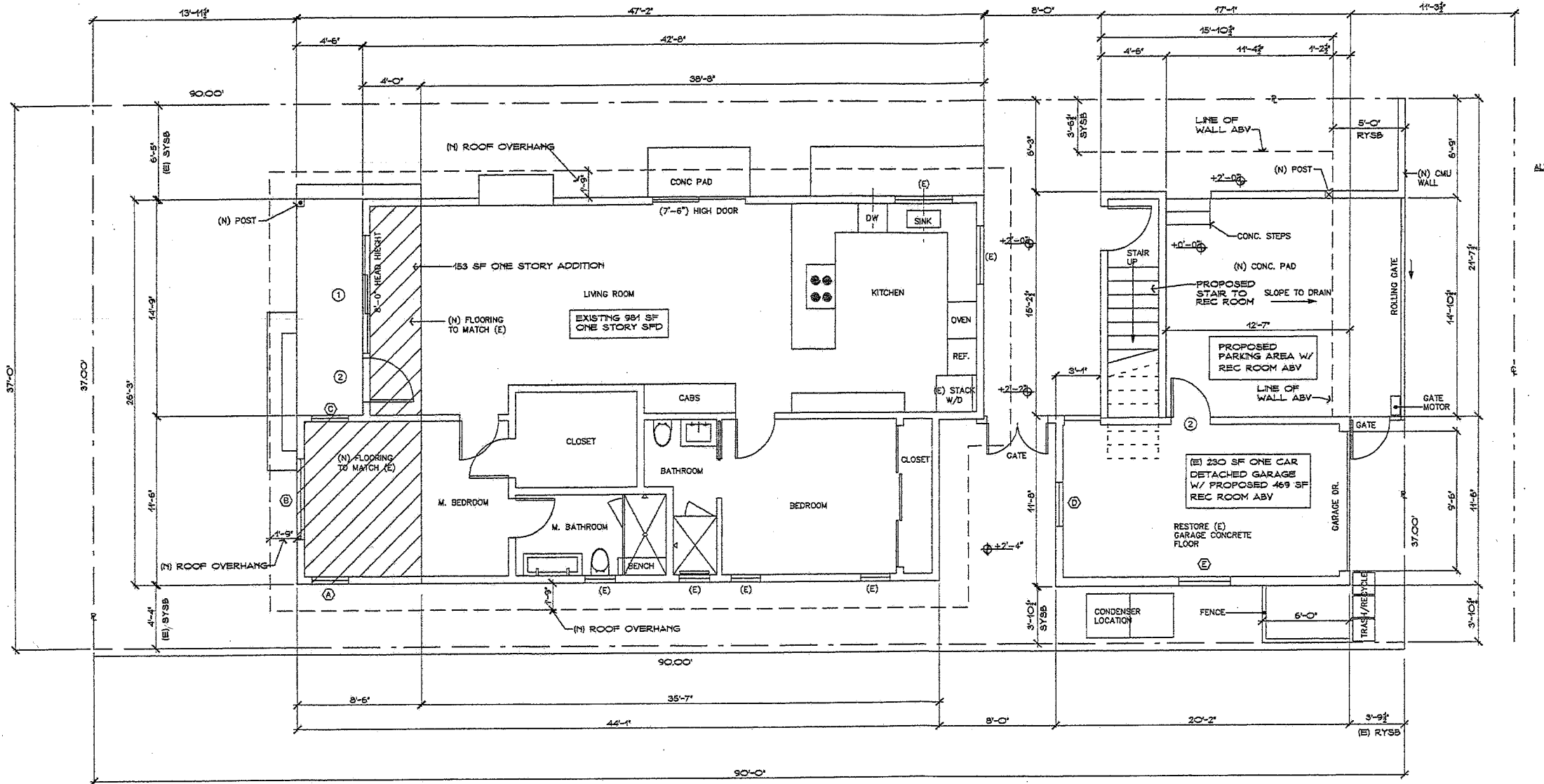
HOWARD RESIDENCE
PROPOSED ADDITION AND REC ROOM
854 MARCO PL
LOS ANGELES, CA 90291

SITE PLAN
FLOOR PLAN



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DESCRIPTION OF WORK:
ADD 156 SF ONE STORY ADDITION TO THE FRONT OF THE EXISTING 981 SF SINGLE FAMILY DWELLING TO ENLARGE EXISTING LIVING ROOM AND EXISTING BEDROOM. ADD A SECOND STORY 469 SF REC ROOM OVER THE EXISTING DETACHED ONE CAR GARAGE AND OVER A PROPOSED NEW COVERED PARKING SPACE. ALL OF THE EXISTING EXTERIOR SIDING WILL BE REMOVED AND REPLACED. THE EXISTING 3'-0" EAVES WILL BE CUT BACK TO 1'-9" ROOF OVERHANG AND ROOF GUTTERS WILL BE INSTALLED.

KEY

(Solid line)	(E) WALLS TO REMAIN
(Dashed line)	(N) WALLS
(Hatched area)	AREA OF (N) ONE STORY ADDITION TO HOUSE

EXHIBIT "A"
Page No. 1 of 7
Case No. PRC-2017-2949-SPP

SITE PLAN AND FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

OWNER:
ILDA HOWARD STEVE HOWARD
1020 LAKE ST UNIT A
VENICE, CA 90291
PT. 416.425.1630
P2. 310.452.2080

Exhibit 2

Page 3 of 7



California Coastal Commission

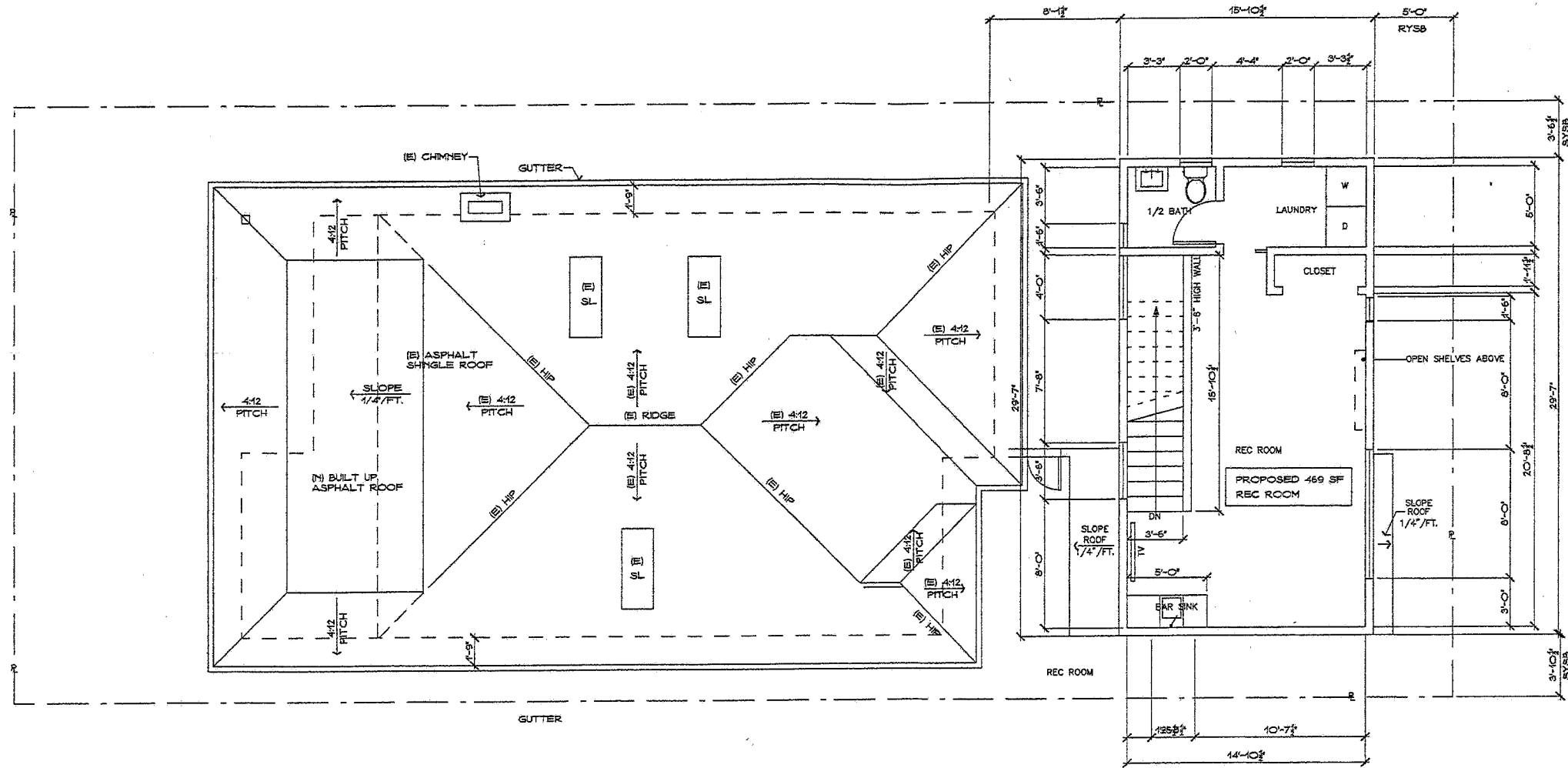
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or
Engineering

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310.827.2732

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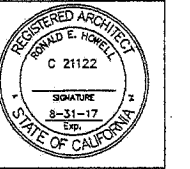
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HOWARD RESIDENCE
PROPOSED ADDITION AND REC ROOM
854 MARCO PL
LOS ANGELES, CA 90291

SECOND FLOOR PLAN

EXHIBIT "A"
Page No. 3 of 7
Case No. DL-2017-0957-SR



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OWNER:
ILDA HOWARD STEVE HOWARD
1020 LAKE ST UNIT A
VENICE, CA 90291
P1. 416.425.1630
P2. 310.452.2080

ROOF PLAN AND SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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Exhibit 2

Page 4 of 7



California Coastal Commission

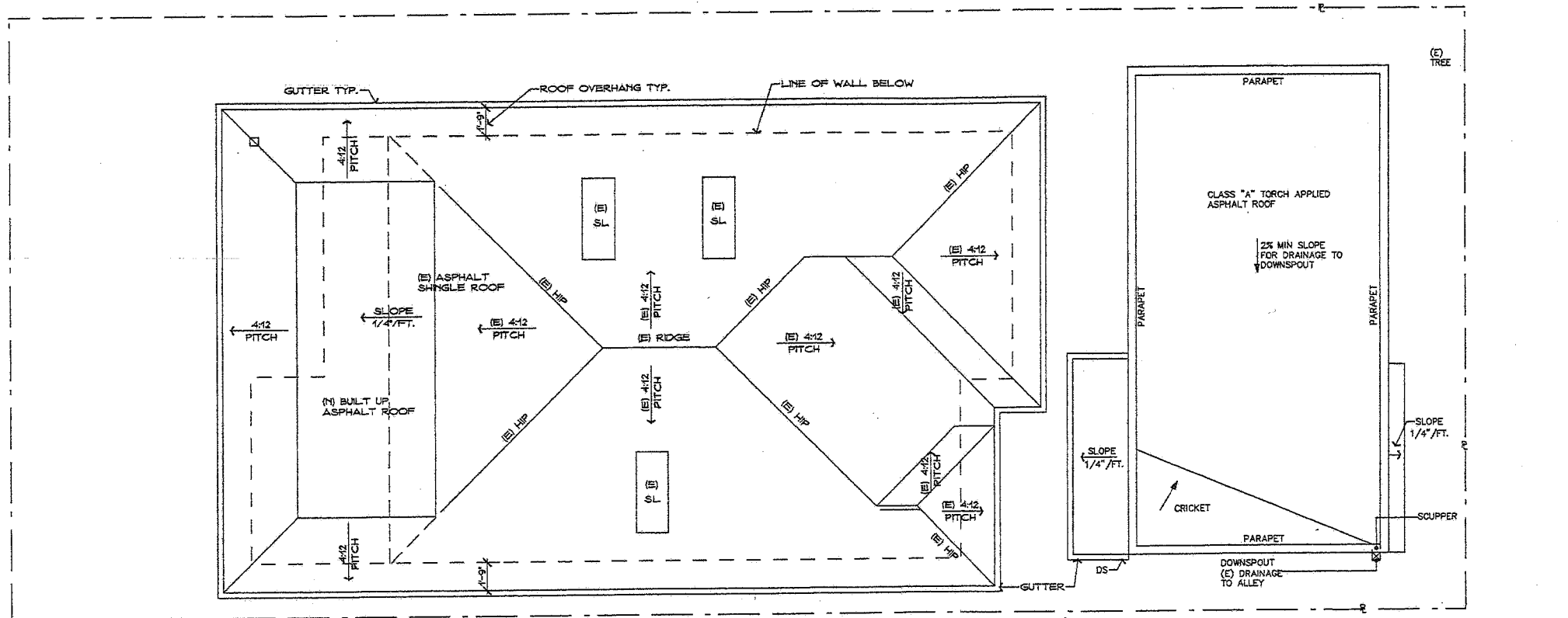
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Architecture
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Planning
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Engineering

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310.527.2782

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HOWARD RESIDENCE
PROPOSED ADDITION AND REC ROOM
854 MARCO PL
LOS ANGELES, CA 90291

ROOF PLAN

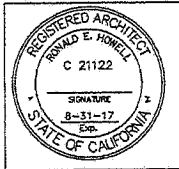


EXHIBIT "A"
Page No. 4 of 7
Case No. DL-2015-2953-SP2

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ROOF PLAN
SCALE: 1/4"=1'-0"

OWNER:
ILDA HOWARD STEVE HOWARD
1020 LAKE ST UNIT A
VENICE, CA 90291
P1. 416.425.1630
P2. 310.452.2080

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Exhibit 2



California Coastal
Commission

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Planning
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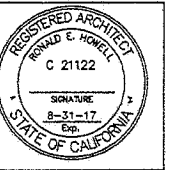
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HOWARD RESIDENCE
PROPOSED ONE STORY ADDITION
854 MARCO PL
LOS ANGELES, CA 90291

ELEVATIONS



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EXHIBIT "A"
Page No. 5 of 7
Case No. DB-2014-3953-SP2

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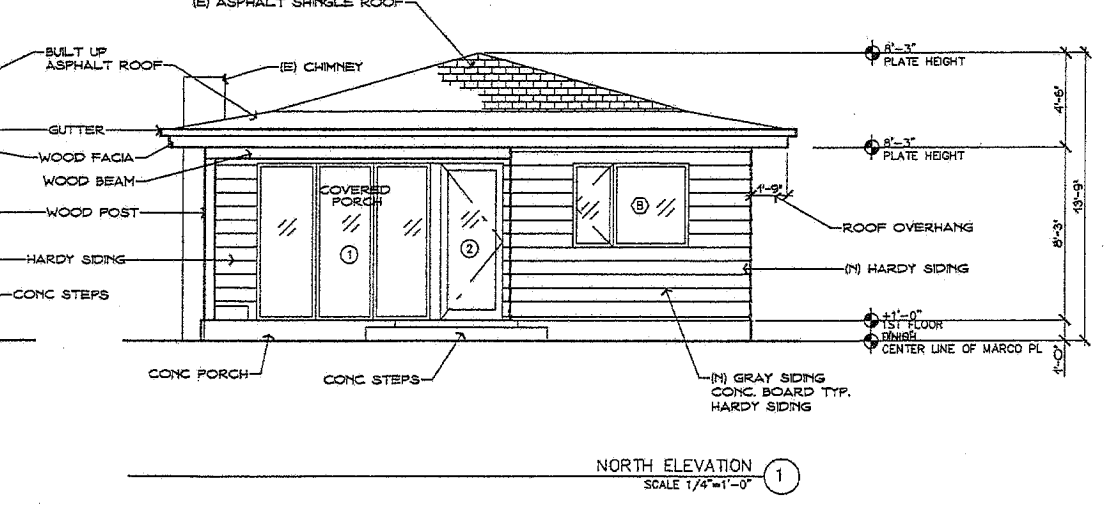
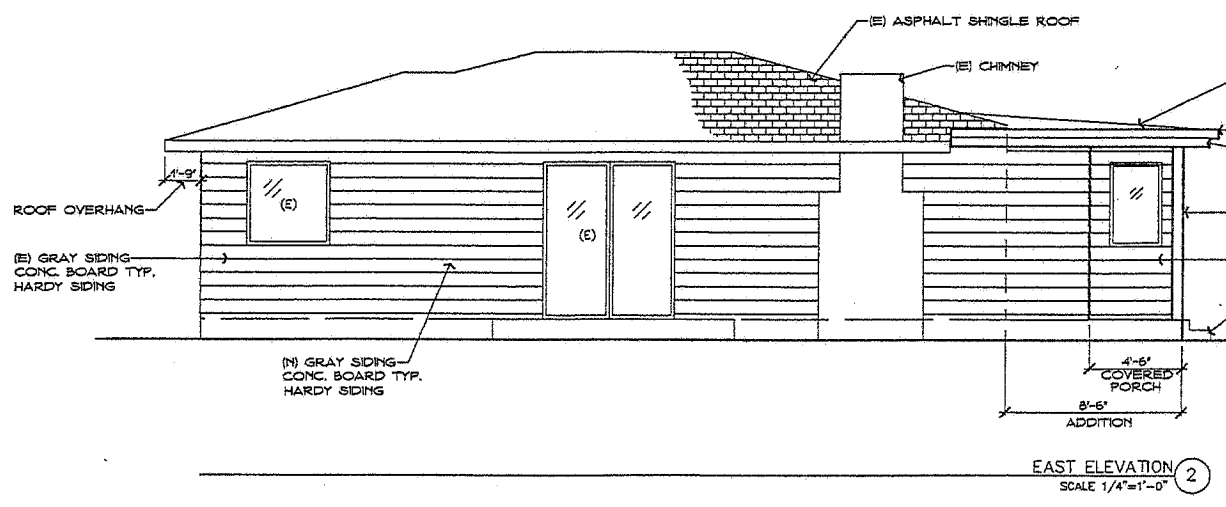
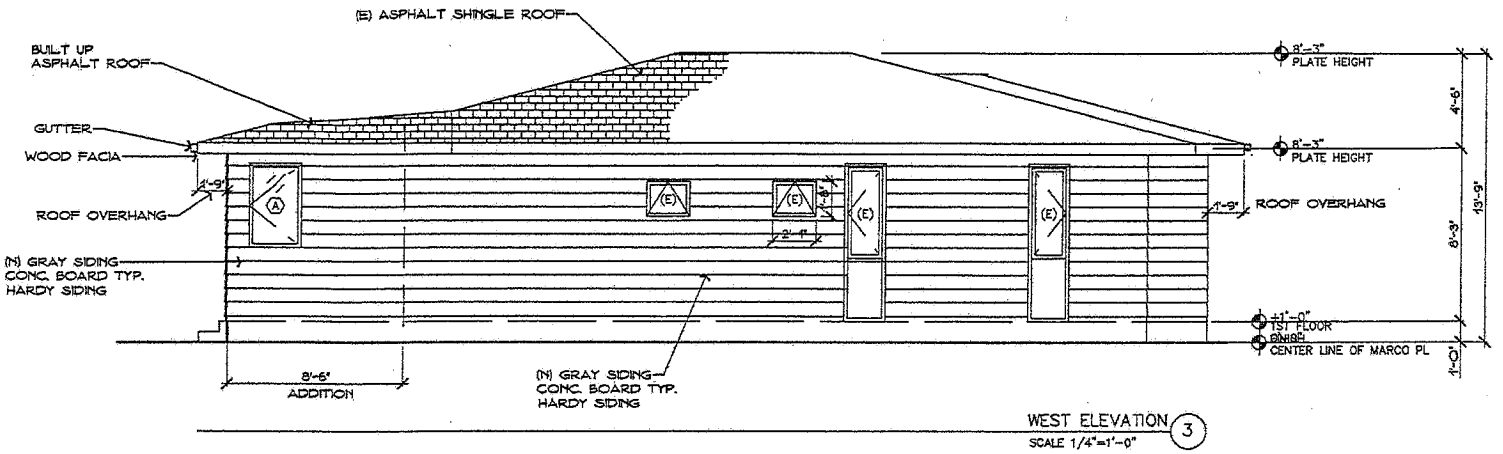
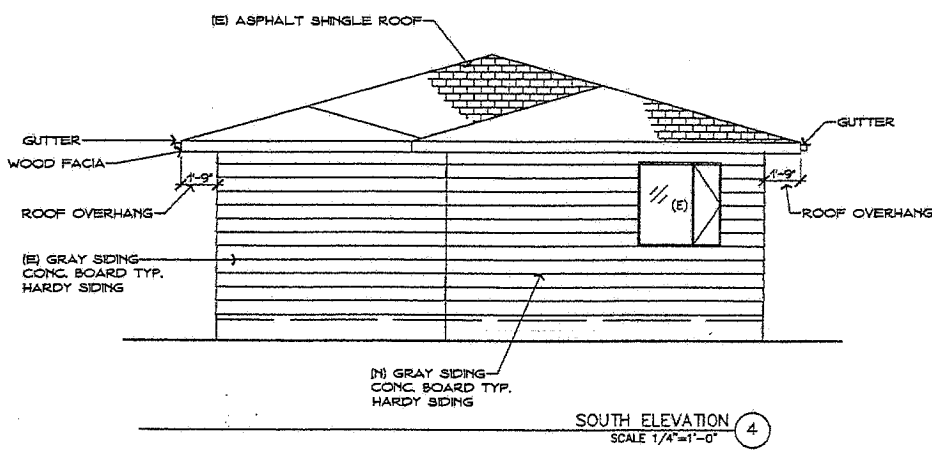


Exhibit 2

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310.527.2782

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HOWARD RESIDENCE
PROPOSED ADDITION AND REC ROOM
854 MARCO PL
LOS ANGELES, CA 90091

**REC ROOM
ELEVATIONS**

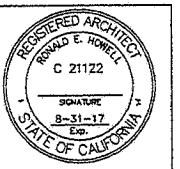


EXHIBIT "A"
Page No. 6 of 7
Case No. DM-2017-3959-58

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OWNER:
ILDA HOWARD STEVE HOWARD
1020 LAKE ST UNIT A
VENICE, CA 90291
P. 416.425.1630
P2. 310.452.2080

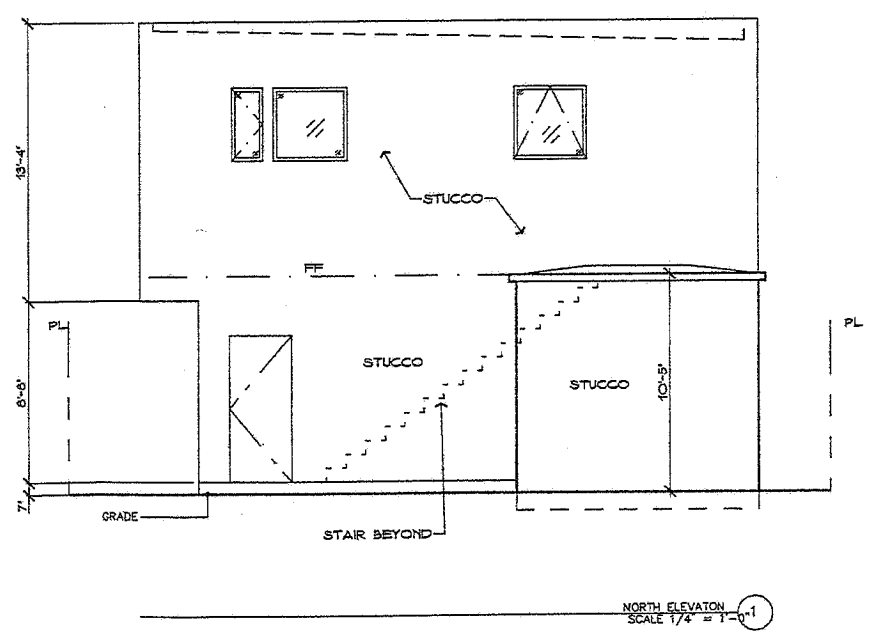
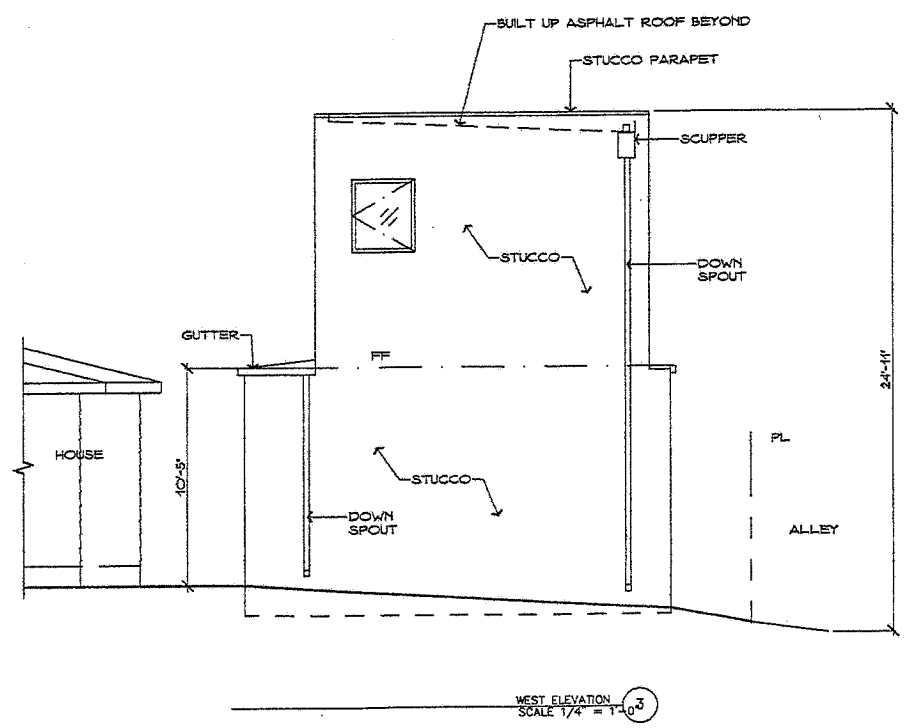
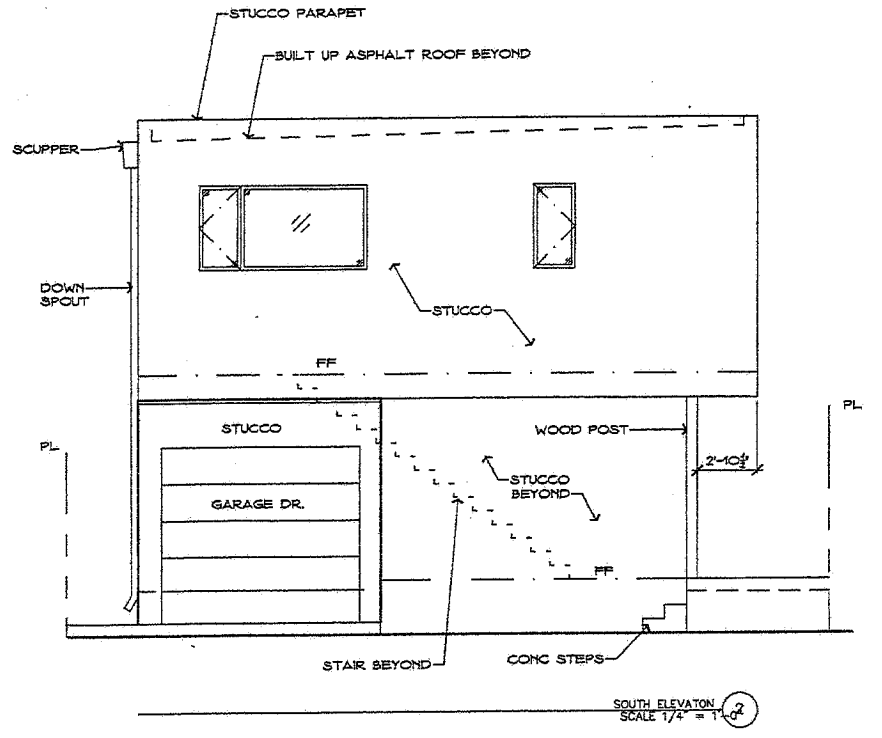
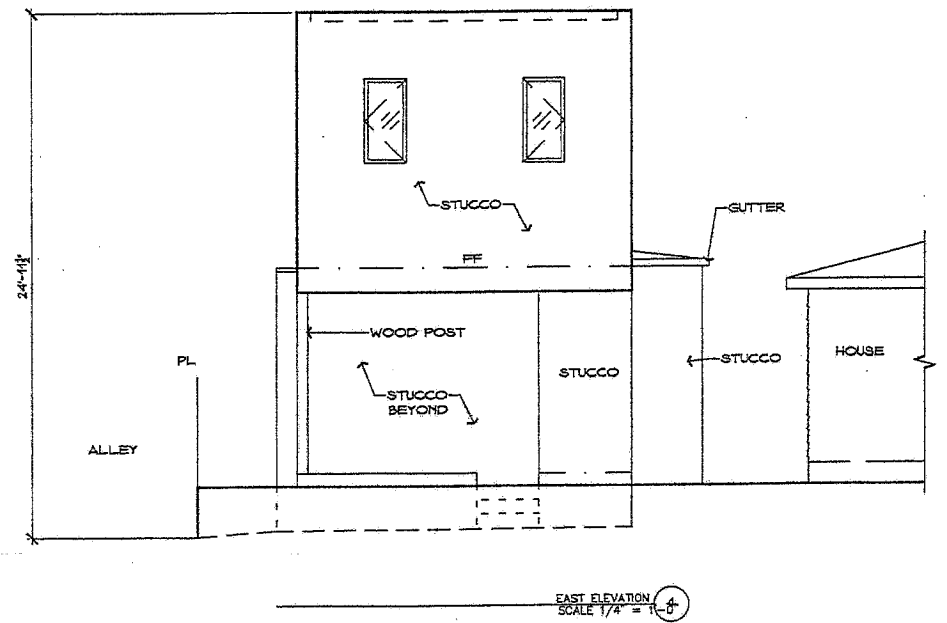


Exhibit 2

Page 7 of 7



California Coastal Commission

Ronald E. Howell
Architect Inc.

Architecture
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= Engineering

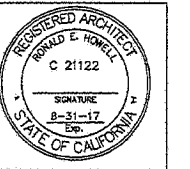
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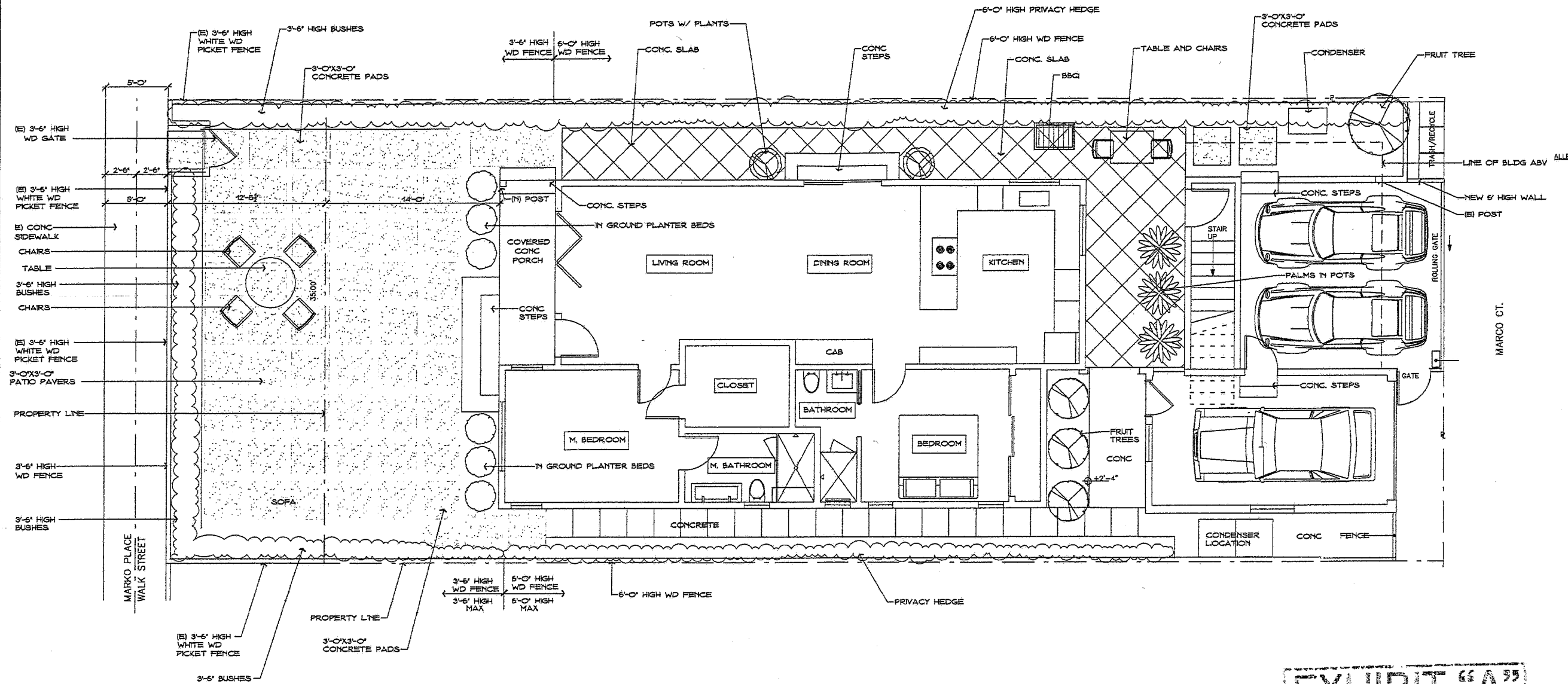
HOWARD RESIDENCE
PROPOSED ADDITION AND REC ROOM
854 MARCO PL
LOS ANGELES, CA 90291

SITE PLAN
FLOOR PLAN



DRAWN BY:	
SCALE:	NOTED
CAD FILE:	
PROJECT NO.:	
DATE:	

L-1.0
SHEET ___ OF ___



KEY

—	2x4 WALLS
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EXHIBIT "A"
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Case No. D12-2017-2253-SP

LANDSCAPE PLAN
SITE PLAN AND FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

OWNER:
ILDA HOWARD STEVE HOWARD
1020 LAKE ST UNIT A
VENICE, CA 90291
P1. 415.425.1830
P2. 310.452.2080