

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th6a

Staff: S. Vaughn – LB
Date: February 16, 2017

ADMINISTRATIVE PERMIT

Application No. **5-16-0846**

Applicant: Toni Holmstrom

Project Description: Remodel of a 728 sq. ft., one-story single-family residence, including an 88 sq. ft. addition on the first floor and a new 455 sq. ft. second story addition, resulting in a 1,271 sq. ft., two-story, 24 ft.-high single-family residence on a 2,525 sq. ft. lot with two parking spaces in a detached garage. Foundation work includes installation of new beams, new posts and piers, new footings, and a new stem wall at the rear of the existing house to support the addition.

Project Location: 2312 Ocean Avenue, Venice, City of Los Angeles, Los Angeles County
APN 4228-004-004.

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:

March 9, 2017 9:00 a.m.
Ventura Board of Supervisors Chambers
800 S. Victoria Avenue
Ventura, CA 93009

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
Executive Director

By: Shannon Vaughn
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 through 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 remodel and enlarge a 728 square foot one-story, single-family residence on a 2,525 square-foot lot at 2312 Ocean Avenue in the Southeast subarea of Venice, Los Angeles (**Exhibit 1**). The proposed project consists of the partial demolition of interior walls and fixtures, the rear exterior wall, and part of the roof. The applicant also proposes the construction of an 88 square foot first-floor addition and a 455 square-foot, second-story addition to the existing house, resulting in a 1,271 square-foot two-story, 24-foot high, single-family residence (**Exhibit 2**). Proposed foundation work includes the installation of new beams, new posts and piers, new footings, and a new stem wall at the rear of the existing residence to support the addition. No grading is proposed. In addition to the single-family residence, a detached 856 square-foot accessory structure consisting of a 438 square-foot two-car garage with a 418 square-foot second story recreation room exists on the lot. No work to the garage or recreation room is proposed. No landscaping is proposed at this time. However, **Special Condition 2** requires any future landscaping to be primarily native and drought tolerant. The proposal includes new fixtures to minimize energy use and preserve water quality consistent with the Coastal Act and with the City's adopted CALGreen standards and other City guidelines. **Special Condition 1** requires the applicant to incorporate water quality and best management practices (BMP) measures into the project.

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 270 feet from the Venice Canals and 0.5-miles inland of the public beach and is designated Low Medium Residential by the certified Venice Land Use Plan (LUP) and RD3-1-O by the Los Angeles Zoning Code.

All the buildings along this part of Ocean Avenue are single-family residences and duplexes. The Southeast neighborhood is comprised of an amalgam of new and old buildings, mostly one, two, or three stories. The proposed project is designed to be consistent with previous Commission actions in the Southeast neighborhood (see table below 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 height limit of the LUP with a 24-foot high varied roof. There is no roof deck or roof access structure proposed at this time. Overall, the project is designed to be compatible with the residential character of the surrounding development.

Table 1. Past Commission actions in Southeast Venice subarea.

Address	CDP No.	Height (ft.)	# of Stories	Square Footage
2512 Ocean Ave (SFR)	5-16-0251	30'	2	2,0174
2419 Ocean Ave (SFR)	5-08-282-W	30'	2	2,292
2403 Ocean Ave (Duplex)	5-07-073	30'	3	3,966
2411 Ocean Ave (SFR)	5-06-369	30'	3	2,441
2423 Ocean Ave (Duplex)	5-06-282	30'*	3	3,177
2612 Ocean Ave (SFR)	5-05-366-W	25'	2	2,395
2328 Ocean Ave (SFR)	5-04-075-W	30'	3	2,314

*roof access structure not included in height

Section 30601 of the Coastal Act provides details regarding the geographic areas where applicant must also obtain a coastal development permit (CDP) from the Commission in addition to obtaining a local CDP 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 CDPs in both jurisdictions, but all of the City’s actions are appealable to the Commission. In this case, the project site is within the Dual Permit Jurisdiction area and has received a CDP and CEQA clearance on September 22, 2016 (DIR-2016-583-CDP & ENV-2016-584-CE) from the City of Los Angeles Department of City Planning. A dual CDP is required for the proposed project because it exceeds the 10% threshold for increases in height and area of the existing structure.

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, as imposed in **Special Condition 1**. 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, 30252 and 30253 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. **Construction Responsibilities and Debris Removal.** By acceptance of this coastal development 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.

Administrative Permit

- (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. **Landscaping - Drought Tolerant, Non Invasive Plants.** Vegetated landscaped areas shall only 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/wateruseefficiency/docs/wucols00.pdf>). If using potable water for irrigation, the project shall use water-conserving emitters (e.g. microspray) and drip irrigation. Use of weather-based irrigation controllers and reclaimed water for irrigation is encouraged.

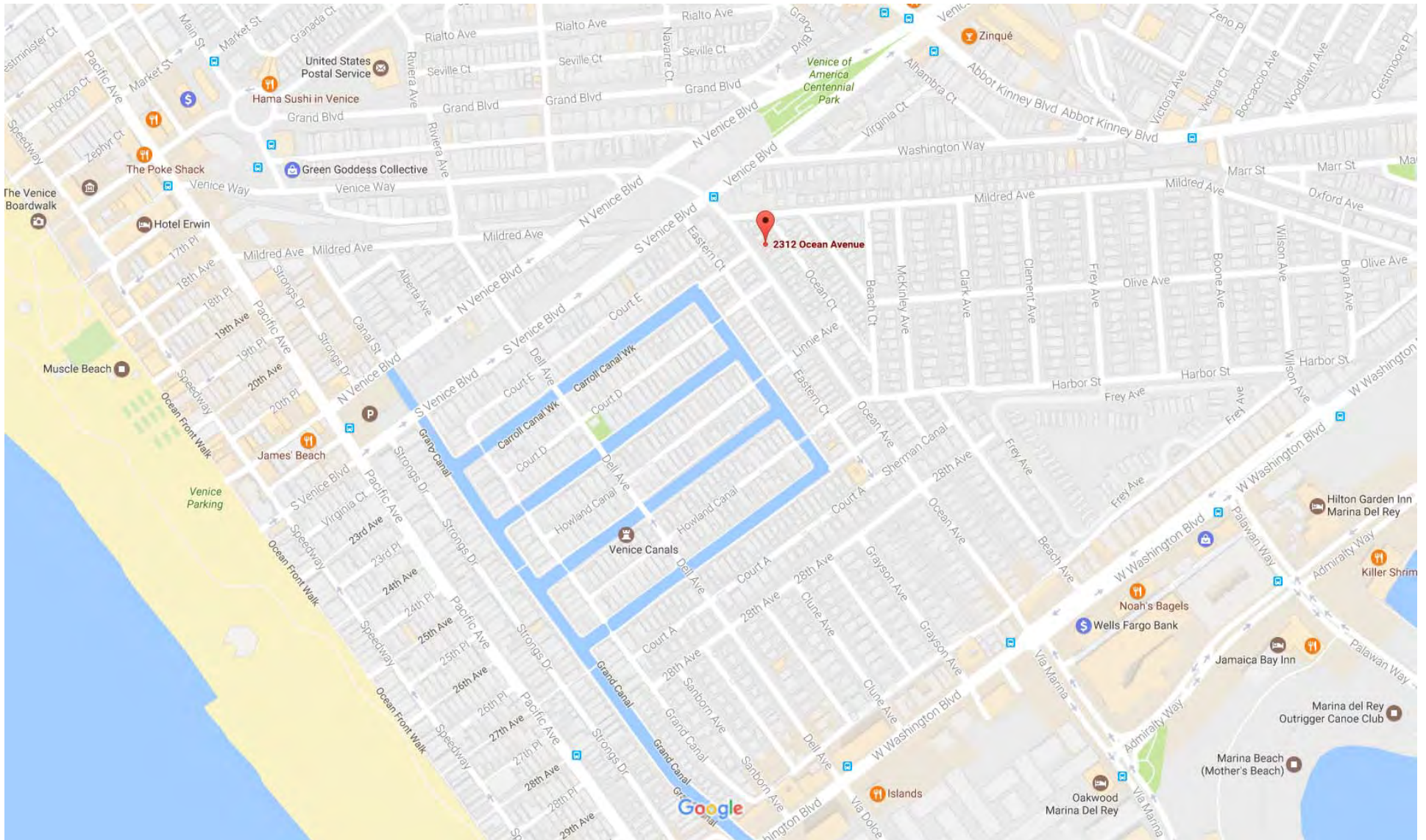
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS

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

Google Maps 2312 Ocean Ave



Map data ©2017 Google 200 ft

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 Exhibit 1
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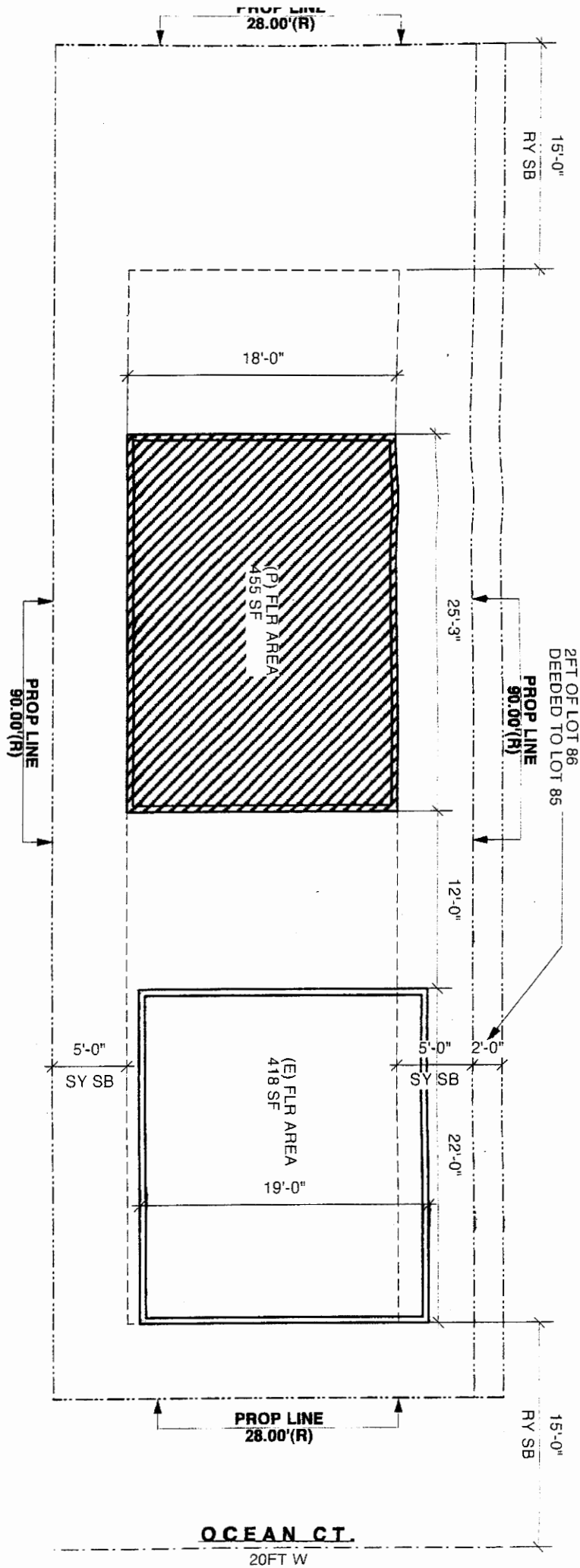
Google Maps 2312 Ocean Ave



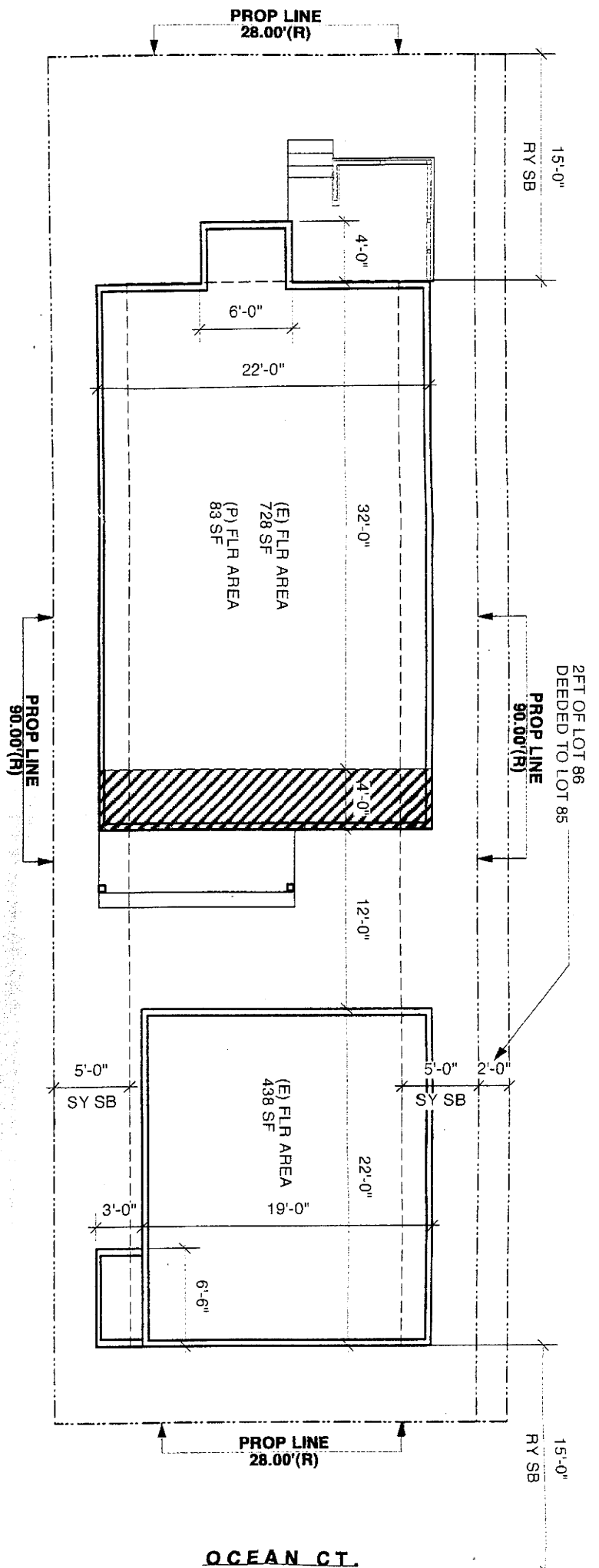
Imagery ©2017 Google, Map data ©2017 Google 20 ft

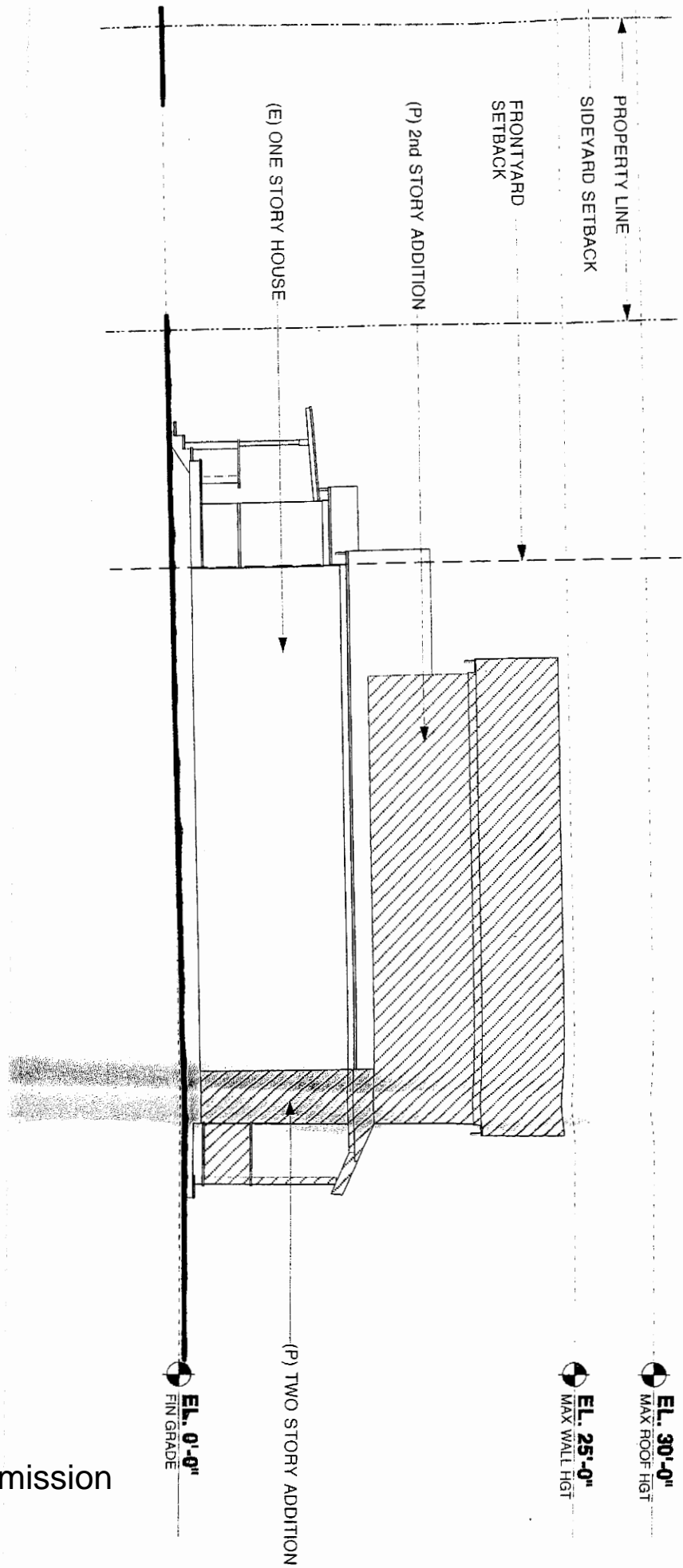
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M-2ND FLR PLAN



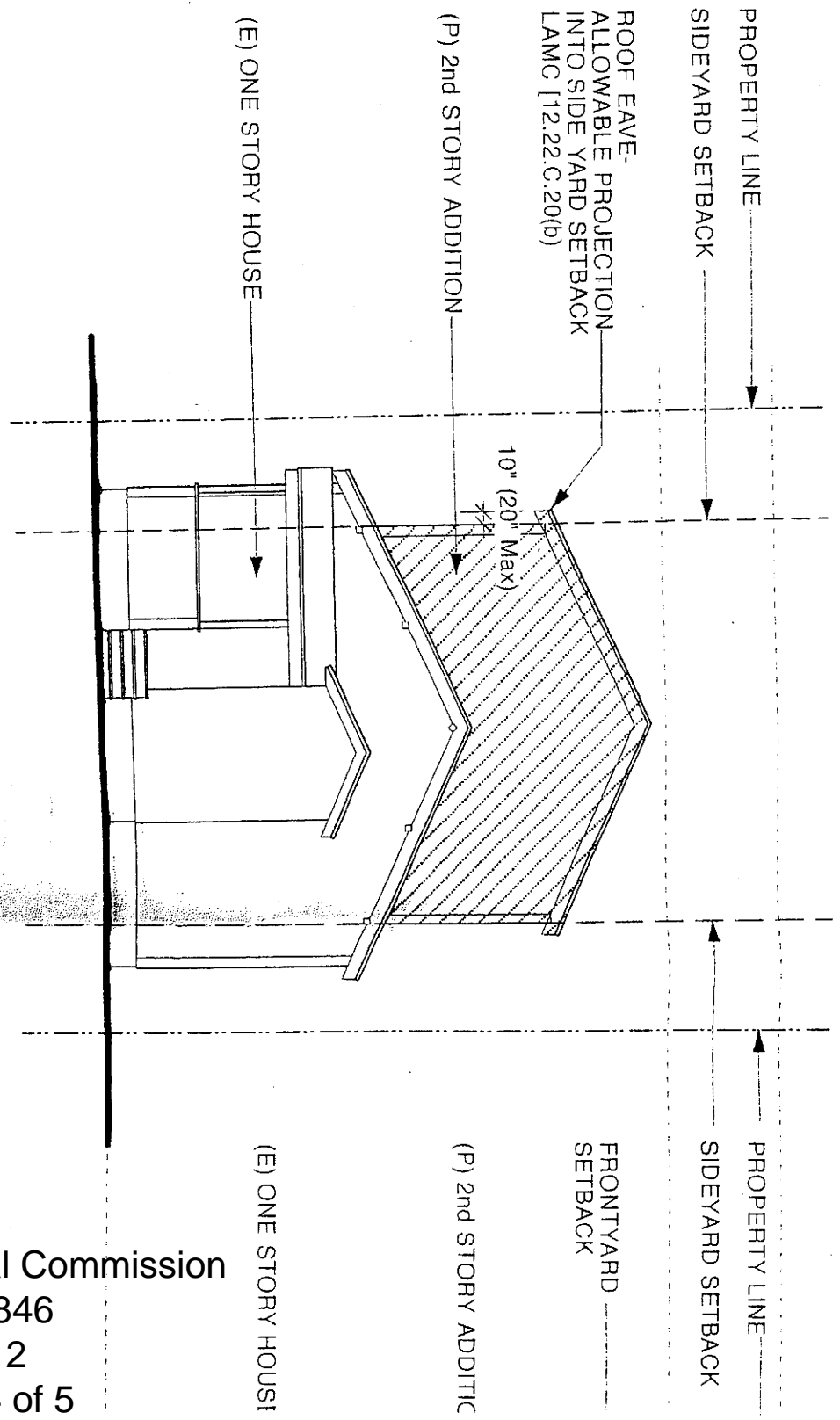
AM-1ST FLR PLAN



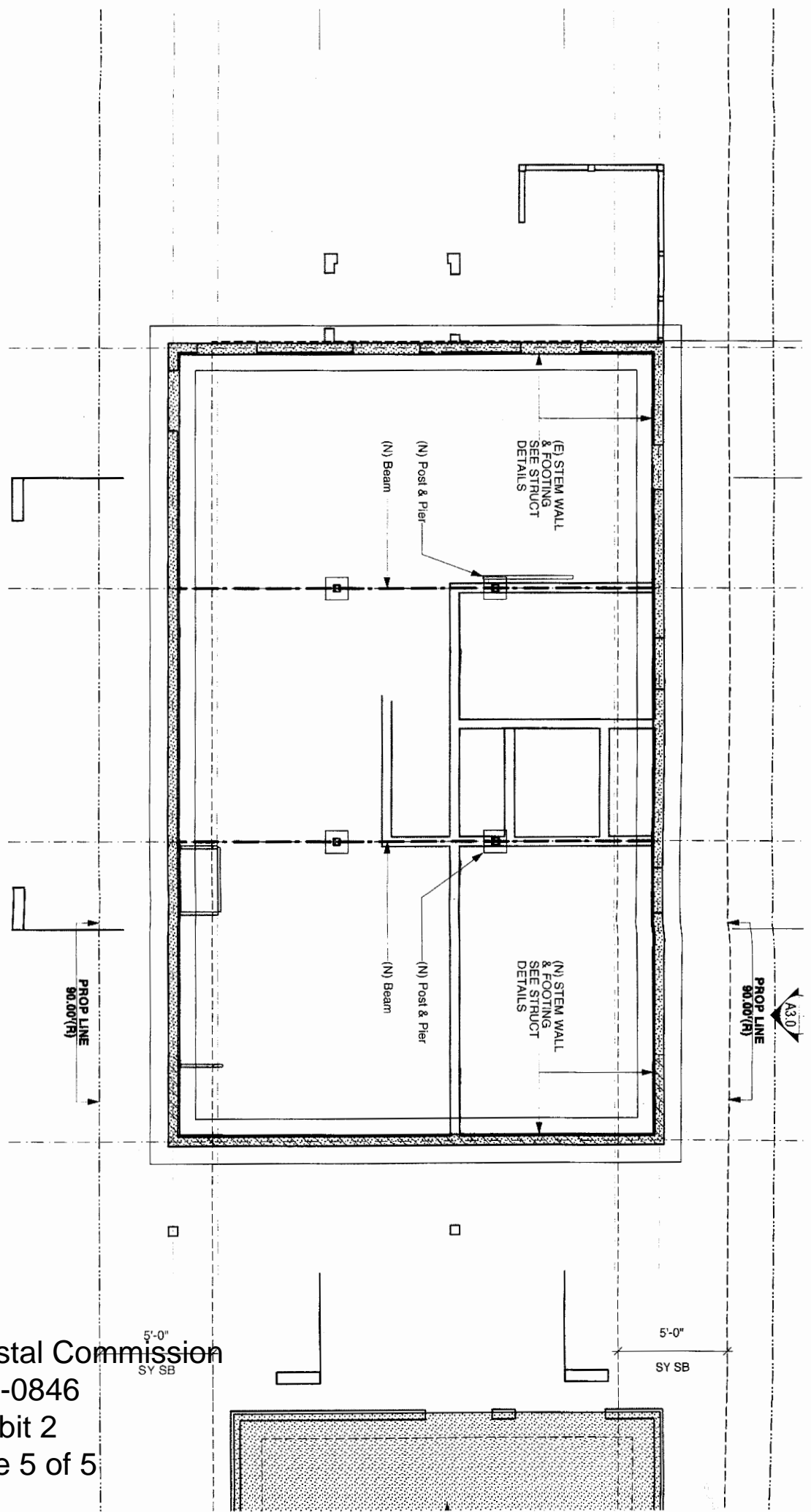


ZONING DIAGRAM -HEIGHT

SCALE: 1/8"=1'-0"



2 FOUNDATION PLAN
 SCALE: 1/4"=1'-0"



5'-0"
 SY SB

5'-0"
 SY SB

90.00'(R)
 PROP LINE

90.00'(R)
 PROP LINE

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NOTED ON THESE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE INSTALLED IN OTHER PROJECTS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR OTHERS' ACTIONS OR OMISSIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR OTHERS' ACTIONS OR OMISSIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR OTHERS' ACTIONS OR OMISSIONS.