

CALIFORNIA COASTAL COMMISSION

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W7b

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Staff: E. Stevens-LB
Staff Report: 5/23/2019
Hearing Date: 6/12/2019

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-19-0129

Applicant: Grant Show and Katherine LaNasa

Agent: Chris and Chloe Parker

Location: 17 Jib Street, Venice, City of Los Angeles, Los Angeles County (4225-011-009)

Project Description: Remodel and 987 sq. ft. addition to an existing 1,615 sq. ft. single family residence, demolition of an existing 456 sq. ft. detached garage, and construction of a new detached 688 sq. ft. accessory dwelling unit above a 555 sq. ft. three-car garage on a 3,780 sq. ft. lot.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

The proposed residential project raises issues concerning compatibility with the character of the surrounding area, and impacts to public access and water quality.

The proposed development has been conditioned to assure that the proposed project is consistent with the Chapter 3 policies of the Coastal Act. The conditions are: **1)** permit compliance and **2)** construction-related requirements and best management practices.

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Staff is recommending **APPROVAL** of the proposed coastal development permit as conditioned.

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APPENDICES

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EXHIBITS

[Exhibit 1 – Project Location](#)

[Exhibit 2 – Site Plan & Elevation Plans](#)

I. MOTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. 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 on which 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 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.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Permit Compliance.** The permittee shall undertake development in accordance with the approved final plans, specifically including the site plan, building plans, landscaping plan, and drainage plan. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission-approved amendment to Coastal

Development Permit No. 5-19-0129 unless the Executive Director determines that no amendment is legally required.

2. **Construction and Pollution Prevention Plan. Construction Responsibilities and Debris Removal.** The permittee shall comply with the following construction related requirements:

- a) No demolition or construction materials, equipment, 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) Any and all debris resulting from demolition or construction activities, and any remaining construction material, shall be removed from the project site within 24 hours of completion of the project.
- c) 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.
- d) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- e) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- f) 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.
- g) 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.
- h) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- i) 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.
- j) 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.
- k) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The applicant is proposing to construct a 987 sq. ft. second story addition and remodel to an existing 2-story, 28 ft. high, 1,615 sq. ft. single family residence, to demolish an existing 456 sq. ft. detached garage, to construct a new 22 ft. 6 in. high, 688 sq. ft. detached accessory dwelling unit above a new 555 sq. ft. three-car garage on a 3,780 sq. ft. lot ([Exhibit 2](#)). Accessory dwelling units have been encouraged by the California Housing and Community Development department as a way to increase affordable housing options without significant changes to the existing housing stock.

The subject site is an existing developed lot in the Marina Peninsula subarea of Venice, Los Angeles ([Exhibit 1](#)). The project site is located within 300 ft. of Grand Canal and within 200 ft. of the public beach. The subject block is composed primarily of both old and new multi-story residential structures of varying architectural styles. The surrounding structures are similar in size to the proposed project. The subject lot fronts Jib Stet, a walk street limited to pedestrian use, to the south southeast and an unnamed alleyway to the northwest. Access to the site is from the alley. Public access to the beach and to the public trail adjacent the canal is available at both termini of Jib Street.

The height limits set forth in the certified Venice Land Use Plan (LUP) are specific with regard to residential structures. The proposed development will have a maximum height of 28 ft., consistent with the height limit set forth in the certified Venice Land Use Plan (LUP) for residential structures with a land use designation of Multi-family Residential – Low Medium II Density in the Marina Peninsula Subarea adjacent to walk streets.

The Venice Certified LUP requires that three parking spaces be provided for a single-family dwelling on lots of 40 ft. or more in width or 35 ft. or more in width if adjacent to an alley. The subject site is adjacent to an alley and has a width of 42 ft. Because parking in the Venice area is severely constrained, the Commission generally requires that applicants provide one additional parking space for an Accessory Dwelling Unit. As proposed, the site will have a total of five off-street parking spaces, three in the garage and two additional tandem spaces located in the side yard. To ensure that any future changes are consistent with the policies of the Coastal Act, any deviation from the approved plans must be submitted for review by the Executive Director; therefore, the Commission imposes **Special Condition 1**.

The project has obtained a Local Coastal Development Permit (CDP) issued by the City's Planning Department (Case No. DIR-2017-3789-CDP-MEL-SPP) and the proposed single family residence and accessory dwelling unit conform to the Medium (Multiple Family Residential) land use designation set forth by the certified LUP.

The proposed development will not adversely affect the visual qualities of the area, and the project has been designed to be consistent with the community character by maintaining the 28-ft. height limit. In addition, the applicant is proposing to increase the

front yard setback from approximately 11 ft. to 15 ft. Consistent with the other properties that front Jib Street, the subject property currently has private landscaping a 42 in. high fence that encroach upon approximately 628 sq. ft. of the Jib Street right-of-way. No changes to the encroachment area improvements are proposed with this application. Accordingly, the project site is surrounded by multi-story residential structures that are similar in size and height. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

The proposed project has the potential to degrade water quality because the proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. To ensure the proposed project incorporates and implements measures to address erosion, water quality, and pollution, the Commission imposes construction-related requirements and best management practices under **Special Condition 2**. No new landscaping or long term stormwater runoff mitigation measures are proposed with the project.

B. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed, and conditioned, the development conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. 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.

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 and as conditioned, incorporates design features to minimize the effect of construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials. 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 (LCP)

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

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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)

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.

Appendix A - Substantive File Documents

- City of Venice certified Land Use Plan
- City of Los Angeles local Coastal Development Permit Case No. DIR-2017-3789-CDP-MEL-SPP, dated October 5, 2018

(Y:\E Files for CDP Applications\2019 E Files for CDPs\5-19-0129 (17 W Jib LaNasa and Show)\Hearing 01 (June 2019)\5-19-0129 (17 W. Jib Venice) stf rpt.docx)