

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



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to staff report

Th6b

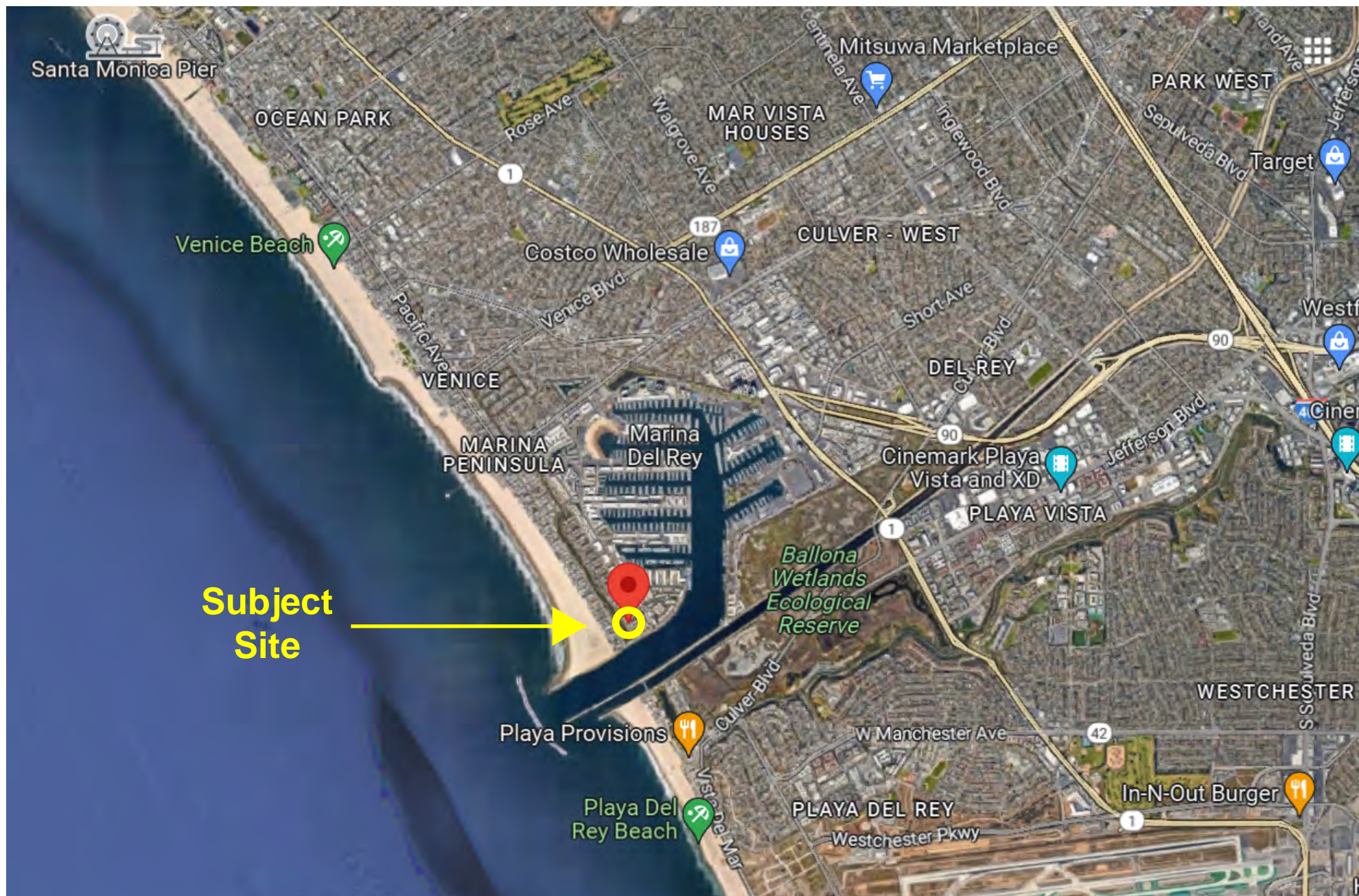
5-22-0927 (Antin)

APRIL 13, 2023

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Exhibit 1 – Vicinity Map



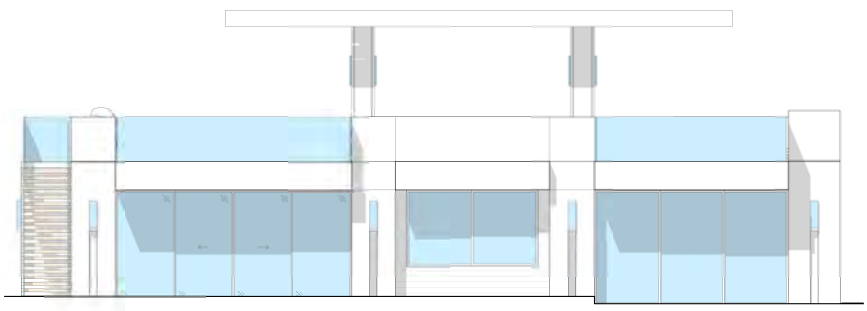
**Silver Strand
Subdivision**

**Del Rey Tract
Subdivision**



Exhibit 2 – Project Plans

ANTIN RESIDENCE ADDENDUM
117 WESTWIND MALL, MARINA DEL REY, CA



LANDRY DESIGN GROUP

PROJECT INFORMATION			ADDRESS:	PER ZONING CODE	PER BUILDING CODE	LDG AREA CALCULATIONS	PREVAILING SETBACK CALCULATION
ARCHITECT LANDRY DESIGN GROUP 1818 S. SEPULVEDA BLVD. LOS ANGELES, CA 90025 PHONE: 310.444.1404 FAX: 310.444.1405	OWNER BOB & PATTI ANTIN 115 WESTWIND MALL MARINA DEL REY, CA 90292 PHONE: 310.444.1404 FAX: 310.444.1405	GEOTECHNICAL FEFFER GEOTECHNICAL CONSULTING 1000 S. BUNNY DRIVE LOS ANGELES, CA 90025 PHONE: 310.207.0048 FAX: 310.207.0050	117 WESTWIND MALL, MARINA DEL REY, CA 90292 LEGAL DESCRIPTION: ASSESSOR'S PARCEL #: 4250000005 BLOCK: 15 LOT: 13 TRACT: DEL REY BEACH ZONE: R1-1 OCCUPANCY: GROUP R-3 OCCUPANCY WITH U-1 GARAGE TYPE OF CONSTRUCTION: TYPE V, NEW RESIDENCE	THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS. REF. LAMC 2017	THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS EXCLUDING OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUND WALLS SHALL BE INCLUDED IN THE BUILDING AREA. SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. SEE ALSO PRSC 2000-021.	(INCLUDING EXTERIOR WALLS TO OUTSIDE FACE OF FINISH, OUTSIDE FACE OF FOUNDATION WALL, GARAGE, BASEMENT, STORAGE & MECHANICAL SPACE, ELEVATOR, 8' BSMNT, STAIRS, 8' BSMNT & 1ST FLOOR, EXCLUDING COVERED LOGGIA AND DOUBLE HEIGHT SPACES)	PREVAILING SETBACK FOR THE PROJECT = (16' - 0" + 17' - 10" + 17' - 10") / 3 = 17' - 4"
STRUCTURAL ENVISSION ENGINEERING, INC. 566 PEARL STREET STE. 200 + 443 CYPRESS AVE. LA JULIA, CA 90007 HERNDON BEACH, CA 90254 PHONE: 619-990-5487 FAX: 619-224-2711	ELECTRICAL SOUTH COAST ENGINEERING GROUP 5000 N. PARKWAY CALABASAS SUITE 307 CALABASAS, CA 91301 PHONE: 818-224-2700 FAX: 818-224-2711	MECHANICAL SOUTH COAST ENGINEERING GROUP 5000 N. PARKWAY CALABASAS SUITE 307 CALABASAS, CA 91301 PHONE: 818-224-2700 FAX: 818-224-2711	PROJECT DESCRIPTION: NEW ONE STORY SINGLE FAMILY RESIDENCE PROPOSED HEIGHT: 21 FEET REQUIRED PARKING: 3 SPACES PROPOSED PARKING: 3 SPACES	R-3 OCCUPANCY FIRST FLOOR 797 SQ. FT. FIRST FLOOR COVERED LOGGIA 186 SQ. FT. ROOF TERRACE COVERED LOGGIA 1128 SQ. FT. SUBTOTAL - MAIN RESIDENCE 2111 SQ. FT. U OCCUPANCY FIRST FLOOR GARAGE 446 SQ. FT. GARAGE EXEMPTION 490 SQ. FT. SUBTOTAL - GARAGE 46 SQ. FT. TOTAL 2,157 SQ. FT.	R-3 OCCUPANCY FIRST FLOOR 797 SQ. FT. FIRST FLOOR COVERED LOGGIA 186 SQ. FT. ROOF TERRACE COVERED LOGGIA 1128 SQ. FT. SUBTOTAL - MAIN RESIDENCE 2111 SQ. FT. U OCCUPANCY FIRST FLOOR GARAGE 446 SQ. FT. SUBTOTAL - GARAGE 446 SQ. FT. TOTAL 2,557 SQ. FT. ROOF TERRACE 1,631 SQ. FT.	LDG AREA CALCULATIONS FIRST FLOOR (INCLUDING GARAGE AND STAIR) 1,441 SQ. FT. TOTAL 1,441 SQ. FT.	YARD SETBACK SUMMARY FRONT SETBACK 17' - 4" (SEE PREVAILING SETBACK CALCULATION) SIDE SETBACK 3' - 0" REAR SETBACK 7' - 0" (SEE NOTE BELOW) THE REAR YARD SETBACK WILL BE 7 FEET, 6 INCHES FROM THE PROPERTY LINE (15 FEET FROM THE CENTERLINE OF THE ALLEY) ALL PROPERTIES WITHIN THE SILVER STRAND SUBAREA ON THE NORTH SIDE OF WESTWIND MALL AND NORTH THEREOF, NOTWITHSTANDING THE R-1-Y ZONE, ARE PERMITTED REDUCED REAR YARD SETBACKS PURSUANT TO TWO 2A CASES: ZAI 1963-281 AND ZAI 1980-7.
SEVERITY BECKER & MIYAMOTO, INC. 5801 W. WASHINGTON BLVD., LOS ANGELES, CA 90018 PHONE: 323.592.3599 FAX: 323.592.3599	LANDSCAPE DL LANDSCAPE ARCHITECTURE 990 3RD AVE LOS ANGELES, CA 90015 PHONE: 323.592.7192 FAX: 323.592.3599	PLUMBING SOUTH COAST ENGINEERING GROUP 5000 N. PARKWAY CALABASAS SUITE 307 CALABASAS, CA 91301 PHONE: 818-224-2700 FAX: 818-224-2711	FIRE SPRINKLER REQUIREMENTS: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 135 OR SECTION R313.3 SHALL BE INSTALLED IN SINGLE FAMILY DWELLINGS, INCLUDING ATTACHED GARAGES. (R309.6, R313.1, R313.2) PROVIDE AND COMPLY WITH THE FOLLOWING APPLICABLE CODES: THE DESIGN AND CONSTRUCTION OF THE BUILDING AND STRUCTURES SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING STANDARDS CODE AS ADOPTED AND AMENDED BY THE CITY OF LOS ANGELES. THE CALIFORNIA BUILDING STANDARDS CODE SHALL INCLUDE THE BUILDING CODE (BCL), PLUMBING CODE (PLC), MECHANICAL CODE (MCL), GREEN BUILDING CODE (GBC), ELECTRICAL CODE (ELC), FIRE CODE (FC), CALIFORNIA RESIDENTIAL CODE (CRC) AND ENERGY CODE (ENC). THE DESIGN AND CONSTRUCTION SHALL ALSO INCLUDE ANY LOCAL, STATE, AND FEDERAL ORDINANCES, LAWS, RULES AND REGULATIONS THAT MAY BE APPLICABLE.	FAR CALCULATION (SEE FAR CALCULATION DIAGRAM) PERMITTED FAR 3.1 ALLOWABLE SQ. FT. 3 X 1825 = 5475 PROPOSED PROJECT SQ. FT. 2157 < 5475 PROPOSED HEIGHT LOWEST POINT MEASURED FROM CENTERLINE OF FRONT SETBACK E.L. 14.84 MAX. PERMITTED BLDG. HEIGHT 45 FEET (E.L. 59.84) PROPOSED BLDG. HEIGHT 21 FEET 7 INCH (E.L. 36.43)	FAR CALCULATION DIAGRAM 17' - 4" (SEE PREVAILING SETBACK CALCULATION) 7' - 0" (SEE NOTE BELOW) THE REAR YARD SETBACK WILL BE 7 FEET, 6 INCHES FROM THE PROPERTY LINE (15 FEET FROM THE CENTERLINE OF THE ALLEY) ALL PROPERTIES WITHIN THE SILVER STRAND SUBAREA ON THE NORTH SIDE OF WESTWIND MALL AND NORTH THEREOF, NOTWITHSTANDING THE R-1-Y ZONE, ARE PERMITTED REDUCED REAR YARD SETBACKS PURSUANT TO TWO 2A CASES: ZAI 1963-281 AND ZAI 1980-7.	DISCLAIMER: THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF LANDRY DESIGN GROUP. THE USE OF THESE PLANS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAINS WITH LANDRY DESIGN GROUP. VISUAL CONTACT WITH THESE CONSTITUTES PRIMA FACIE OF ACCEPTANCE OF THESE RESTRICTIONS. ARTIST'S RENDERING OF California Coastal Commission	LEGAL DESCRIPTION BLOCK 15 LOT 6 OF THE DEL REY BEACH TRACT M 8 & 186 DATE 09.08.2021 JOB # 02020.09 TITLE SHEET A-0.0

EXHIBIT "A"
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Case No. DIR-2020-6650-CDP-SPP-MEL

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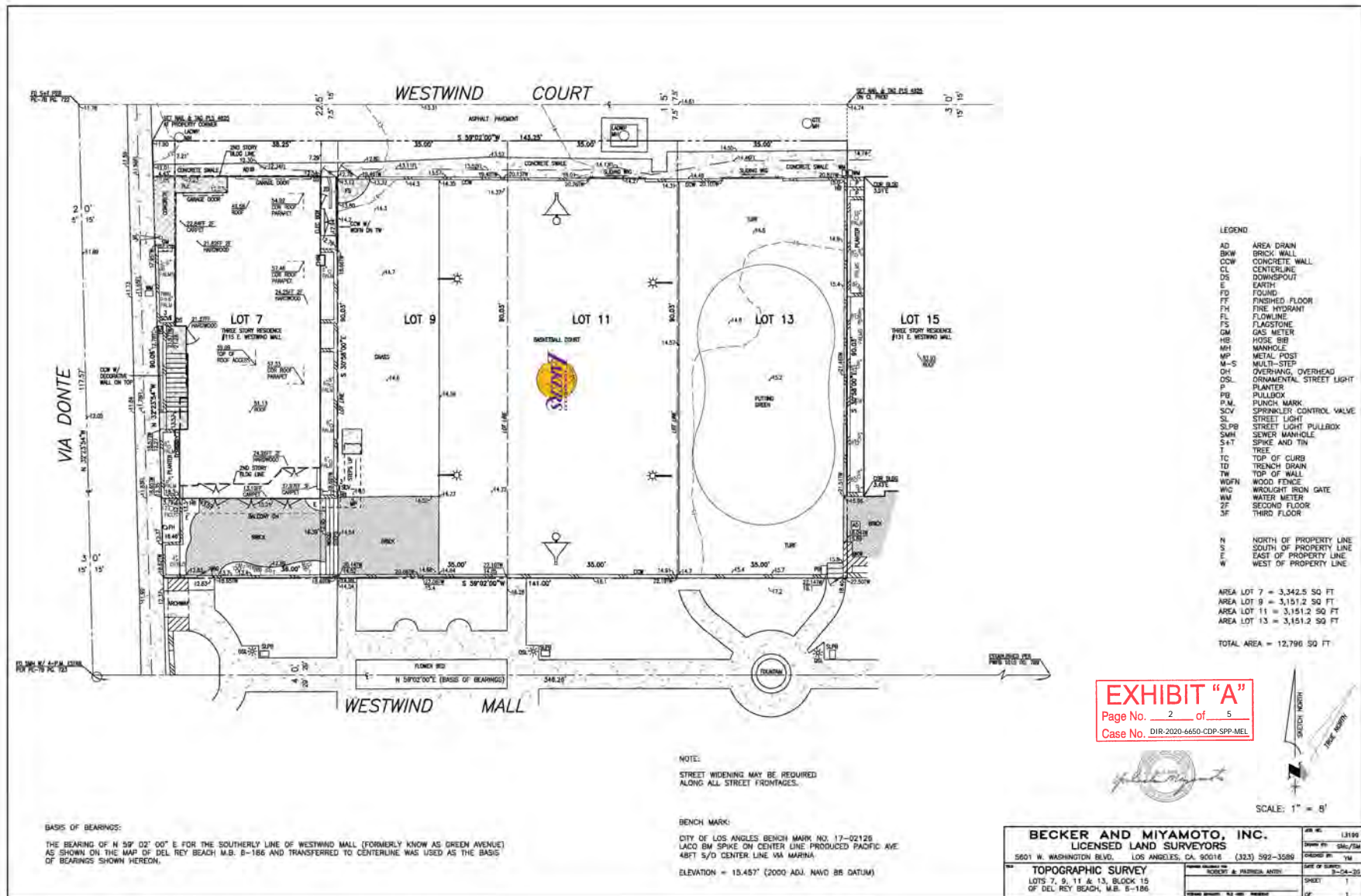
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NO.	DATE

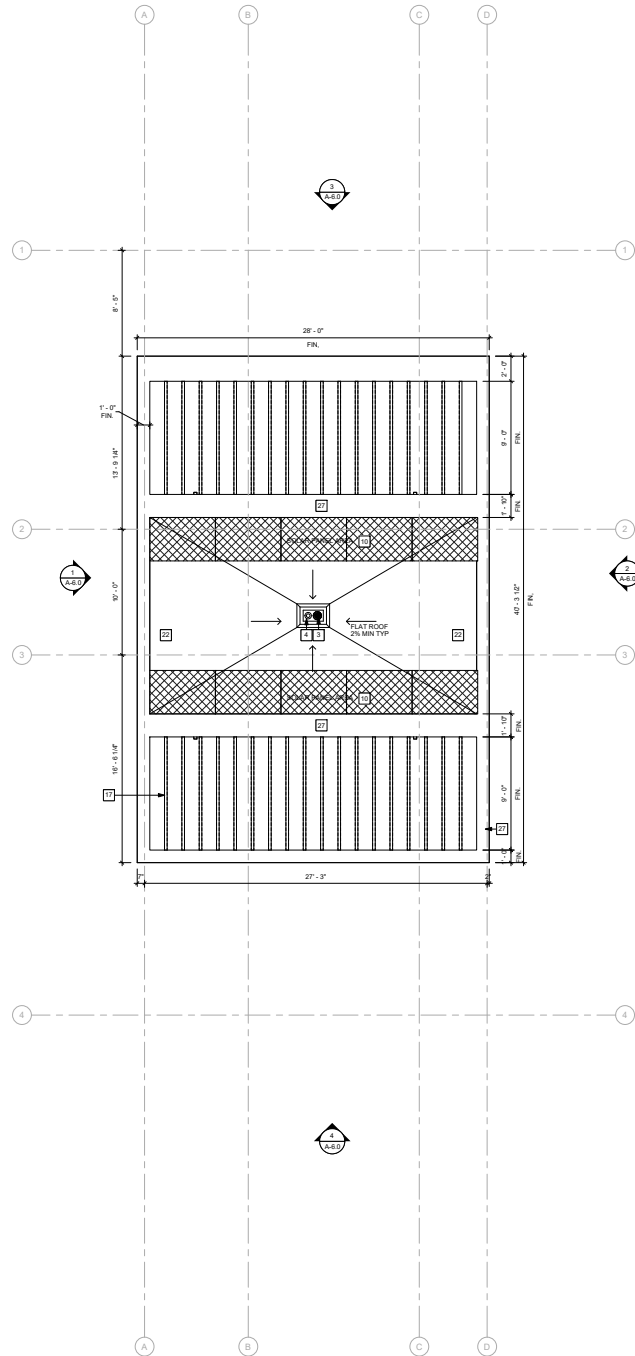
ANTIN RESIDENCE ADDENDUM
117 WESTWIND MALL, MARINA DEL REY, CA



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A-0.0





ROOF PLAN NOTES

- ROOFING MATERIAL:**
- FLAT ROOF SHALL BE CERTAINTED CLASS "A" SINGLE-PLY BARNAPL ROOFING SYSTEM OR APPROVED EQUAL, ICC-ESR 1157.
- 1-LAYER COMBUSTIBLE ROOF SUBSTRATE
- 1-LAYER RIGID INSULATION
- 1-LAYER DENSEDECK
- 1-LAYER BARNAPL D410
- (CONTRACTOR SHALL VERIFY CLASS "A" ASSEMBLY WITH MANUFACTURER, SEE SPEC. PROVIDE WALK PADS FROM ROOF ACCESS HATCH TO ALL MECHANICAL EQUIPMENT)
- COPPER:**
- SHALL BE MIN. 16 OZ. ASTM B370 99.9% PURE COPPER OVER 1-LAYER ENAMAT (708 / 7010) OVER 1-LAYER SHARKSKIN ULTRA, ICC-ESR 1708. PROVIDE GRADE ULTRA AT ALL ROOF PENETRATIONS, INCLUDING CORNERS, VENTS, PIPE, ETC. PANELS SHALL BE 14" WIDE WITH DOUBLE LOCKING STANDING SEAM.
- ZNIC:**
- SHALL BE RHEINZINK PRE-WASHED GRAY 78M OVER 1-LAYER ENAMAT (708 / 7010) OVER 1-LAYER SHARKSKIN ULTRA, ICC-ESR 1708. PANELS SHALL BE 14" WIDE WITH DOUBLE LOCKING STANDING SEAM. SEE SPECIFICATIONS.
- A. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN.
- B. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 2% TOWARD DRAIN.
- C. PROVIDE 5/8" PLYWOOD SHEATHING OVER 2X STRIPPING @ 16" O.C. OVER ROOF DIAPHRAGM TO PROVIDE SLOPE TO DRAIN.
- D. WATER SHALL NOT BE ALLOWED TO PUDDLE ON ANY PART OF THE ROOF AND NO OBSTACLE SHALL PREVENT WATER TO FLOW TO DRAIN.
- E. CRICKETS TO BE 16 OZ. COPPER FLASHING OVER 5/8" CDX PLYWOOD SHEATHING FRAMED WITH 2X @ 16" O.C. MIN.
- F. MOCK-UP OF ROOFING SHALL BE APPROVED BY ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- GUTTERS, DOWNSPOUTS & ROOF DRAIN:**
- G. GUTTERS SHALL BE CONSTRUCTED OF 16 OZ. COPPER WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM. GUTTERS SHALL SLOPE 1/8" PER FOOT TOWARD DOWNSPOUTS.
- H. PROVIDE DOME WIRE BASKET AT EACH DOWNSPOUT AND ROOF DRAIN. CONTRACTOR SHALL TEST ALL CONCEALED DOWNSPOUTS FOR WATER LEAKAGE PRIOR TO CLOSING UP BUILDING AND SHALL PROVIDE A 10-YEAR WARRANTY AGAINST LEAKAGE. SEE ROOF PLAN & ELEVATIONS FOR DOWNSPOUT LOCATIONS.
- I. ROOF DAMAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.
- J. MECHANICAL EQUIPMENT SHALL BE MOUNTED ON MASON SPRING ISOLATORS BULB-12 OR APPROVED EQUAL. PROVIDE 1" OF LIGHTWEIGHT CONC. OVER EQUIP. PLATFORM.
- K. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT. PROVIDE PART SAMPLES FOR ARCHITECT'S APPROVAL.
- L. PROVIDE WATERPROOFING AT ALL ROOF PENETRATIONS. ALL JOINTS AT SHEETMETAL SHALL BE CAULKED.
- M. ATTIC VENTILATION SHALL BE A MIN. OF 1/120 OF THE AREA TO BE VENTILATED AND SHALL HAVE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERCENT. INSTALL ON THE INWARD SIDE OF THE INSULATION. VENTILATION IS NOT REQUIRED IN AREAS WHERE ROOF INSULATION IS INSTALLED BETWEEN RAFTERS WITH NO AIR SPACE BETWEEN INSULATION AND EXTERIOR SHEATHING. VENTS SHALL BE CONSTRUCTED WITH 16 OZ. COPPER LOUVERS AND MAX. 1/4" W/ COPPER WIRE CLOTH PER IBC & A.C.A. GUIDELINES. LOUVERS SHALL BE DESIGNED SO THAT WATER IS DEFLECTED IN A DRIVING RAIN.
- N. TOP OF CHIMNEY SHALL EXTEND 2 MIN. ABOVE ANY PART OF THE BUILDING WITHIN 10' AND SHALL HAVE A U.L. APPROVED SPARK ARRESTOR.

KEY NOTES

1. DOWNSPOUT
2. OVERFLOW DRAIN
3. FLASHING
4. SOLAR PANELS
5. RIDGE CAP
6. METAL TRELLIS
7. BARNAPL ROOFING SYSTEM OR APPROVED EQUAL / W 2" GRAVEL ON TOP
8. METAL CLADDING

EXHIBIT "A"

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Case No. DIR-2020-6650-CDP-SPP-MEL



REVISION SCHEDULE	
NO.	DATE

ANTIN RESIDENCE ADDENDUM

117 WESTWIND MALL, MARINA DEL REY, CA



DATE	09.08.2021
JOB #	02020.09

ROOF PLAN

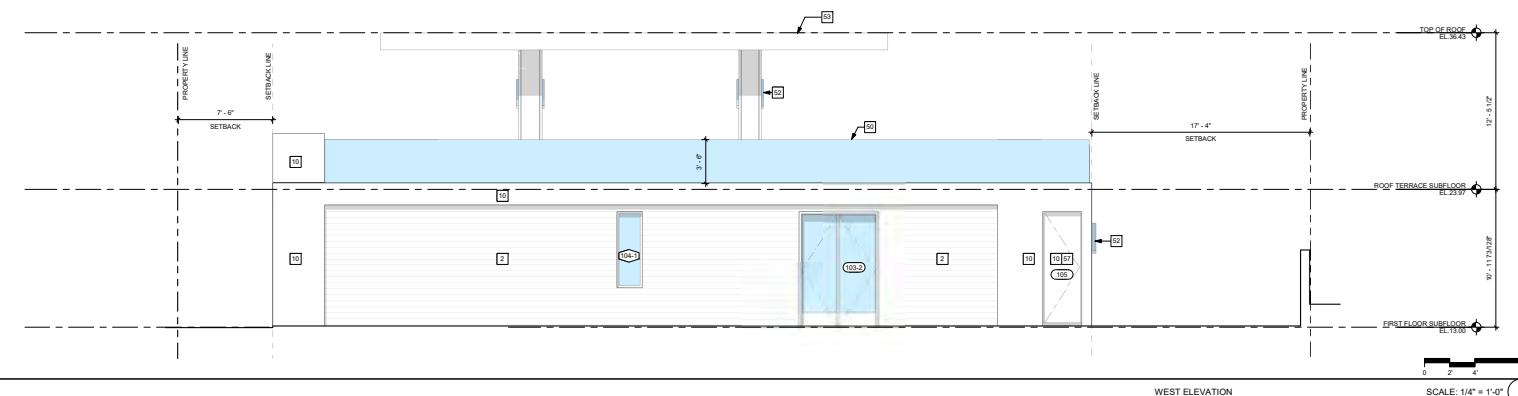
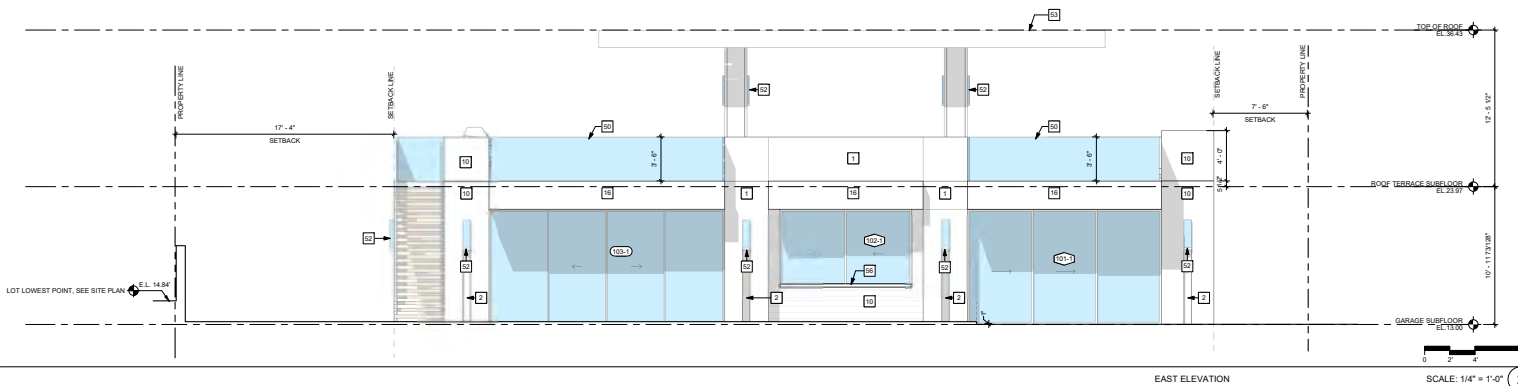
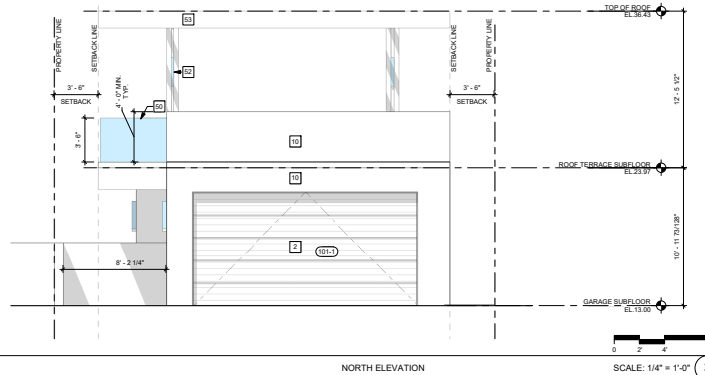
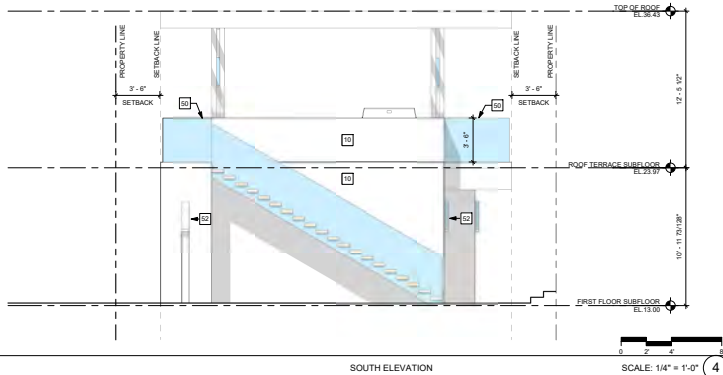
A-4.2

California Coastal Commission

5-22-0927

Exhibit 2

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EXTERIOR ELEVATION NOTES

- CONTRACTOR TO FIELD VERIFY BUILDING HEIGHTS AND THE ALLOWABLE BUILDING ENVELOPE. INFORM ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO COORDINATE FINISH SURFACE ELEVATIONS OF ALL HARDSCAPE WITH LANDSCAPE AND CIVIL DRAWINGS. INFORM ARCHITECT OF ANY DISCREPANCIES.
- AT STUCCO (CEMENT PLASTER), PROVIDE CONTINUOUS METAL WEEP SCAFFOLD AS REQUIRED BY CODE, SEC 703.5.1. SEE DETAILS.
- AT MECHANICALLY ATTACHED STONE AND BRICK, PROVIDE FLASHING AND MINIMUM 3/8" DIA. WEEP HOLES AT 30" MIN. O.C. AS REQUIRED PER SEC 703.7.2.
- STONE INSTALLATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE MOCK-UPS OF ALL EXTERIOR FINISHES AND ASSEMBLIES FOR ARCHITECT'S REVIEW AND OWNER'S APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- STRUCTURE SHALL COMPLY TO LOCAL GOVERNING HIGH FIRE HAZARD SEVERITY ZONE AS REQUIRED.
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 8 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTOR: MAINTENANCE OF BUILDING ELEMENTS IS REQUIRED PER THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (8006).

EXTERIOR FINISH MATERIALS

- COMPOSITE RAIN SCREEN SYSTEM (SEE CCC REPORT ON 2/A-1.2B)
- MANUFACTURE: UNDERMAX INT. WITH APPROVED RAINSCREEN
 - MOUNTING SYSTEM
 - FINISH MAT: COLOR: PEBBLE GREY 0742
- STONE VENEER
- THIN STONE VENEER (ADHERED)
 - FINISH: HONEY
 - CROUT JOINT: RAKED
- COMPOSITE WOOD SHING SYSTEM (SEE CCC REPORT ON 2/A-1.2B)
- MANUFACTURE: WOOD INDUSTRIES
 - FINISH: BRUSHED
 - COLOR: D11886_10
- BEAMS
- MATERIAL: METAL CLADDING
 - FINISH: PAINT
- SAMPLES AND MOCK-UPS OF ALL EXTERIOR MATERIALS TO BE SUBMITTED FOR ARCHITECT REVIEW AND OWNER APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

KEY NOTES

- | MATERIALS - GENERAL | BUILDING ELEMENTS |
|--------------------------------|---|
| 1 COMPOSITE RAIN SCREEN SYSTEM | 25 FOUNDATION / FOOTING |
| 2 STONE VENEER | 26 CONCRETE SLAB ON GRADE |
| 3 WOOD SHING SYSTEM | 27 CONCRETE SLAB JOIST |
| 4 METAL CLADDING | 28 FLOOR JOIST |
| | 29 PLYWOOD SUB-FLOOR |
| | 30 1 1/2" FINISH FLOOR ASSEMBLY |
| | 31 BATT INSULATION |
| | 32 SOUND INSULATION |
| | 33 CEILING JOIST |
| | 34 ROOF RAFTERS |
| | 35 ROOF SHEATHING |
| | 36 CLASS "X" ROOFING ASSEMBLY |
| | 37 BELOW GRADE WATERPROOFING |
| | 38 WEAP SCAFFOLD |
| | 39 COPPER GUTTER |
| | 40 WATER FEATURE |
| | 41 ATTIC VENT |
| | 42 ENTRY DOOR |
| | 43 DECORATIVE UNDERFLOOR VENT |
| | 44 HOSE BIB, RECESSED SUPPLY BOX |
| | 45 HOSE BIB, STANDARD |
| | 46 WATERPROOF ELECTRIC OUTLET |
| | 47 CUSTOM LIGHT FIXTURE |
| | 48 NATURAL GAS SUPPLY |
| | 49 SKYLIGHT |
| | 50 GLASS GUARDRAIL |
| | 51 4" ABOVE FINISH FLOOR |
| | 52 HANDRAIL AT 34" - 38" ABOVE FINISH FLOOR |
| | 53 RECESSED WALL LIGHTING |
| | 54 TRELLIS |
| | 55 PLANTER |
| | 56 EAVE |
| | 57 PASS THROUGH COUNTER |
| | 58 HIDDEN DOOR |

EXHIBIT "A"
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REVISION SCHEDULE	
NO.	DATE

ANTIN RESIDENCE ADDENDUM
117 WESTWIND MALL, MARINA DEL REY, CA

LEGAL DESCRIPTION	
BLOCK 15 LOT 8 OF THE DEL REY BEACH TRACT M 6 & 76	



DATE	09.08.2021
JOB #	02020.09

EXTERIOR
ELEVATION

A-6.0
California Coastal Commission

5-22-0927

Exhibit 2

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CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 WEST BROADWAY, SUITE 380

LONG BEACH, CA 90802

(213) 590-3071

Page 1 of 5

Permit Application No. 5-90-521

Date June 21, 1990

ADMINISTRATIVE PERMIT

ISSUED 7/12/90 LB

APPLICANT: Silver Strand Enterprises, Inc.

PROJECT DESCRIPTION: Construction of a four level (three (3) floors over a garage) 44.5 ft. high (above finished grade), 5008 sq. ft. single family residence with a roof top deck and spa and three (3) car garage in the Del Rey Tract Subdivision.

PROJECT LOCATION: 117 West Wind Mall, Venice, Los Angeles County

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. Thursday, July 12, 1990

City Council Chambers City Hall, 333 West Ocean Blvd, Long Beach

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.

PETER DOUGLAS
Executive Director

By: Thomas D. Cowling
Title: Staff 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 this permit is reported to the Commission. 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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.

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, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, 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:

The Commission hereby finds and declares:

A. Project Description.

The applicant proposes the construction of a four (4) level (three floors over a garage) 44.5 ft. high, 5008 sq. ft. single family residence with a roof top deck and spa and three (3) car garage in the Del Rey Tract Subdivision.

B. Background.

The proposed project site is located in the Del Rey Tract Subdivision which is located south of the Silver Strand Subdivision. The Silver Strand Subdivision is an area that has had a long and complex history before the Commission. The Commission and its predecessor denied several applications to improve the streets and supply utilities in the area to make residential development possible because of adverse impacts on traffic, recreation, and wetland habitat. In Appeal No. 266-77, the Commission approved a permit for public utilities in the subdivision, subject to conditions concerning lagoon protection, public access and public parking. As amended, A-266-77 required the property owners' association to perform all grading in a single contract, to direct all run-off away from the lagoon, to improve an access path along the lagoon, to pave malls for public access and parking, and to establish a homeowners' association to maintain the public areas. The Commission also reserved an area of about six acres at the southern end of the tract for development of commercial recreational facilities; no construction of utilities was allowed in this area. The Commission has more recently allowed development in this southern area but has required development in this area to abide by conditions similar to those applied in the northern lots. In Appeal No. 266-77, the Commission found that Ballona lagoon, located adjacent to the Silver Strand, was critical habitat area and an important coastal resource. The Commission further found residential development of the Silver Strand would have major cumulative impacts on the lagoon, and that several measures were necessary to mitigate the impacts. The permit as amended required the homeowners' association to landscape a buffer 35 to 40 feet in width along the lagoon and to direct all primary run-off into the Marina Channel instead of the lagoon. The homeowners' association has completed the buffer area and has installed a storm drain.

In March 1987, the Commission approved permit 5-87-112 (Del Rey Associates) for the installation of surface and underground improvements to serve 36 lots (including the subject project site), including streets, alleys, malls, and utilities. This project is similar in design and lay out to the Silver Strand development to the north, with landscaped pedestrian malls, fronting the lots, vehicular access to the houses from paved alleys behind the lots, and public parking nodes at the west ends of the malls, accomodating four cars each. The Commission approved the project with a number of conditions regarding public area maintenance, grading and drainage, parking, public improvements, and public access.

This proposed development incorporated landscaped pedestrian malls as were permitted in the Silver Strand by Permit A-266-77 with parking nodes provided at the ends. However, only two parking nodes were provided for the development for a

total of eight parking spaces. The public streets that might otherwise be paved for public parking were proposed to be landscaped pedestrian malls. While this was an acceptable trade-off in the Silver Strand, because the landscaped malls provided an important and functional public access benefit, the malls as proposed under 5-87-112 (Del Rey Assoc.) provided no such benefit because they were blocked at their eastern end by a six foot high concrete block wall (on the other side of what is the County Parking lot). The Commission found that the malls as proposed would function more as private open space for the residences rather than as viable pedestrian accessways. The Commission therefore, conditioned the permit to ensure that maximum public access would be provided throughout the development. Permit 5-87-112 provided 3 options for providing adequate public access which included working with the County to provide breaks in the parking lot wall, paving the malls for parking, or providing parking on lots which face Via Marina. The applicant later proposed and was granted a permit amendment to allow the payment of an in-lieu fee instead of providing the parking in the development area. Permit 5-87-112 and 5-87-112A have been issued and the grading of the site and the installation of public improvements is currently underway.

All of the Special Conditions of those permits which pertain to the construction of individual residences have been applied to this permit. These conditions include a requirement for the applicant to provide evidence that all public improvements including streets, alleys, malls, parking nodes, utilities and drainage systems have been completed. In previous Commission action (5-89-1177, 5-89-1178, 5-89-1179, 5-89-1180), the Commission has allowed the developer to bond for the completion of the streets and the landscaping in the mall areas rather than complete it fully prior to issuance of the permit. A copy of a general improvement performance bond executed between the applicant and the City of Los Angeles was submitted which assured that all public improvements would be completed or else the City would draw money to perform the improvements itself. The bond was for the construction and installation of curb, gutter, pavement, sidewalk, street light, street tree, retaining walls, and landscaping. The applicant is also required to participate in the homeowners association to assure that all public areas are maintained. Additionally, there is a requirement to provide 3 off-street parking spaces and to provide evidence that the public access signage program which was required by Permit 5-87-112 (Del Rey Assoc.) has been completed. These special conditions are necessary to ensure that this permit is consistent with requirements made of similar developments approved under Permit A-266-77 as well as Permits 5-87-112 and 5-87-112A which were previously approved for the site.

SPECIAL CONDITIONS:

1. Public Area Maintenance..

PRIOR TO AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall record, free of prior liens and encumbrances except tax liens, a deed restriction in a form and content approved by the Executive Director, binding the applicants and their successors in interest to participate in the private homeowners association established under Permit A-266-77 on a fair and equitable basis, to maintain all public areas and landscaping (including malls, parking nodes, buffer and pathway) installed pursuant to Permits A-266-77 (Isthmus Landowners Assoc.), 5-86-641 (Lee) and 5-87-112 and 5-87-112A (Del Rey Assoc.).

2. Overall Parking.

PRIOR TO AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant/owner shall record free of prior liens and encumbrances except for tax liens binding on heirs and assigns, a deed restriction in a form and content approved by the Executive Director, assuring the provision of three off-street parking spaces on the project site. These parking spaces shall take access from the alleys.

3. Public Improvements.

PRIOR TO AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit evidence that all public improvements approved as part of Permit 5-87-112, including surface improvements to streets, alleys, and malls, and underground improvements including utilities and drainage systems have been completed or the applicant submits evidence, for the review and approval of the Executive Director, that the completion of such public improvements has been guaranteed by a general improvement performance bond to the City of Los Angeles.

4. Public Access Signing Program.

PRIOR TO AUTHORIZATION TO PROCEED WITH DEVELOPMENT, the applicant shall submit evidence, for the review and approval of the Executive Director, that the signage program required by Permit 5-87-112 has been implemented. The program shall include signs identifying and directing the public to all public parking areas and public pedestrian improvements.

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

52700
THC

4



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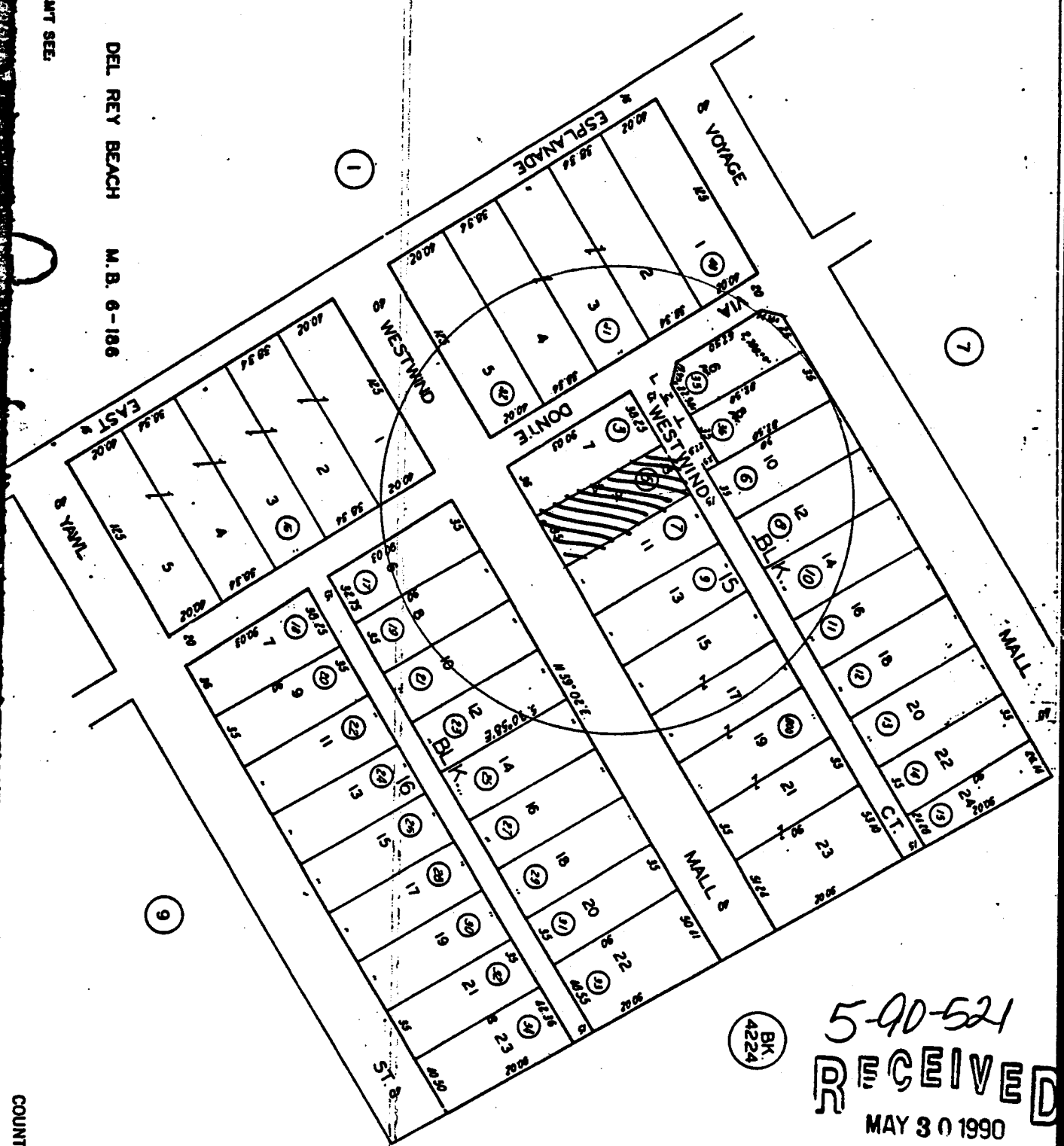
5. STRAND ENT
5-90-321
EXHIBIT 2
VICINITY MAP

S. STRANO ENT.
5-90-521
EXHIBIT 2
LOCATION MAP

FOR PREV. ASSMT SEE
4223-25

CODE
67

DEL REY BEACH M.B. 6-186



BK.
4224

5-90-521
RECEIVED

MAY 30 1990
CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

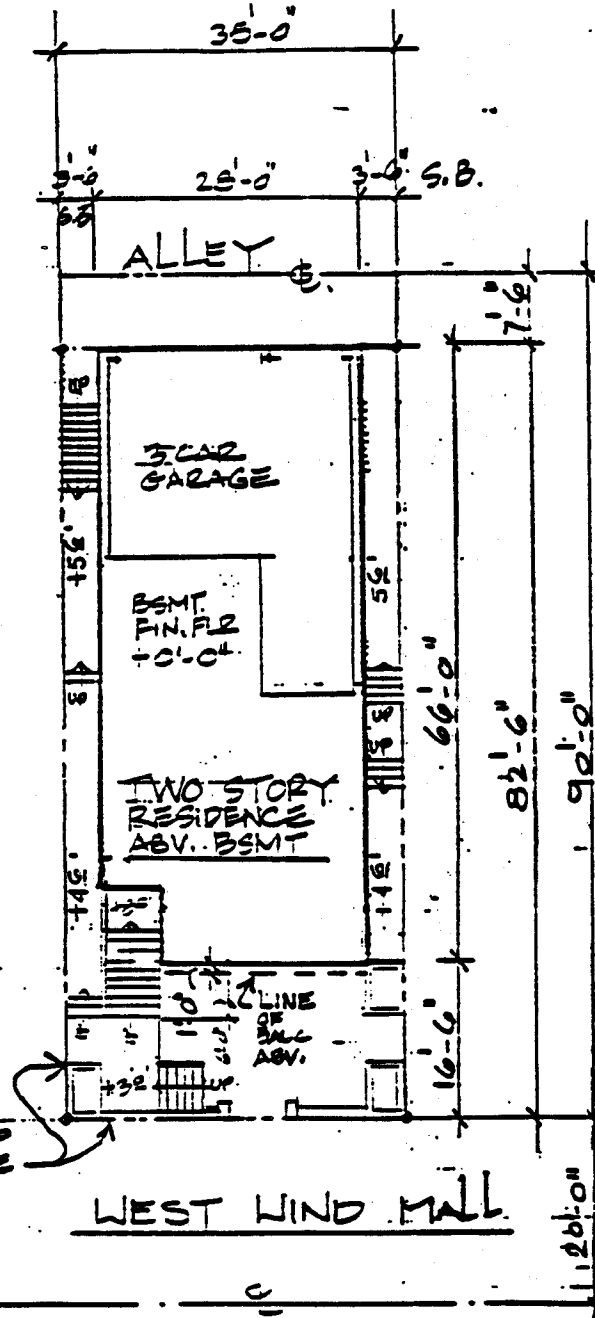
S. STRAND ENT.

5-90-521

EXHIBIT 3

NEW 2 STORY SINGLE
FAMILY TYP 2 W/BASEMENT
& ATTACHED 3 CAR GARAGE.

NOTE.
ALL DRAIN PDS SHALL BE
PROVIDED TO RECEIVE ALL ROOF
& BALCONY WATER AND DELIVER
IT THROUGH A NON-EROSIVE DEVICE
TO A STREET.



5-90-521
RECEIVED
MAY 30 1990
CALIFORNIA
COASTAL COMMISSION
SOUTH COAST DISTRICT

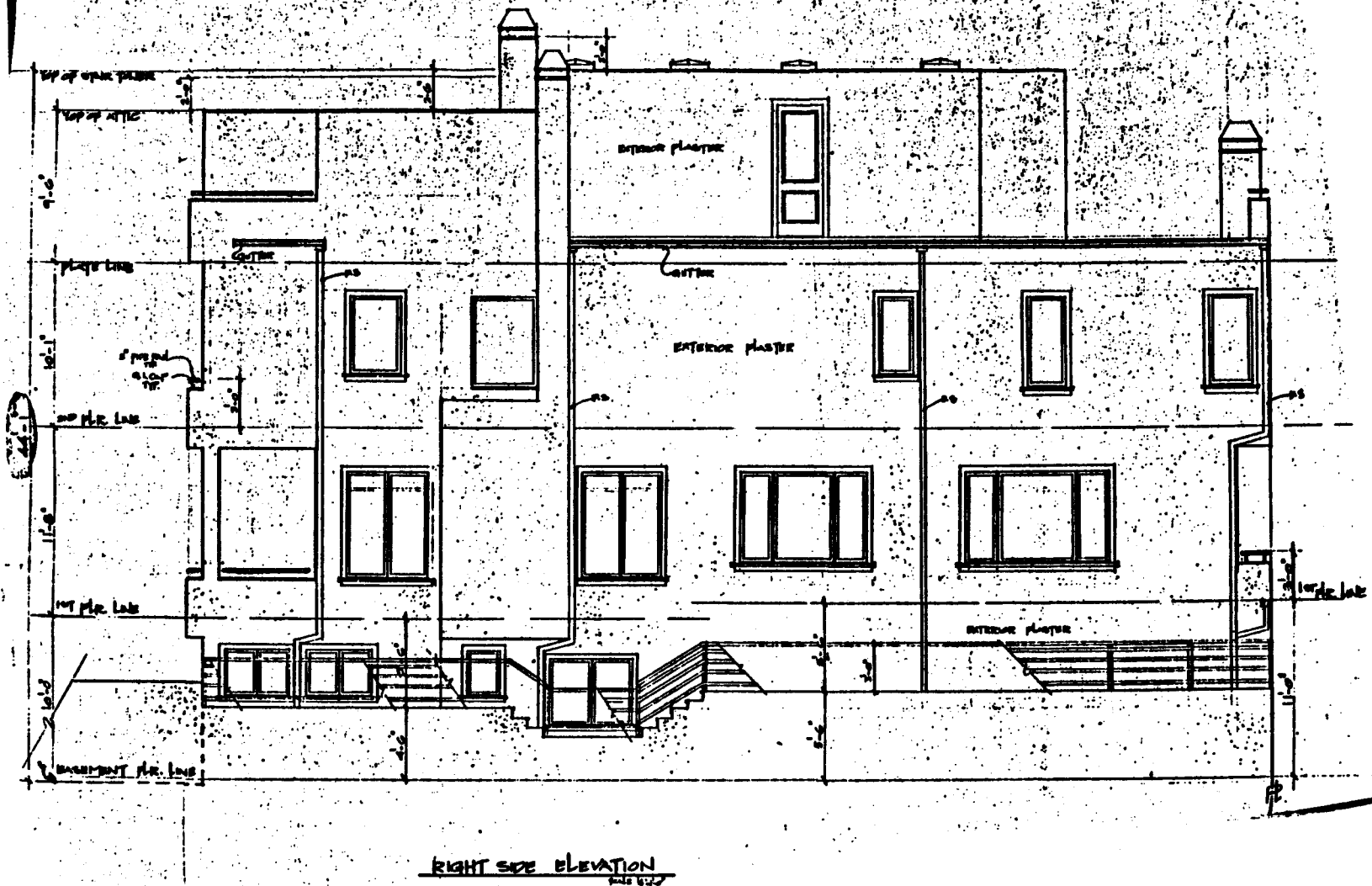
BUILD'G PERIMETER 108'-0"
REQ'D 50% ≤ 6'-0" TO 1ST. FLR = 94'
≤ 6'-0" TO 1ST. FLR PROVIDED = 104'



PLOT PLAN

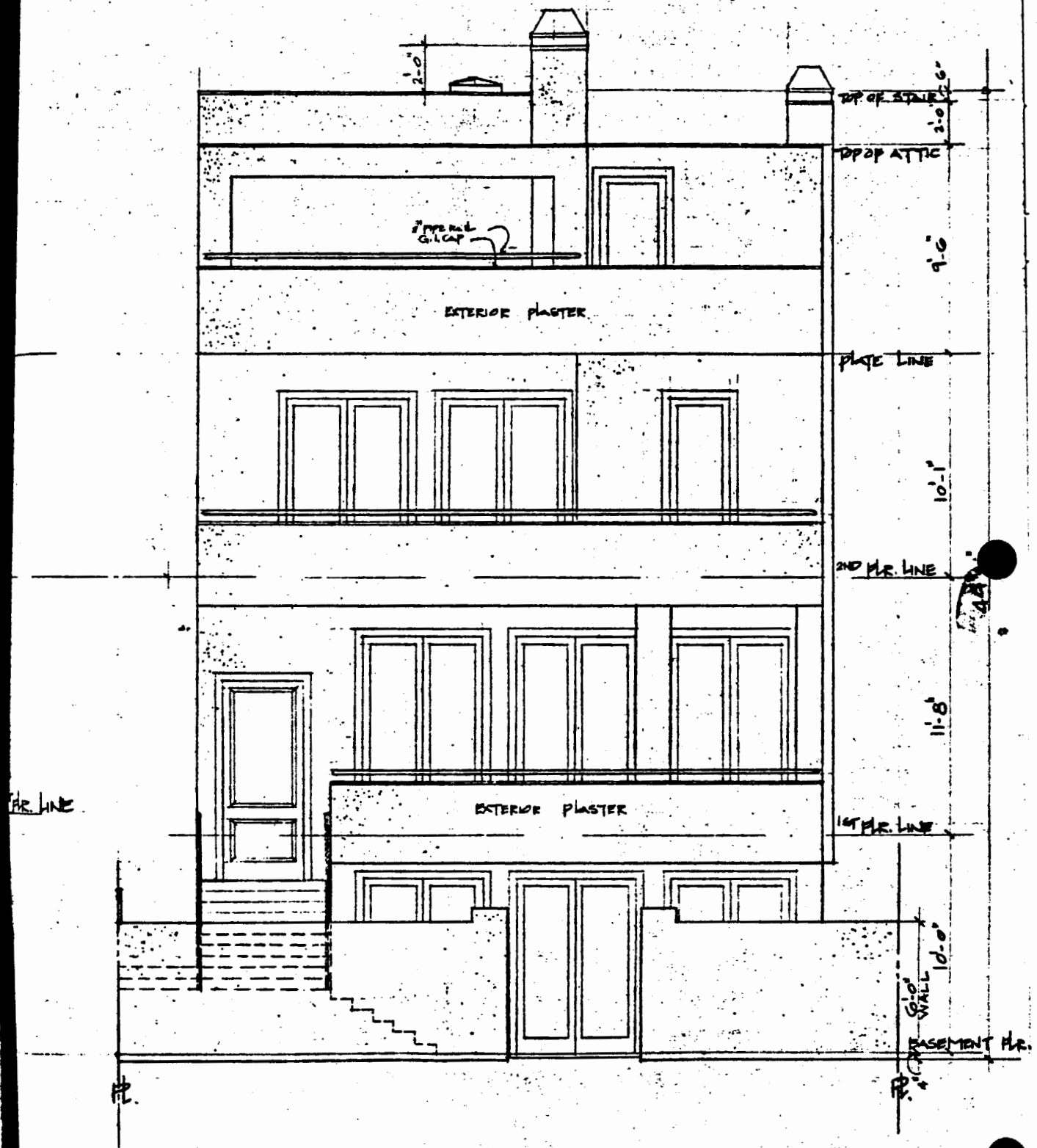
S.F.D. @ 117 WESTWIND MALL
MARINA DEL REY

SCALE: 1"=20'
California Coastal Commission
5-22-0927
Exhibit 3
Page 8 of 11



S. STRAND ENT.
 3-90-521
 EXHIBIT 4-6
 ELEVATIONS

J. STRAND ENT
EX. 5



FRONT ELEVATION
SCALE 1/4" = 1'-0"

S. STRAND ENT
EX. 6



REAR ELEVATION



Figure 5.1: Coastal and Inland Flooding for Baseline Scenario (no Sea Level Rise)

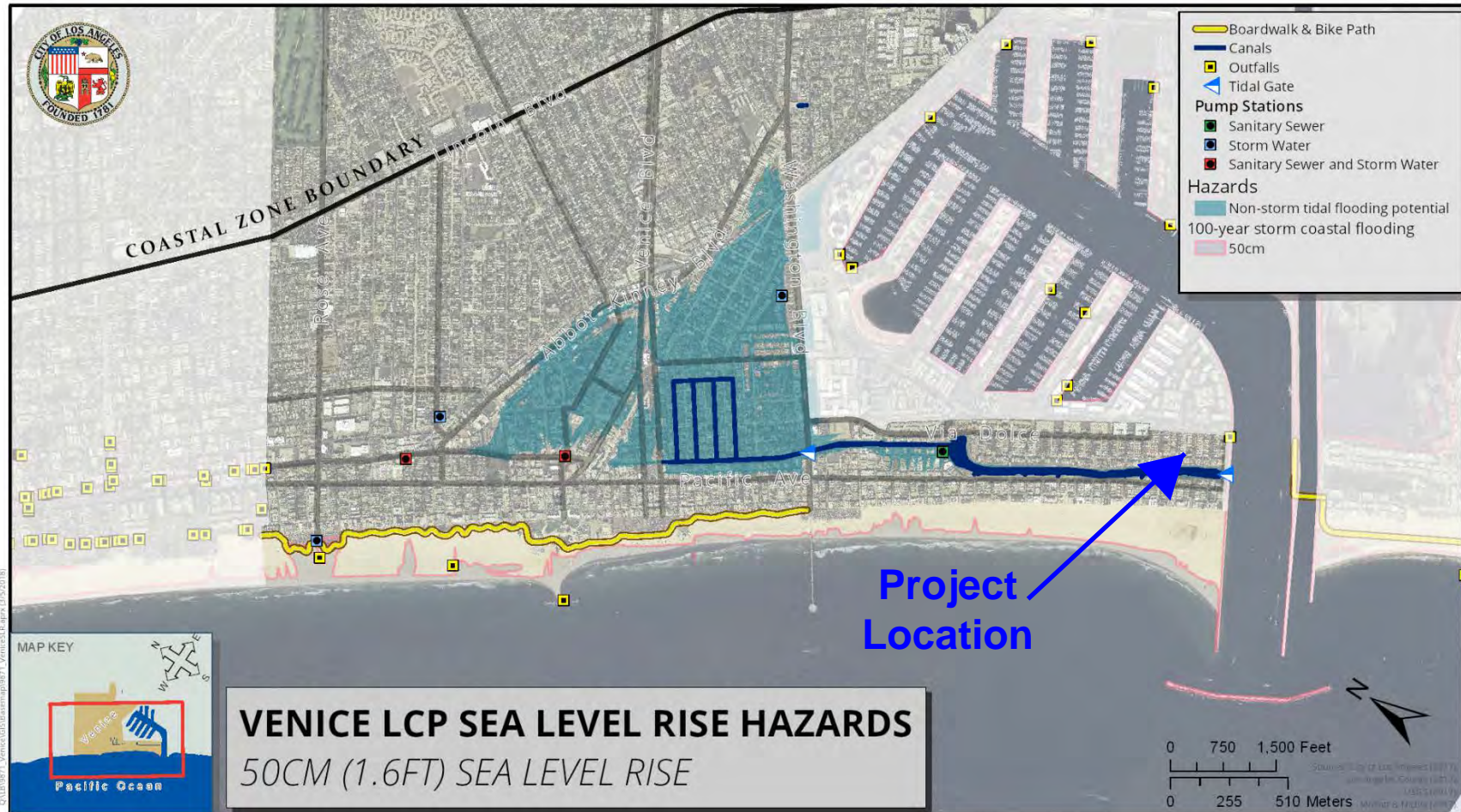


Figure 5.2: Coastal and Inland Flooding for 1.6-ft Sea Level Rise Scenario



Figure 5.3: Coastal and Inland Flooding for 3.3-ft Sea Level Rise Scenario



Figure 5.4: Coastal and Inland Flooding for 4.9-ft Sea Level Rise Scenario



Figure 5.5: Coastal and Inland Flooding for 6.6-ft Sea Level Rise Scenario