



Venice Neighborhood Council

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LUPC STAFF REPORT

February 6, 2025

Case No:	ZA-2024-6672-ZV-CDP-SPPC-ADJ-MEL
CEQA Case No:	ENV-2024-6673-CE (Categorical Exemption)
Address of Project:	1222 Abbot Kinney Blvd.
Property Owner:	Jacob Rabbanian (Spaulding Views LLC)
Owner's Representative:	Kevin Scott, Brian Silveira & Associates
Standard of Review:	Venice Coastal Zone Specific Plan (VCZSP), Coastal Act, with certified Land Use Plan (LUP) as guidance
Coastal Zone:	Single Permit Jurisdiction
City Hearing:	Not yet scheduled
LUPC Staff:	Robin Rudisill

Project Description:

Conversion of an existing single-family dwelling and ground floor retail to retail only, relocate dwelling unit to a new 311 SF live/work dwelling unit at rear of property.

Entitlements:

1. Zone Variance
Withdrawn as per applicant's representative.
2. City Coastal Development Permit (CDP)
Recommend approval. The project would remain compatible with the surrounding area with respect to mass, scale and character and therefore is in conformance with LUP Policy I.E.1. and Coastal Act Sections 30251 and 30253(e).

On August 9, 1985, a conversion from single family dwelling to single family dwelling and retail was approved by Coastal Zone Exemption # 139053. The project is currently proposed with a live/work unit of 311 SF. In consideration of California's and Los Angeles' serious housing crisis and with like-for-like replacement requirements in mind, it is recommended that the single-family dwelling remain a full single-family dwelling and not be converted to a live/work



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unit, and that the size of the dwelling unit be a minimum of the original house size, of 768 SF, so that the housing at the site is maintained. A tiny 311 SF live/work unit is more likely to be used as an office or storage than to be used as a true living unit. With the maintenance of the retail and housing uses, there are no coastal issues. See 3. below re. parking requirement, and both short-term and long-term bike parking will be provided.

3. Specific Plan Project Compliance Permit (SPPC)

Recommend approval. The project appears to meet all Specific Plan requirements except for the parking requirement, which is overridden by state Assembly Bill 2097 which relieves the project from being subject to any minimum automobile parking requirement.

4. Adjustment (ADJ)

Recommend approval of the two adjustments. The first is an adjustment from the required 10-foot passageway to the entrance to the single-family dwelling at the rear of the property to a 3-foot passageway. There is a precedent in the general area, at 1107 Abbot Kinney Blvd. If there is a safety issue Building and Safety will require any adjustments. The second adjustment is for a zero-foot residential side yard for the dwelling unit. This is appropriate because it will be a continuation of the same setback used for the retail portion of the building and it will be imperceptible from the street, while also aligning with the established development pattern along Abbot Kinney where similar reduced setbacks have been granted to accommodate the area's narrow lots and mixed-use character.

5. Mello Act (MEL)

N/A as only one dwelling unit before and after.

Motion:

The Venice Neighborhood Council LUPC recommends that the Venice Neighborhood Council supports the City's approval of a Coastal Development Permit (CDP), a Specific Plan Project Compliance Permit (SPPC) and an Adjustment (ADJ) for the project at 1222 Abbot Kinney for the remodel of an existing single-family dwelling and ground floor retail building to be retail in the front of the property, on the condition that the 311 SF live/work unit is changed to a single-family dwelling (replacing the existing garage at the rear of the property) that is a minimum of 768 SF, the size of the original building (2-story is OK), with 2 long-term and 4 short-term bicycle parking spaces provided (long-term provided in the public right-of-way) and no car parking provided (AB 2097 exemption).



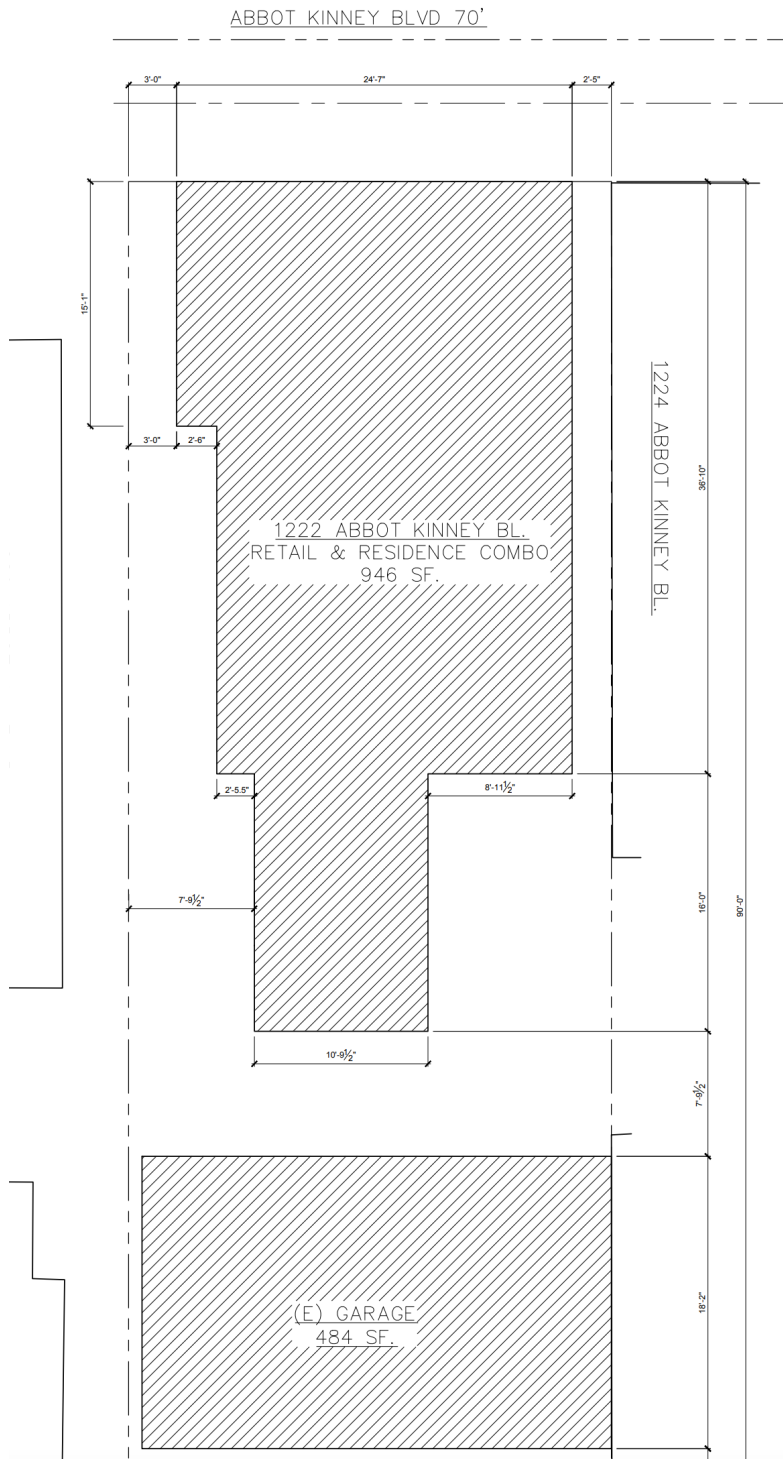
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Existing Plans:





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WALL DEMO CALCULATION PRIMARY STRUCTURE

(E)NORTH WALL	= 54'-6"
(E)SOUTH WALL	= 54'-6"
(E)EAST WALL	= 24'-8"
(E)WEST WALL	= 26'-6"
TOTAL WALL EXISTING	= 160'-8"
50% 160'-8"/2	= 80'-4"
NORTH WALL	= 0'-0"
SOUTH WALL	= 16'-0"
EAST WALL	= 24'-7"
WEST WALL	= 9'-0"
PROPOSED WALLS TO DEMO	= 49'-7"

 WALL TO BE DEMO'D OR ALTERED



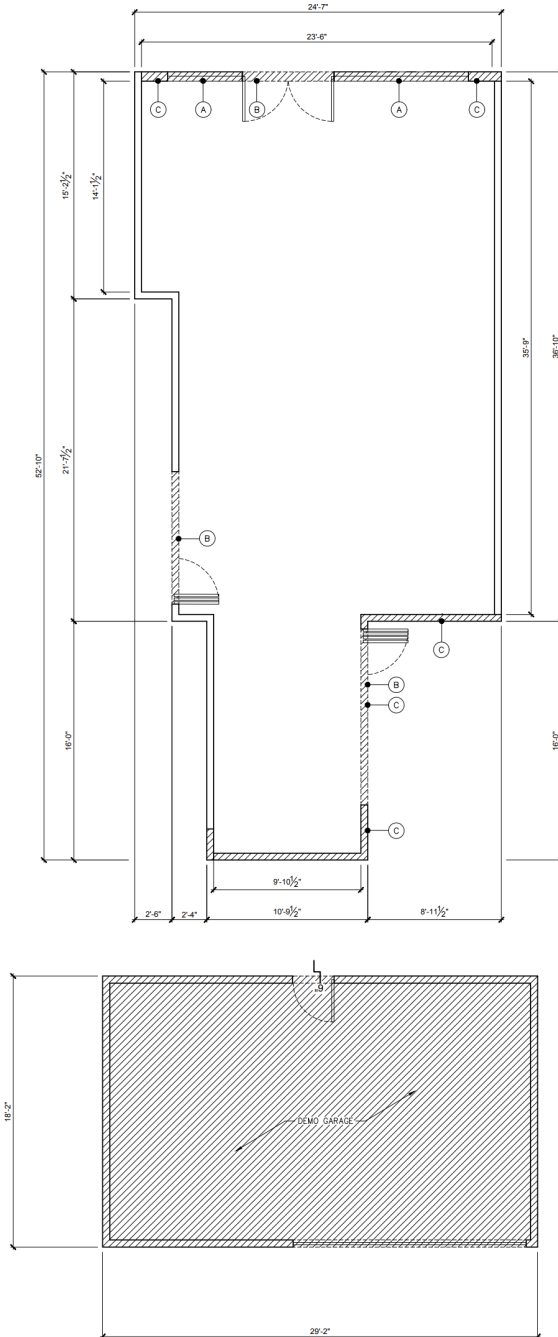
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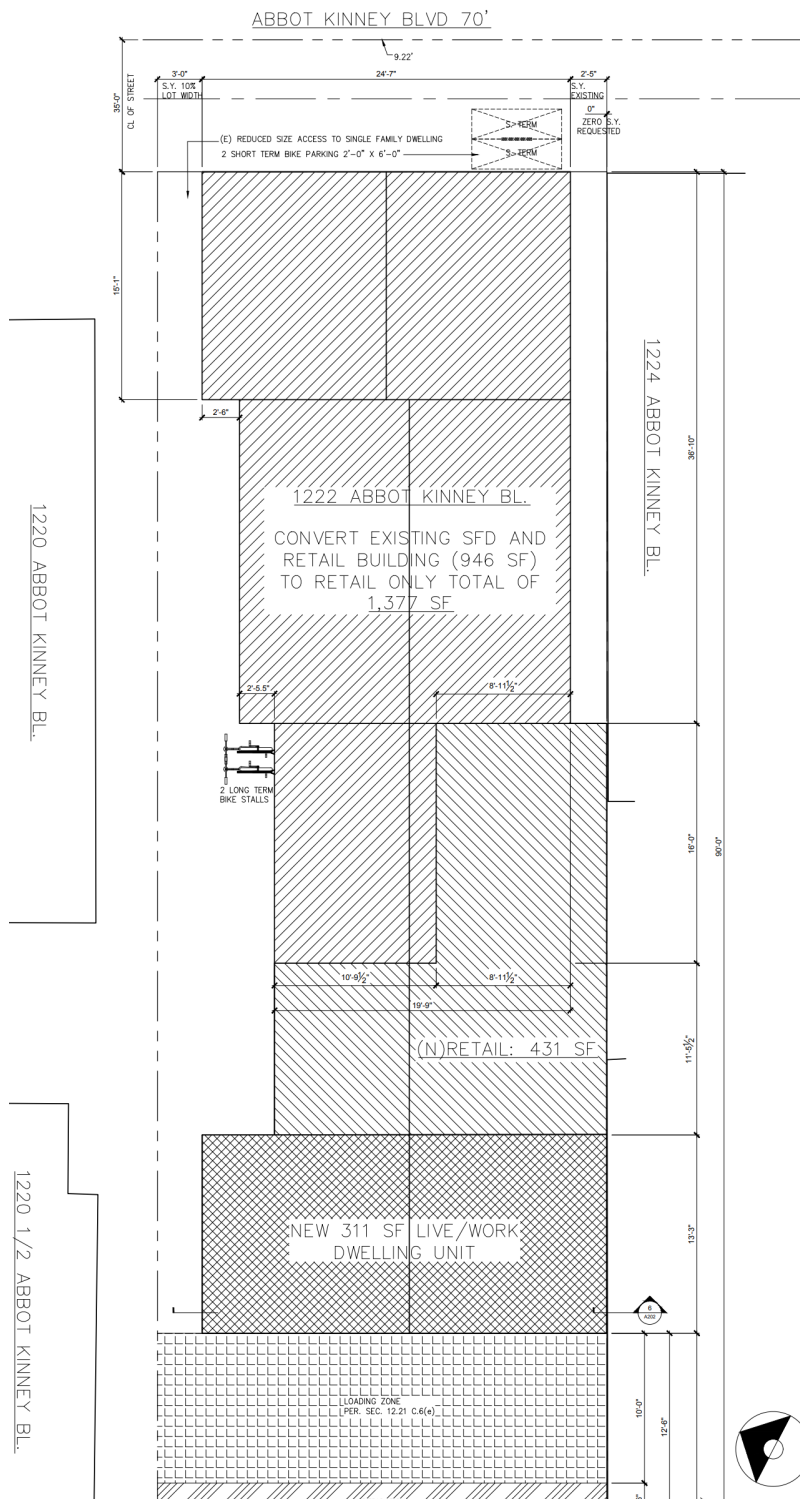
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Walls to be demolished:



Proposed Plans:



Existing building--front (to right):



Existing building--rear:





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Findings Prepared by Applicant:

1222 Abbot Kinney Boulevard - Zoning Administrator Adjustment Findings

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1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations

The project proposes the conversion of an existing single family dwelling and ground floor retail to retail-only, a 431-square foot addition of commercial floor area to the existing/proposed retail space, and construction of a new 311 square-foot live/work dwelling at the rear of the property. Zoning regulations require a passageway from the street to the entrance of a dwelling unit of not less than ten feet in width. The existing dwelling unit uses the entrance of the retail space—which fronts Abbot Kinney Boulevard—as its entrance, and therefore no passageway to the street is required. However, with the construction of the new live/work dwelling unit in the space currently occupied by the garage, the ten-foot passageway to its entrance is not possible without demolishing a significant portion of the existing structure. This existing structure is a bungalow built in 1921. While the building itself is not considered historic, the site sits next to a lot identified by SurveyLA as a historic resource. The retention of the architectural features of the existing bungalow preserves the historic character of Abbot Kinney Boulevard.

A similar adjustment, along with side yard reductions, was approved in June of 2020 in conjunction with case number DIR-2019-4064-CDP-MEL-SPP and the property at 1107 Abbot Kinney Boulevard, located approximately 600 feet from the subject property.

The regulation requiring a ten-foot passageway from the street to the entrance of a dwelling unit was written on a Citywide basis and does not take into account the unique characteristics of an individual property or neighborhood. The requested passageway reduction is consistent with the development pattern of the existing developments along Abbot Kinney Boulevard, and the precedent of 1107 Abbot Kinney Boulevard. The reduced passageway will not alter the residential character of the existing land use on the subject property or that of the immediate surroundings. Adequate open space is maintained to permit emergency access, light, and air to the property and the adjacent lots. Thus, the granting of relief from passageway requirements is consistent with the existing nearby structures and the project is in conformance with the intent of the zoning regulations.

2. Describe how (in light of the project as a whole, including any mitigation measures imposed) the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The project involves the conversion of a retail space and dwelling unit to retail only with an addition of 431 square feet. The additional square footage will not dramatically alter or intensify the retail use, and the height of the structure will be unchanged. The area occupied by the existing garage will continue to be occupied by a one-story structure, and that new structure will have a smaller footprint than the existing structure, and will have a maximum height of 17'-8", as measured from the centerline of Abbot Kinney Blvd. The adjacent structures on Abbot Kinney Boulevard are one-story commercial and residential buildings and the structures across the



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1222 Abbot Kinney Boulevard - Zoning Administrator Adjustment Findings

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alley are two- and three-story residential buildings. Therefore, the proposed project will not adversely affect or degrade adjacent properties, the surrounding neighborhood, public health, welfare, or safety.

3. Explain why the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

Abbot Kinney Boulevard is a vibrant community- and tourist-facing mixed-use district, known for its boutique shops and cafes. Policy I.B.3 of the certified Venice Land Use Plan (LUP) designates the street as Commercial Artcraft, which is designed to "create enclaves in which the artisan segments of the population may live, create, and market their work, to maintain the variety and distinctiveness of Venice's lifestyles." Specifically in regards to Abbot Kinney Boulevard, the LUP describes appropriate uses as "Artcraft activities including mixed-use, combining residential and commercial uses which emphasize artist-in-residence uses, small businesses..."

Therefore, the preservation of both a retail space and a live/work dwelling unit is in line with the goals of the Venice LUP and the intentions for the North Venice subarea of the Venice Coastal Zone Specific Plan.

Additionally, the Venice LUP Policy I.F.2 states "Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP," and "Protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment."

The subject building is an original 1921 bungalow. The building is an asset to Abbot Kinney Blvd because it retains most of its original architectural character and because its presence as an original bungalow helps to maintain the historical pattern and scale of buildings along Abbot Kinney Blvd. Abbot Kinney Blvd is a cultural asset to Venice, in part, because so many of the original buildings remain, and because these buildings were able to be adaptively re-used or converted to a commercial use as the street has transitioned from its original residential character to a commercial thoroughfare, characterized by retail, office, and restaurant uses.

The intent of the Specific Plan and the LUP was clearly to allow a means by which older, more culturally-significant buildings could be retained and those buildings could continue to contribute to the overall character of the Venice Community. Therefore, allowing the project to proceed as designed, with a three-foot passageway from the street to the residential unit in lieu of a ten-foot passageway, and keeping the original structure mostly intact, is consistent with the intentions of the Venice LUP and the Venice Coastal Zone Specific Plan.



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1222 Abbot Kinney Boulevard - ZAA Findings - Residential Side Yard

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1. Describe what site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible; and explain why the project nonetheless conforms with the intent of those regulations

The property is a 2,694 square-foot, level, rectangular shaped interior lot with a frontage of 30 feet on the south side of Abbot Kinney Boulevard and uniform depth. The site is zoned C2-1-0-CA and is currently improved with a combined retail and single family dwelling structure and a garage. Surrounding properties are within the C2-1-0-CA Zone, and are characterized by level topography and standard streets. The surrounding properties are developed with one- and two-story commercial buildings, some of which used as artists' residential working spaces. The project proposes the conversion of the existing single family dwelling and ground floor retail space to retail-only, a 431-square foot addition of commercial floor area to the existing/proposed retail space, and construction of an attached new 311 square-foot live/work dwelling at the rear of the property. The new dwelling unit proposes a zero-foot side yard setback on its southeasterly side in lieu of the three feet required by LAMC 12.11.C2.

The requested yard reduction is consistent with the development pattern of the existing developments along Abbot Kinney Boulevard, and the precedents of 1511 Abbot Kinney Boulevard and 1311 Abbot Kinney Boulevard. The Abbot Kinney commercial corridor, a destination shopping area with restaurants and boutiques, has become increasingly developed with commercial and mixed-use structures that enjoy the ability to maximize the use of their lot with zero-foot side yard setbacks. This is especially important as most lots on the street feature substandard width. The area is home to many artists who live and work in the same location, and observing the required yard setbacks makes designing live/work dwellings challenging.

Additionally, the retail addition to the building will observe a zero-foot side yard setback on its southeasterly side. This setback will merely continue into the residential portion of the building, and the zero-foot yard setback at the residential portion will be imperceptible from the street itself.

Several similar developments along Abbot Kinney Boulevard have been granted reduced or zero- foot side yards via adjustments similar to the applicant's request. The applicant is merely seeking to be able to develop the property on a par with properties in a similar zone in the immediate area which are characterized with narrower side yards. As such, the granting of the adjustment will result in development that conforms with the intent of the regulations requiring side yards because the development is compatible and consistent with the surrounding uses.

2. Describe how (in light of the project as a whole, including any mitigation measures imposed) the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The project proposes the conversion of the existing single family dwelling and ground floor retail space to retail-only, a 431-square foot addition of commercial floor area to the existing/proposed



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1222 Abbot Kinney Boulevard - ZAA Findings - Residential Side Yard

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retail space, and construction of an attached new 311 square-foot live/work dwelling at the rear of the property. The additional square footage will not dramatically alter or intensify the retail use, the height of the structure will be unchanged, and the inclusion of a zero-foot side yard setback at the residential portion of the building will not be perceptible to the public from Abbot Kinney Boulevard, as a zero-foot side yard setback on the southeasterly side will also be a feature of the addition to the retail portion of the building.

The area occupied by the existing garage will continue to be occupied by a one-story structure, and that new structure will have a smaller footprint than the existing structure, and will have a maximum height of 17'-8", as measured from the centerline of Abbot Kinney Blvd. The adjacent structures on Abbot Kinney Boulevard are one-story commercial and residential buildings and the structures across the alley are two- and three-story residential buildings. Therefore, the proposed project will not adversely affect or degrade adjacent properties, the surrounding neighborhood, public health, welfare, or safety.

3. Explain why the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.

Abbot Kinney Boulevard is a vibrant community- and tourist-facing mixed-use district, known for its boutique shops and cafes. Policy I.B.3 of the certified Venice Land Use Plan (LUP) designates the street as Commercial Artcraft, which is designed to "create enclaves in which the artisan segments of the population may live, create, and market their work, to maintain the variety and distinctiveness of Venice's lifestyles." Specifically in regards to Abbot Kinney Boulevard, the LUP describes appropriate uses as "Artcraft activities including mixed-use, combining residential and commercial uses which emphasize artist-in-residence uses, small businesses..."

Therefore, the preservation of both a retail space and a live/work dwelling unit is in line with the goals of the Venice LUP and the intentions for the North Venice subarea of the Venice Coastal Zone Specific Plan.

Additionally, the Venice LUP Policy I.F.2 states "Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP," and "Protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment."

The subject building is an original 1921 bungalow. The building is an asset to Abbot Kinney Blvd because it retains most of its original architectural character and because its presence as an original bungalow helps to maintain the historical pattern and scale of buildings along Abbot Kinney Blvd. Abbot Kinney Blvd is a cultural asset to Venice, in part, because so many of the original buildings remain, and because these buildings were able to be adaptively re-used or



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1222 Abbot Kinney Boulevard - ZAA Findings - Residential Side Yard

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converted to a commercial use as the street has transitioned from its original residential character to a commercial thoroughfare, characterized by retail, office, and restaurant uses.

The intent of the Specific Plan and the LUP was clearly to allow a means by which older, more culturally-significant buildings could be retained and those buildings could continue to contribute to the overall character of the Venice Community. Therefore, allowing the project to proceed as designed, with a zero-foot southeasterly side yard setback maintained at the residential portion of the building, and keeping the original structure mostly intact, is consistent with the intentions of the Venice LUP and the Venice Coastal Zone Specific Plan.

COASTAL DEVELOPMENT PERMIT - FINDINGS FOR APPROVAL

In order for a Coastal Development Permit to be granted, all of the requisite findings maintained in Section 12.20.2 of the Los Angeles Municipal Code must be made in the affirmative.

1. The development is in conformity with Chapter 3 of the California Coastal Act of 1976.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on public services, infrastructure, the environment and significant resources, traffic, and coastal access, stating:

Section 30250 Location; existing developed area.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing

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developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

The Project site consists of one rectangular-shaped residential lot, with approximately 30 feet of frontage along Abbot Kinney Blvd, a depth of approximately 90 feet, and a total area of 2694.7 square feet, per ZIMAS. The proposed Project consists of expanding the commercial floor area of the building to 1,377 square feet and the creation of a new dwelling unit of 311 square feet. The proposed development will provide visitor-facing retail opportunities that will enhance the surrounding existing commercial establishments and provide opportunities for retail and restaurant commerce for visitors to recreational facilities.

Already existing utility connections and access with all public services adequately serve the Project, such as water, sewage, waste disposal, gas, and electricity. As such, the proposed Project is located within an existing developed area contiguous with similar residential uses, in an area that is able to accommodate new development.

The proposed project will not impact any marine resources. The project is above the high tide line and will not have any effect on the Pacific Ocean, or on the sandy inter-tidal zone. Additionally, the project is within a fully developed commercial and residential neighborhood with no environmentally sensitive habitat areas nearby.

The proposed project does not obscure public access to the coastline in any way. The proposed project also does not interfere with waterfront oriented recreational activities or waterfront land suitable for recreational activities. The subject property is located on a privately-owned parcel several thousand feet from the shoreline. Furthermore, the proposed project is located along Abbot Kinney Blvd, which is classified as a secondary highway (Avenue III) containing bicycle lanes and a major bus route. Therefore, the existing infrastructure will be able to accommodate the project use and the project will not have significant adverse effects, either individually or cumulatively, on coastal resources. As such, the proposed development will not interfere with or obstruct any access to coastal resources or ocean use.

Chapter 3 of the Coastal Act goes on:

Section 30251 Scenic and Visual Qualities.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

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The Property and surrounding area are relatively flat with no views to and along the ocean; no natural landforms will be altered as part of the Project. The Site is on a lot with frontage along Abbot Kinney Boulevard to the northeast and an alley to the southwest, with vehicular access to the lot from that alley. The proposed Project is located in an area characterized as a mixed-use corridor that features abundant tourist-facing retail, mostly contained in one- or two-story structures.

The lots fronting Abbot Kinney Blvd on either side of the subject property are zoned C2-1-O-CA. 1220 & 1220 ½ Abbot Kinney Blvd, to the west of the subject property, are developed with two one-story single-family dwellings which appear as Historic Resources on Survey LA. 1224 Abbot Kinney Blvd, to the east of the subject property, is developed with a one-story commercial building with tourist-facing retail use. The proposed Project is also retail commercial use and a single family dwelling, and is designed to be visually compatible with the neighborhood. It will have no detrimental impact on beach access, scenic views, or public enjoyment of the coast and will not encroach onto the public right-of-way.

And:

Section 30252 Maintenance and Enhancement of Public Access.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

As the proposed project features both a commercial retail component and a dwelling unit, it furthers the above provision of the Coastal Act that describes mixed use development, which allows residents easy access to commercial facilities without the use of private automobiles.

Section 30253 Minimization of Adverse Impacts.

New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

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The Property is located within a Liquefaction area, Methane Zone, Tsunami Hazard Area, and within 4.94 kilometers from the Santa Monica Fault. As such, the Project is subject to compliance with Zoning, Building, and Fire Safety Code requirements that will minimize risks to life and property in geologic and methane hazard areas. Additionally, the Property is located within Zone AE, which is a special flood hazard area where the Base Flood elevations and Flood Hazard factors have been determined.

Consequently, the Project is subject to compliance with the requirements of the Flood Hazard Management Specific Plan, as well as Zoning, Building, and Fire Safety Code requirements that will minimize risks to life and property in flood, geologic, and methane hazard areas. The Venice LUP identifies Venice as a Special Community with unique characteristics, and the proposed development of commercial retail space and a dwelling unit will help maintain the character of Abbot Kinney Boulevard as a vibrant mixed-use corridor.

The proposed commercial and residential use would have no adverse impacts on public access, recreation, public views, or the marine environment, as the Property is located within a developed residential area and located more than 500 feet from Venice Beach. The Project will neither interfere nor reduce access to the shoreline or beach. There will be no dredging, filling, or diking of coastal waters or wetlands associated with the request, and there are no sensitive habitat areas, archaeological or paleontological resources identified on the site. The proposed project will not block any designated public access views. Consequently, the proposed Project is in conformity with Chapter 3 of the California Coastal Act.

2. *The permitted development will not prejudice the City of Los Angeles to prepare a local coastal program that is in conformity with Chapter 3 of the California Coastal Act of 1976.*

The subject site is zoned C2-O-1-CA, and the height and use of the proposed development will conform to the Venice Community Plan and the Venice Coastal Zone Specific Plan. The commercial unit will provide visitor-facing retail to enhance the economic activity of Abbot Kinney Blvd, while the residential unit will provide a moderate-income housing opportunity, and is in line with the following applicable policy from the Venice Land Use Plan.

Policy I.B.3

North Venice: As indicated on the Land Use Policy Maps (Exhibits 10a and 10b), properties located along Abbot Kinney Boulevard from North Venice Boulevard to Westminster Avenue, along Windward Avenue from Ocean Front Walk to Pacific Avenue, and along Ocean Front Walk in that vicinity, including a small site at North Venice Boulevard and Pacific Avenue.

Uses: Artcraft activities including mixed-use, combining residential and commercial uses which emphasize artist-in-residence uses, small businesses, light industrial and artisan activities are permitted in these areas. Drive-thru facilities and billboards shall be prohibited in the Commercial Artcraft land use designation.

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Therefore, the proposed Project is consistent with the policies of the Venice Local Coastal Program Land Use Plan and the standards of the Specific Plan and will not prejudice the ability of the City to prepare a Local Coastal Program that is in conformity with Chapter 3 of the California Coastal Act.

3. The Interpretive Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed and considered in light of the individual project in making this determination.

The Los Angeles County Interpretive Guidelines were adopted by the California Coastal Commission (October 14, 1980) to supplement the Statewide Guidelines. Both regional and statewide guidelines, pursuant to Section 30620 (b) of the Coastal Act, are designed to assist in determining how the policies of this division shall be applied to the coastal zone prior to the certification of a local coastal program. As stated in the Regional Interpretive Guidelines, the guidelines are intended to be used "in a flexible manner with consideration for local and regional conditions, individual project parameters and constraints, and individual and cumulative impacts on coastal resources."

The proposed Project consists of expanding the existing retail space into what was previously considered a dwelling unit, the construction of a new live/work dwelling unit to replace the existing dwelling unit in the area currently occupied by a detached garage. The existing dwelling unit has been in use as a commercial space and is currently vacant.

The Regional Interpretive Guidelines have been reviewed and the proposed Project is consistent with the requirements. The Project also substantially complies with the policies of the North Venice Subarea, Venice Local Coastal Program Land Use Plan, and the Venice Coastal Zone Specific Plan.

4. The decision of the permit-granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

The proposed Project consists of expanding the existing retail space into what was previously considered a dwelling unit, and the construction of a new live/work dwelling unit in the area currently occupied by a detached garage. The existing dwelling unit has been in use as a commercial space and has been vacant for more than five years.

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The project is located within the Single Permit Jurisdiction of the California Coastal Zone and does not conflict with prior decisions of the Coastal Commission. The Coastal Commission recently approved the following projects in the Venice Coastal Zone:

-In December 2019, the Commission approved a Coastal Development Permit for the remodel of and addition to an existing one-story, 1,107 square-foot single-family dwelling, resulting in a three-story, 4,111 square-foot single-family dwelling, located at 1209 Abbot Kinney Boulevard (Zoned C2-1-0-CA) (Application No. A-5-VEN-18-0033)

-In October 2018, the Commission found No Substantial Issue with an appeal of a Coastal Development Permit for the demotion of a one-story single-family residence and the construction of a three-story 3,753 square-foot mixed-use development consisting of 759 square feet of ground floor retail use, a 2,092 square foot residential unit on the second floor, and a roof deck, with an attached 4-car garage, located at 706 S. Hampton Drive (Zoned [Q]C2-1) (Application No. A-5-VEN-18-0054).

As such, this decision of the permit granting authority has been guided by applicable decisions of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code, which provides that prior decisions of the Coastal Commission, where applicable, shall guide local governments in their actions in carrying out their responsibility and authority under the Coastal Act of 1976.

5. The development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, and the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

The Property is located approximately 2,100 feet from Venice Beach and is not located between the nearest public road and the sea or shoreline of any body of water.

The development is consistent with the referenced policies and is within an area developed with similar uses. The area contains public walkways and streets that provide adequate access to the nearby coastal areas and serve the larger circulation system; there is no adjoining public access point or public recreation facility that will be affected by this request. As such, the proposed development does not interfere with the public's right of access to the sea.

ADDITIONAL MANDATORY FINDING

8. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this Project is located within Zone AE, areas of One Hundred-Year Flood where the Base Flood elevations and Flood Hazard factors have been determined. The proposed Project shall conform with both the applicable specific provisions and the intent of the Floodplain Hazard Management Ordinance.

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