

ATTACHMENT CDP-1

13. Project Impacts

The relationship of the development to the following items must be explained fully. Attach additional sheets if necessary..

- a. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands?

No

- b. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?

The project is proposed for a location that cannot interfere in any way with access to the shoreline and coast, however it will in fact enhance access by virtue of providing a greatly-needed visitor-serving spa-hotel within easy walking distance to the beach. This will serve one of the major objectives of the Coastal Act to visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation (**PRC, Ch 3, Art. 3, Sec. 30222**). **Policy I.A.17 of the Venice LUP** also states that *“Overnight visitor-serving uses, such as hotels and youth hostels, are preferred uses in Community Commercial and General Commercial land use categories.”* Access to the underground parking is proposed to be located on Abbot Kinney near the east side of the proposed project where an existing driveway apron is located. A second driveway apron will be returned to a standard curb, gutter and sidewalk thus minimizing any affect on available on-street parking. Additionally, the spa hotel project should actually reduce the need for on-street parking throughout the area by virtue of it being a visitor-serving place of stay that is located within walking distance of the beaches and walking streets of Venice.

- c. Will alternatives to private vehicle use be provided or facilitated? How will the development affect traffic on coastal access roads?

The proximity of the hotel to the coast will allow for its guests to easily access the beach area without the need for automobiles. Additionally, the retail and restaurant amenities will be available to local residents within walking distance as well as those enjoying the walking-friendly environment of the Venice area. No adverse impacts of the project on coastal access roads are anticipated, and a traffic analysis is part of the environmental documentation associated with this application.

- d. Is the development proposed within or close to an existing developed area? Will it be visually compatible with the character of surrounding areas? If in a special community or neighborhood, how will it protect the local character?

The proposed project will be located in an already-developed area. The massing and design of the proposed project has been developed after numerous community meetings, including with the Grass Roots Neighborhood Council (GRNC) which has unanimously supported the project as submitted herein. The massing of the building has been oriented so as to minimize the visual impact at the street face; something the GRNC strongly felt was beneficial. The project has also been designed to incorporate a portion of the "Eames Warehouse" which is not on any lists of proposed or recognized historic structures or places, but its inclusion in the project greatly helps to retain the character, flavor and texture of the existing community while paying homage to Charles and Ray Eames and the site associated with the Eames Furniture line. Even though the Eames Warehouse is not on the This inclusion in the project is consistent with the spirit and intent of the **Venice LUP Policy I.F.2** which strongly encourages historic or culturally significant adaptive reuse. After numerous meetings with the community, especially with the Grass Roots Neighborhood Council (GRNC), the building was designed with its massing pulled away from the street faces. The GRNC has consistently voted to support this project as submitted in this application. Additionally, the project substantially conforms to the special design criteria and special parking requirements contained within the City of Los Angeles' Venice Specific Plan.

- e. Describe how grading will be conducted so as to minimize alterations to land forms. If on a bluff or in an area of high geologic risk, how will the project design assure stability and minimize erosion?

The subject site is a flat parcel with no distinguishing land forms and is not located on or near a bluff. The geology not high risk and erosion is not a factor. All grading will be conducted with due regard to the environment and to public safety. A Grading and Haul Route permit will be necessary through the Los Angeles Department of Building and Safety due to the proposed cut and export of approximately 25,350 cubic yards of soil therefore ensuring adequate controls over all aspects of grading and movement of earth.

- f. Does the development involve diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes? What alternatives are available? How will the adverse environmental effects of this be minimized?

No diking, filling or dredging of open coastal waters, wetlands, estuaries or lakes will be associated with this project and therefore there will be no adverse environmental impacts in this regard to address.

- g. Is the proposed development coastal-dependent? Will it displace any coastal-dependent facilities?

The proposed project is not coastal-dependent and will not displace any coastal-dependent facilities.

h. How will the project affect biological productivity of coastal waters?

There will be no effect on any biological productivity of coastal waters whatsoever and will provide a location for visitors to stay while observing the biological environment of the coast.

i. Is the development proposed near sensitive habitat areas, parks or recreation areas? How will the project design prevent adverse environmental impacts on these areas?

The project is not on or near any such areas but will provide a location from which visitors can access, experience and enjoy the important and unique coastal assets of the Venice area.

j. Is the development proposed within or adjoining land suitable for agriculture? Will it convert agricultural land to another use? How is the project consistent with continued local agricultural viability?

The proposed project is not near or a part of any agriculturally viable land and will not affect or displace any such resource.

k. What water conservation features are included in the project?

This project is being designed as a “green” project and aims for a LEED Silver certification. Among the many environmentally friendly and self-sustainable attributes of the project will be the use of low-flow fixtures. Additionally, waste water and runoff water will be reclaimed as “grey water” and used for irrigation and maintenance. This is consistent with the **Policy V.A.4 of the Venice LUP** regarding encouraging conservation methods.

l. What energy conservation features are included in the project?

As previously stated, this project is being designed as a “green” project and aims for a LEED Silver certification. Among the many environmentally friendly and self-sustainable attributes of the project are; use of recycled materials, water conservation and reuse, all fixtures will be low-flow and waste water and runoff water will be reclaimed as “grey water” and used for irrigation and maintenance. Building mechanicals are being designed to handle heating and air conditioning utilizing below-grade installations to take advantage of natural methods of temperature management. Additionally, energy efficient appliances and air-conditioning units as well as fluorescent lamps will be specified.

- m. Describe current location of service lines for necessary utility connections and any extensions or relocations of service lines.

One sewer line that currently runs through the property from north to south in the easterly portion of the site will need to be re-routed during and after construction. Electrical service points, transformers, and water service points have not yet been designed.

- n. Will the development protect lower cost visitor and recreational facilities? Will it provide public recreational opportunities?

The proposed spa-hotel should have no adverse impacts on any existing visitor and recreational facilities. As has already been stated, it would actually provide a greatly-needed visitor facility that will in fact facilitate access to other visitor and recreational facilities as well as the coast. Generally, when supply increases, cost through competition tends to decrease.

- o. Will the development protect low- and moderate-income housing opportunities? Will it displace low- and moderate-income housing?

While the proposed development does not directly protect low- and moderate-income housing, it in no way impedes or displaces such housing. It could be said that the proposed development indirectly protects any existing low- and moderate-income housing in the area by providing amenities useful to local residents and their guests.

- p. Is the development proposed within or near a known archeological, paleontological or historic site? How will impacts on such be minimized?

The proposed development is not located within or near any known archeological, paleontological or historic sites and thus no mitigation is required.

- q. List all permits, permissions or approvals required from public agencies for this development and indicate those already applied for or granted.

Los Angeles City Planning Department approvals required:

1. Environmental Assessment.
2. Venice Coastal Specific Plan Project Permit Compliance Review.
3. Specific Plan Exception for heights above 30 feet.
4. Specific Plan Exception for greater than 1.5:1 FAR
5. Specific Plan Exception for size of roof structures and open railing.
6. Site Plan Review
7. Venice Coastal Zone Specific Plan Project Permit.
8. Conditional Use for a hotel within 500 feet of a residential zone.
9. Conditional Use for on-site consumption of alcoholic beverages.

Los Angeles City Department of Public Works, Bureau of Engineering approvals:

1. Alley vacation for the unimproved (except as to a driveway apron) approximately 80'x 10' alley internal to the site. This application has already been made by the current owners of the property and is in process under Vac-E1400997. The alley does not serve the public as it is an old remnant easement wholly contained within the site owned by one party. The existing driveway apron area will be utilized as the access point for the underground parking garage.
2. Another existing driveway apron to the west will be eliminated and a standard curb, gutter and sidewalk will be installed.
3. B-permits will be required during construction for relocation of an existing sewer line; curb cuts/eliminations; sidewalk repairs; possible relocation and/or replacement of public fixtures; and excavation adjacent to the public way.

Los Angeles City Department of Building & Safety permits will be required for:

1. Grading and Haul Route Permits for cut and export of approximately 25,350 cubic yards of earth.
2. Structural, building mechanical, electrical and plumbing permits.

Los Angeles City Police Commission approvals and permits may be required for:

1. Alarm
2. Massage/Spa

Los Angeles County Environmental Services (Health Department) approvals will be required for:

1. Restaurant and bar areas.
2. Hotel facilities and rooms.
3. Pool and spa tubs.
4. Spa facilities

California Department of Alcoholic Beverage Control (ABC) approvals will be required for:

1. License transfer/acquisition
2. All facilities and areas where alcohol is to be served or available for on-site consumption.

California Coastal Commission:

1. Coastal Development Permit

- r. Is the project located:
1. Between the sea and the first public road paralleling the sea? - **NO**
 2. Within 300 feet of the inland extent of any beach? - **NO**
 3. Within 300 feet of the top of the seaward face of any coastal bluff? - **NO**

15. Justification

Justify the proposed project by addressing the following criteria:

- a. The development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code.)

The proposed development will provide a visitor-friendly and visitor-serving amenity that will not interfere with or otherwise impede or restrict public access to the sea or coast in any manner. It will actually provide an amenity type desired by both City Planning and the Coastal Commission which will facilitate visitor use and enjoyment of the coastal assets and sea.

- b. 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 proposed use implements policies and strategies of the Venice Land Use Plan (LUP) by providing mixed visitor-serving uses including spa hotel, restaurant and ground-floor retail (LUP Policy I.A.17) while incorporating a portion of an unlisted contextual structure by adaptive reuse consistent with the spirit and intent of LUP Policy I.F.2.

- c. 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 its determination.
- d. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625 (c) of the Public Resources Code.
- e. If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.

The proposed development project is not so located.