

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E Ocean Blvd
Long Beach, CA 90802-4830
(562) 590-5071



August 10, 2022

Christopher Murray
Rosenheim & Associates, Inc.
21600 Oxnard Street, Suite 630
Woodland Hills, CA 91367

Re: **NOTICE OF INCOMPLETE APPLICATION**

Application No. 5-22-0588

Site Addresses: 2102 - 2120 S. Pacific Ave., 2106 – 2116 S. Canal St., 116 - 302 E. N. Venice Blvd., 319 E. S. Venice Blvd., Venice, Los Angeles County, CA 90291

Dear Christopher Murray,

On July 11, 2022, our office received the above referenced coastal development permit (CDP) application. The proposed project includes demolition of an existing public parking lot and quadruplex, consolidation and subdivision of existing lots, and construction of a new mixed-use, affordable housing development in Venice. Commission staff have reviewed all submitted materials and determined that additional clarification remains necessary. Please accept this letter as notification that Application No. 5-22-0588 is incomplete pending receipt of the requested information. To complete your application, please submit the following:

- 1. Local Appeal Period.** The local appeal period for the City action on CPC-2018-7344-GPAJ-VZCJ- HD-SP-SPP-CDP-MEL- SPR-PHP concludes at 5PM on August 16, 2022. The subject application cannot be filed prior to conclusion of the local appeal period. Further, if the City-issued CDP is appealed, it may be necessary for this application to remain incomplete pending resolution of any appeals.
- 2. Proof of Legal Interest.** Provide proof of the applicants' legal interest in the property via one of the methods described in Section IV.1. of the application form.
- 3. Co-Applicant.** The application indicates the Los Angeles Department of Transportation (LADOT) will fund, own, and manage a portion of the proposed development. The City of Los Angeles must indicate in writing whether it wants to be a co-applicant on this CDP application. Please see attached co-applicant invitation letter and form for completion by the City of Los Angeles.
- 4. Development Agreement.** Clarify why the Venice Community Housing Corporation (VCHC) and Hollywood Community Housing Corporation (HCHC) were not party to the development agreement with the City. Clarify the role of Venice Dell L.P. in the proposed project. Clarify how management and ownership will be divided between VCHC, HCHC, LADOT, and Venice Dell L.P. if applicable.
- 5. Application Fee.** Section I.B of Appendix E requires an application fee of \$1,059 per unit, and 140 units are proposed, resulting in a \$148,260 fee for the residential project

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component. The submitted application indicates a \$64,550 fee for the residential component based on an outdated fee schedule which previously required \$968 per unit. Additionally, Section II.A. of Appendix E should include the square footage of the public parking garage. Ensure all co-applicants have been included in the application prior to sending any additional fee, as the overall fee may be altered based on the inclusion of a resource permitting agency. Further, because the project includes affordable housing, the project may be entitled to a reduction in fees as determined by the Executive Director. (See Cal. Code of Regs., tit 14, § 13055(h)(2).)

6. **Project Plans.** Provide the following clarifications regarding the project plans:
 - A. Clarify why Parcel 1 and Parcel 4 share an assessor parcel number in the Parcel Area table on Sheet G0.01
 - B. Clarify the difference between the long-term and short-term bicycle parking referenced on Plan Sheet G0.01.
 - C. Clarify why the 1.15 FAR is listed as “Option B” on Sheet G0.01.
 - D. Clarify the discrepancy between the three vehicle parking spaces reserved for public use shown on Sheet G0.01 and the Public Parking Management Plan (PPM) and local permit findings indicating five proposed spaces.
 - E. Clarify why the plan set titled “Addendum to 05/12/2021 Entitlement Drawings” was not included in the plans issued local approval.
 - F. Summarize all differences between the Exhibit A plans and the addendum plans, including new or eliminated features. Define the terms “AS2”, “VA2”, and “[Electrical Vehicle] AMB” as referenced in the addendum plans.
 - G. Indicate whether the four management residential units will be provided free of charge for housing staff.
7. **Campanile Structure.** Provide an alternatives analysis for elimination of the proposed, 67-ft. tall campanile structure and indicate its proposed function.
8. **Income Requirements.** Indicate the income requirements for the proposed 136 “Low Income” housing units.
9. **Visual Resources.** Provide an analysis of impacts to public coastal views from all sides of the proposed development, including looking toward the development from the sandy beach.
10. **Sea Level Rise Analysis.** The submitted coastal hazards report dated 2020 predicts less than 2 ft. of flooding onsite with 6.6 ft. of sea level rise in the next 75 years based on the flood depth legend included in Figure 6. However, the legend specifies color changes per 8 ft. and does not provide that degree of specificity. Clarify how the flooding estimation was determined from the Coastal Storm Modeling System legend. Provide a summary of proposed measures and a feasibility analysis of additional

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measures to minimize risks and water quality impacts associated with inundation of the proposed development within the next 75 years, including, but not limited to, the use of shear walls, flood-proof materials, and locating mechanical equipment and hazardous substances on upper floors.

11. Groundwater. The submitted coastal hazards report dated 2020 references a geotechnical consultant report which estimates a maximum historical groundwater level of 5 to 6-ft. below grade. However, the Coastal Storm Modeling System indicates the project site has a “Water Table at Surface (Emergent)” even with 0 ft. of sea level rise. Provide the following clarifications and additional information:

- A. Provide the referenced geotechnical report and address the discrepancy in groundwater levels.
- B. Provide a feasibility analysis of measures to address emergent groundwater during the proposed 9,100 cy. of grading, including, but not limited to, de-watering measures.

Additionally, the addendum dated 2021 references a new Federal Emergency Management Agency (FEMA) baseline flood elevation adopted on April 21, 2021. Provide the FEMA baseline flood elevations adopted in 2021 and most recently. Describe any measures incorporated into the project to meet the FEMA requirements.

12. Tribal Cultural Resources. The comment letter issued by a representative of the Gabrieleño Band of Mission Indians – Kizh Nation indicates tribal consultation occurred. Provide a list of all tribal entities notified and list all other tribes who responded to the notice. Describe all tribal cultural resource mitigation measures currently proposed. Provide a feasibility analysis with at least two project design alternatives that would 1) avoid impacts to tribal cultural resources (e.g. eliminate all grading of native soils) and 2) minimize and mitigate impacts to tribal cultural resources (e.g. minimize the amount of grading and propose mitigation measures).

13. Boat Launch Operations. Confirm that the proposed boat launch and boat launch parking spaces will be available to the public from sunrise to sunset, free of charge, consistent with the requirements of CDP Nos. 5-91-584 and 5-92-377, as amended.

14. Boat Launch Access Plan. Sheets A2.10 and A6.10 show the boat launch parking spaces are located behind an artist studio in the east structure and behind dwelling units in the west structure. Indicate how this will impact the size, number, and type of vessels able to access the launch ramp. Provide a narrative plan to A) ensure the boat launch access ramp remains open during construction, and B) ensure the canal-cleaning vendor’s parking will be restricted to avoid blocking access to the public during peak use times.

15. Boat Launch Alternatives Analysis. Provide an alternatives analysis, including but not limited to, plans showing at least seven public boat launch parking spaces and three loading areas located on the east side of Grand Canal adjacent to the boat launch access ramp. The alternatives analysis must also address the feasibility of A) maintaining the current location of the existing boat launch ramp loading area; B)

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constructing a new vehicle accessway for boat launching along the canal connecting North and South Venice Blvd; and C) locating the public boat launch access parking spaces in the portion of the parking structure closest to the boat launch ramp and providing direct access from the parking to the boat launch.

16. Subterranean Level. Sheet A.3.21 shows a subterranean parking level extending approximately 8 ft. below grade in the east structure. Clarify the function of the proposed subterranean level, whether it would be accessible to the public, and if it would contain mechanized lifts. Provide an alternatives analysis addressing elimination of the below-grade structure and any other subterranean components from the proposal.

17. Mechanized Lifts. The locally-approved Exhibit A plan includes a key indicating 252 total parking spaces in the public garage and shows unnumbered, standard drive-up spaces. The local CDP findings do not address proposed lift parking. However, the plant set titled "Addendum to 05/12/2021 Entitlement Drawings" shows mechanized lifts which would appear to double the number of parking spaces available and indicates 252 total parking spaces. Indicate whether 252 public parking spaces are feasible without the proposed lift system. Provide evidence that the local CDP issued by the City approved the use of a lift system in the public lot.

18. Lots 701 and 731. Provide a narrative description of the current operation of LADOT Lot Nos. 701 and 731, including:

- A. the operating hours of public availability;
- B. the current rates per hour and/or per day for use of the public parking spaces and any changes to the parking rates that have occurred since Commission approval of CDP 5-94-081; and
- C. whether the two lots remain open simultaneously during operating hours or one is used to accommodate overflow for the other.

19. Parking Utilization Study. Provide the following clarifications and additional information regarding the submitted Venice parking study conducted by Tierra West Advisors:

- A. Clarify why weekdays AM, weekends AM, and holidays PM were not included in the survey.
- B. Figures 3 through 8 do not distinguish differences in utilization between Lots 731 and 701. Indicate whether the two lots were measured separately. If not, clarify why.
- C. Figures 3 through 8 indicate Lots 731 and 701 remained below 50% capacity during all measured timeframes except holidays midday and weekends PM. Disclose any confounding factors contributing to underutilization in July through September 2019, such as partial closure for construction or use limitations imposed by the City.

20. Temporary Replacement Parking Plan (TRPP). Provide the following clarifications and additional information regarding the TRPP:

- A. Page 2 of the TRPP states that public parking in Lot 731 will be “completely or partially unavailable” during construction of the proposed east structure. However, the TRPP also states that the “west site portion of Lot 731” could be used for replacement parking during construction of the east structure. Clarify this discrepancy and indicate what area is encompassed by the west site portion of Lot 731.
- B. Provide evidence that the U.S.P.S. at 313 Grand Blvd. is amenable to leasing off-site replacement parking on weekends and holidays as proposed. Indicate how many spaces would be available at the U.S.P.S. location. Indicate whether the subject offsite spaces are currently available to the public free of charge.
- C. Provide a feasibility analysis of alternative off-site parking locations that will be available during construction to meet public parking demand that is currently met on the subject site.
- D. Clarify why construction of the west structure is proposed as Phase I and the east structure as Phase II, since this would require Lot 701 with 100 public spaces to mitigate the loss of Lot 731 with 196 public spaces during Phase I.

21. EV Parking. If the EV charging stations are intended for use in the proposed public parking structure, clarify why this component is not included in the subject application. Note that the Commission has recently required provision of EV parking spaces in conjunction with the approval of projects with a significant parking component.

22. Public Parking Management Plan (PPMP). Provide a feasibility analysis of increasing the second floor ceiling height to enable mechanized lifts on the second floor rather than the first floor. Provide a narrative description clarifying:

- A. the qualitative difference between parking spaces available under Premium versus Value;
- B. the purpose of the rotating tier system described on Page 7 of the PPMP;
- C. why the self-parking provided under Premium and Value is valued at higher rates than the mechanized lift parking provided under Economy;
- D. whether visitors on the first and third levels will be able to access their vehicles without vehicle retrieval from management;
- E. how visitors will safely unload their belongings (such as coolers, chairs, and other recreational equipment) in the attendant drop area without creating a vehicle back-up; and
- F. whether LADOT will retain the services of a private contractor, VCHC, HCHC, or any other party to operate and/or park the mechanized lifts.

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Commission staff are considering options to address the obstruction of the Commission-required public boat launching ramp on-site, which constitutes an ongoing violation of the Coastal Act. The boat launch and parking is required to be open pursuant to the terms and conditions of CDP Nos. 5-91-584, 5-92-377, and subsequent amendments, and its closure is inconsistent with those permits. Commission Enforcement staff has instructed the City to open the boat launch pursuant to the permit requirements. To fully resolve this enforcement matter, we are requesting a proposal to mitigate the public access impacts of multiple years of boat launch inaccessibility, which include such options as expanding the size of the boat launch, improving its amenities, increasing the number of boat launch parking spaces, or other measures to improve public use of the boat launch.

Please do not limit your submittal to the above mentioned items—you may submit any information which you feel may help Commission staff gain a clear understanding of the scope of your project. Upon receipt of the requested materials, we will proceed with determining the completeness of your application. You can contact me with any questions at chloe.seifert@coastal.ca.gov.

Sincerely,



Chloe Seifert
Coastal Program Analyst II

cc: Ira Brown, City of Los Angeles Planning Department
Duncan Joseph Moore, Latham & Watkins
Beth Gordie, Latham & Watkins
Alicia Robinson, Latham & Watkins
Kailen Malloy, Latham & Watkins
Eric McNevin, Eric Owen Moss Architects

Attachments: Co-Applicant Invitation Letter
Co-Applicant Form

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
(562) 590-5071



August 10, 2022

City of Los Angeles Planning Department
200 N. Spring St., Room 721
Los Angeles, CA 90012

Subject: NOTICE OF APPLICATION SUBMITTAL & INVITATION TO JOIN AS CO-APPLICANT

Coastal Development Permit Application No. 5-22-0588

Site: 2102 - 2120 S. Pacific Ave., 2106 - 2116 S. Canal St., 116 - 302 E. N. Venice Blvd., 319 E. S. Venice Blvd., Venice, Los Angeles County, CA 90291**Current Applicants:** Venice Community Housing Corporation, Hollywood Community Housing Corporation

To the City of Los Angeles Planning Department,

On July 11, 2022, Commission staff received the subject coastal development permit application from Venice Community Housing Corporation and Hollywood Community Housing Corporation for development located at the site identified above. The proposed project includes demolition of an existing public parking lot and quadraplex, consolidation and subdivision of existing lots, and construction of a new mixed-use, primarily affordable housing development in Venice. Our records indicate that you have an ownership interest in property upon which the proposed development would occur. Section 30601.5 of the Coastal Act requires that all persons/entities having an interest of record in property that is the subject of a coastal development permit application be notified that an application has been submitted for development on that property and further requires that these persons/entities be invited to join as co-applicant:

Where the applicant for a coastal development permit is not the owner of a fee interest in the property on which a proposed development is to be located, but can demonstrate a legal right, interest, or other entitlement to use the property for the proposed development, the commission shall not require the holder or owner of any superior interest in the property to join the applicant as coapplicant. All holders or owners of any other interests of record in the affected property shall be notified in writing of the permit application and invited to join as coapplicant. In addition, prior to the issuance of a coastal development permit, the applicant shall demonstrate the authority to comply with all conditions of approval.

Please accept this letter as your invitation to join as co-applicant on the Coastal Development Permit Application identified above. Regardless of whether you choose to join as co-applicant, please be advised that the Commission will process this application, and in doing so, may impose special conditions upon any coastal development permit that is approved for the subject property. Since a coastal development permit and any requirements of the permit run with the land and since you have an ownership interest in the land, you would be required to comply with the terms and conditions of the permit if the development authorized by the permit is undertaken. As co-applicant on the application you would be able to actively participate in the permit entitlement process including, but not limited to, whether you wish to accept the terms and conditions of any permit granted by the Commission.

Please advise whether you wish to join as co-applicant by returning the attached form or by submitting written correspondence containing your response by **September 9, 2022**. Please call me with any questions at (562) 590-5071.

Sincerely,

A handwritten signature in cursive script that reads "Chloe Seifert".

Chloe Seifert
Coastal Program Analyst

Cc: Venice Community Housing Corporation, Hollywood Community Housing Corporation,
Latham & Watkins, Eric Owen Moss Architects
Attachments: Co-Applicant Acceptance/Rejection Form

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Co-Applicant Response Form

Coastal Development Permit Application No. 5-22-0588

Please check one of the following:

No, please do not add me as co-applicant. Even though I decline to join as co-applicant, I understand that I must comply with the terms and conditions of any coastal development permit issued for the property if any development approved by the permit is undertaken.

Yes, please add me as co-applicant.

If you responded "yes" to the above question, please also notify Commission staff whether any representatives (a.k.a. 'agent') will communicate on your behalf, for compensation, with the Commission or Commission staff. You may authorize the current agent to act as your representative or you may authorize any other agent(s) by filling out the information below:

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

(Co-Applicant's Signature)

(Date)

Please return this form to : California Coastal Commission
301 E. Ocean Blvd., Suite 300
Long Beach, CA, 90802