

**Coastal Development Permit  
2321 Abbot Kinney Blvd.**

**FINDINGS FOR APPROVAL**

1. 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).

Justification: The proposed development is in conformity with Chapter 3 of the California Coastal Act of 1976. The lot is ZonedC2-1 and the current usage and the planned usage are included in this zoning.

It is limited to the interior expansion of the current private membership gym within the building on the first and second floors. This activity is in line with existing fitness facilities in the community and will continue to support the community-based street activity.

Chapter 3 of the Coastal Act includes provisions that address the impact of development on traffic and infrastructure. The proposed change of use will not create additional traffic nor parking challenges to the community. The additional parking spaces required will be provided as follows: A total of 41 parking spaces are required, 30 vehicle and 11 bicycle substitution spaces will be provided.

The change in use will not adversely impact either usage of trash service or water.

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

Justification: The proposed three-story, single-family dwelling is consistent with the policies of the 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. It fits within the guidelines of the Venice Specific Plan and creates no additions in height, no exterior changes, and no programmatic abnormalities.

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 its determination.

Justification: 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 local governments, the regional commissions, the commission, and persons subject to the provisions of this chapter 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 Interpretative 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." In addition to the Regional Interpretative Guidelines, the policies of Venice Local Coastal Program Land Use Plan (the Land Use Plan was certified by the Coastal Commission on June 14, 2001) have been reviewed and considered.

The project consists of the interior expansion of an existing usage (private fitness gym) within a building zoned for this purpose. The Regional Interpretive Guidelines have been reviewed and the proposed project is consistent with the requirements for the North Venice Subarea; the project also complies with the policies of the LUP and standards of the Specific Plan.

4. 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.

Justification: The project consists of the expansion of a private membership gym inside of an existing building within the single permit jurisdiction of the Coastal Zone, where the local jurisdiction (City of Los Angeles) issues Coastal Development Permits. The Coastal Commission will render decisions on appeals of the City's Coastal Development Permits or Coastal Exemptions.

The Coastal Commission took action on the following project in the Venice Coastal Zone, involving related uses:

1. Per the ZA 2007-3515-CDP-CUB-SPP-1A the Coastal Commission authorized the change of use within this same building from a market/deli to a market/deli and cafe.
2. Additionally – a change of use was additionally made to allow the change of use for a private fitness gym.

As such, this decision of the permit granting authority has been guided by an 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.

5. 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.

Justification: The project is not between the nearest public road and the sea.