

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Long Beach, CA 90802-4302  
(562) 590-5071

**F10c****ADDENDUM**

Date: June 2, 2014

To: COMMISSIONERS & INTERESTED PERSONS

From: JOHN AINSWORTH, SENIOR DEPUTY DIRECTOR  
SOUTH COAST DISTRICT STAFF

Subject: Commission Hearing of June 13, 2014, Item F10c of Commission Agenda,  
Coastal Development Permit No. 5-14-0074 (Shohadai), Venice, City of Los  
Angeles, Los Angeles County.

The project description should be modified to state that the height of the accessory structure is 22' 6 1/4". This change shall also be made to all references to the height of the accessory structure in the staff report.

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# F10c

Filed:	2/27/2014
180th Day:	8/26/2014
Staff:	M.Stone-LB
Staff Report:	5/22/2014
Hearing Date:	6/13/2014

## STAFF REPORT: REGULAR CALENDAR

**Application No.:** 5-14-0074

**Applicant:** Payam Shohadai

**Agent:** David Hertz Architects Studio of Environmental Architecture  
(Eric Lindeman)

**Location:** 803-805 Marco Place, (Lot Nos. 18 & 19, Block 11, Venice Annex), Venice, City of Los Angeles, Los Angeles County (APN 4241-022-018, 4241-022-019)

**Project Description:** Demolition of an existing two-story single-family residence with a two-car garage on lot 18 (803 Marco Place), and construction of a two-story, 22-foot high, 497 square foot two-car garage with a 497 square foot second floor recreation room; landscaping, including a landscaped wall; and ground level pool. Tie Lot No. 18 to the adjacent lot (Lot No. 19 - 805 Marco Place), which is occupied by the applicants' existing two-story, 28-foot high, single-family residence. Remodel and addition to the existing residence at 805 Marco Place consisting of a 500 square foot kitchen, 400 square foot second floor bath, and 301 square feet of balconies. Grading consists of 65 cubic yards of cut.

**Staff Recommendation:** Approval with standard conditions

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### SUMMARY OF STAFF RECOMMENDATION

The applicant proposes to demolish an existing two-story single-family residence with a two-car garage on lot 18 (803 Marco Place), and construct a two-story, 22-foot high, 497 square foot two-car garage with a 497 square foot second floor recreation room and ground level pool in Venice,

City of Los Angeles. In addition, the applicant proposes to tie Lot No. 18 to the adjacent lot (Lot No. 19 – 805 Marco Place), which is occupied by the applicants' existing two-story, 28-foot high, single-family residence. And finally, the applicant proposes a remodel and addition to the existing residence at 805 Marco Place consisting of a 500 square foot kitchen, 400 square foot second floor bath, and 301 square feet of balconies.

This subject site is an inland lot within a developed urban residential area. Potential adverse impacts to the coastal zone environment associated with inland lots include impacts to visual resources due to the height of the structure, impacts to water quality due to runoff from the subject site, and public access due to the limited amount of parking in the area. Based on the design of the proposed development, all of these potential impacts have been addressed.

Commission staff recommends **approval** of coastal development permit application 5-14-0074 with standard conditions.

Staff Note:

Section 30600(b) of the Coastal Act allows local government to assume permit authority prior to certification of a local coastal program. Under that section, the local government must agree to issue all permits within its jurisdiction. Pursuant to Section 30600(b) of the Coastal Act, in 1978, the City of Los Angeles opted to issue its own coastal development permits prior to certification of a Local Coastal Program (LCP), except for those permits eligible for issuance as administrative coastal development permits that would be issued by the Executive Director under section 30624. Such development under 30624 included: 1) improvements to any existing structure; 2) any single-family dwelling; 3) any development of four dwelling units or less within any incorporated area that does not require demolition; and 4) any other development not in excess of one hundred thousand dollars. Projects that qualified as an administrative coastal development permit, the Executive Director has the discretion to process the development as a waiver, pursuant to Section 30624.7 of the Coastal Act, if the Executive Director determined that the development involves no potential for any adverse effect, either individually or cumulatively, on coastal resources and that it will be consistent with the policies of Chapter 3 of the Coastal Act. All waivers issued by the Executive Director must be reported to the Commission for approval.

Public concerns over impacts to Venice's community character caused by development patterns, including an increasing number of demolition and construction projects routinely approved by the Commission as De Minimis Waivers, resulted in this project being pulled by the Commission from the Los Angeles County Deputy Director's Report at the March 2014 hearing in Long Beach. The Commission's action prompted further review of potential impacts to Community Character caused by this proposed project. Commission staff has reviewed the project plans and surrounding development, and has concluded that the proposed project is consistent with community character.

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Appendix A – Substantive File Documents

### EXHIBITS

- Exhibit 1—Project Vicinity Map
- Exhibit 2—Aerial Photographs
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- Exhibit 7—Site Photos
- Exhibit 8—Mello Act Determination

**I. MOTION AND RESOLUTION**

**Motion:**

*I move that the Commission **approve** Coastal Development Permit Application No. 5-14-0074 pursuant to the staff recommendation.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in conditional approval of the permit and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**Resolution:**

*The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

**II. STANDARD CONDITIONS:**

This permit is granted subject to the following 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 on which the Commission voted on the application. 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. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.

5. **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.

### III. FINDINGS AND DECLARATIONS:

#### A. PROJECT DESCRIPTION AND LOCATION

The subject sites are residential lots located at 803 and 805 Marco Place (APN: 4241-022-018, 4241-022-019) in Venice, City of Los Angeles, Los Angeles County (**Exhibit 1**). The sites are inland lots, located within a developed urban residential area, approximately one-half mile from the beach (**Exhibit 2**). The sites are in a Multiple Family Residential (R2-1) zone, and the proposed development adheres to this designation. The lots are not between the first public road and the sea. The lot sizes are both approximately 3,330 square feet.

The applicant is proposing to demolish an existing two-story, single-family residence on lot 18 (803 Marco Place), and construct a two-story, 22 ft. high, 497 sq. ft. two-car garage with a 497 sq. ft. square foot second floor recreation room; landscaping, including a landscaped wall; and ground level pool. The applicant is also proposing to tie lot No. 18 to the adjacent lot (Lot No. 19 - 805 Marco Place), which is occupied by the applicants' existing two-story, 28-foot high, single-family residence. In addition, the applicant is proposing a remodel and addition to the existing residence at 805 Marco Place consisting of a 500 square foot kitchen, 400 square foot second floor bath, and 301 square feet of balconies. Landscaping is proposed utilizing native or non-native drought tolerant plants (Lot Nos. 18 and 19). Grading consists of 65 cubic yards of cut.

The proposed project has been approved by the City of Los Angeles Planning Department (Case # DIR2013-135-SPP-MEL, 12/24/13). The proposed project conforms to the Commission's density limit for the site, lot combination standards, and the 28 foot height limit for structures along walk streets in this area of Venice. Adequate on-site parking is provided for the proposed single-family residence with a two-car garage and a third space in the rear driveway area, all accessed from the alley.

The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces as permeable landscaped area will be maintained on the project site.

#### B. COMMUNITY CHARACTER

Venice has a wide range of scale and style of residential buildings throughout its various neighborhoods. Venice's historical character, diverse population, as well as its expansive recreation area, Ocean Front Walk (boardwalk), and wide, sandy beach make it a popular destination not only for Southern California but also for national and international tourists. Accordingly, Venice has engendered a status as one of the more unique coastal communities in the State, and therefore, a coastal resource to be protected.

Since the Venice coastal zone is primarily a residential community beyond the beach and popular oceanfront boardwalk which includes some commercial stretches, the residential development is a significant factor in determining Venice's community character. The continued change in the residential character of Venice is a cause of concern among some residents. Recently, during the March 2014 Coastal Commission hearing, many public comments were received regarding the issuance of De Minimis Waivers by the Coastal Commission for demolition and construction of single-family homes. Demolition of existing residential buildings in Venice is not a recent phenomenon, but an increasing number of new applications for Coastal Development Permits has created concern over: 1) the lack of policies to ensure the preservation of the community character; 2) the preservation of historic homes; 3) the preservation of low-cost housing; and 4) the lack of opportunities for public participation during the local review process.

The Coastal Act requires that the special character of communities be protected from negative impacts such as excessive building heights and bulks. In particular, Sections 30253(e) and 30251 of the Act state:

*Section 30253(e):*

*New development shall where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.*

*Section 30251:*

*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 land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality on 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.*

The City of Los Angeles has the ability to issue Coastal Development Permits (CDP) in the coastal zone, however, they cannot issue waivers of permits for development. Through the local CDP process, the City of Los Angeles would be able to thoroughly address the public participation component of development projects, such as this one, by issuing public notices, holding public hearings and public comment periods for all such development projects in the City of Los Angeles. The Commission also has the ability to issue CDPs for development in Venice and, pursuant to section 30624.7, the Executive Director has the authority to issues waivers of CDPs.

Historically, Commission staff has routinely processed applications for Coastal Development Permits in Venice and the Commission has approved De Minimis Waivers for many projects on the basis that such residential demolition, remodel, addition, and new construction proposals were, in part, consistent with Venice's diverse community character.

Recommendations for approval were based on Commission staff's best professional judgment and took into account the applicable sections of both the Coastal Act and the Venice Land Use Plan (LUP). However, these policies have not been defined in an implementation plan and certified by the Commission in the form of an LCP.

The following sections of the Venice LUP address historical preservation and character preservation:

*Policy I. A. 2. Preserve Stable Single Family Residential Neighborhoods.*

*Ensure that the character and scale of existing single family neighborhoods is maintained and allow for infill development provided that it is compatible with and maintains the density, character and scale of the existing development.*

*E. Preservation of Venice as a Special Coastal Community*

*Policy I. E. 1. General.*

*Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act.*

*Policy I. E. 2. Scale.*

*New development within the Venice Coastal Zone shall respect the scale and character of the community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods [...]*

*Policy I. E. 3. Architecture.*

*Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.*

*Policy I. E. 4. Redevelopment.*

*Projects involving large-scale land acquisition and clearance shall be discouraged in favor of rehabilitation, restoration, and conservation projects, especially those involving single family dwellings.*

*Policy I. F. 2. Reuse and Renovation of Historic Structures.*

*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. This means:*



- a. *Renovating building façades to reflect their historic character as closely as possible and discouraging alterations to create an appearance inconsistent with the actual character of the buildings.*
- b. *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.*
- c. *Rehabilitation shall not destroy the distinguishing feature or character of the property and its environment and removal or alteration of historical architectural features shall be minimized.*
- d. *The existing character of building/house spaces and setbacks shall be maintained.*
- e. *The existing height, bulk and massing which serves as an important characteristic of the resource shall be retained.*

These policies encourage “architectural diversity” in Venice and encourage the preservation of historic structures; however, individual homes not defined as “historic” and labeled as such in the LUP are not protected from demolition and new development. The above policies have not been defined in an implementation plan and certified by the Commission in the form of an LCP nor has the City of Los Angeles defined a specific architectural style for the various neighborhoods of Venice. The determination that the character of a proposed project is in conformance with the above policies is subjective.

Ultimately, the extent to which the history of such demolition/rebuild/remodel has altered the community, community character of Venice remains difficult to determine. In order for such a determination to be made, a comprehensive cumulative assessment would likely be required. And, while there is little doubt that a significant amount of redevelopment has occurred within the coastal zone of Venice, it will be difficult to ensure that Venice’s character is protected until Venice’s community character has been defined. Such a definition, as well as a means to adequately protect such character consistent with the Act, is best determined through first a community effort and then through the Coastal Commission review process as part of the certified LCP. The City of Los Angeles was recently awarded a grant to assist in developing a Local Coastal Program, however, no date for a deliverable has been determined.

For the proposed development at 803-805 Marco Place, the surrounding neighborhood is comprised of a variety of old and new multi-unit residential structures and single-family residences that vary in height, size, and architectural style (**Exhibit 7**). The majority of homes are 1 and 2 stories, with some 3 story structures. Other than the height and scale of the structure, it is difficult to define the style of the community. Architectural features of existing nearby homes include a mix of Craftsman bungalows and traditional Victorians, next door to Modern and Contemporary style homes. Inconsistencies in existing architectural style aside, the proposed development is consistent with the community character in size and scale of existing development. Past projects similar to the proposed development, or in excess of current proposal, in the general vicinity of the project site approved by the Commission include:

5-07-133-W, 814-816 Marco Place, Venice

Demolish all structures on Lot No. 14 (a one-story, 855 square foot single-family residence and a detached garage) and construct a 26-foot high two-car garage with a 485 square foot second floor recreation room. Tie Lot No. 14 to the adjacent lot (Lot No. 13 - 816 Marco Place) which is occupied by the applicants' existing two-story single-family residence.

The existing home, which is to be demolished, does not appear to be a historical structure and there have been no public comments or city determination that explicitly states this home is, or could be, of historical value.

The City of Los Angeles has consistently limited new development in the project area to a height of 25 feet (flat roof) or 30 feet (varied roofline) or 28 feet (along walk streets) measured above the fronting right-of-way. The only portion of the proposed structure that may exceed the height limit are chimneys, HVAC, etc. (Appendix A). Both the City and the Commission permit roof accessory structures (i.e. chimneys and open roof deck railings) to exceed the height limit by no more than 5 feet if the scenic and visual qualities of the area are not negatively impacted and no more than 10 feet for roof access structures. The proposed project conforms to the 28-foot height limit.

In addition, the preservation of low-cost housing in the coastal zone was included in early versions of the Coastal Act, however, this criteria was removed from the Coastal Act by the California State Legislature. Accordingly, the Commission no longer reviews the impact of proposed development projects on low-cost housing in the coastal zone. As stated in Policy I. A. 9. of the Venice LUP, pursuant to Section 65590 of the State Government Code, otherwise known as the "Mello Act," "the conversion or demolition of existing residential units occupied by persons and families of low or moderate income shall not be permitted unless provisions have been made for replacement of those dwelling units which result in no net loss of affordable housing in the Venice Community . . ." Here, the City of Los Angeles Planning Department issued a Mello Act determination that the property owner,

*"is not required to provide a Replacement Affordable Unit with the demolition of the existing unit at 803 Marco Place. The applicant purchased the property on December 28, 2012, and on December 28, 2013 the property will be vacant for the necessary 365 days. Per Interim Administrative Procedures for complying with the Mello Act, the unit will no longer be deemed affordable and is no longer subject to the requirements of the State Mello Act." (Exhibit 8).*

The proposed project is not designated as a historic structure, is in an area of diverse architectural styles and is located approximately one-half mile from the beach. As proposed, the project will not adversely impact any scenic or visual resources. Therefore, the proposed project adequately protects the scenic and visual qualities of the area and is consistent with Sections 30251 and 30253 of the Coastal Act.

## **C. DEVELOPMENT**

Section 30250 of the Coastal Act states:

*(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 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. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

Section 30251 of the Coastal Act states:

*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 land forms, 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.*

The development is located within an existing developed area and is designed to be compatible with the character (scale) of the surrounding area, and has been designed to ensure structural integrity. The proposed development is located approximately one-half mile from the beach, and has no negative visual effects on coastal resources and does not impact coastal access. Therefore, the Commission finds that the development, as proposed conforms with Sections 30222, 30250 and 30251 of the Coastal Act.

## **D. PUBLIC ACCESS**

Section 30210 of the Coastal Act states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30211 of the Coastal Act states:

*Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30252(4) of the Coastal Act states:

*The location and amount of new development should maintain and enhance public access to the coast by ... (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation.*

The proposed development is not located between the first public road and the sea as it is approximately one-half mile from the beach. Adequate parking will be provided on site with two covered spaces and one uncovered space, which are accessed through the alley on the rear of the lot. The development will not create any new curb cuts and will not eliminate any public parking spaces on the streets. The proposed development will not have any adverse impacts on public access to the coast or to nearby recreational facilities and therefore, the development conforms with Sections 30210, 30211 and 30252(4) of the Coastal Act.

## **E. WATER QUALITY**

Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces as permeable landscaped area will be maintained on the project site. As proposed, the Commission finds that the proposed development conforms with Sections 30230 and 30231 of the Coastal Act.

## **F. LOCAL COASTAL PROGRAM**

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act:

*(a) "Prior to certification of the Local Coastal Program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that*

*the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development 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 (commencing with Section 30200). A denial of a Coastal Development Permit on grounds it would prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.”*

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The Los Angeles City Council adopted a proposed Land Use Plan (LUP) for Venice on October 29, 1999. On November 29, 1999, the City submitted the draft Venice LUP for Commission certification. On November 14, 2000, the Commission approved the City of Los Angeles Land Use Plan (LUP) for Venice with suggested modifications. On March 28, 2001, the Los Angeles City Council accepted the Commission’s suggested modifications and adopted the Venice LUP as it was approved by the Commission on November 14, 2000. The Venice LUP was officially certified by the Commission on June 14, 2001.

The project, as proposed, conforms with the certified Venice LUP. The proposed project, as conditioned, is also consistent with the Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

## **G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect which the activity may have on the environment.

As proposed, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

## **APPENDIX A**

**Substantive File Documents:** Venice Land Use Plan; City of Los Angeles Approval-in-Concept, dated December 24, 2013; Coastal Development Permit Application File No. 5-14-0074.

**EXHIBIT# 1**

Vicinity Map

1 of 1

Application Number:

**5-14-0074**



803 Marco Place

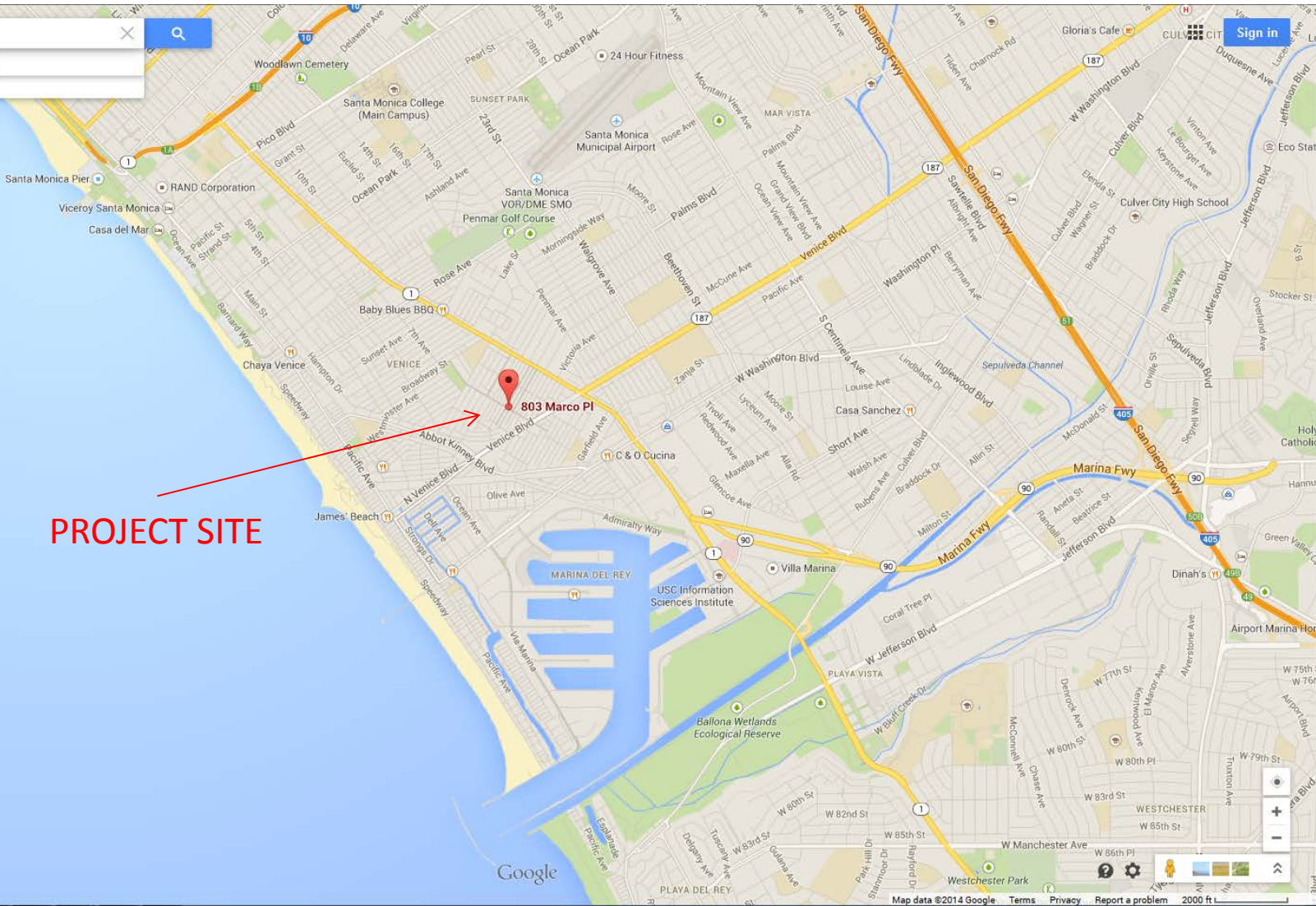
803 Marco Pl, Venice, CA 90291

Explore this area

**PROJECT SITE**



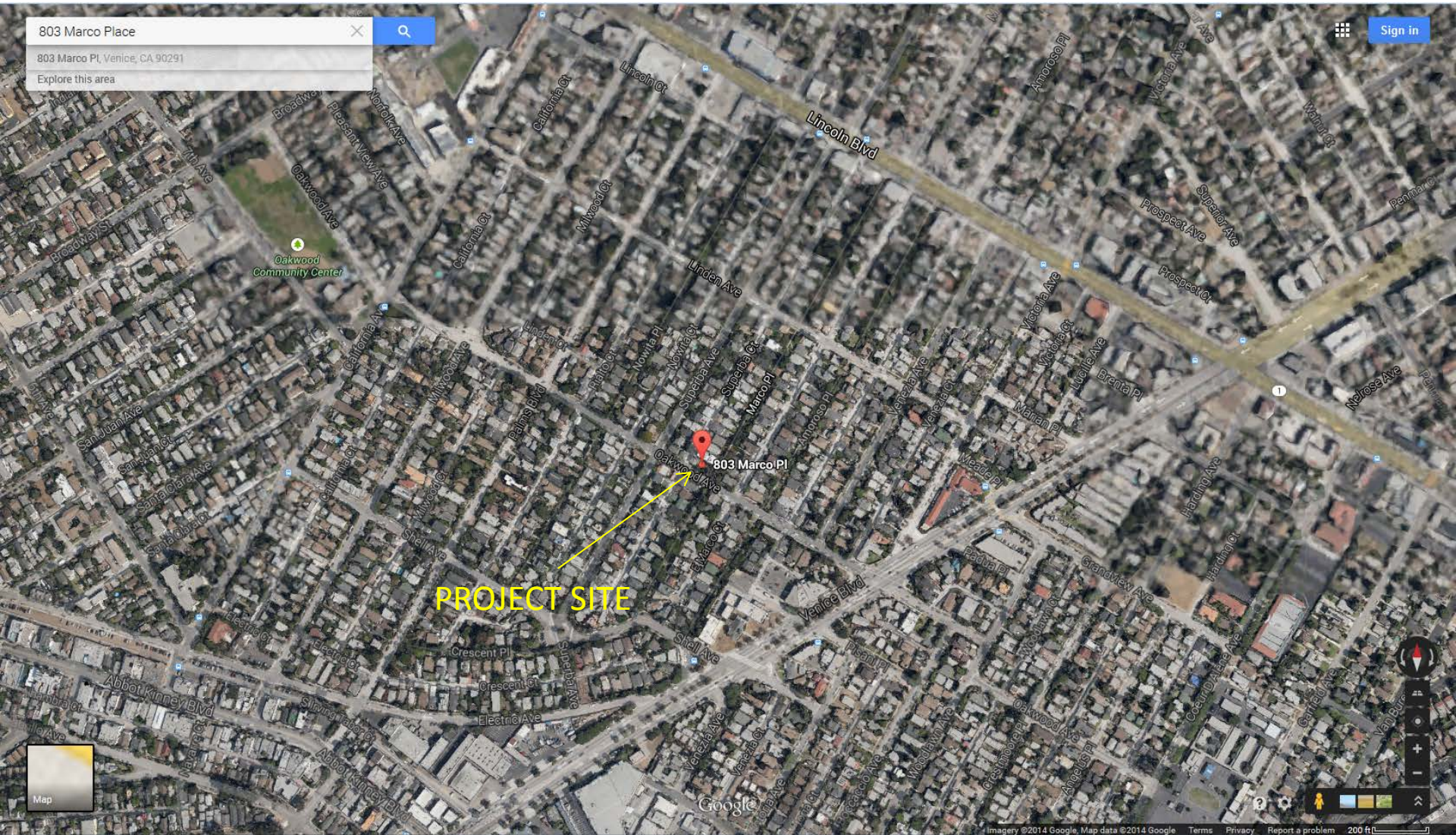
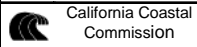
Earth



# EXHIBIT# 2

Aerial Photograph  
1 of 2

Application Number:  
**5-14-0074**

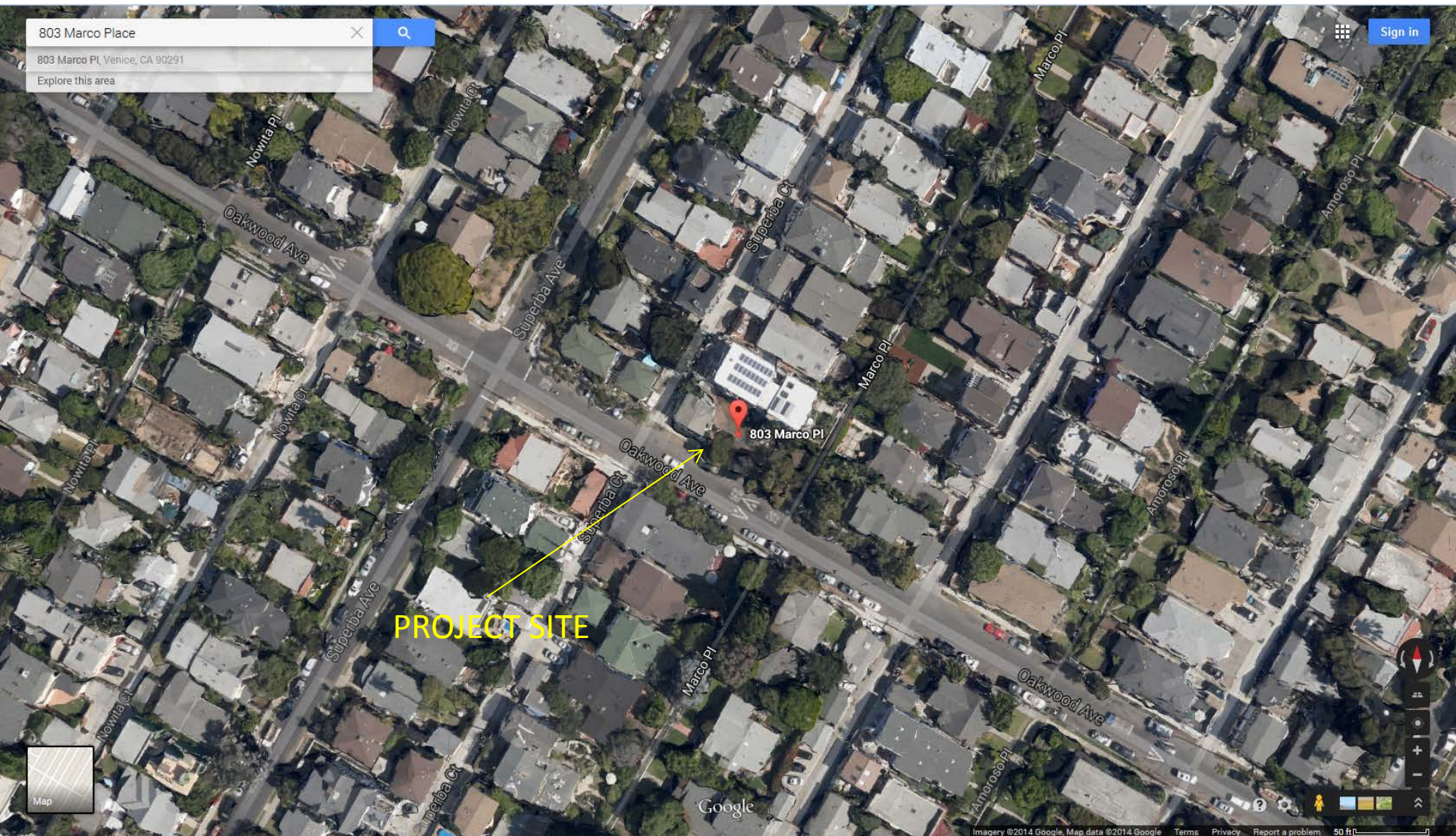


803 Marco Place

803 Marco Pl, Venice, CA 90291

Explore this area

Sign in



**PROJECT SITE**

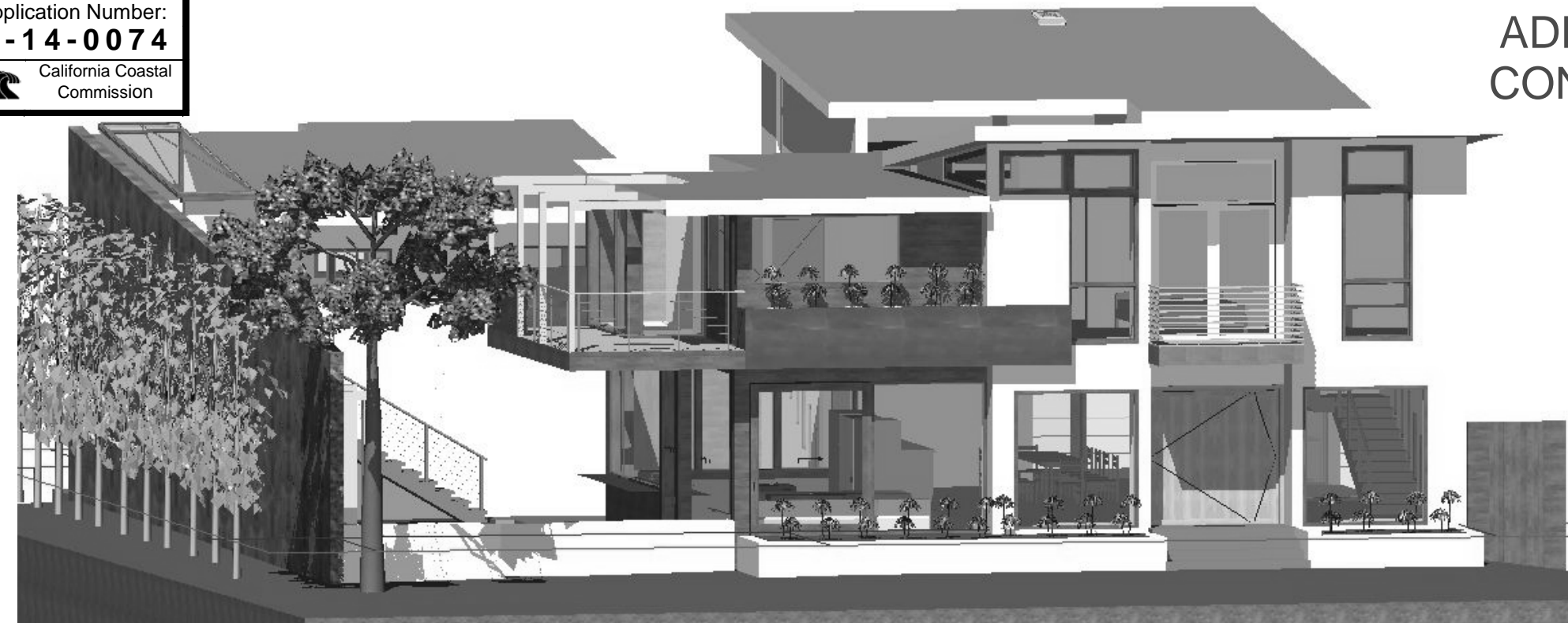
803 Marco Pl



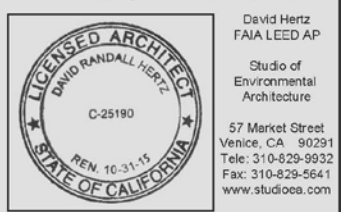


# SHOHADAI RESIDENCE

ADDITION TO (E) SFR / DEMO OF (E) ACCESSORY STRUCTURE AND  
 CONSTRUCTION OF (N) ACCESSORY STRUCTURE, CONSTRUCTION  
 OF (N) SWIMMING POOL AND COMBINE LOT 18 AND 19



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Hertz Architects Inc. and were created, evolved and developed for use on and in connection with the specified project on this sheet. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of David Hertz Architects Inc. and are protected by U.S. copyright laws. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site. David Hertz Architects Inc. must be notified of any variations in the dimensions and conditions shown on this drawing as well as any variation between this drawing and the written specifications.



803-805 MARCO PL.  
 VENICE, CA. 90291

**VICINITY MAP**      **SCOPE OF WORK**      **PROJECT DATA**      **PROJECT TEAM**      **SHEET INDEX**



COMBINE LOT 18/803 MARCO PL. W/ LOT 19/805 MARCO PL.  
 DEMO EXISTING SFD AT 803 MARCO & CONSTRUCT NEW ACCESSORY BUILDING & POOL (UNDER SEPARATE PERMIT).  
 REMODEL AND CONSTRUCT NEW ADDITION TO THE SFD @ 805 MARCO PL.

**PROPERTY INFO**  
 A.P.N. #: #4241022018, 19  
 ZONING: R2-1  
 PARCEL AREA: 3,330 X 2  
 PARCEL DIMS: DEPTH 90' x WIDTH 74'  
 TRACT: VENICE ANNEX  
 BLOCK: 11  
 LOT: 18, 19  
 SUBAREA: VENICE, MILWOOD  
 BLDG USE: SINGLE FAMILY RESIDENTIAL  
 OCC. GROUP: #BLDG OCCUPANCY GROUP  
 CONST. TYPE: TYPE V-B  
 CLIMATE ZONE: R2-1  
 BLDG. CODE: #BUILDING CODE  
 FIRE SPRINKLER: FULLY SPRINKLERED  
 METHANE ZONE: NO  
 LIQUEFACTION: YES

**BUILDING INFO**

**EXISTING 805 MARCO PLACE AREA**  
 1ST FLOOR: 980 SQFT  
 2ND FLOOR: 1,475 SQFT  
 STORAGE LOFT: 273 SQFT  
 SUB-TOTAL: 2,728 SQFT  
 GARAGE: 467 SQ FT  
 DECKS: 125 SQFT

**EXISTING 803 MARCO PLACE AREA (TO BE DEMOLISHED)**  
 1ST FLOOR: 415 SQFT  
 2ND FLOOR: 415 SQFT

**TOTAL WITH (NEW) CONSTRUCTION (COMBINED 803 & 805 LOTS)**  
 805 MARCO PLACE  
 1ST FLOOR: 1,920 SQFT  
 2ND FLOOR: 1,929 SQFT  
 STORAGE LOFT: 273 SQFT  
 SUB-TOTAL: 4,122 SQFT  
 DECKS: 505 SQFT

803 MARCO PLACE  
 DETACHED ACCESSORY STRUCTURE  
 1ST FLOOR GARAGE: 497 SQFT  
 2ND FLOOR: 497 SQFT  
 DECKS: 37 SQFT

ADDED 39 SF ON 2ND FLOOR & REDUCED DECK  
 REDUCED DECK

**OWNER:**  
 MR. PAYAM SHOHADAI  
 805 MARCO PLACE  
 VENICE, CA, 90291  
 payam@luma-pictures.com  
 310-995-5185

**ARCHITECT:**  
 DAVID HERTZ ARCHITECTS /  
 STUDIO OF ENVIRONMENTAL ARCHITECTURE  
 57 MARKET ST.  
 VENICE, CA 90291  
 OFFICE PHONE: 310-829-9932  
 OFFICE FAX: 310-829-5641  
 CONTACT: DAVID R. HERTZ, FAIA  
 E-MAIL: hertz@studioea.com  
 LICENSE #: C-25190

**STRUCTURAL ENGINEER:**  
 J.N. ENGINEERING  
 3679 MOTOR AVE., #201  
 LOS ANGELES  
 310-838-1325  
 JOSEPH MINA

**SOILS & GEOTECHNICAL ENGINEER:**  
 SCHICK GEOTECHNICAL, INC.  
 7650 HASKELL AVE. SUITE-D  
 VAN NUYS  
 818-905-8011  
 WAYNE SCHICK

**SURVEYOR:**  
 M&M&CO.  
 16145 ROSCOE BLVD.  
 NORTH HILLS  
 818-891-9100  
 GREGORY M. AMOROSO

**TITLE 24 ENGINEER:**  
 MONTEREY ENERGY GROUP, INC.  
 227 FOREST AVE., SUITE 5  
 PACIFIC GROVE, CA 93950  
 831-372-8328 x16  
 831-372-4613 Fax  
 CONTACT: DAVID KNIGHT

**MECHANICAL ENGINEER:**  
 MONTEREY ENERGY GROUP, INC.  
 227 FOREST AVE., SUITE 5  
 PACIFIC GROVE, CA 93950  
 831-372-8328 x16  
 831-372-4613 Fax  
 CONTACT: DAVID KNIGHT

**ELECTRICAL ENGINEER:**  
 -

**CIVIL ENGINEER:**  
 -

**LANDSCAPE ARCHITECT:**  
 -

TITLE / GENERAL INFO SHEETS		
T1.01	TITLE SHEET / GENERAL INFO	<input checked="" type="checkbox"/>
T1.02	GENERAL NOTES	<input checked="" type="checkbox"/>
T1.03	PROJECT NOTES	<input checked="" type="checkbox"/>
T1.04	GREEN BUILDING REQUIREMENTS	<input checked="" type="checkbox"/>

ARCHITECTURAL DRAWINGS		
A1.01	SITE PLAN	<input checked="" type="checkbox"/>
A2.01	DEMOLITION 1ST FL. PLAN	<input checked="" type="checkbox"/>
A2.02	DEMOLITION 2ND FL. PLAN	<input checked="" type="checkbox"/>
A2.03	DEMOLITION LOFT FL PLAN	<input checked="" type="checkbox"/>
A2.04	FIRST FLOOR PLAN	<input checked="" type="checkbox"/>
A2.05	SECOND FLOOR PLAN	<input checked="" type="checkbox"/>
A2.06	LOFT FLOOR PLAN	<input checked="" type="checkbox"/>
A2.07	ROOF PLAN	<input checked="" type="checkbox"/>
A3.01	BUILDING ELEVATIONS	<input checked="" type="checkbox"/>
A3.02	BUILDING ELEVATIONS	<input checked="" type="checkbox"/>
A3.03	BUILDING ELEVATIONS	<input checked="" type="checkbox"/>
A4.01	BUILDING SECTIONS	<input checked="" type="checkbox"/>

PLAN REVISION LOG		
NO	DATE	DESCRIPTION
1	5/5/2014	PROJECT COASTAL REVISION
	1/17/2015	PROJECT PERMIT SUBMITTAL

DRAWING PRINT LOG		
NO	DATE	DESCRIPTION
1	xx/x/201x	Description

**ABBREVIATIONS**

ABV ABOVE	EA EACH EXPANSION JOINT	MAX MAXIMUM MECH MECHANICAL	S.C. SCHED SCHEDULE
ADJ ADJACENT	EJ ELEVATION	MEMB MEMBRANE	SECT SECTION
AFF AFF ABOVE FINISH FLOOR	EL ELEC ELECTRICAL	MFR MANUFACTURER	SHT SHEET
ALUM ALUMINUM	ELEV ELEVATOR	MIN MINIMUM	SIM SIMILAR
ANOD ANODIZED	EQ EQUAL/ EQUAL TO	MTD MOUNTED	SQ SQUARE
ARCH ARCHITECTURAL	EXP EXPANSION	MTL METAL	S.S. STAINLESS STEEL
ATT ATTENUATION	EXT EXTERIOR	MOD MODULE	STL STEEL
@ @	(E) EXISTING	N.I.C. NOT IN CONTRACT	STRUCT STRUCTURE
BTWN BETWEEN	FLL FINISHED FLOOR LEVEL	NO NUMBER	SUSP SUSPENDED
BLKW BLOCKING	FLH FLUSH FLOOR	NTS NOT TO SCALE	TEMP TEMPERED
BLW BELOW	FLR FLOOR	(N) NEW	THK THICK
B.O. BOTTOM OF	FLUOR FLUORESCENT	O.C. ON CENTER	THRU THROUGH
BM BEAM	FN FINISH	OPNG OPENING	T.O. TOP OF
BSMT BASEMENT	FOF FACE OF FINISH	OPP OPPOSITE	TYP TYPICAL
C CHANNEL	FOM FACE OF MASONRY	O.S. OWNER SUPPLIED	T&G TONGUE AND GROOVE
CEM CEMENT	FOS FACE OF STUD	PL PLATE	VEN VENEER
C.J. CONTROL JOINT	FOW FACE OF WALL	PLAS PLASTER	VER VERIFY
C.L. CENTER LINE	FURR FURRING	P.L. PROPERTY LINE	VERT VERTICAL
CLNG CEILING	GA GAUGE	P.LAS PLASTER	V.I.F. VERIFY IN FIELD
CLR CLEAR	GALV GALVANIZE	PLY PLYWOOD	W/ WITH
CMU CONCRETE MASONRY UNIT	GYP BD GYPSUM BOARD	PT POINT	WD WOOD
COL COLUMN	HC HOLLOW CORE	PTD PAINTED	W.P. WATERPROOF
CONC CONCRETE	HM HOLLOW METAL	P.V. PHOTOVOLTAIC	W.R. WATER RESISTANT
CONST CONSTRUCTION	HORZ HORIZONTAL	RAD RADIUS DBL	
CONT CONTINUOUS	HT HEIGHT	RE REFER TO	
		RES RESISTANT	
		RESIL RESILIENT	
		REQD REQUIRED	
		RM ROOM	
		R.O. ROUGH OPENING	
DIA DIAMETER			
DIAG DIAGONAL			
DIM DIMENSION			
DN DOWN			
DR DOOR			
DTL DETAIL			
DW DRYWALL			
DWG DRAWING			

**SPECIFIC NOTES**

- THIS STRUCTURE SHALL BE FULLY FIRE SPRINKLERED PER R313.3 OR NFPA13D AND SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO THE INSTALLATION.

**PARKING INFO**  
 EXISTING: 3 SPACES  
 TOTAL PROVIDED: 3 SPACES

**APPLICABLE CODES**

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

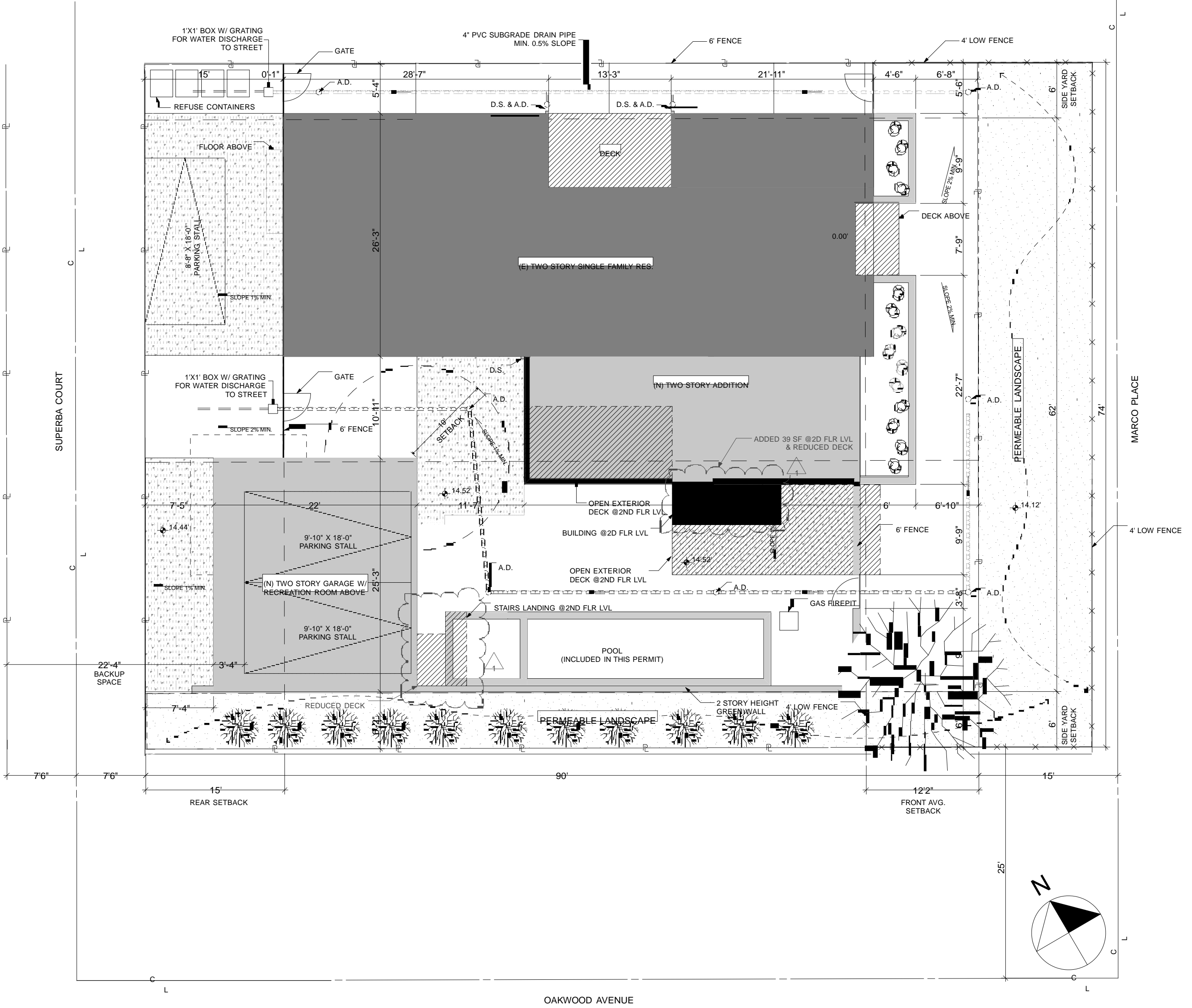
SHEET TITLE:  
**TITLE SHEET / GENERAL INFO**

PROJECT NO:  
**1209D**

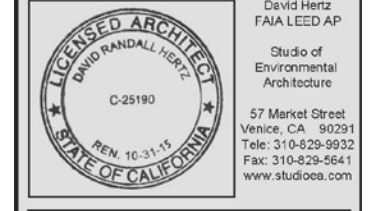
PRINT DATE:  
**5/5/14**

SHEET NO:  
**T1.01**

1" ACTUAL If this scale does not measure 1" actual, the drawing may have been enlarged or reduced and all labeled scales are incorrect



All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and are the property of David Hertz Architects Inc. and were created, evolved and developed for use on and in connection with the specified project on this sheet. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of David Hertz Architects Inc. and are protected by U.S. copyright laws. Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site. David Hertz Architects Inc. must be notified of any variations in the dimensions and conditions shown on this drawing as well as any variation between this drawing and the written specifications.



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 VENICE, CA. 90291



PLAN REVISION LOG		
NO.	DATE	DESCRIPTION
1	5/5/2013	FINAL VSP/ COASTAL REVISION
	1/17/2013	PROJECT PERMIT SUBMITTAL

DRAWING PRINT LOG		
NO.	DATE	DESCRIPTION
1	xx/201x	Description

SHEET TITLE:  
**SITE PLAN**

PROJECT NO:  
**1209D**

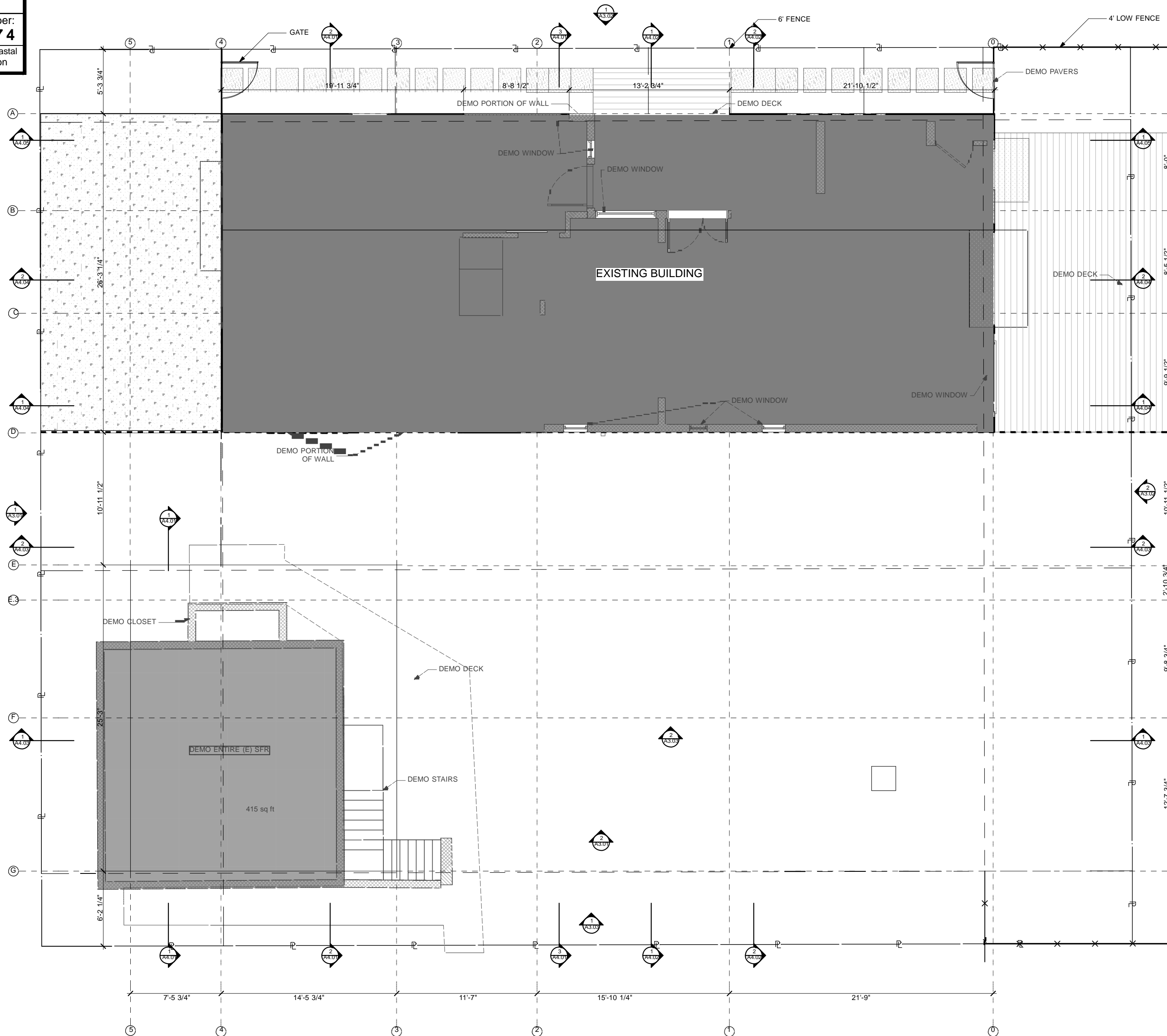
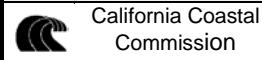
PRINT DATE:  
**5/5/14**

SHEET NO:  
**A1.01**

1"=ACTUAL If this scale does not measure 1" actual, the drawing may have been enlarged or reduced and all labeled scales are incorrect

**EXHIBIT# 4**  
**Demolition Plan**  
**1 of 1**

Application Number:  
**5-14-0074**



**WALL LEGEND**

	EXISTING WALL
	DEMO WALL

FIRST FLOOR DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0" 1



ENVIRONMENTAL ARCHITECTURE  
 STUDIO OF  
**SEA**  
 DAVID HERTZ ARCHITECTS

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ENVIRONMENTAL ARCHITECTURE

803-805 MARCO PL.  
 VENICE, CA. 90291

DAVID HERTZ ARCHITECTS INC.

PLAN REVISION LOG

NO.	DATE	DESCRIPTION
1	5/5/2014	PROJECT PERMIT SUBMITTAL
2	11/17/2015	PROJECT PERMIT SUBMITTAL

DRAWING PRINT LOG

NO.	DATE	DESCRIPTION
1	xx/x/201x	Description

SHEET TITLE:  
**DEMOLITION 1ST FL. PLAN**

PROJECT NO:  
**1209D**

PRINT DATE:  
**5/5/14**

SHEET NO:  
**A2.01**

**A2.01**

1" ACTUAL If this scale does not measure 1" actual, the drawing may have been enlarged or reduced and all labeled scales are incorrect

**EXHIBIT# 5**  
**Floor Plan**  
**First Floor**  
**1 of 3**  
 Application Number:  
**5-14-0074**  
 California Coastal  
 Commission

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS, HEIGHTS AND ELEVATIONS IN THE FIELD AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR OMISSIONS.

NOTE: CONTRACTOR SHALL PROVIDE SAFEGUARDING FEATURES DURING CONSTRUCTION SUCH AS PROTECTION OF ADJOINING PROPERTY AS REQUIRED BELOW AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (3306.9), SANITATION (3305), ETC.

SD SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL AS PER 91.310.8.1.3.4. HARDWIRED SMOKE ALARMS SHALL BE UL 217 COMPLIANT [NFPA 72, 907.2.10]

NOTES: ARCHITECTURAL - GENERAL  
 IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE-BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 717.2.2 THROUGH 717.2.7. PROVIDE DETAILS ON PLANS OR COMPLETE NOTES ON THE DRAWINGS.

PROVIDE A CORROSION-RESISTANT WEEP SCREED ON ALL EXTERIOR STUD WALLS AT OR BELOW THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE GRADE, OR 2" ABOVE PAVED AREAS. [2512.1.2]

PROVIDE TWO LAYERS OF GRADE D PAPER BETWEEN PLYWOOD SHEAR PANEL AND EXTERIOR LATH. [2510.6]

ALL ROOF SHALL BE CLASS A OR B ROOFING ASSEMBLIES IN ACCORDANCE WITH CHAPTER 15. THE USE OF NON-FIRE-RETARDANT WOOD SHINGLES OR NON-FIRE-RETARDANT SHAKES FOR NEW OR REPLACEMENT ROOF IS PROHIBITED [SMCC 8.12.070]

FASTENERS FOR ROOF COVERING SHALL COMPLY WITH SECTIONS 1507.3.6 OF THE CALIFORNIA BUILDING CODE. NAILS FOR SLATE SHINGLES AND CLAY OR CONCRETE TILES SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS, OR STAINLESS STEEL.

SAFETY GLAZING  
 PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS [2406.3]:  
 A. GLAZING IN INGRESS AND EGRESS DOORS.  
 B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND PANELS IN SWINGING DOORS.  
 C. GLAZING WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF WALKING SURFACE.  
 D. GLAZING IN RAILINGS AND STAIR LANDINGS.  
 E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS, SHOWERS, STEAM ROOMS WITHIN 5' OF STANDING SURFACE AND DRAIN INLET.

NOTES: PLUMBING  
 THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MINIMUM 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2 INCHES OR 1.5" (.75") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2 INCHES. [1909.02] CMC

HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. [603.4.7 CPC]

PROVIDE COMBUSTION AIR FOR THE WATER HEATER. [507 CPC]

WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES [505.6 CPC]. THE RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. [603.5 CPC]

SPECIFIED COPPER WATER LINES SHALL BE TYPE "L" MINIMUM (IF UNDER THE BUILDING). [604.2 CPC]

PROVIDE STRAPPING FOR WATER HEATER PER DSA GUIDELINES. [510.5 CPC, SMM 8.08.200]

NOTES: FIXTURES, MECHANICAL, APPLIANCES  
 TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.6 GALLONS. [402.2 CPC]

SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC, COMBINATION PRESSURE-BALANCE / THERMOSTATIC MIXING VALVE TYPE THAT PROVIDES SCALD AND THERMAL SHOCK PROTECTION. [418 CPC]

PROVIDE A PERMANENTLY ACCESSIBLE 12-INCH SQUARE TRAP ACCESS OR A NON-SLIP-JOINT TRAP. [404.2 CPC]

PROVIDE A REMOVABLE PANEL FOR THE WHIRLPOOL BATHTUB PUMP LOCATED NOT MORE THAN 20' FROM THE PUMP IF THROUGH A CRAWL SPACE. THE PANEL SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP. [414.1 CPC]

PROVIDE THE MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS SO THAT WORKING SPACE, EQUIPMENT LOADS, COMBUSTION AIR, ETC. CAN BE CHECKED.

PROVIDE COMBUSTION AIR FOR THE F.A.U. [701 CMC]

MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50 FT FROM THE AIR-CONDITIONER AND COOLING TOWER. [903.7 CMC]

CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED TO 2' FOR EVERY ELBOW IN EXCESS OF TWO. PROVIDE MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT. [504.3.2 CMC]

PROVIDE MAKEUP AIR FOR THE CLOTHES DRYER. WHEN A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, A MINIMUM OPENING OF 100 SQ. IN. SHALL BE PROVIDED IN THE DOOR. [504.3.2 CMC]

NOTES: ENVELOPE AND SPACE CONDITIONING  
 PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL EITHER BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE. IF THE PACKAGE METHOD IS USED, HIGHER MINIMUM INSULATION MAY APPLY. [1509(k) CMC]

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. [117 CMC]

ALL PRESSURE SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS, OR OTHER CLOSURE SYSTEMS USED FOR INSTALLING FIELD FABRICATED DUCT SYSTEMS SHALL MEET THE APPLICABLE REQUIREMENTS OF UL181, UL 181A, OR UL 181B. [124(b)(2)CE+CC]

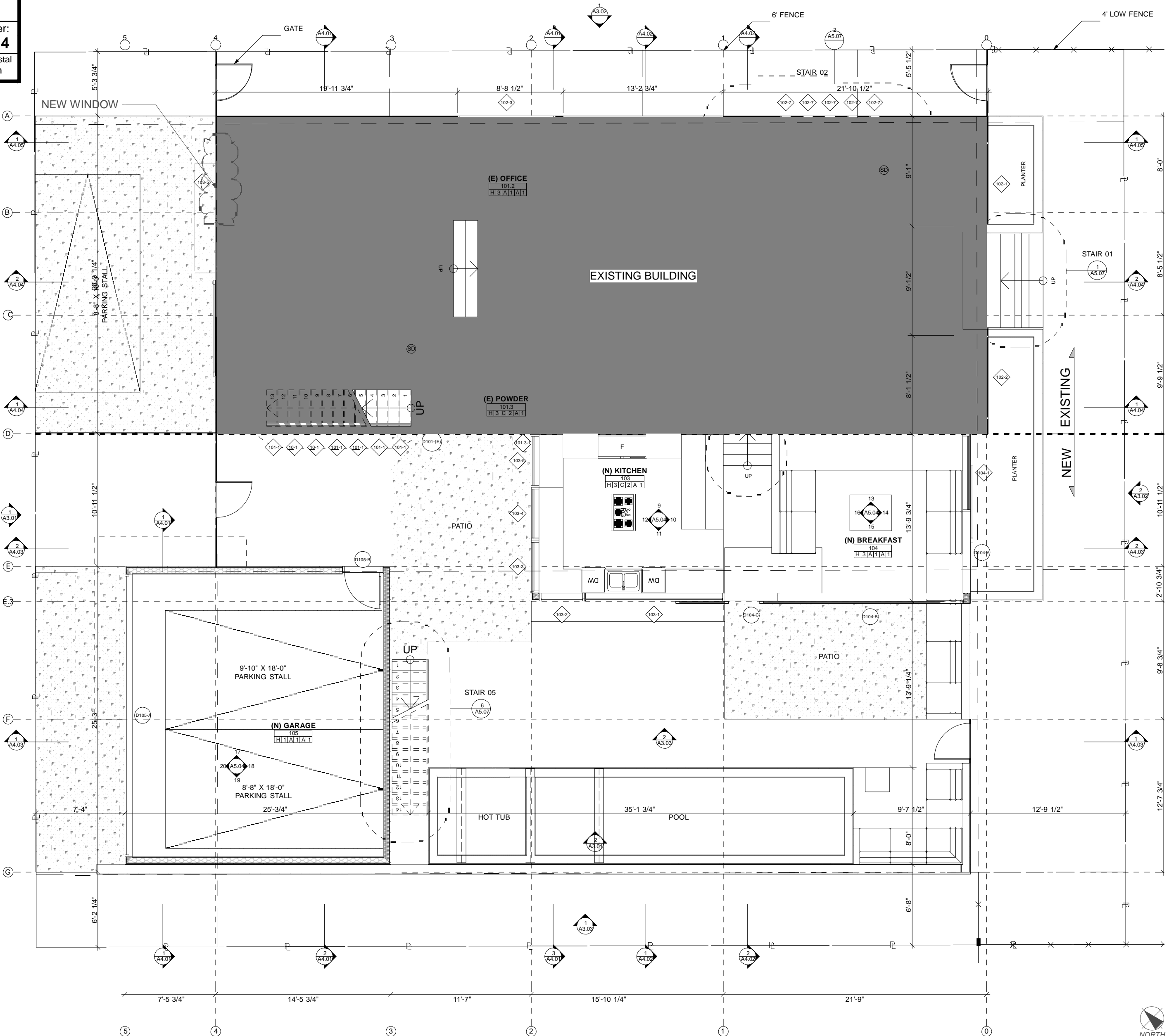
THE SUPPLY HEATING AND COOLING ENERGY TO EACH SPACE-CONDITIONING ZONE OR DWELLING UNIT SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE. [122(a) CMC]

NOTE: PROVIDE AUTOMATIC EARTHQUAKE SHUT-OFF VALVE

**FINISH MATERIAL LEGEND:**

FLOOR:	CARPET	WOOD	VINYL	TILE	LIMESTONE	OTHER STONE	CUSTOM MOSAIC & LIMESTONE	POLISHED CONC.
1) FLOOR:	A	B	C	D	E	F	G	H
2) BASE:	1	2	3					
3) WALLS:	A	B	C	D	E			
4) CEILING:	1	2	3					
5) WALL PANELING:	A	B						
6) CROWN MOULDING:	1							

1" ACTUAL



FIRST FLOOR NEW PLAN  
 SCALE: 1/4" = 1'-0"



DAVID HERTZ ARCHITECTS  
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803-805 MARCO PL.  
 VENICE, CA. 90291

PLAN REVISION LOG

NO.	DATE	DESCRIPTION
1	5/5/2013	FINAL VSP/ COASTAL REVISION
	1/17/2013	PROJECT PERMIT SUBMITTAL

DRAWING PRINT LOG

NO.	DATE	DESCRIPTION
1	xx/xx/201x	Description

SHEET TITLE:  
**FIRST FLOOR PLAN**

PROJECT NO:  
**1209D**

PRINT DATE:  
**5/5/14**

SHEET NO:  
**A2.04**

1" ACTUAL

**EXHIBIT# 5**  
**Floor Plan**  
**Second Floor**  
**2 of 3**  
 Application Number:  
**5-14-0074**  
 California Coastal  
 Commission



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PROVIDE MAKEUP AIR FOR THE CLOTHES DRYER. WHEN A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, A MINIMUM OPENING OF 100 SQ. IN. SHALL BE PROVIDED IN THE DOOR. [504.3.2 CMC]

**NOTES: ENVELOPE AND SPACE CONDITIONING**

PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL EITHER BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE. IF THE PACKAGE METHOD IS USED, HIGHER MINIMUM INSULATION MAY APPLY. [1509.03] CFC

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. [117 CFC]

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THE SUPPLY HEATING AND COOLING ENERGY TO EACH SPACE-CONDITIONING ZONE OR DWELLING UNIT SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE. [122(a) CFC]

NOTE: PROVIDE AUTOMATIC EARTHQUAKE SHUT-OFF VALVE

**WALL LEGEND**

EXISTING WALL	NEW WALL
---------------	----------

**FINISH MATERIAL LEGEND:**

<b>1) FLOOR:</b>	<b>CARPET</b>	<b>ROOM NAME</b>
A	CARPET	ROOM ID
B	WOOD	(1, 2, 3, 4, 5, 6)
C	VINYL	
D	TILE	
E	LIMESTONE	
F	OTHER STONE	
G	CUSTOM MOSAIC & LIMESTONE	
H	POLISHED CONC.	
<b>2) BASE:</b>	<b>NONE</b>	
1	MILLED WOOD PROFILE	
2	FRY REGLET	
3		
<b>3) WALLS:</b>	<b>5/8" G.B. FLAT PAINT</b>	
A	5/8" G.B. FLAT PAINT	
B	5/8" G.B. EGGSHELL ENAMEL	
C	5/8" G.B. SEMI GLOSS	
D	5/8" G.B. TYPE X FLAT PAINT	
E	5/8" G.B. WALL PAPER	
<b>4) CEILING:</b>	<b>5/8" G.B. FLAT PAINT</b>	
A	5/8" G.B. FLAT PAINT	
B	5/8" G.B. SEMI GLOSS	
C	CEMENT PLASTER, PAINTED	
<b>5) WALL PANL'G:</b>	<b>NONE</b>	
A	NONE	
B	WOOD WAINSCOT	
<b>6) CROWN MOLD'G:</b>	<b>NONE</b>	
1	NONE	



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803-805 MARCO PL.  
 VENICE, CA. 90291

**PLAN REVISION LOG**

NO.	DATE	DESCRIPTION
1	5/5/2013	FINAL VSP/ COASTAL REVISION
2	1/17/2013	PROJECT PERMIT SUBMITTAL

**DRAWING PRINT LOG**

NO.	DATE	DESCRIPTION
1	xx/xx/201x	Description

**SHEET TITLE:**  
**SECOND FLOOR PLAN**

**PROJECT NO:**  
**1209D**

**PRINT DATE:**  
**5/5/14**

**SHEET NO:**  
**A2.05**

SECOND FLOOR & LOWER ROOF, NEW PLAN  
 SCALE: 1/4" = 1'-0"



1

1" ACTUAL - If this scale does not measure 1" actual, the drawing may have been enlarged or reduced and all labeled scales are incorrect

**EXHIBIT# 5**  
**Floor Plan**  
**Loft**  
**3 of 3**  
 Application Number:  
**5-14-0074**  
 California Coastal  
 Commission

NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS, HEIGHTS AND ELEVATIONS IN THE FIELD AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR OMISSIONS.

NOTE: CONTRACTOR SHALL PROVIDE SAFEGUARDING FEATURES DURING CONSTRUCTION SUCH AS PROTECTION OF ADJOINING PROPERTY AS REQUIRED BELOW AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (3306.9), SANITATION (3305), ETC.

SD SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNALS PER 91.310.8.1.3.4. HARDWIRED SMOKE ALARMS SHALL BE UL 217 COMPLIANT [NFPA 72, 907.2.10]

**NOTES: ARCHITECTURAL - GENERAL**  
 IN COMBUSTIBLE CONSTRUCTION, FIRE-BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE-BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 717.2.2 THROUGH 717.2.7. PROVIDE DETAILS ON PLANS OR COMPLETE NOTES ON THE DRAWINGS.

PROVIDE A CORROSION-RESISTANT WEEP SCREED ON ALL EXTERIOR STUD WALLS AT OR BELOW THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE GRADE, OR 2" ABOVE PAVED AREAS. [2512.1.2]

PROVIDE TWO LAYERS OF GRADE D PAPER BETWEEN PLYWOOD SHEAR PANEL AND EXTERIOR LATH. [2510.6]

ALL ROOFS SHALL BE CLASS A OR B ROOFING ASSEMBLIES IN ACCORDANCE WITH CHAPTER 15. THE USE OF NON-FIRE-RETARDANT WOOD SHINGLES OR NON-FIRE-RETARDANT SHAKES FOR NEW OR REPLACEMENT ROOF IS PROHIBITED [SMCC 8.12.070]

FASTENERS FOR ROOF COVERING SHALL COMPLY WITH SECTIONS 1507.3.6 OF THE CALIFORNIA BUILDING CODE. NAILS FOR SLATE SHINGLES AND CLAY OR CONCRETE TILES SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS, OR STAINLESS STEEL.

**SAFETY GLAZING**  
 PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS [2406.3]:  
 A. GLAZING IN INGRESS AND EGRESS DOORS.  
 B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND PANELS IN SWINGING DOORS.  
 C. GLAZING WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF WALKING SURFACE.  
 D. GLAZING IN RAILINGS AND STAIR LANDINGS.  
 E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS, SHOWERS, STEAM ROOMS WITHIN 5' OF STANDING SURFACE AND DRAIN INLET.

**NOTES: PLUMBING**  
 THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MINIMUM 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2 INCHES OR 1.5" (.75") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2 INCHES. [1909.02] CFC

HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. [603.4.7 CPC]

PROVIDE COMBUSTION AIR FOR THE WATER HEATER. [507 CPC]

WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES [505.6 CPC]. THE RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. [603.5 CPC]

SPECIFIED COPPER WATER LINES SHALL BE TYPE "L" MINIMUM (IF UNDER THE BUILDING). [604.2 CPC]

PROVIDE STRAPPING FOR WATER HEATER PER DSA GUIDELINES. [510.5 CPC, SMM 8.08.200]

**NOTES: FIXTURES, MECHANICAL, APPLIANCES**  
 TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.6 GALLONS. [402.2 CPC]  
 SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING VALVE TYPE THAT PROVIDES SCALD AND THERMAL SHOCK PROTECTION. [418 CPC]

PROVIDE A PERMANENTLY ACCESSIBLE 12-INCH SQUARE TRAP ACCESS OR A NON-SLIP JOINT TRAP. [404.2 CPC]

PROVIDE A REMOVABLE PANEL FOR THE WHIRLPOOL BATHTUB PUMP LOCATED NOT MORE THAN 20' FROM THE PUMP IF THROUGH A CRAWL SPACE. THE PANEL SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP. [414.1 CPC]

PROVIDE THE MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS SO THAT WORKING SPACE, EQUIPMENT LOADS, COMBUSTION AIR, ETC. CAN BE CHECKED.

PROVIDE COMBUSTION AIR FOR THE F.A.U. [701 CMC]

MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50 FT FROM THE AIR-CONDITIONER AND COOLING TOWER. [903.7 CMC]

CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED TO 2' FOR EVERY ELBOW IN EXCESS OF TWO. PROVIDE MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT. [504.3.2 CMC]

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NOTE: PROVIDE AUTOMATIC EARTHQUAKE SHUT-OFF VALVE

**FINISH MATERIAL LEGEND:**

FLOOR:	CARPET	ROOM ID
A	CARPET	[1][2][3][4][5][6]
B	WOOD	
C	VINYL	
D	TILE	
E	LIMESTONE	
F	OTHER STONE	
G	CUSTOM MOSAIC & LIMESTONE	
H	POLISHED CONC.	

**2) BASE:**

1	NONE
2	MILLED WOOD PROFILE
3	FRY REGLET

**3) WALLS:**

A	5/8" G.B. FLAT PAINT
B	5/8" G.B. EGGSHELL ENAMEL
C	5/8" G.B. SEMI GLOSS
D	5/8" G.B. TYPE X, FLAT PAINT
E	5/8" G.B. WALL PAPER

**4) CEILING:**

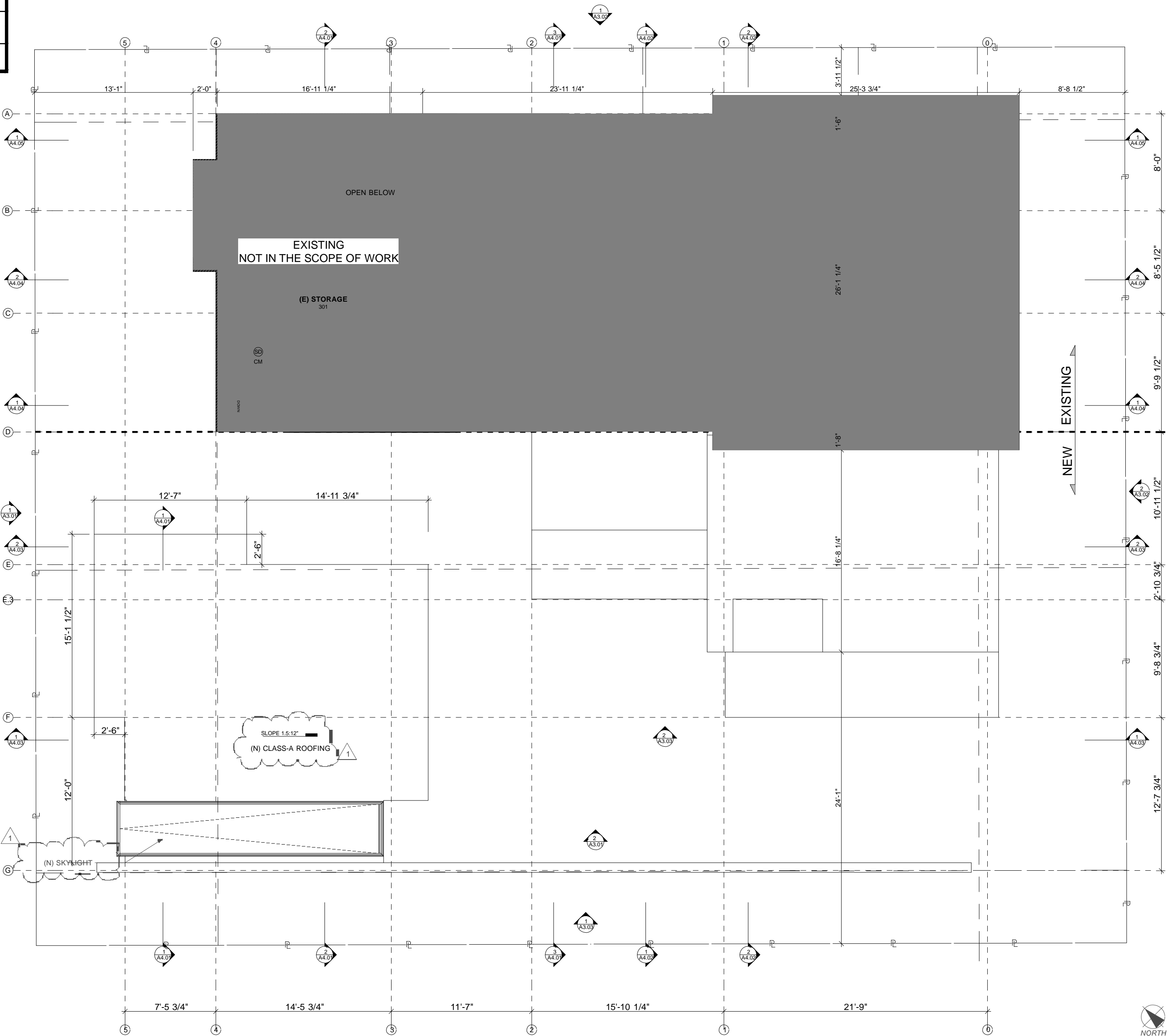
1	5/8" G.B. FLAT PAINT
2	5/8" G.B. SEMI GLOSS
3	CEMENT PLASTER, PAINTED

**5) WALL PANELING:**

A	NONE
B	WOOD WAHNSCOT

**6) CROWN MOULDING:**

1	NONE
---	------



**LOFT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" 1



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**803-805 MARCO PL.**  
**VENICE, CA. 90291**



PLAN REVISION LOG		
NO.	DATE	DESCRIPTION
1	5/5/2014	PROJECT PERMIT SUBMITTAL
2	1/17/2015	PROJECT PERMIT SUBMITTAL

DRAWING PRINT LOG		
NO.	DATE	DESCRIPTION
1	xx/x/201x	Description

SHEET TITLE:  
**LOFT FLOOR PLAN**

PROJECT NO:  
**1209D**

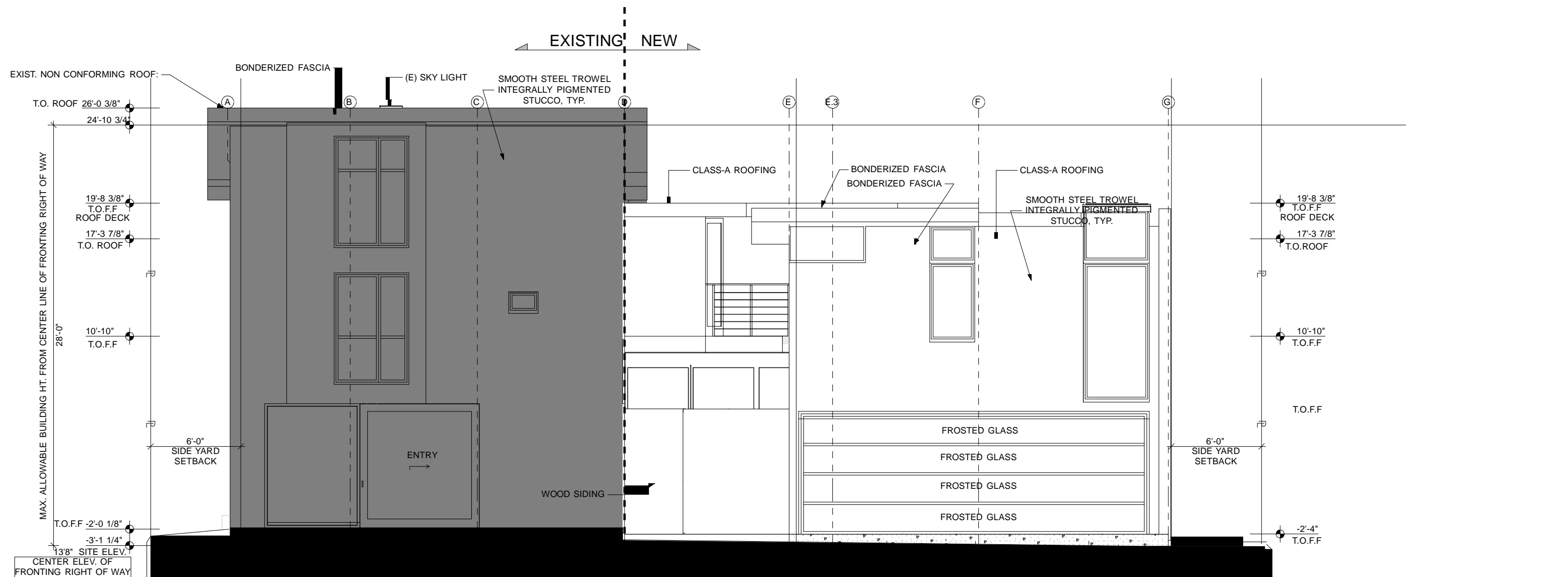
PRINT DATE:  
**5/5/14**

SHEET NO:  
**A2.06**

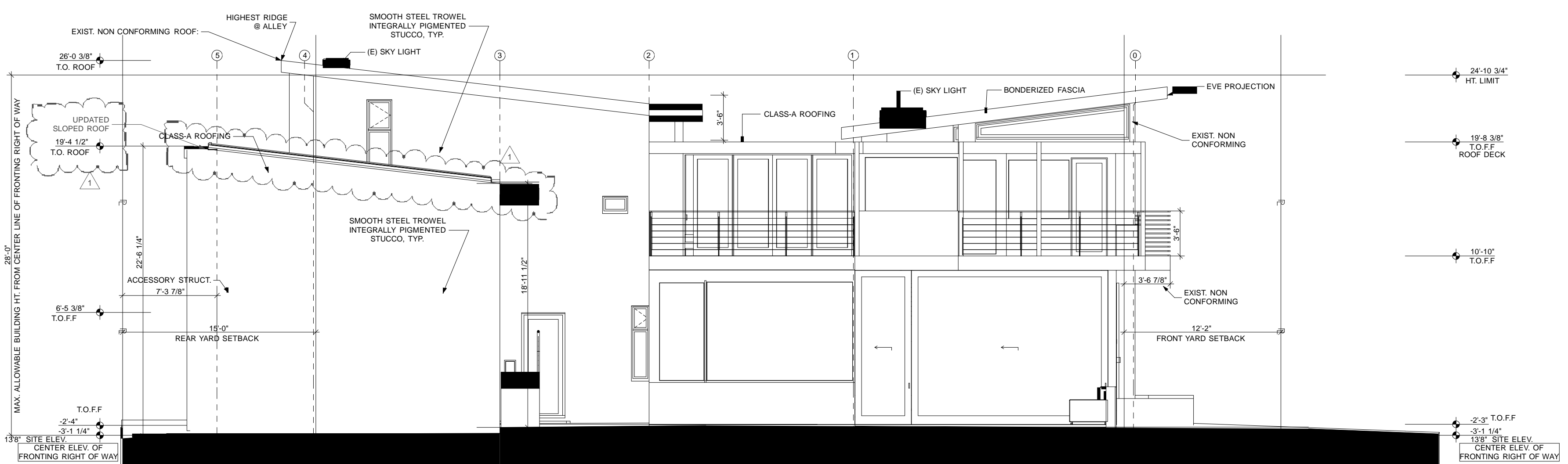
1" ACTUAL

**ELEVATION KEYNOTES:**  
 REPLACE ALL (E) EXTERIOR  
 DOORS AND WINDOWS

**EXHIBIT# 6**  
**Elevations**  
 1 of 3  
 Application Number:  
**5-14-0074**  
 California Coastal  
 Commission



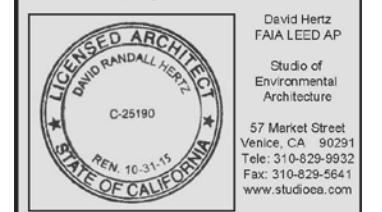
WEST ELEVATION  
 SCALE: 1/4" = 1'-0" 1



SOUTH ELEVATION COURTYARD  
 SCALE: 1/4" = 1'-0" 2



ENVIRONMENTAL ARCHITECTURE  
 STUDIO OF  
**DAVID HERTZ ARCHITECTS**  
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 VENICE, CA. 90291

PLAN REVISION LOG

NO.	DATE	DESCRIPTION
1	5/5/2014	PROJECT PERMIT SUBMITTAL

DRAWING PRINT LOG

NO.	DATE	DESCRIPTION
1	xx/xx/201x	Description

SHEET TITLE:  
**BUILDING ELEVATIONS**  
 PROJECT NO:  
**1209D**  
 PRINT DATE:  
**5/5/14**  
 SHEET NO:

**A3.01**

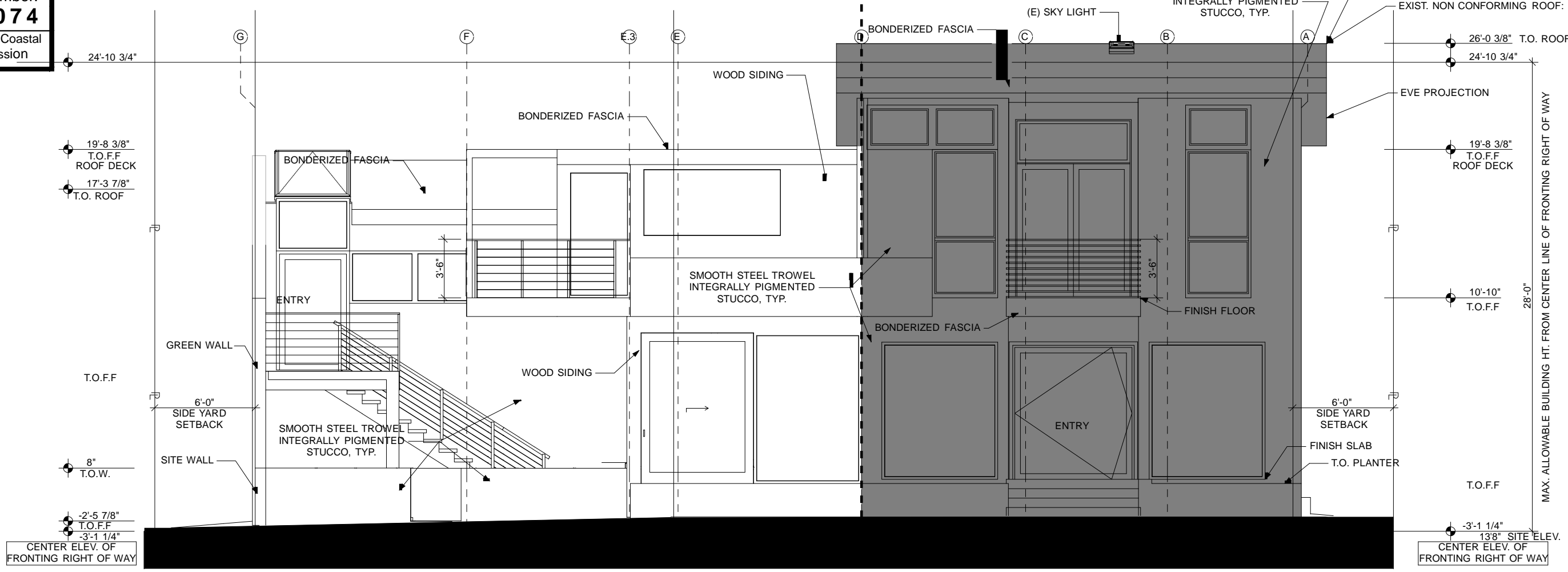
1" ACTUAL If this scale does not measure 1" actual, the drawing may have been enlarged or reduced and all labeled scales are incorrect

**EXHIBIT# 6**  
Elevations  
2 of 3

Application Number:  
**5-14-0074**

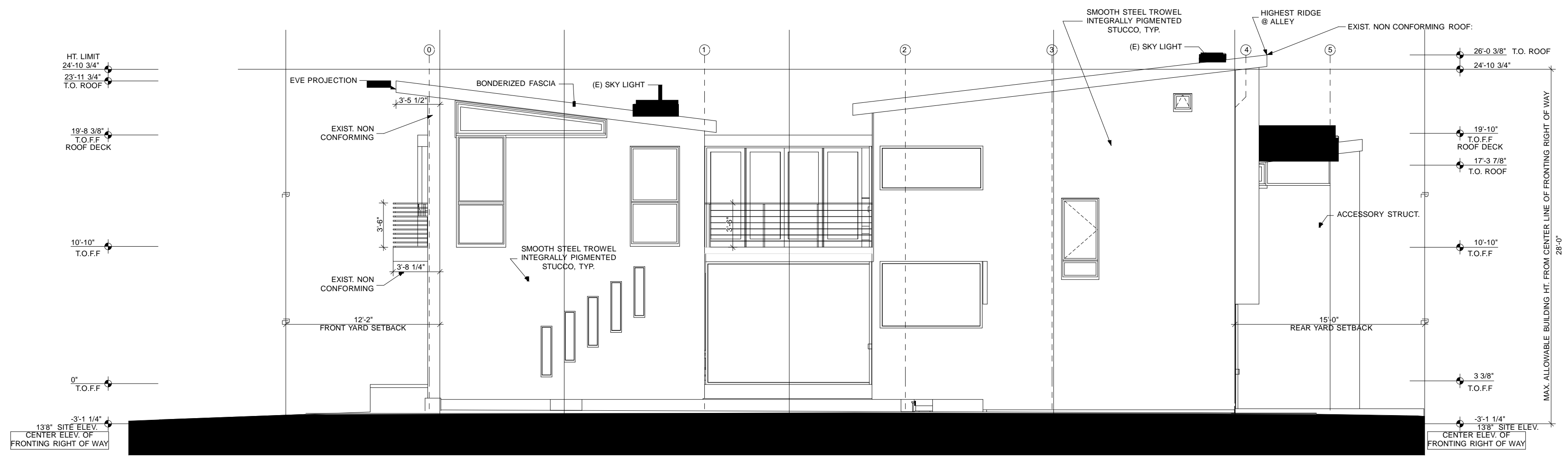


NEW EXISTING



**ELEVATION KEYNOTES:**  
REPLACE ALL (E) EXTERIOR  
DOORS AND WINDOWS

**EAST ELEVATION**  
SCALE: 1/4" = 1'-0" 2



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0" 1



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VENICE, CA. 90291

PLAN REVISION LOG		
NO.	DATE	DESCRIPTION
1	5/5/2014	PROJECT PERMIT SUBMITTAL

DRAWING PRINT LOG		
NO.	DATE	DESCRIPTION
1	xx/x/201x	Description

SHEET TITLE:  
**BUILDING ELEVATIONS**

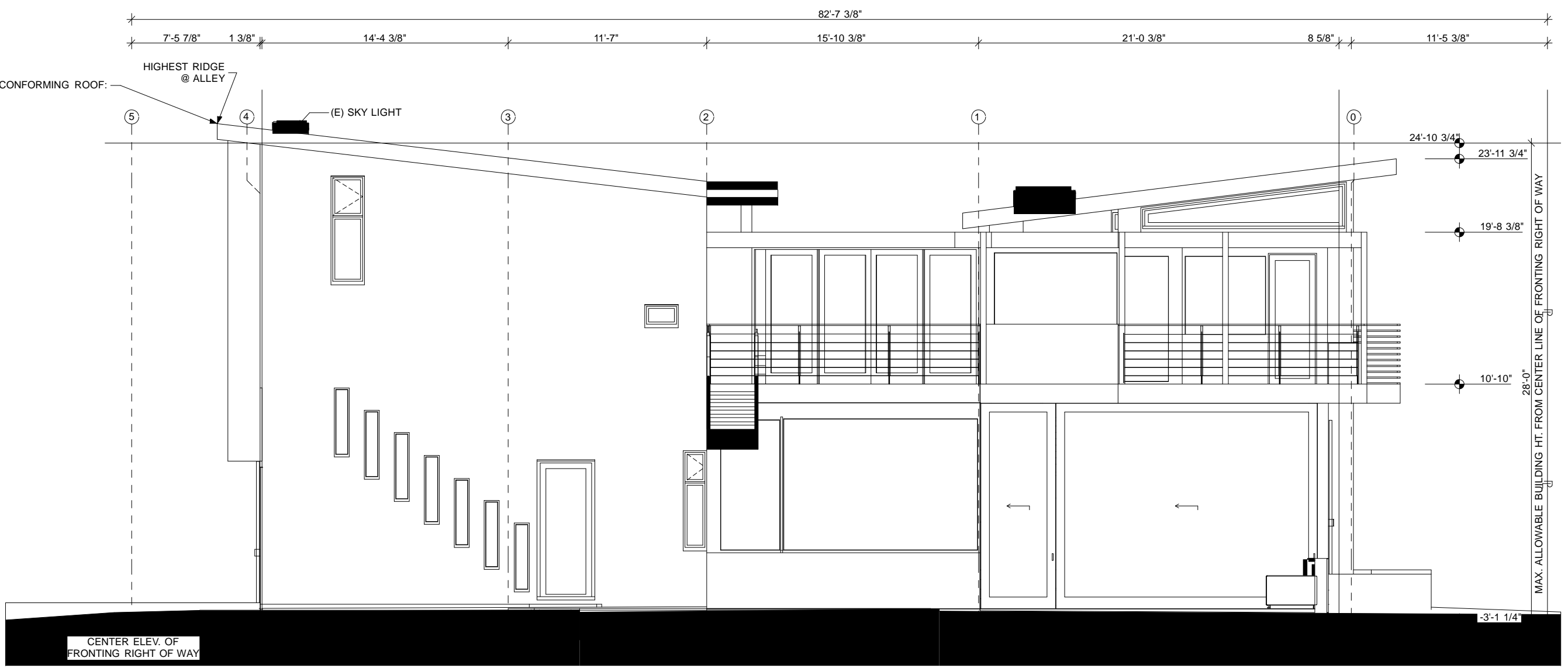
PROJECT NO:  
**1209D**

PRINT DATE:  
**5/5/14**

SHEET NO:  
**A3.02**

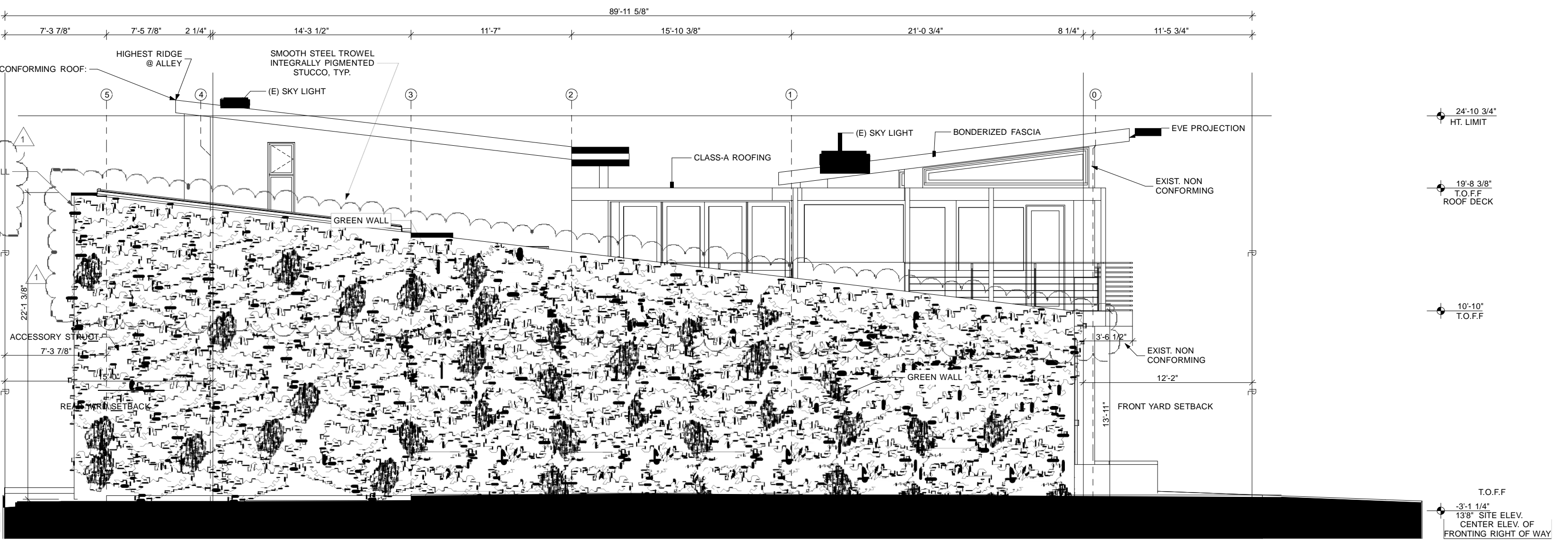
1" ACTUAL If this scale does not measure 1" actual, the drawing may have been enlarged or reduced and all labeled scales are incorrect





**SOUTH ELEVATION MAIN HOUSE**  
 SCALE: 1/4" = 1'-0" ②

**ELEVATION KEYNOTES:**  
 REPLACE ALL (E) EXTERIOR  
 DOORS AND WINDOWS



**SOUTH ELEVATION GREEN WALL**  
 SCALE: 1/4" = 1'-0" ①



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803-805 MARCO PL.  
 VENICE, CA. 90291

PLAN REVISION LOG		
NO.	DATE	DESCRIPTION
1	5/5/2019	PROJECT PERMIT COASTAL REVISION
	1/17/2013	PROJECT PERMIT SUBMITTAL

DRAWING PRINT LOG		
NO.	DATE	DESCRIPTION
1	xx/xx/201x	Description

SHEET TITLE:  
**BUILDING ELEVATIONS**  
 PROJECT NO:  
**1209D**  
 PRINT DATE:  
**5/5/14**  
 SHEET NO:

**A3.03**

1" ACTUAL If this scale does not measure 1" actual, the drawing may have been enlarged or reduced and all labeled scales are incorrect

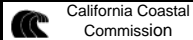
# SUBJECT SITE

# ADJACENT WALK STREET



**EXHIBIT# 7**  
Site Photos  
2 of 4

Application Number:  
**5-14-0074**



# SUBJECT SITE ADJACENT STREET



# SUBJECT SITE ADJACENT ALLEY



**EXISTING RESIDENCE**

03/14/2014 13:05

# SUBJECT SITE ADJACENT STREET



**EXISTING RESIDENCE**

**RESIDENCE TO BE  
DEMOLISHED**

03/14/2014 13:06

EXHIBIT NO. 8

APPLICATION NO.

5-14-0074

Mello Act

1 of 2



California Coastal Commission

## PROJECT PERMIT COMPLIANCE FINDINGS

1. The project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

The project: the demolition of an existing single-family dwelling above a two car garage on lot 18, construction of an accessory building (a detached two car garage on the ground floor with recreation room above), combining lots 18 and 19, and remodeling of an existing single-family dwelling on lot 19, meets the findings required by Section 8.C. The project is compatible in scale and character with the existing neighborhood and would not be materially detrimental to the immediate neighborhood. The project also complies with the applicable Land Use and Development regulations for the Oakwood-Milwood-Southeast Venice and Walk Street Subareas as set forth in Section 10.G of the Specific Plan, and the applicable Parking provisions set forth in Section 13 of the Specific Plan as evidenced below:

### A. Section 8.C. Findings

The project meets the required findings set forth in Section 8.C of the Venice Coastal Zone Specific Plan, as shown below:

1. *The Venice Coastal Development Project is compatible in scale and character with the existing neighborhood, and that the Venice Coastal Development Project would not be materially detrimental to adjoining lots or the immediate neighborhood.*

The subject parcel is a substandard lot having a width of 74 feet and a depth of 90 feet with a total area of 6,660 square feet. The subject property and the surrounding properties are zoned R2-1. The immediate surrounding properties are developed with a mix of one- and two-story single and duplex family dwellings. Owing to the nature and characteristics of the immediate neighborhood, the proposed project is compatible in scale and character with the existing neighborhood and that which is allowed in the Venice Coastal Zone Specific Plan for the Oakwood-Milwood-Southeast Venice and the Walk Street Subareas. As approved and conditioned, the project will not be detrimental to the adjoining properties or the immediate area.

2. *The Venice Coastal Development Project is in Conformity with the Certified Venice Local Coastal Program.*

The subject property is designated Low Medium I Residential in the Venice Local Coastal Program Land Use Plan and is zoned R2-1. The proposed project is consistent with the zoning and the intent and purposes of the Land Use Plan and the Specific Plan, which are parts of the Venice Coastal Program. As stated above the project complies with all applicable development requirements of the Venice Coastal Specific Plan.

3. *The applicant has guaranteed to keep the rent levels of any Replacement Affordable Units at an affordable level for the life of the proposed project and to register the Replacement Affordable Unit with the Los Angeles Housing Department.*

The Los Angeles Housing and Community Investment Department (LAHCIDLA) has determined that the existing single-family dwelling at 803 Marco Place is an affordable unit per the State Mello Act.

The State Mello Act, the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act, and the settlement agreement between the City of Los

Angeles and the Venice Town Council Inc. (the Barton hill Neighborhood Organization and Carol Berman concerning the implementation of the Mello Act in the Coastal Zone portions of the City of Los Angeles) requires that the Planning Department, with assistance from the Housing Department, determine compliance with the following rule:

Converted or demolished Residential Units within the Coastal Zone that are occupied by Very Low, Low, or Moderate Income persons or families shall be replaced.

To comply with the State Mello Act the property owner can either: keep the affordable unit, built a new affordable dwelling unit on the site, build a new affordable unit within the Coastal Zone, leave the property vacant for 365 days, live in the unit for 365 days or submit a feasibility study that it is not feasible to maintain or replace the affordable unit.

A Feasibility Study was submitted to the Planning Department dated May 29, 2013 to demonstrate that the required affordable unit would not be economically feasible. The Feasibility Study failed to provide and analyze examples of rental units in the area comparable in size. Further, the cost analysis of the required affordable unit was based on the incorrect assumption that the affordable unit had to be equal in square footage to the proposed market rate unit. Rule 2 of the Mello Act (shown above) states that demolished [affordable] residential units shall be replaced; in this case the Feasibility Study should have accounted for the cost of constructing a 440 square foot unit (the size of the existing unit at 803 Marco Place).

Although the property owner has failed to provide the necessary documentation, the Planning Department has determined that the property owner is not required to provide a Replacement Affordable Unit with the demolition of the existing unit at 803 Marco Place. The applicant purchased the property on December 28, 2012, and on December 28, 2013 the property will be vacant for the necessary 365 days. Per Interim Administrative Procedures for Complying with the Mello Act, the unit will no longer be deemed affordable and is no longer subject to the requirements of the State Mello Act.

4. *The Venice Coastal Development Project is consistent with the special requirements for low- and moderate-income housing units in the Venice Coastal Zone as mandated by California Government Code Section 65590 (Mello Act).*

No new dwellings are proposed to be constructed therefore, the project is not subject to the inclusionary requirements of the State Mello Act.

In addition to the requisite findings set forth in Section 8.C of the Specific Plan, the project also complies with all applicable provisions of the Specific Plan, as set forth below:

- A. *Sections 9 and 10 – General Land Use and Development Regulations and Land Use and Development Regulations for Subareas.*


*Lot Consolation: The Subarea allows the consolation of up to two lots.*

*Height: The proposed height of 28 feet (due to the skylights and mechanical unit) complies with the maximum height limit of 28 feet for projects fronting a Walk Street.*

*Access: The proposed project will continue to take access from the alley, Superba Court.*

**B. Section 12 – Walk Streets**

*General Regulations: The project involves the demolition of an existing single-family dwelling and a detached two car garage, replaced with a new two-story single-family dwelling that is*

EXHIBIT NO. 8
APPLICATION NO. 5-14-0074
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 California Coastal Commission