

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 200 OceanGate, Suite 1000
 Long Beach, CA 90802-4302
 (562) 590-5071

Th19c

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STAFF REPORT: APPEAL – NO SUBSTANTIAL ISSUE

Local Government: City of Los Angeles

Local Decision: Claim of Exemption to Coastal Development Permit Requirement

Appeal Number: A-5-VEN-16-0081

Applicant: Kobe Marciano

Agent: Steve Kaplan

Appellants: Robin Rudisill, Lydia Ponce, and Sue Kaplan

Project Location: 657 E. Flower Avenue, Venice, City of Los Angeles

Project Description: Appeal of City of Los Angeles Local Coastal Exemption No. DIR-2016-2804-CEX for a 3,270.5 sq. ft. addition and 483 sq. ft. attached garage to a 1,395 sq. ft., 1-story single-family dwelling. The foundation, framing and front façade of the existing structure will remain as is. The interior layout will be modified but the perimeter walls will not.

Staff Recommendation: No Substantial Issue

IMPORTANT NOTE: This is a substantial issue only hearing. Testimony will be taken only on the question of whether the appeal raises a substantial issue. Generally and at the discretion of the Chair, testimony is limited to 3 minutes total per side. Please plan your testimony accordingly. Only the applicant, persons who opposed the application before the local government (or their representatives), or those who, for good cause, were unable to oppose the application before the local government, and the local government shall be qualified to testify. Others may submit comments in writing. If the Commission determines that the appeal does raise a substantial issue, the de novo phase of the hearing will occur at a future Commission meeting, during which it will take public testimony.

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission determine that **no substantial issue exists** with respect to the grounds on which Appeal A-5-VEN-16-0081 has been filed because the locally approved development does qualify for an exemption and does not require a local coastal development permit from the City of Los Angeles. The City-approved development constitutes an “improvement” to an existing development, because less than 50% of the existing structure will be demolished. The scope of work includes

construction of a two-story, 3,270.5 square foot addition to the rear of the existing single-family residence, while the foundation, framing and front façade of the existing structure will remain as is. Also, the interior layout of the existing house will be modified but the exterior walls, as well as the roof lines, will remain as is (except for the rear portion of the existing structure which will be slightly modified to accommodate for the necessary connections between the existing and new structures). Overall, the modification will not exceed 20 percent of the total square footage of the existing surfaces of the existing structure (**Exhibit 4**). Therefore, the proposed project is exempt “development” as defined in the Coastal Act and does not require a coastal development permit because less than 50 percent of the existing single-family residence will be removed. Commission Staff recommends that the Commission find that no substantial issue exists with respect to the grounds upon which the appeal has been filed because the City properly found that the proposed project does not require a local coastal development permit. The motion to carry out the staff recommendation is on **page 4**.

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EXHIBITS

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Photo of Site
- Exhibit 3 – Commission Notification of Appeal and Appeal
- Exhibit 4 – Architectural Plans

I. MOTION AND RESOLUTION

MOTION: *I move that the Commission determine that Appeal No. A-5-VEN-16-0081 raises NO Substantial Issue with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act.*

Staff recommends a **YES** vote. Passage of this motion will result in a finding of No Substantial Issue and adoption of the following resolution and findings. If the Commission finds No Substantial Issue, the Commission will not hear the application de novo and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the Commissioners present.

RESOLUTION:

*The Commission hereby finds that Appeal No. A-5-VEN-16-0081 presents NO **SUBSTANTIAL ISSUE** with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act regarding consistency with Chapter 3 policies of the Coastal Act.*

II. APPELLANTS' CONTENTIONS

On September 3, 2016, the Commission received an appeal of Local Coastal Exemption DIR-2016-2804-CEX from Robin Rudisill, Lydia Ponce, and Sue Kaplan (**Exhibit 3**). The City's Coastal Exemption approved the following: *"Add 3,270.5 sq. ft. & new 483 sq. ft. garage to existing 1,395 sq. ft. 1-story house. The foundation, framing & front façade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not."* The appeal contends that more than 50 percent of the structure will be demolished resulting in a new residential structure and that the mass and scale of the locally-exempted project is inconsistent with the community character of the area and therefore is inconsistent with the Venice certified Land Use Plan (LUP) and the Chapter 3 policies of the Coastal Act. For the reasons stated above, the appeal contends that the City-approved project does not qualify for an exemption and requires the review afforded through the coastal development permit process.

III. LOCAL GOVERNMENT ACTION

On October 29, 2015, the City of Los Angeles, Department of City Planning issued a Coastal Exemption (DIR 2015-3961-CEX) for a *"2-story addition with new attached 2-car garage to existing one-story, single-family dwelling; major alterations to existing single-family dwelling; 55% of existing wall to remain. Existing single-family dwelling = 936 sq. ft. Total addition = 5,503 sq. ft. And demo garage 10'x12'; demo by handwreck, sewer cap is not required."* On October 28, 2015, the City of Los Angeles, Department of City Planning issued a Director of Planning Sign-Off (DIR-2015-3655-VSO) for *"remodel and addition to an existing one-story single family dwelling and demolition of a detached garage. Project will result in a 2,766 SF second story, a roof deck, two RASs, and an attached two car garage. Project will remove/alter 45% of the existing exterior walls."*

The City forwarded a copy of the Coastal Exemption to the Coastal Commission's South Coast District Office on February 1, 2016. On March 1, 2016, the claim of exemption was appealed to

the Commission's South Coast District Office (A-5-VEN-16-0024). On March 18, 2016, the applicant waived the 49-day rule for hearing an appeal. On May 10, 2016, the applicant withdrew their claim of exemption. On May 23, 2016, the applicant and agent met with Commission staff to clarify what types of development qualified for a Coastal Exemption and potential options as they moved forward with their project.

On August 3, 2016, the City of Los Angeles, Department of City Planning issued a Coastal Exemption (DIR 2016-2804-CEX) (**Exhibit 3**) for a project that would “*Add 3,270.5 sq. ft. & new 483 sq. ft. garage to existing 1,395 sq. ft. 1-story house. The foundation, framing & front façade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not.*” The applicant name listed on the City's exemption is Kobe Marciano. The box checked on the City's exemption form is “Improvements to Existing Single-Family Residences.”

The City forwarded a copy of the Coastal Exemption to the Coastal Commission's South Coast District Office on August 8, 2016, and, at that time, Coastal Commission staff established the 20 working-day appeal period for the local CDP action. On September 6, 2016, the appellants submitted the appeal to the Commission's South Coast District Office. The appeal of the City's action was determined to be valid because it was received prior to the expiration of the twenty working-day period in which any action by the City of Los Angeles can be appealed to the Commission. On September 7, 2016, a Notification of Appeal was sent to the Los Angeles Department of City Planning and the applicant, notifying each party of the appeal of DIR-2016-2804-CEX, and the decision was stayed pending Commission action on the appeal.

IV. APPEAL PROCEDURES

Section 30600(b) of the Coastal Act provides that prior to certification of its Local Coastal Program (LCP), a local jurisdiction may, with respect to development within its area of jurisdiction in the coastal zone and consistent with the provisions of Sections 30604, 30620 and 30620.5, establish procedures for the filing, processing, review, modification, approval or denial of a coastal development permit. Pursuant to this provision, the City of Los Angeles developed a permit program in 1978 to exercise its option to issue local coastal development permits. Sections 13301-13325 of Title 14 of the California Code of Regulations provide procedures for issuance and appeals of locally issued coastal development permits. Section 30602 of the Coastal Act allows *any* action by a local government on a coastal development permit application evaluated under Section 30600(b) to be appealed to the Commission. The standard of review for such an appeal is the Chapter 3 policies of the Coastal Act. [Cal. Pub. Res. Code §§ 30200 and 30604.]

After a final local action on a local coastal development permit application or a coastal exemption, the Coastal Commission must be noticed within five days of the decision. After receipt of such a notice which contains all the required information, a twenty working-day appeal period begins during which any person, including the applicants, the Executive Director, or any two members of the Commission, may appeal the local decision to the Coastal Commission. [Cal. Pub. Res. Code § 30602.] As provided under section 13318 of Title 14 of the California Code of Regulations, the appellant must conform to the procedures for filing an appeal as required under section 13111 of Title 14 of the California Code of Regulations, including the specific grounds for appeal and a summary of the significant question raised by the appeal.

The action currently before the Commission is to find whether there is a “substantial issue” or “no substantial issue” raised by the appeal of the local approval of the proposed project. Sections 30621 and 30625(b)(1) of the Coastal Act require a de novo hearing of the appealed project unless the Commission determines that no substantial issue exists with respect to the approved project’s conformity with Chapter 3 of the Coastal Act. Commission staff recommends a finding of **no substantial issue**. If the Commission decides that the locally-approved project raises no substantial issue as to its conformity with Chapter 3 of the Coastal Act, the action of the local government becomes final. Alternatively, if the Commission finds that a substantial issue exists with respect to the locally-approved project’s conformity with the Chapter 3 policies of the Coastal Act, the local coastal development permit decision is voided and the Commission typically continues the public hearing to a later date in order to review the coastal development permit as a de novo matter. [Cal. Pub. Res. Code §§ 30621 and 30625.] Section 13321 of the Coastal Commission regulations specifies that de novo actions will be heard according to the procedures outlined in Sections 13114 and 13057-13096 of the Commission’s regulations.

If there is no motion from the Commission to find no substantial issue, it will be presumed that the appeal raises a substantial issue and the Commission will schedule the de novo phase of the public hearing on the merits of the application at a subsequent Commission hearing. A de novo public hearing on the merits of the application uses the Chapter 3 policies of the Coastal Act as the standard of review. The Venice Land Use Plan (LUP), certified on June 14, 2001, would be used as guidance in the de novo review. Sections 13110-13120 of Title 14 of the California Code of Regulations, which also apply to appeals brought under section 30602 of the Coastal Act, further explain the appeal hearing process.

If the Commission decides to hear arguments and vote on the substantial issue question, those who are qualified to testify at the hearing, as provided by Section 13117 of Title 14 of the California Code of Regulations, will have three minutes per side to address whether the appeal raises a substantial issue. The only persons qualified to testify before the Commission at the substantial issue portion of the appeal process are the applicants, persons who opposed the application before the local government (or their representatives), or those who, for good cause, were unable to oppose the application before the local government, and the local government. Testimony from other persons must be submitted in writing. The Commission will then vote on the substantial issue matter. It takes a majority of Commissioners present to find that the grounds for the appeal raise no substantial issue.

V. SINGLE/DUAL PERMIT JURISDICTION AREAS

Section 30601 of the Coastal Act provides details regarding the geographic areas where applicants must also obtain a coastal development permit from the Commission in addition to obtaining a local coastal development permit from the City. These areas are considered Dual Permit Jurisdiction areas. Coastal zone areas outside of the Dual Permit Jurisdiction areas are considered Single Permit Jurisdiction areas. Pursuant to Section 30600(b) of the Coastal Act, the City of Los Angeles has been granted the authority to approve or deny coastal development permits in both jurisdictions, but all of the City’s actions are appealable to the Commission. The proposed project site is located within the Single Permit Jurisdiction Area.

In 1978, relying on section 30600(b) of the Coastal Act, the City adopted procedures for the City to issue coastal development permits. The Commission approved those procedures and

authorized the City to issue coastal development permits, with Chapter 3 of the Coastal Act being the standard of review for the review of permits because section 30604(a) provides that Chapter 3 is the standard of review when issuing a permit prior to certification of a local coastal program. While the Commission certified the City's Land Use Plan for the Venice area in 2001, the Commission did not delegate authority to the City to issue permits pursuant to section 30600.5(b) of the Coastal Act because the City did not adopt proper ordinances to issue permits under its LUP as required by section 30600.5(f) of the Coastal Act. Thus, the City is still issuing permits under the procedures it adopted pursuant to section 30600(b) of the Coastal Act and must use Chapter 3 of the Coastal Act when reviewing coastal development permit applications. The Commission, likewise, uses Chapter 3 of the Coastal Act as the standard of review in its review, on appeal, of the City-issued exemption. (Coastal Act §§ 30602, 30625)

VI. FINDINGS AND DECLARATIONS

A. PROJECT LOCATION & DESCRIPTION

The project site is located in the Oakwood subarea at 657 Flower Avenue within the City of Los Angeles Single Permit Jurisdiction Area, about 0.7 miles inland of the beach (**Exhibit 1**). The lot area is 5,800 square feet and zoned R1.5-1 (Multi Family Residential) in the Los Angeles Zoning Code. The site is currently developed with a single-family dwelling fronting Flower Avenue (**Exhibit 2**). The Los Angeles County Recorder indicates that the existing one-story 936 square foot home was constructed in 1922, and Los Angeles Building and Safety records indicate that an approximately 378 square foot, one-story addition was added to the rear of the existing house in 1955 (per City of Los Angeles Building and Safety Permit No. 1955-12762; pre-Coastal Act). The scope of work provided by the applicant on the City's Coastal Exemption form is *"Add 3,270.5 sq. ft. & new 483 sq. ft. garage to existing 1,395 sq. ft. 1-story house. The foundation, framing & front façade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not."*

The City of Los Angeles did retain copies of plans for this project when it was deemed exempt from permit requirements, and submitted copies along with the coastal exemption to the Commission's South Coast Office on August 8, 2016 (**Exhibit 4**). According to the plans submitted by the City, the scope of work includes the construction of a two-story, 3,270.5 square foot addition to the rear of the existing single-family residence; the foundation, framing and front façade of the existing structure will remain as is; the interior layout of the existing house will be modified but the exterior walls as well as the roof lines will remain as is (except for the rear portion of the existing structure which will be slightly modified to accommodate for the necessary connections between the existing and new structures); and overall the modification/demolition will not exceed 20 percent of the total square footage of the existing surfaces. The new second-floor addition will cover the new first-floor footprint and only extend approximately 16 feet over the existing structure (portion of the 1955 addition). Also, the roofing material (i.e. shingles) and siding of the existing structure will be replaced to match the material of the new addition. New foundational elements and load bearing walls are proposed on portions of the lot where none exist currently, while the existing foundation and perimeter walls will remain intact.

The applicant's plans, submitted to the City at the time of the claim of exemption request, indicate that about 20 percent of the total square footage of the existing architectural materials will be removed. Clarification from the applicant on exactly what existing surfaces were taken

into account for this calculation, indicate that the total square footage of the existing surface areas includes the exterior walls (including studs and drywall), doors, windows, roof, siding, and foundation. While the roofing and siding material will be replaced so that the proposed addition and the existing structure match aesthetically, the applicant maintains that all underlying material, such as studs, framing, and most of the drywall, will not be removed during this process. In addition, any additional structural support (beams) that may be needed when the existing interior walls are removed will not result in the demolition of any of the existing structural elements (except some drywall). Flooring in the existing 1955 addition area that is lower than the original finished flooring will be cosmetically raised to level it, using a technique that will not damage or remove the existing foundation.

B. FACTORS TO BE CONSIDERED IN SUBSTANTIAL ISSUE ANALYSIS

Section 30625(b)(1) of the Coastal Act states that the Commission shall hear an appeal of a local government action carried out pursuant to Section 30600(b) unless it finds that no substantial issue exists as to conformity with Chapter 3 of the Coastal Act. The term “substantial issue” is not defined in the Coastal Act or its implementing regulations. Section 13115(b) of the Commission’s regulation simply indicates that the Commission will hear an appeal unless it “finds that the appeal raises no significant question.” In previous decisions on appeals, the Commission had been guided by the following factors:

1. The degree of factual and legal support for the local government’s decision that the development is consistent or inconsistent with the relevant provisions of the Coastal Act;
2. The extent and scope of the development as approved or denied by the local government;
3. The significance of the coastal resources affected by the decision;
4. The precedential value of the local government’s decision for future interpretations of its LCP; and,
5. Whether the appeal raises local issues, or those of regional or statewide significance.

Even when the Commission chooses not to hear an appeal, appellants nevertheless may obtain judicial review of the local government’s coastal permit decision by filing petition for a writ of mandate pursuant to Code of Civil Procedure, Section 1094.5.

Staff is recommending that the Commission find that **no substantial issue exists** with respect to whether the local government action conforms to the provisions of Chapter 3 of the Coastal Act for the reasons set forth below.

C. SUBSTANTIAL ISSUE ANALYSIS

As stated in Section IV of this report, the grounds for an appeal of a Coastal Development Permit issued by the local government prior to certification of its Local Coastal Program (LCP) are the Chapter 3 policies of the Coastal Act. Any local government Coastal Development Permit or Coastal Exemption issued prior to certification of its LCP may be appealed to the Commission. The Commission shall hear an appeal unless it determines that no substantial issue exists as to the locally-approved project’s conformity with Chapter 3 policies of the Coastal Act.

The grounds for this appeal are that the project is not an improvement to an existing structure and is therefore non-exempt “development” as defined in the Coastal Act and so a coastal development permit should have been required; and also relate to the proposed project’s potential impacts to the community character of Venice.

The Commission’s standard of review for determining whether to hear the appeal is only whether the appeal raises a substantial issue as to conformity with Chapter 3 of the Coastal Act. Cal. Pub. Res. Code § 30625(b)(1); 14 C.C.R. § 13321. The Commission’s decision will be guided by the factors listed in the previous section of this report (B. Factors to be Considered in Substantial Issue Analysis).

Claim of Exemption

Section 30600(a) of the Coastal Act requires that anyone wishing to perform or undertake any development within the coastal zone shall obtain a coastal development permit. Development is broadly defined by Section 30106 of the Coastal Act, which states:

“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Construction, reconstruction, demolition, or alteration of the size of any structure in the coastal zone is development that requires a coastal development permit, unless the development qualifies as development that is authorized without a coastal development permit.

Coastal Act Section 30610 Developments authorized without permit, states:

*Notwithstanding any other provision of this division, **no coastal development permit shall be required** pursuant to this chapter for the following types of development and in the following areas:*

*(a) **Improvements to existing single-family residences**; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter....*

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and

maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

Section 13250 Improvements to Existing Single-Family Residences, states:

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

(1) All fixtures and other structures directly attached to a residence;

(2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and

(3) Landscaping on the lot.

Additionally, the Commission typically requires fifty percent of the structure to be maintained in order to qualify as ***an existing structure***.

Section 13252 Repair and Maintenance Activities That Require a Permit, states:

(b) Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance under Section 30610(d) but instead constitutes a replacement structure requiring a coastal development permit.

The grounds for this appeal are that the project is not exempt development as defined in the Coastal Act and, as such, the applicant must obtain a coastal development permit for the proposed development. The description and proposed plans of the project, which includes the interior remodel and addition to the existing single-family residence resulting in approximately 20 percent demolition of the existing exterior structural elements of the structure, is considered an improvement to an existing structure, and is not a new residential structure, based on the applicable provisions of the Coastal Act.

Additionally, the City of Los Angeles Certified Land Use Plan (LUP) for Venice defines “remodel” as: an improvement to an existing structure in which no more than fifty percent (50%) of the exterior walls are removed or replaced. In past actions, the Commission found that when a “remaining wall” is used as a measure to determine whether a development is a remodel or a new structure, the wall must remain intact as part of the structure, and for purposes of calculating the fifty-percent guideline should retain its siding, drywall/plaster, windows, and doorways. Furthermore, the Commission found that demolition, reconstruction, or substantial redevelopment of a project in the Venice coastal zone are not exempt under any section or provision of the Coastal Act, or the Commission’s Regulations and require a coastal development permit. In some cases, even if a development is a remodel under the LUP, it does not mean that it is exempt from the coastal development permitting requirements. The LUP sets forth no policies relative to interpreting remodels as being exempt development. As such, an exemption determination is based on a reading of applicable Coastal Act provisions and associated implementing regulations in the Commission’s regulations. In this case, the amount of existing structure proposed to be removed does not exceed 50 percent. Therefore, a coastal development permit is not required.

In determining whether the project constitutes the replacement of 50 percent or more of the existing structure, Commission staff analyzes what percentage of which components and how much of each component of the house is being replaced. A single family residence consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition and augmentation that is necessary to build the proposed remodel. If 50 percent or more of the total of these components are being replaced, then the project would not qualify as exempt development, and must obtain a coastal development permit pursuant to Section 30600(a) of the Coastal Act. Typically, the addition of a complete second story above a one-story structure would not qualify for an exemption because the amount of construction required to support the additional weight of a new level would often require reinforcement of the first-floor load bearing walls, often with steel framing, and/or a new foundation which would exceed the amount of change allowable under an exemption. However, the project description and plans show that the second floor of the addition will primarily be located above the proposed first-floor addition at the rear of the structure; and only extend about 16 feet above the existing structure. This approximately 350 square foot area that is proposed to extend over the existing residence is located above the 1955 addition of the existing structure, and contains slightly newer building material than the original house which dates to 1922. The applicant already is proposing the replacement of most of the material in this area and has accounted for that in their calculation of 20 percent of the existing surface material that will be removed during this project.

The proposed project does qualify for an exemption under Coastal Act Section 30610(a). Coastal Act Section 30610(a) allows *improvements* to existing single-family residences without a coastal development permit. Improvements to buildings typically include additions. The Coastal Act does not put a limit on the size of the addition to the existing structure, with limited exceptions (depending on certain geographical features) of the site, as long as 50 percent of the existing structure is not removed, replaced, or demolished. In this case, the applicant proposes to remove approximately 20 percent of the total square footage of the exterior architectural elements, including small sections of the rear portions of the walls and roof. The existing foundation, framing and front façade will remain as is.

In this case, the amount of the existing structure proposed to be removed is less than 50 percent and therefore can be considered an improvement to an existing single-family residence that is exempt from coastal development permit requirements. According to the plans (**Exhibit 4**), the scope of work includes the construction of a two-story, 3,270.5 square foot addition to the rear of the existing single-family residence; the foundation, framing and front façade of the existing structure will remain as is; the interior layout of the existing house will be modified but the exterior walls as well as the roof lines will remain as is (except for the rear portion of the existing structure which will be slightly modified to accommodate for the necessary connections between the existing and new structures); and overall the modification will not exceed 20 percent of the total square footage of the existing surfaces. Also, the roofing material (i.e. shingles) and siding of the existing structure will be replaced to match the material of the new addition. New foundational elements and load bearing walls are proposed on portions of the lot where none exist currently, however, the existing foundation and exterior walls will remain.

The applicant's plans, submitted to the City at the time of the claim of exemption request indicate that about 20 percent of the total square footage of the existing architectural materials will be

removed and replaced. Clarification from the applicant on exactly what existing surfaces were taken into account for this calculation, indicate that the total square footage of the existing surface areas includes the exterior walls (including studs and drywall), doors, windows, roof, siding, and foundation. While the roofing material (i.e. shingles) and siding material will be replaced so that the proposed addition and the existing structure match aesthetically, the applicant maintains that all underlying material, such as studs, framing, and most of the drywall, will not be removed during this process. In addition, any additional structural support (beams) that may be needed when the existing interior walls are removed will not result in the demolition of any of the existing structural elements (except some drywall). Areas in the existing house where the floors are lower than the original finished flooring will be cosmetically raised to level it, using a technique that will not damage or remove the existing foundation.

Coastal Act Section 30600 Coastal Development Permit; Procedures Prior to Certification of Local Coastal Program, states:

(a) Except as provided in subdivision (e), and in addition to obtaining any other permit required by law from any local government or from any state, regional, or local agency, any person as defined in Section 21066, wishing to perform or undertake any development in the coastal zone, other than a facility subject to Section 25500, shall obtain a coastal development permit.

(b) (1) Prior to certification of its local coastal program, a local government may, with respect to any development within its area of jurisdiction in the coastal zone and consistent with the provisions of Sections 30604, 30620, and 30620.5, establish procedures for the filing, processing, review, modification, approval, or denial of a coastal development permit. Those procedures may be incorporated and made a part of the procedures relating to any other appropriate land use development permit issued by the local government.

(2) A coastal development permit from a local government shall not be required by this subdivision for any development on tidelands, submerged lands, or on public trust lands, whether filled or unfilled, or for any development by a public agency for which a local government permit is not otherwise required.

(c) If prior to certification of its local coastal program, a local government does not exercise the option provided in subdivision (b), or a development is not subject to the requirements of subdivision (b), a coastal development permit shall be obtained from the commission or from a local government as provided in subdivision (d).

(d) After certification of its local coastal program or pursuant to the provisions of Section 30600.5, a coastal development permit shall be obtained from the local government as provided for in Section 30519 or Section 30600.5.

The City of Los Angeles has the authority to issue coastal development permits, as well as coastal exemptions. The proposed project site is located within the *Single Permit Jurisdiction Area*. For the reasons discussed in detail above, the proposed project constitutes an improvement to an existing one-story approximately 1,395 square foot structure and construction of a new 3,270.5 square foot, two-story addition with attached, 483 square foot garage, resulting in the removal of only 20 percent of the existing material, which is exempt under the Coastal Act and the Commission's Regulations. Therefore, the proposed project does not require a local coastal development permit from the City of Los Angeles.

Chapter 3 Conformity – Community Character

In order for no substantial issue to be found, the proposed project must conform to the requirements of the Chapter 3 policies of the Coastal Act (Cal. Pub. Res. Code §§ 30200-30265.5). The appellants argue that the project is not compatible with the scale and mass of the existing neighborhood.

While the certified Venice LUP is not the standard of review for finding substantial issue, the standards provide guidance from which the Commission can evaluate the adequacy of a project's mitigation of impacts. In its adoption of the certified LUP, the Commission recognized Venice's unique community character and popularity as a visitor serving destination, and as such, it is imperative that any new development be designed consistent with the community character of the area.

When the LUP was certified in 2001, the Commission considered the potential impacts that development could have on community character and adopted residential building standards to ensure development was designed with pedestrian scale and compatibility with surrounding development. Given the specific conditions and the eclectic development pattern of Venice, it is appropriate to use the certified LUP policies for determining whether or not the project is consistent with relevant Chapter 3 policies of the Coastal Act.

The standard of review for the substantial issue determination is the Chapter 3 policies of the Coastal Act. The appellants' appeal addresses the proposed project's potential non-conformance with the established community character in Venice in relation to the mass and scale of surrounding residences in the area. Throughout the neighborhoods of Venice, there are a wide range of residential and commercial buildings that vary in scale and style. Venice's historical character, among other attractions including the Ocean Front Walk (boardwalk) and the beach, makes it a popular touristic destination. As a result of its unique coastal communities, Venice is a coastal resource to be protected.

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

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.

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.

Sections of the Venice LUP addressing character:

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.

The LUP policies encourage “architectural diversity” in Venice. 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 defined a specific architectural style for the various neighborhoods of Venice.

Ultimately, the extent to which the history of such demolition/rebuild/remodel has altered the community character of Venice remains difficult to determine. 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.

Typically, the Commission looks at allowable land uses, density, and height when evaluating whether or not a project is visually compatible with the character of the neighborhood, along with the existing characteristics of the surrounding area. The proposed development does not raise a substantial issue in regards to Chapter 3 of the Coastal Act. The proposed project is similar in height, mass, and scale to other structures along E. Flower Avenue. The Oakwood neighborhood is comprised of an amalgam of new and old one-to-two story buildings that range in number of residential units from single-family to nine (9) units on a single lot (676 E. Flower Avenue). Because of the depth of these lots (about 145 feet), numerous residential structures have historically been constructed on each lot and about 65 percent of the development on the 600 block of E. Flower Avenue is for multi-family housing. Also, within the 600 block of E. Flower Avenue, the residential buildings range in size from 198 sq. ft. (653 E. Flower Avenue) to 6,596 sq. ft. (676 E. Flower Avenue); and the average residential building size is 2,268 square feet. In addition, about 25 percent of the lots have existing development that covers less than half the entire lot. The subject single-family residence at 657 E. Flower Avenue is flanked by one-story, three-unit residences (consisting of three individual buildings ranging from 198 sq. ft.

to 1,248 sq. ft.) on the west side (653 E. Flower Avenue) and one-story, two-unit residences (consisting of two buildings; 748 sq. ft. and 552 sq. ft.) on the east side. This illustrates the diversity in the neighborhood which is designated RD1.5-1 (Low Medium II Residential land uses) according to the Venice certified LUP, and allows for both single- and multi-family dwellings. The subject site is currently developed with a one-story, 1,395 square foot, single-family residence and detached garage, and the proposed project includes a 3,270.5 square foot, two-story, rear addition with a maximum height of 30 feet and a 483 square foot, attached garage. Because no work will be done on the façade of the building, the structure will maintain its current setback from the public-right-of-way. The project, as proposed, is similar in scale to existing development in the area.

The proposed project will result in a 3,270.5 square foot, two-story addition with roof deck and 483 square foot attached garage to an existing 1,395 square foot single-family dwelling (**Exhibit 4**). The roof deck of the proposed addition will be 22 feet in height and a roof access structure will extend no more than 8 feet above the roof deck for a maximum height of 30 feet. The roof deck will be enclosed by 3 feet 6 inch high parapet. In addition, the proposed single-family residence will maintain side yard setbacks of 4 feet.

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) measured above the fronting right-of-way. The proposed project conforms to the 25-foot height limit of the LUP for flat rooflines. A roof access structure (stair enclosure) is proposed to exceed the 25 foot height limit by no more than 5 feet and open railings enclosing the roof deck will extend approximately 36 inches above the roof line (**Exhibit 4**). 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 Venice Specific Plan, which the Commission has not certified, also sets forth the same height limits as the certified Venice LUP. The project, as proposed, conforms to the mandated height limits in its neighborhood and does not raise a substantial issue with respect to the project's conformity with Chapter 3 community character policies of the Coastal Act.

Coastal Access/Parking

The appellants contend that this project was originally for the conversion from one to two units and showed five (5) parking spaces on previous plans, which is the minimum requirement per the Venice certified LUP parking requirements for two residential units on a single lot. However, the proposed project is for the remodel and addition to an existing single-family residence, not for the construction or conversion to two residential units. No additional facilities, such as a kitchen, appear on any of the plans that would qualify this building as a two-unit structure. In addition, because this remodel and addition does not constitute as a new development, the existing two (2) parking spaces are acceptable for this type of project, which is an improvement to a single-family residence. Therefore, the project is in conformity with the Chapter 3 access policies because there is adequate on-site parking for the proposed development and, as such, the project will not impact public parking for the public who seek access to the beach.

Other Allegations:

Furthermore, the appellants note that the original City processing of this project was under the Venice Coastal Zone Specific Plan (DIR-2015-3655-VSO) which described the project as a “Remodel and addition to an (E) one-story SFD and demolition of a detached garage. Project

will result in a 2,766 SF ground floor, 3,084 SF second story, a roof deck, two RASs, and an attached two-car garage. Project will remove/alter 45% of the (E) exterior walls” (**page 22 of Exhibit 3**). They contend that there are discrepancies in the current coastal exemption project description and the description in the VSO which make it unclear on whether or not this is a change of use (one to two units), which would require a coastal development permit and not qualify the project for an exemption. First, this VSO sign-off (DIR-2015-3655-VSO) was acquired in 2015 for coastal exemption no. DIR-2015-3961-CEX. The applicant withdrew that claim of exemption in May 2016, and while a new VSO may be required to reflect the changes in the project description, it is a City-required and City-issued permit, and considered separate from a Coastal Development Permit and Coastal Exemption. Whether or not the City requires a new VSO signoff to reflect the changes to the project since 2015 is not related to whether or not the project complies with Chapter 3 of the Coastal Act, and therefore, does not raise a substantial issue regarding the project’s conformity with Chapter 3.

Conclusion

Applying the five factors listed in the prior section clarifies that the appeal raises “no substantial issue” with respect to Chapter 3 of the Coastal Act, and therefore, does meet the substantiality standard of Section 30625(b)(1), because the nature of the proposed project and the local government action are consistent with the Chapter 3 policies of the Coastal Act.

The first factor is the degree of factual and legal support for the local government’s decision that the development is exempt from CDP requirements. The City used detailed plans in its determination to issue a coastal exemption for a project with the scope of work that states: “*Add 3,270.5 sq. ft. & new 483 sq. ft. garage to existing 1,395 sq. ft. 1-story house. The foundation, framing & front façade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not*” is consistent with the Coastal Act. Details of the scope of work include the construction of a two-story, 3,270.5 square foot addition to the rear of the existing single-family residence; the foundation, framing and front façade of the existing structure will remain as is; the interior layout of the existing house will be modified but the exterior walls as well as the roof lines will remain as is (except for the rear portion of the existing structure which will be slightly modified to accommodate for the necessary connections between the existing and new structures); and overall the modification/demolition will not exceed 20 percent of the total square footage of the existing surfaces. The new second-floor addition will cover the new addition and only extend approximately 16 feet over the existing structure (portion of the 1955 addition). Also, the roofing material (i.e. shingles) and siding of the existing structure will be replaced to match the material of the new addition, but the other elements that constitute a wall will remain. New foundational elements and load bearing walls are proposed on portions of the lot where none exist currently, and existing foundation and exterior walls will only be slightly modified (per the plans). Because less than 50 percent (only about 20 percent) of the existing structure will be removed when the addition is constructed, the proposed development is considered an “improvement” to an existing residential unit. Any deviation from the approved scope of work and approved plans may void the City-issued coastal exemption and require a coastal development permit.

The locally approved development would not result in more than 50 percent demolition of the existing structure and is an improvement to an existing structure, which qualifies for a coastal development permit exemption under section 30610 of the Coastal Act and the Commission’s regulations, as noted above. Additionally, City staff did retain copies of the plans for the proposed development and provided them to Commission staff to review in order to determine whether the

City properly determined that the proposed development was exempt. Therefore, the Coastal Commission finds that the City does have an adequate degree of factual or legal support for its exemption determination.

The second factor is the extent and scope of the development as approved or denied by the local government. The extent and scope of the locally approved development is clear because there are City-approved plans available to determine the scope (**Exhibit 4**). Based on the project description and plans, the City was able to determine that approximately 20 percent of the exterior architectural features of the existing single-family residence would be removed during this project. This will result in the demolition of less than 50 percent of the existing structure, which does not exceed the limitation to be eligible for a coastal exemption. Therefore, the full extent and scope of the City-approved project was reviewed by the City and determined to qualify for a coastal exemption.

The third factor is the significance of the coastal resources affected by the decision. The third factor is the significance of the coastal resources affected by the decision. The significance is minimal as there are no coastal resources affected. This is an improvement to an existing single-family residence. The location of the proposed development is approximately 0.7-mile inland from the beach in a developed residential area. Because of its distant proximity to the beach, this area is not a primary destination for shoreline access.

The fourth factor is the precedential value of the local government's decision for future interpretations of its LCP. The City does not currently have a certified LCP, but it does have a certified Land Use Plan (LUP). The proposed development is consistent with the mass, height and scale of the surrounding residences and with past City and Commission approvals for this area of Venice, and with the policies of the certified Venice LUP. This project, as proposed and conditioned, will not prejudice the ability of the City to prepare a Local Coastal Program that is in conformity with Chapter 3 of the Coastal Act.

The final factor is whether the appeal raises local issues, or those of regional or statewide significance. Although this appeal raises specific local issues, potentially exempting projects from the coastal development process that may result in new development through construction in stages that qualify for exemptions over time and will have potential negative and cumulative impacts to the coast if other local governments in the coastal zone apply their exemption authority in a similar manner. However, the City did properly review this project prior to issuing a coastal exemption. Therefore, the City's approval does raise potential issues of statewide significance.

In conclusion, the primary issue for the appeal is when the development constitutes the replacement of the existing residential structure with a new structure, and therefore requires a local CDP. Because the evidence supports exempting the proposed project from Coastal Act permitting requirements, the Commission finds that appeal A-5-VEN-16-0081 raises no substantial issue as to conformity with the Chapter 3 policies of the Coastal Act, and Coastal Exemption No. A-5-VEN-16-0081 will become final upon the Commission's approval of the motion that the appeal raises no substantial issue.



Location Map: 657 Flower Avenue, Venice

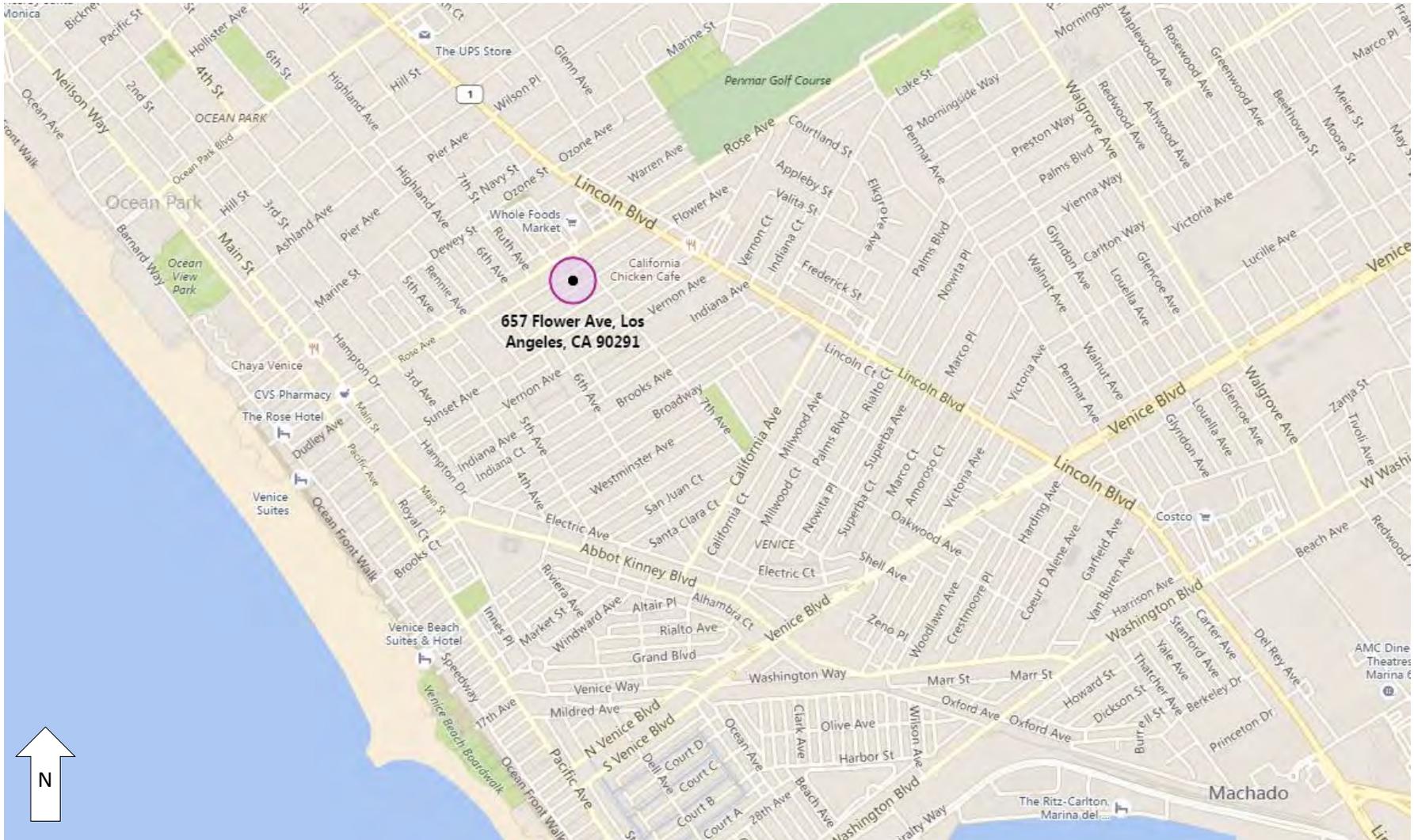


Photo credit: Bing Maps

Vicinity Map: 657 Flower Avenue, Venice

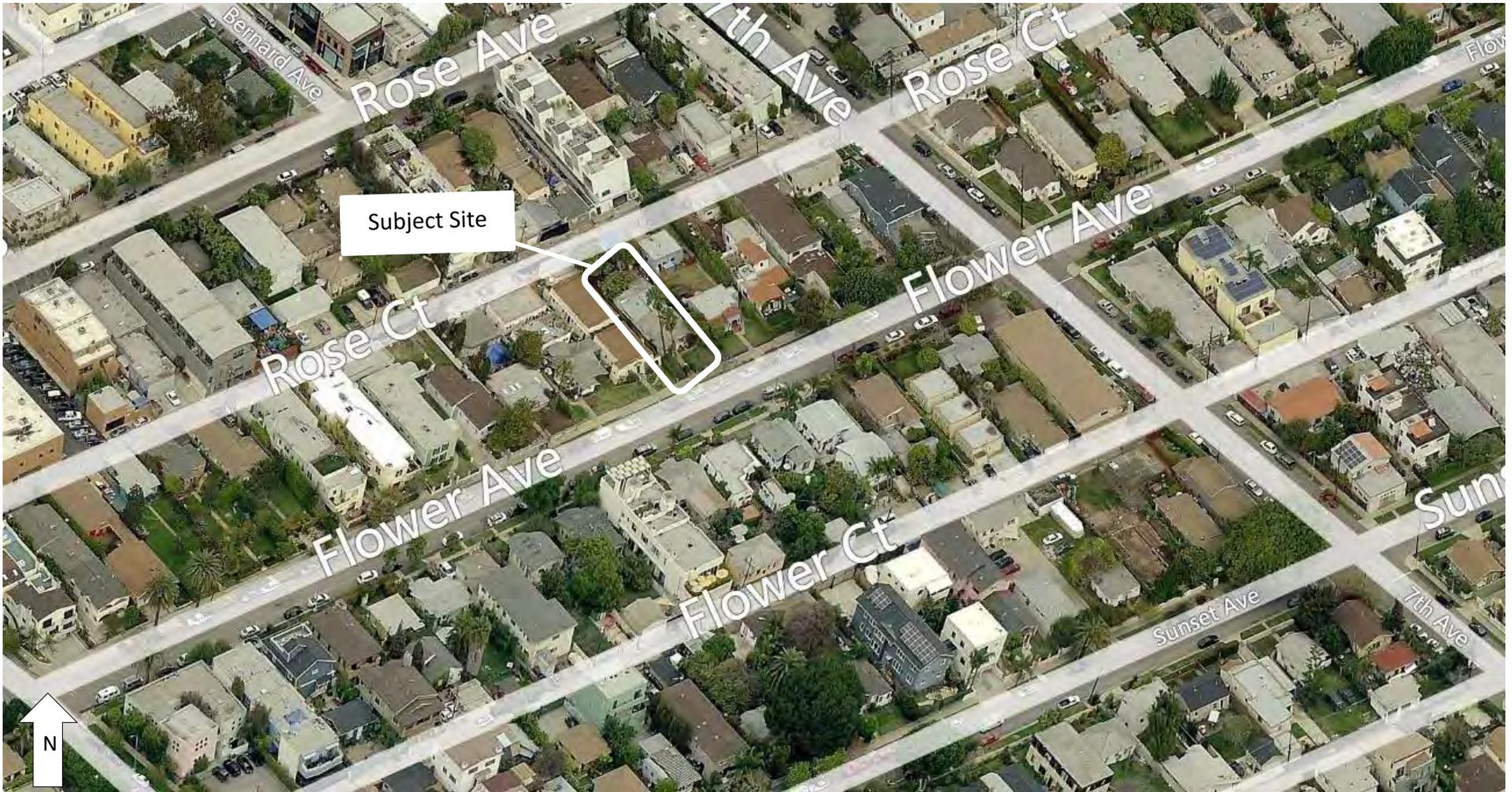


Photo credit: Bing Maps

Photo of 657 Flower Avenue, Venice, 3-10-2016



Photo credit: California Coastal Commission Staff

Exhibit 2

Page 1 of 1



California Coastal
Commission

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
(562) 590-5071 FAX (562) 590-5084

WWW.COASTAL.CA.GOV

Exhibit 3

Page 1 of 22

California Coastal
Commission**COMMISSION NOTIFICATION OF APPEAL**

September 07, 2016

To: Trevor Martin
Los Angeles Department of City Planning - Development Services Center
201 N. Figueroa Street
Los Angeles, CA 90012

From: Charles Posner

Re: **Commission Appeal No. A-5-VEN-16-0081**

Please be advised that the coastal development permit decision described below has been appealed to the California Coastal Commission pursuant to Public Resources Code Sections 30603 and 30625. Therefore, the decision has been stayed pending Commission action on the appeal pursuant to the Public Resources Code Section 30623.

LOCAL PERMIT #: **DIR-2016-2804-CEX**

APPLICANT(S): **Attn: Kobe Marciano**

DESCRIPTION: Add 3,270.5 sq.ft. & new 483 sq.ft. garage to existing 1,395 sq.ft. 1-story house. The foundation, framing & front façade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not.

LOCATION: 657 E. Flower Ave., Venice, CA 90291 (APN(s): 4240011032)

LOCAL DECISION: Approval; No Special Conditions

APPELLANT(S): Robin Rudisill, Lydia Ponce, and Sue Kaplan

DATE APPEAL FILED: 09/06/2016

The Commission appeal number assigned to this appeal is A-5-VEN-16-0081. The Commission hearing date has not been scheduled at this time. Within 5 working days of receipt of this Commission Notification of Appeal, copies of all relevant documents and materials used in the City of Los Angeles's consideration of this coastal development permit must be delivered to the South Coast District Office of the Coastal Commission (California Administrative Code Section 13112). Please include copies of plans, relevant photographs, staff reports and related documents, findings (if not already forwarded), all correspondence, and a list, with addresses, of all who provided verbal testimony.

**COMMISSION NOTIFICATION OF APPEAL**

A Commission staff report and notice of the hearing will be forwarded to you prior to the hearing. If you have any questions, please contact Charles Posner at the South Coast District Office.

cc: Applicant: Kobe Marciano
Appellant: Robin Rudisill
Appellant: Lydia Ponce
Appellant: Sue Kaplan
Interested Party: Law Office of Steve Kaplan, Attn: Steve Kaplan
File



RECEIVED
South Coast Region

SEP 06 2016

CALIFORNIA
COASTAL COMMISSION

STATE OF CALIFORNIA - THE RESOURCES AGENCY

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CA 90802-4416
VOICE (562) 590-5071 FAX (562) 590-5084

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Robin Rudisill, Lydia Ponce, Sue Kaplan (see attached)

Mailing Address: 3003 Ocean Front Walk

City: Venice

Zip Code: 90291

Phone: 310-721-2343

SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

Add 3,270.5 sq ft & new 483 sq ft garage to existing 1,395 sq ft 1-story house. The foundation, framing & front façade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not (?)

3. Development's location (street address, assessor's parcel no., cross street, etc.):

657 Flower Ave, APN: 424-001-1032, 7th Ave

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-5-VEN-16-0081

DATE FILED: September 6, 2016

DISTRICT: South Coast



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: _____ None--date field removed from form

7. Local government's file number (if any): DIR-2016-2804-CEX

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Kobe Marciano, 19528 Ventura Blvd., #641, Tarzana, CA 91356

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1)

(2)

(3)

(4)

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT****SECTION IV. Reasons Supporting This Appeal****PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

The Project Description indicates that the Applicant proposes to add 3,270.5 square feet to the existing 936 square foot 1-story home. Both numbers are excluding the garage. The Project Description also indicates that the foundation, framing and front façade of the existing structure will remain as is, and that the interior layout will be modified but the perimeter walls not.

The existing home was built in 1922. As noted by the Coastal Commission in its Staff Reports for previous Coastal Exemption appeals, the project cannot disregard the structural integrity of the aged foundation and framing of an existing 1-story structure. Even if the plans do not indicate replacement of floors and walls, the City building inspector may require replacement of these components for safety reasons. The structural integrity of the aged foundation and framing must be considered when considering whether such a project can be done while maintaining 50% or more of the existing structure. Such large projects are likely to require a full demolition of the existing structure, which is development that requires a CDP. In addition, the very large size of the addition and the fact that most of the entire structure is to be demolished leaves little existing structure to add onto or improve, indicates that the development is much more than an "improvement" to a single-family dwelling. As the project is not an improvement to an existing single-family residence, it is therefore non-exempt "development" as defined in the Coastal Act, and thus a CDP should be required.

In addition, the corresponding City permit for compliance with the Venice Coastal Zone Specific Plan, DIR-2015-3655-VSO and related plans (see attached), states that there will be two RAS (roof access structures) a total of 5 parking spaces, and the FAR appears to be approximately 1:1, all of which calls into question whether the project is intended to be for a change of use from a single-family dwelling to a duplex, which requires CDP processing. It should be noted that the Applicant's original project was to go from 1 unit to 2 units. The City Permit also indicates that the project will maintain 55% of the exterior walls, which appears to be in conflict with the Applicant's indication in the CEX description as well as the way in which demolition must be considered (based on amount of structure being demolished).

Thus, the CEX must be revoked and the Applicant requested to obtain a CDP.

In addition, the size and scope of the project necessitate a review of the project for consistency under the CDP process, because the proposed new single-family dwelling is inconsistent with the Community Character policies of the Venice Land Use Plan, the L.A. General Plan and relevant Community Plan for Venice and City Codes. Also, the nature of the proposed project and the City's action are not consistent with the policies of Chapter 3 of the Coastal Act. Because an issue exists with respect to the conformity of the CEX action by the City with the Chapter 3 policies of the Coastal Act, the City's exemption action is invalid and must be voided/revoked. A CDP review is required, during which the proposed development would be reviewed for consistency with the character of the surrounding area. As indicated in prior recent Coastal Staff Reports,

“Community Character issues are particularly important in Venice. Although this exemption relates only to one project, the erosion of community character is a cumulative issue, and the City’s cumulative exemption of numerous large-scale remodel and demolition projects has a significant impact on Venice’s visual character.”

The City’s Coastal Exemption process is being used to avoid the CDP process, during which the proposed development would be reviewed for consistency with the character of the surrounding area. Community Character is a significant Coastal Resource, particularly in Venice, which has been designated by the Coastal Commission as a “Special Coastal Community.” As also indicated in numerous Coastal Commission reports and decisions, Venice is a Coastal Resource to be protected, and as a primarily residential community, residential development is a significant factor in determining Venice’s Community Character. Although this Coastal Exemption relates only to one project, the erosion of Community Character is a cumulative issue, and the City’s cumulative exemption of numerous large-scale addition/remodel projects (and the usual associated demolition exceeding 50% of the existing structure) has a significant adverse impact on Venice’s character, which is also evidenced by the significant Community concern expressed in numerous other appeals of Coastal Exemptions.

In addition, the Venice Coastal Zone does not have a certified Local Coastal Program, and issuing exemptions for proposed projects like this one, which substantially exceed the mass and scale of the surrounding area and are also significantly larger than the existing structure, set a very damaging precedent. The abuse of the City’s Coastal Exemption process in order to avoid obtaining a CDP for new development has been a recurring problem. The City has inadequate controls over the Coastal Exemption process, including a lack of adequate enforcement, resulting in developers frequently ignoring or violating regulations, including demolition of the entire structure even though the project description indicates otherwise. There is generally no penalty applied by the City when this is discovered, other than a requirement to stop work and obtain a CDP, and thus there is little to discourage Applicants from this practice. Very importantly, exempting projects from the CDP process have potential significant negative cumulative impacts to the entire California Coast, as these projects are not being properly reviewed for Community Character and conformance to Chapter 3 of the Coastal Act.

The Coastal Commission-certified Venice Land Use Plan, used as guidance for determining conformity with Chapter 3, states in Policy I. E. 2. “.... All new development *and renovations should respect the scale, massing and landscape of existing residential neighborhoods.*” However, the City does not perform such a review for Coastal Exemptions, including for this project.

Relevant law includes Coastal Act Section 30610 and CCR Section 13250 and 13252 (see attached).

Adjacent neighbors, neighbors in the surrounding area, and all Venice residents are harmed by the project, as well as the cumulative effect of this project and other such projects. Not only are there adverse effects on adjacent and surrounding properties (without an associated public process including Notice, a Public Hearing, transparency, and an Appeal right), but there is a significant adverse impact on the Community Character of Venice, which is a protected Coastal Resource, and which has the result of significantly reducing the long-term value of the Venice Coastal Zone Community and the current and future Quality of Life for all residents of Venice.

This project constitutes the development of a new single-family residence, and therefore the Coastal Exemption (CEX) and the Building Permit must be revoked (or stopped if still in the clearance process) immediately, and a CDP must be obtained in order to ensure that the project conforms to the policies of the certified IUP and Chapter 3 of the Coastal Act, as well as local land use regulations.

Exhibit 3

Page 6 of 22



California Coastal
Commission

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Hydria Price
Robert Doherty

Signature of Appellant(s) or Authorized Agent *Sue Kaplan*

Date: September 6, 2016

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____

Exhibit 3

Page 7 of 22



California Coastal
Commission



Application:

COASTAL EXEMPTION (CEX)

CASE NO.: DIR 2016 2804-CEX

TO: California Coastal Commission
South Coastal District
200 OceanGate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: GST E. FLOWER

LEGAL DESCRIPTION: LOT 32 BLOCK BLK A TRACT TR 2352

ZONE: RD1.5-1 COMMUNITY PLAN: VENICE

PROPOSED SCOPE OF WORK: Add 3,270.5 sqft + new garage 483 sqft to existing 1,395 sqft 1 story house. The foundation, framing & front facade of existing structure will remain as is. The interior layout will be modified but the perimeter walls not.

RELATED PLAN CHECK NUMBER(S): 16014-20000-02860

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Kobe Marciano
Mailing Address: 19528 ventura Blvd #641. tarzana CA 91356
Phone Number: 310-779-6161 E-mail Address: kobemarciano@gmail.com
Signature: [Handwritten Signature]



THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 3010 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.
- Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).
- Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
- Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By:

Signature

Print Name and Title

Trevor Martin

Trevor Martin, PA

Invoice No.:

31204

Receipt Number:

C202339999

Attached:

Copy of Invoice with Receipt No.

Copy of related Building & Safety Clearance Summary Worksheet(s)



Department of City Planning Case Summary & Documents

Los Angeles, CA
 Fair
 77.0 F
 Winds: 6.9 mph
 City / County Traffic

Case Number Ordinance Zoning Information CPC Cards

Case Number: DIR-2016-2804-CEX Search Format: AA-YYYY-1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR-2016-2804-CEX
Case Filed On: 08/03/2016
Accepted for review on: 08/03/2016
Assigned Date: 08/03/2016
Staff Assigned: TREVOR MARTIN
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED
DIR Action Date: 08/03/2016
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

1 Case Documents found for Case Number: DIR-2016-2804-CEX

Type +	Scan Date	Signed
Initial Actions (1)		
Application	08/04/2016	View

Primary Address

Address	CNC	CD
657 E FLOWER AVE 90291 Venice 11		

[View All Addresses](#)

Project Description: COASTAL EXEMPTION FOR AN ADDITION OF 3,270.5 SQ.FT. AND NEW 483 SQ. FT. GARAGE TO AN EXISTING 1,395 SQ. FT. 1 STORY SFD. THE FOUNDATION, FRAMING, AND FRONT FACADE OF THE EXITING STRUCTURE WILL REMAIN AS IS. THE INTERIOR LAYOUT WILL BE MODIFIED BUT THE PERIMETER WALLS WILL NOT.

Requested Entitlement: COASTAL EXEMPTION FOR AN ADDITION OF 3,270.5 SQ.FT. AND NEW 483 SQ. FT. GARAGE TO AN EXISTING 1,395 SQ. FT. 1 STORY SFD. THE FOUNDATION, FRAMING, AND FRONT FACADE OF THE EXITING STRUCTURE WILL REMAIN AS IS. THE INTERIOR LAYOUT WILL BE MODIFIED BUT THE PERIMETER WALLS WILL NOT.

Applicant: KOBE MARCIANO [Company:]

Representative:

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjA5MjAz0>



RECEIVED
South Coast Region

AUG 08 2016

CALIFORNIA
COASTAL COMMISSION

Application: [Redacted]

COASTAL EXEMPTION (CEX)

CASE NO.: DIR 2016 2804 - CEX

TO: California Coastal Commission
South Coastal District
200 OceanGate, 10th Floor
Long Beach, CA 90802-4302
(562) 590-5071

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 9-10-2016

APPEAL RECEIVED: YES NO

FROM: Los Angeles Department of City Planning
Development Services Center (DSC)
201 North Figueroa Street
Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:

- Remodels which involve the removal of 50% or more of existing exterior walls
- Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
- Projects which involve significant grading or boring in a Special Grading or Landslide area
- Any change of use (to a more or less intensive use)

OWNER/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)

PROJECT ADDRESS: GST E. FLOWER
 LEGAL DESCRIPTION: LOT 32 BLOCK BLK A TRACT TR 2352
 ZONE: RD1.5-1 COMMUNITY PLAN: VENICE
 PROPOSED SCOPE OF WORK: Add 3,270.5 sqft + new Garage 483 sqft
to existing 1,395 sqft 1 story house. The foundation,
framing & front facade of existing structure will remain as is.
The interior layout will be modified. but the perimeter walls not
 RELATED PLAN CHECK NUMBER(s): 16014-20000-02860

Note: If there is related work to be pulled under a separate permit, please include in the above project description. The reason for this is so Planning Staff can evaluate the project as a whole and to avoid having to apply for another CEX for any subsequent permits related to the original scope of work.

Applicant Name: Kobe Marciano
 Mailing Address: 19528 Ventura Blvd #641, Tarzana CA 91356
 Phone Number: 310-779-6161 E-mail Address: KobeMarciano@gmail.com
 Signature: [Handwritten Signature]



THIS SECTION FOR OFFICE USE ONLY

This application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance with the provisions of Section 3010 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, and qualifies for an exemption under one or more of the categories checked below.

- Improvements to Existing Single-Family Residences.** This includes interior and exterior improvements, additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses) or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas); which may be reviewed on a case-by-case basis.
- Improvements to Any Existing Structure Other Than A Single-Family Residence.** For duplex or multifamily residential uses, this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does not include any addition of square footage or change of use (to a more or less intense use).
- Repair or Maintenance.** This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
- Demolitions required by LADBS.** This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.

This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not in conformance with the actual project to be constructed or is not in conformance with Section 30610 of the California Coastal Act, this exemption is null and void.

Vincent P. Bertoni, AICP
Director of Planning

Issued By:

Trevor Martin
Signature

Trevor Martin, PA
Print Name and Title

Date line removed

Invoice No.: 31204

Receipt Number: C202339999

Attached:

- Copy of Invoice with Receipt No.
- Copy of related Building & Safety Clearance Summary Worksheet(s)



Section 30610 Developments authorized without permit

Notwithstanding any other provision of this division, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas:

(a) Improvements to existing single-family residences; provided, however, that the commission shall specify, by regulation, those classes of development which involve a risk of adverse environmental effect and shall require that a coastal development permit be obtained pursuant to this chapter.

Section 13250 Improvements to Existing Single-Family Residences

(a) For purposes of Public Resources Code Section 30610(a) where there is an existing single-family residential building, the following shall be considered a part of that structure:

- (1) All fixtures and other structures directly attached to a residence;*
- (2) Structures on the property normally associated with a single-family residence, such as garages, swimming pools, fences, and storage sheds; but not including guest houses or self-contained residential units; and*
- (3) Landscaping on the lot.*

Additionally, the Commission typically requires fifty percent of the structure to be maintained in order to qualify as *an existing structure*.

Section 13252 Repair and Maintenance Activities That Require a Permit

(b) Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance under Section 30610(d) but instead constitutes a replacement structure requiring a coastal development permit.



EXCERPTS FROM

VENICE

certified Land Use Plan

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 of 1976.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of 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.

* **Special Coastal Community:** An area recognized as an important visitor destination center on the coastline, characterized by a particular cultural, historical, or architectural heritage that is distinctive, provides opportunities for pedestrian and bicycle access for visitors to the coast, and adds to the visual attractiveness of the coast.



ZIMAS

Search Reports Resources News! Help

Site Address: 657 E FLOWER AVE

PIN: 111B145 894

657 E FLOWER AVE

Thomas Brothers Grid: PAGE 671 - GRID H4

Assessor Parcel No. (APN): 4240011032

Tract: TR 2352

Map Reference: M B 22-124

Block: BLK A

Lot: 32

Arb (Lot Cut Reference): None

Map Sheet: 111B145

Jurisdictional

Community Plan Area: Venice

Area Planning Commission: West Los Angeles

Neighborhood Council: Venice

Council District: CD 11 - Mike Bonin

Census Tract #: 2732.00

LADBS District Office: West Los Angeles

Building Permit Info: View

Planning and Zoning

Special Notes: None

Zoning: RD1.5-1

Zoning Information (ZI): [ZI-2408 Director's Interpretation of the Venice SP for Small Lot Subdivision](#)

General Plan Land Use: Low Medium Density Residential

General Plan Footnote(s): Yes

Hillside Area (Zoning Code): No

Baseline Hillside Ordinance: No

Baseline Mansinization Ordinance: No

Specific Plan Area: Los Angeles Coastal Transportation Corridor

Specific Plan Area: Venice Coastal Zone

Historic Preservation Review: No

HistoricPlacesLA: View

POD - Pedestrian Oriented Districts: None

CDO - Community Design Overlay: None

NSO - Neighborhood Stabilization Overlay: No

Sign District: No

Streetscape: No

Adaptive Reuse Incentive Area: None

Ellis Act Property: No

Rent Stabilization Ordinance (RSO): No

CRA - Community Redevelopment Agency: None

Central City Parking: No

Downtown Parking: No

Building Line: None

500 Ft School Zone: No

500 Ft Park Zone: No

Assessor

Assessor Parcel No. (APN): 4240011032

Ownership (Assessor)

Owner1

Address

Ownership (Bureau of Engineering, Land Records)

Owner

Address

APN Area (Co. Public Works)*: 0.133 (ac)

Use Code: 0100 - Single Residence

Assessed Land Val: \$1,346,221

Assessed Improvement Val: \$336,556

Last Owner Change: 03/10/15

Last Sale Amount: \$1,625,016

Tax Rate Area: 67

Deed Ref No. (City Clerk): 5-702

Deed Ref No. (City Clerk): 4-301

Deed Ref No. (City Clerk): 255943

Deed Ref No. (City Clerk): 2484936

Deed Ref No. (City Clerk): 1816363

Building 1

Year Built: 1922

Building Class: D45C

Number of Units: 1

Number of Bedrooms: 3

Number of Bathrooms: 1

Building Square Footage: 936.0 (sq ft)



657 Flower Ave



Exhibit 3

Page 16 of 22



California Coastal
Commission

657 Flower Ave

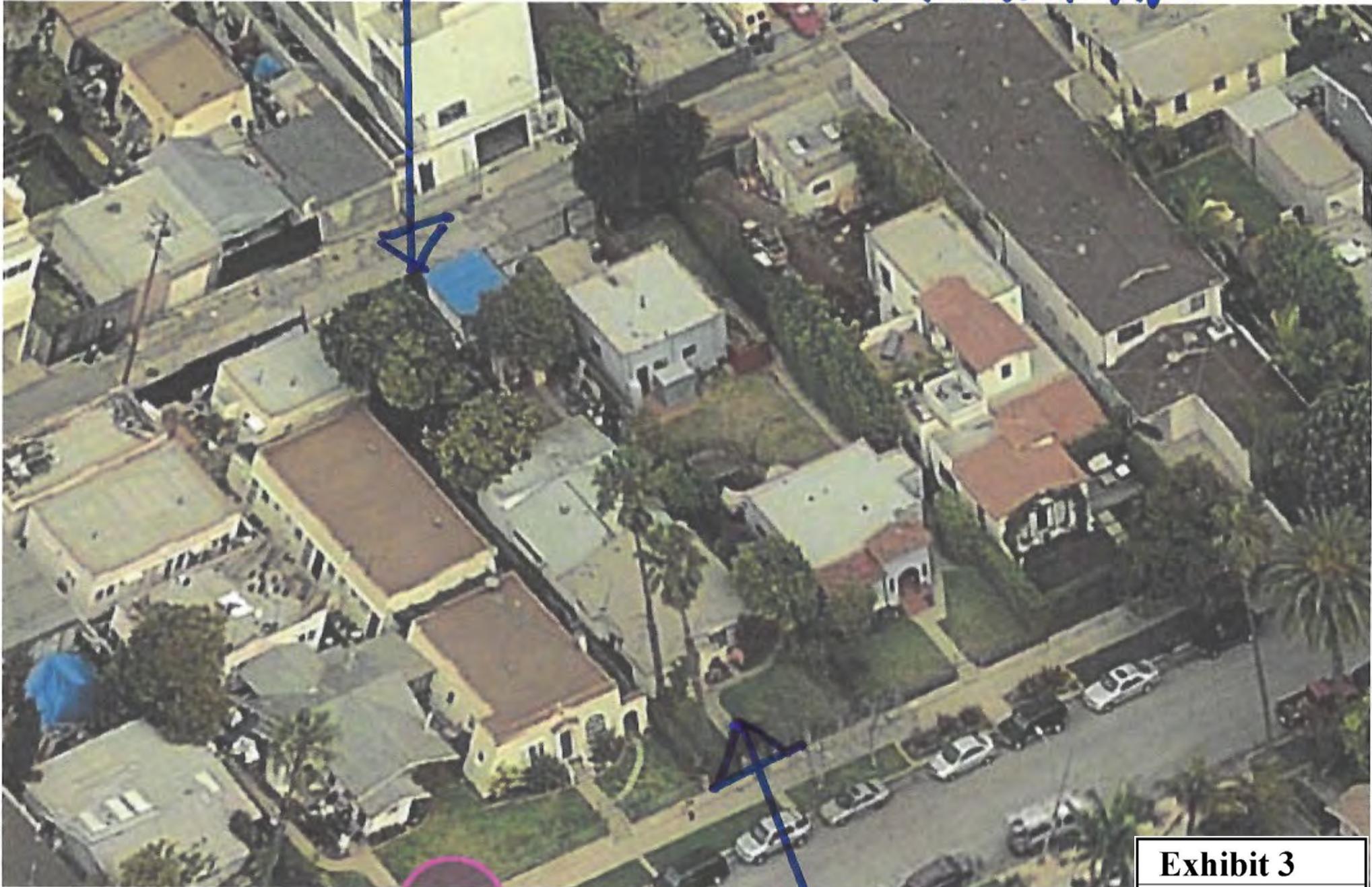


Exhibit 3

Page 17 of 22



California Coastal
Commission



Los Angeles Department of Building and Safety

The information below was found on the following Parcel Identification Number (PIN):

111B145-894

Parcel Profile Report:

1

Permit Information found:

2

Expand Closed 801 W 7TH ST UNIT 4 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
00044 - 20001 - 03095	--	HVAC	Permit Finaled 5/16/2000	CHANGE OF ADDRESS

Expand Closed 657 E FLOWER AVE 90291

Application/Permit #	PC/Job #	Type	Status	Work Description
15014 - 10000 - 01946	B15LA06259	Bldg-Addition	Refund in Progress 6/23/2016	2-STORY ADDITIONS W/ (N) ATTACHED 2-CAR GARAGE TO (E) 1-STORY SFD MAJOR ALTERATIONS TO (E) SFD.
16014 - 20000 - 02860	B16VN08125	Bldg-Addition	Reviewed by Supervisor 7/6/2016	ADDITION TO (E) ONE STORY SFD, (N) SECOND STORY & (N) ATT 2 CAR GARAGE. ALL WORK PER ENGINEERING. AAA.
16016 - 20000 - 19974	X16VN16814	Bldg-Alter/Repair	Issued 8/31/2016	Kitchen/bathroom (2) remodel for residential buildings (no structural changes), Replace drywall. (no new walls added). Insulation. Re-stucco for single family dwellings and duplexes only. Re-roof with Class A or B material weighing less than 6 pound per sq. ft. over new solid sheathing. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b). AAA
15019 - 10000 - 04668	B15LA18005	Bldg-Demolition	Issued 2/3/2016	Demo garage 10' x 12' demo by handwreck method; Sewer cap is not required per DPI
15019 - 10000 - 03466	B15LA13207	Bldg-Demolition	Application Submittal 9/18/2015	***DPI AND POSTING ONLY*** DEMO (E) DETACHED GARAGE
16041 - 20000 - 31072	X16VN17405	Electrical	Issued 8/31/2016	200 AMP SERVICE UPGRADE AND REWIRE.



00044 - 20000 - 03095	--	HVAC	Permit Expired 3/19/2008	INSTALL BATHRO AND DUCTING
16044 - 20000 - 10145	X16VN17404	HVAC	Issued 8/31/2016	NEW SPLIT SYSTEM AND DUCTS
16042 - 20000 - 18312	X16VN17407	Plumbing	Issued 8/31/2016	REPIPE AND INSTALL WATER HEATER.

+ Code Enforcement Information:

1

+ Soft-story Retrofit Program Information:

1

111B145 894



Los Angeles Department of Building and Safety

Certificate Information: 657 E FLOWER AVE 90291

Application / Permit 16014-20000-02860
Plan Check / Job No. B16VN08125 
Group Building
Type Bldg-Addition
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description ADDITION TO (E) ONE STORY SFD, (N) SECOND STORY & (N) ATT 2 CAR GARAGE. ALL WORK PER ENGINEERING
Permit Issued No
Current Status Reviewed by Supervisor on 7/6/2016

Var Mgs



Permit Application Status History

Submitted	6/16/2016	APPLICANT
Assigned to Plan Check Engineer	6/30/2016	MENA WASSEF
Green Plans Picked Up	6/30/2016	APPLICANT
Corrections Issued	7/6/2016	MENA WASSEF
Reviewed by Supervisor	7/6/2016	STEVEN KIM
Building Plans Picked Up	7/7/2016	APPLICANT

Permit Application Clearance Information

Coastal Zone	Not Cleared	7/5/2016	MENA WASSEF
Coastal Zone	Not Cleared	7/6/2016	MENA WASSEF
Specific Plan	Not Cleared	7/6/2016	MENA WASSEF
Eng Process Fee Ord 176,300	Cleared	8/3/2016	ROBERT SAMONTE
Hydrant and Access approval	Cleared	8/3/2016	JOHN DALLAS
Miscellaneous	Cleared	8/3/2016	TREVOR MARTIN
Permit	Cleared	8/3/2016	ROBERT SAMONTE
Sewer availability	Cleared	8/3/2016	ROBERT SAMONTE
Green Code	Cleared	8/22/2016	RICHARD DOCKUS
Low Impact Development	Cleared	8/24/2016	SAM NAVID
Roof/Waste drainage to street	Cleared	8/26/2016	ADRIAN SANCHEZ
Specific Plan	Cleared	8/26/2016	TAIMOUR TANAVOLI

Contact Information



Los Angeles Department of Building and Safety

Certificate Information: 657 E FLOWER AVE 90291

Application / Permit 16016-20000-19974
Plan Check / Job No. X16VN16814
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description Kitchen/bathroom (2) remodel for residential buildings (no structural changes). Replace drywall (no new walls added). Insulation. Re-stucco for single family dwellings and duplexes only. Re-roof with Class A or B material weighing less than 6 pound per sq. ft. over new solid sheathing. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roof Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).
Permit Issued Issued on 8/31/2016
Issuing Office Valley
Current Status Issued on 8/31/2016

?

*

Van Nuys

Permit Application Status History

Issued 8/31/2016 LADBS

Permit Application Clearance Information

No Data Available.

None?

Contact Information

Contractor Alon Dov; Lic. No.: 630785-B 13811 CALVERT STREET VAN NUYS, CA 91401

Inspector Information

BOB DUNN, (310) 914-3981 Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.



CITY OF LOS ANGELES
 Department of City Planning – Plan Implementation Division
 City Hall • 200 N. Spring Street, Room 621 • Los Angeles, CA 90012

DIRECTOR OF PLANNING SIGN-OFF
 Venice Coastal Zone Specific Plan (Ordinance 175,693)

Case Number	DIR-2015-3655-VSO		Date: 10/28/2015
Project Address	657 E. Flower Ave (Tract 2352; Blk A; Lot 32)		
Zoning: RD1.5-1	Subarea: Oakwood-Milwood-Southeast Venice		
Project Description	Remodel and addition to an (E) one-story SFD and demolition of a detached garage. Project will result in a 2,766 SF ground floor, 3,064 SF second story a roof deck, two RASs, and an attached two car garage. Project will remove/alter 45% of the (E) exterior walls. PCIS# 15014-10000-01946		
Existing Use: one-story SFD + detached garage	Proposed Use: <u>two-story SFD with an attached two-car garage and roof decks</u>		
Applicant Name	Howard Robinson, Howard Robinson & Associates (310) 836-0180		
Applicant Address	8758 Venice Blvd, Ste. 101, Los Angeles, CA 90034		

The project qualifies for an Administrative Clearance, a Specific Plan Project Permit Compliance is not required (pursuant to Section 8 of the Specific Plan) for at least one of the reasons below:

in the DUAL JURISDICTION

- Improvement to an existing single- or multi-family structure that is *not* on a Walk Street

in the SINGLE JURISDICTION

- Improvement to an existing single- or multi-family structure that is *not* on a Walk Street
- New construction of one single-family dwelling unit, and not more than two condominium units, *not* on a Walk Street
- New construction of four or fewer units, *not* on a Walk Street
- Demolition of four or fewer dwelling units; HCIDLA Mello Clearance:

ANYWHERE in the Coastal Zone

- Any improvement to an existing commercial or industrial structure that increases the total occupant load, required parking or customer area by less than 10 percent (<10%)

This application has been reviewed by the staff of the Metro Plan Implementation Division, and the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan including all development requirements contained in Section 9, 10.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure (RAS)	10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.	35' to top of RAS, 99.8 SF (north) and 99.7 SF (south)	<input checked="" type="checkbox"/> 2 RAS
10.G.2. Density	R2, RD1.5, RD2 zones: max 2 du	Maintain (E) SFD	<input checked="" type="checkbox"/>
10.G.3. Height	Flat Roof – 25'; Varied Roofline – 30'	Max height of 25' to flat roof (roof deck), railings of an open design.	<input checked="" type="checkbox"/>
10.G.4. Access	Alley	Maintain access from Rose Court (alley)	<input checked="" type="checkbox"/>
13. Parking	SF – 2-3 spaces per unit pending width MF – 2 spaces plus 1 guest pending width	Total of 5 parking spaces (two within an attached garage). Project will maintain 55% of the (E) exterior walls.	<input checked="" type="checkbox"/> 5

The proposed project must comply with all other regulations of its subject zone and all other provisions of the Los Angeles Municipal Code (LAMC) and must receive approval from the Los Angeles Department of Building and Safety (LADBS). This Director of Planning Sign-Off is based on the information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this sign-off will become invalid, and any development occurring at that time must cease until appropriate entitlements are obtained.


 Juliet Oh, Planning Assistant
 Coastal Unit, (213) 978-1186



PLANS PREPARED BY
MARC
 STRUCTURAL
 ENGINEERING & DESIGN
 ENGINEERING:
KOBE
 ENGINEERING & DESIGN
 19528 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@PLU

OWNER'S INFO:
 PROJECT DESCRIPTION:
NEW ADDITION
 SHEET TITLE:
PLOT PLAN
 DATE:
 7/17/2016
 SCALE:
 1/8" = 1'-0"
 SHEET:
A-1

657 E FLOWER, Los Angeles, CA 90291

SCOPE OF WORK:

ADD 3,270.5 SQFT AND 483 SQFT (N) GARAGE TO THE EXISTING 1,395 SQFT. THE NEW ADDITION WILL BE AT THE REAR OF THE EXISTING HOUSE. THE FOUNDATION, FRAMING AND FRONT FACADE OF THE EXISTING STRUCTURE WILL REMAIN AS IS. THE INTERIOR LAYOUT OF THE EXISTING HOUSE WILL BE MODIFIED BUT ITS PERIMETER WALLS AS WELL AS THE ROOF LINES WILL REMAIN AS IS (EXCEPT FOR THE REAR PORTION OF THE EXISTING STRUCTURE WHICH WILL BE SLIGHTLY MODIFIED TO ACCOMMODATE FOR ALL THE NECESSARY CONNECTIONS BETWEEN THE EXISTING & NEW STRUCTURES.) THIS MODIFICATION WILL NOT EXCEED 20% OF THE TOTAL SQFT OF THE EXISTING SURFACES.

NOTE: THE ROOF AND SIDING (OR STUCCO) OF THE EXISTING STRUCTURE WILL BE REPLACED WITH A NEW MATERIAL THAT MATCHES THE NEW ADDITION).

LEGAL INFO:

Site Address	657 E FLOWER AVE
ZIP Code	90291
PIN Number	111B145 894
Lot/Parcel Area (Calculated)	5,799.6 (sq ft)
Thomas Brothers Grid	PAGE 671 - GRID H4
Assessor Parcel No. (APN)	4240011032
Tract	TR 2352
Map Reference	M B 22-124
Block	BLK A
Lot	32
Arb (Lot Cut Reference)	None
Map Sheet	111B145
Zoning	RD1.5-1
Year Built	1922
Building Class	D45C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	1,395 (sq ft)

INDEX SHEET:

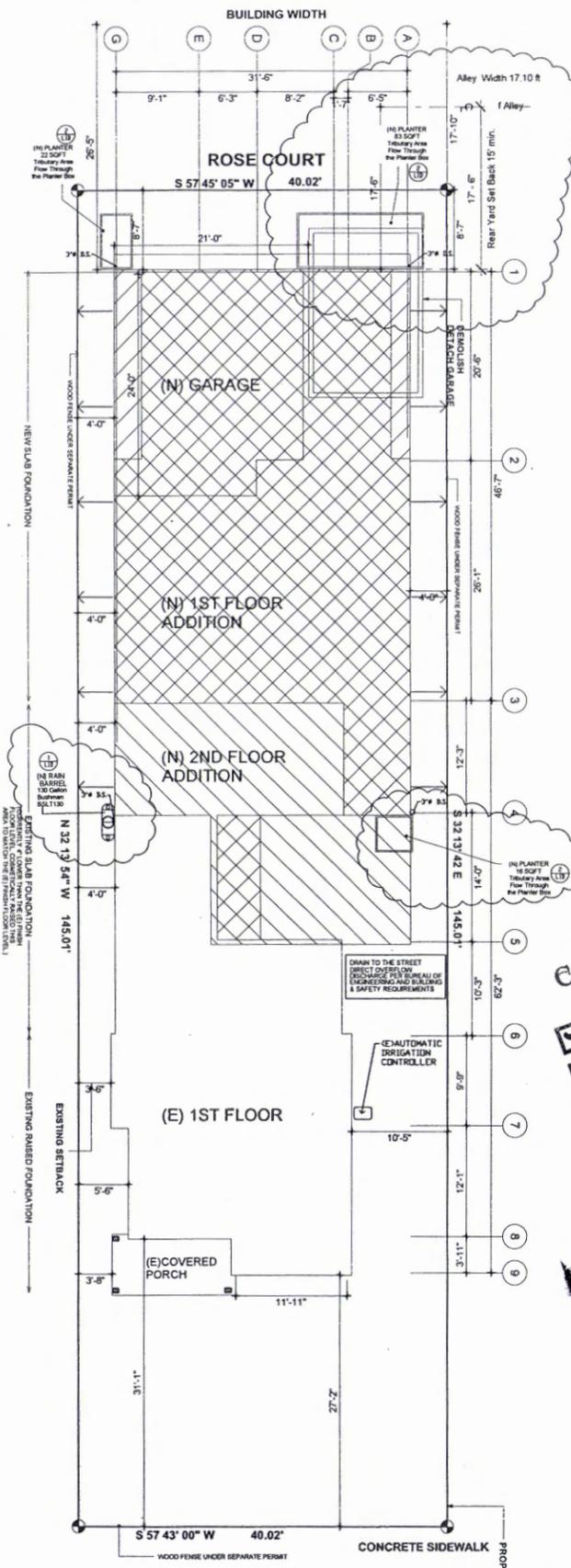
- A-1: PLOT PLAN
- A-2: NOTES
- A-3: EXISTING & PROPOSED FLOOR PLAN
- A-4: PROPOSED SECOND FLOOR PLAN
- A-5: ELEVATIONS
- A-6: ELEVATIONS
- A-7: SECTIONS
- E-3: PERSPECTIVES
- E-4: PERSPECTIVES
- SN-1: STRUCTURAL NOTES
- S-1: FOUNDATION
- S-2: FRAMING
- S-3: FRAMING
- S-4: STRUCTURAL DETAILS
- S-4.1: STRUCTURAL DETAILS
- S-5: STRUCTURAL DETAILS
- S-5.1: STRUCTURAL DETAILS
- HFX1-3: HARDY FRAMES
- G-1: GREEN ENERGY NOTES
- LID: LOW IMPACT DEVELOPMENT STORM WATER
- T24-1: TITLE 24
- T24-2: TITLE 24
- C-1&2: GRADING AND DRAINAGE PLAN



SITE NOTES

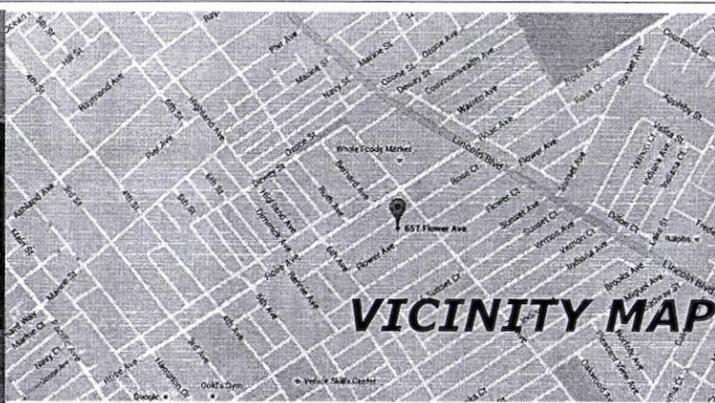
1. ALL LANDSCAPING AREAS, INCLUDING THE PARKWAY, SHALL BE AUTOMATICALLY IRRIGATED.
2. LOT DRAINAGE SHALL BE CONDUCTED TO THE STREET OR AS SHOWN ON THE PLANS.
3. DO NOT BLOCK NATURAL DRAINAGE COURSES FROM ADJACENT PROPERTIES
4. IF APPLICABLE, REPLACE ALL BROKEN, CRACKED, OR UPHEAVED CURB, CURB & GUTTER, SIDEWALK, AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER.
5. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHIN THE STREET RIGHT OF WAY.
6. ALL UTILITY SERVICES, INCLUDING TELEPHONE AND ELECTRIC POWER, SHALL BE PLACED UNDERGROUND.
7. PUBLIC WORKS PERMIT IS REQUIRED PRIOR TO DOING SIDEWALK OR CURB WORKS.
8. NO EASEMENTS ARE SHOWN ON THE SITE
9. SEPARATE SUBMITTALS ARE REQUIRED FOR DEMOLITION. OBTAIN AQMD APPROVAL.

1. This project shall comply with the state of California Title 24 and the following codes:
2. •2013 California Residential Code
3. •2013 California Electrical Code
4. •2013 California Plumbing Code
5. •2013 California Mechanical Code
6. •2013 California Green Building Standards Code With Local Amendments
7. •((LABC 2014/LARBC 2014))



Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
 APPROVAL IN CONCEPT
 Single Jurisdiction
 Dual Jurisdiction
 File No. _____
 Approved by: *[Signature]*
 Date: 8/3/16
DIR 2016 2804

Total Areas	
Existing Building	1,395 SqFt (Including 81.5 Sq Ft Front Covered Porche)
New Garage	483 SqFt (Existing Garage Entirely removed)
1st Floor Addition	1,174.5 SqFt
2nd Floor Addition	2,096 Sq Ft
New 2nd Floor Balcony	157 + 42.5 = 199.5 Sq Ft



FLOWER AVE.
 1 Site Plan
 1/8" = 1'-0"

THIS DRAWING IS THE SOLE PROPERTY OF BY MARCIANO AND IS INTENDED FOR USE ONLY FOR THE PROJECT LISTED IN THE TITLE BLOCK. THIS DOCUMENT AND CONTENTS MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR ASSIGNED TO ANY THIRD PARTY WITHOUT A WRITTEN PERMIT.



GENERAL NOTES

- This project shall comply with the state of California Title 24 and the following codes:
 - 2013 California Residential Code
 - 2013 California Electrical Code
 - 2013 California Plumbing Code
 - 2013 California Mechanical Code
 - 2013 California Green Building
- Separate permits shall be obtained for fences, retaining walls, pools, and spas.
- Curb cuts, storage of materials, or work in the public right of way require a permit from the public works department or appropriate agency.
- All construction waste and debris to be contained at all times
- Contractor shall familiarize him/herself with the project and notify architect of any errors, omissions, or discrepancies in plans prior to commencement.
- Contractor shall notify architect of any changes in plans. Unauthorized changes to the plans are prohibited.
- Contractor shall verify all bearing conditions of existing walls to be removed and notify architect or engineer prior to removal.
- Excavations shall be made in compliance with California/ OSHA regulations.
- Conduct all water from roof and site away from building and adjoining properties to street.
- Verify electrical panel service and upgrade if applicable. Verify with local utility regarding meter and service location.
- An approved seismic gas shutoff valve shall be installed on the down stream side of the utility meter and be rigidly connected to the exterior of the building containing the fuel gas piping.
- Water heaters shall be strapped to the wall per code.
- Contractor shall provide state fire marshal approved smoke detectors in all installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. (Ref CRC Section 314)
- All exterior materials and manufacturers are to be verified with owner.

ROOF NOTES

- Roof to be pitched roof with approx. 3:12 slope. Verify roof slope with the existing slope of the house and adjust the slope as necessary for framing and height compliance.
 - Roofing materials shall comply with CRC 902.1
 - A minimum Class A, B or C roofing shall be installed in areas designated by this section. Classes A, B and C roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108. The shingle pattern and color shall match the existing as close as possible.
 - Roofing shall be installed per manufacturers written specifications.
 - Flashings shall be installed in a manner that prevents moisture from entering the wall and roof through joints in copings, through moisture permeable materials and at intersections with parapet walls and other penetrations through the roof plane. Flashings saddles, valleys and drip edges shall be installed per CRC Section 903.
 - Newly installed eaves shall have gutters as necessary to conduct water to street, and overhangs shall match existing.
 - Fascia boards at gable ends, open rafter tails at horizontal overhangs.
 - Starter board at eave overhangs to match existing house.
- SPECIAL HAZARD NOTES
- Glazing in hazardous locations shall be tempered in the following locations:
 - At ingress and egress doors.
 - Panels in sliding doors or swinging doors
 - Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
 - If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
 - In wall enclosing stairway landing.
 - Smoke detectors shall be provided as follows:
 - In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
 - In existing construction, smoke detectors may be battery operated and installed in locations as noted above.
 - An approved seismic gas shutoff valve shall be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
 - Water heaters must be strapped to the wall.

- Provide emergency egress from sleeping rooms. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. (REF CRC R310.1)
- At least one exit doorway shall not be less than 36 inches wide and 80 inches high. The door shall be mounted that the clear width of 32 inches is maintained.
- The exterior door must open over a landing not more than 12 inches below the threshold. Exception: Providing the door does not swing over the landing, then the landing shall be not more than 8 inches below the threshold.
- The landing at a door shall have a length measured in the direction of travel of no less than 36".

ELECTRICAL PROVISIONS

- Electrical receptacles shall be install to service countertops 12" wide or wider. The receptacles shall be installed so that no point along a wall line is more that 24" horizontally from a receptacle outlet in that space. Counter spaces separated by range tops, refrigerators, or sinks shall be consider separate countertop spaces in applying the spacing requirements. (CEC Art. 210-52(1)).
- Provide at least one GFCI protected wall receptacle outlet in bathrooms within 36 inches of the outside edge of each basin. The receptacle outlet shall be located on a wall that is adjacent to the basin location (CEC Art. 210-52(D)).
- At least one 20-ampere branch circuit shall be provided to supply bathroom receptacles outlet(s). Such circuits shall have no other outlets.
- At least one receptacle outlet shall be accessible and located at grade level and not more than 6 feet above grade level and shall be installed at the front and back of the dwelling.
- Arc fault circuit- interruption shall be installed to provide protect of the branch circuit.
- Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all non-locking-type 12 volt; 15-and 20-ampere receptacles shall be listed as tamper -resistant receptacles.

GFCI PROTECTED OUTLETS

-Ground-Fault Circuit interrupters are required at each relocated or new receptacle outlets within bathrooms. When existing outlets are removed from their outlet box, the replacement shall also be GFCI protected. Non GFCI outlets shall not be reused. GFCI protection may be accomplished by use of either listed GFCI outlets or by listed GFCI breakers protecting the circuit associated with the outlets in the bathroom.

NOTE:
All building additions must be adjusted to fit existing conditions. Dimensions, squareness, levelness, plumbness, and roof pitches may vary from that shown from various locations within the building.

SPECIAL HAZARD NOTES

- Glazing in hazardous locations shall be tempered in the following locations:
 - At ingress and egress doors.
 - Panels in sliding doors or swinging doors
 - Doors and enclosures for hot tubs, bathtubs, and showers. Also glazing in walls enclosing these compartments within 5 feet of the standing surface.
 - If within 2 feet of vertical edges of closed doors and within 5 feet of standing surface.
 - In wall enclosing stairway landing.

SMOKE DETECTORS/ CARBON MONOXIDE
Smoke and Carbon Monoxide alarms may combined for any purpose units or as part of a permanently installed house fire alarm system installed and maintained per 72. Each alarm type must be interconnected so that if on alarm is activated all alarms in the residence of the same type will sound.

City inspector shall check at final inspection that smoke alarms and carbon monoxide alarms have been installed throughout the dwelling in the locations required by code.

- Smoke detectors shall be provided as follows:
 - In new construction, smoke detectors shall receive power from the existing house wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement if present for dwellings with more than one story.
 - In existing construction, smoke detectors may be battery operated and installed in locations as noted above./
- An approved seismic gas shutoff valve shall be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
- Water heaters must be strapped to the wall.

PLUMBING NOTES

- Kitchen sinks shall not use more than 1.8 gallons per minute (CPC 403.6)
- All lavatories are to use not more than 1.5 gallons per minute (CPC 403.7)
- Showers shall not use more than 2.0 gallons per minute (CPC 408.2)
- Where shower valves are replaced, or are new, they must be pressure balanced or shall be the thermostatic mixing valve type. Minimum clear finished inside clearance shall be 1024 sq. inches and capable of encompassing a 30 inch diameter circle from the top of threshold to 70 inches above the shower drain.
- Shower enclosure doors must be tempered sliding doors.
- New, relocated, or converted tubs or showers may cause a tempered glazing requirement to apply to glass windows with a bottom edge within 60 inches above tub or shower standing surfaces. Cement, fiber-cement, or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- Water closets shall consume not more than 1.28 gallons per flush

INDOOR WATER USE EFFICIENCY ORDINANCE

- TOILETS- 1.28 GALLONS PER FLUSH OR LESS
- SHOWERS- 2.0 GALLONS PER MINUTE OR LESS
- BATHROOM FAUCETS- 1.5 GALLONS PER MINUTE OR LESS
- KITCHEN FAUCETS- 2.2 GALLONS PER MINUTE OR LESS
- CLOTHES WASHERS 6.0 WATER FACTOR OR LESS
- DISHWASHERS- 6.5 GALLONS PER CYCLE OR LESS (OR ENERGY STAR UNIT)

COASTAL ZONE City Planning
APPROVAL IN CONCEPT
Single Jurisdiction
Dual Jurisdiction
File No.
Approved by: [Signature]
DIR 2016 2804

PLANS PREPARED BY
MARC
ENGINEERING: **KOBE STRUCTURAL ENGINEERING & DESIGN**
19528 VENTURA BLVD #641 TARZANA, CA 91356 818-505-2921 KOBE@PLU

OWNERS INFO:
657 E FLOWER, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
LOW IMPACT DEVELOPMENT STORM WATER

DATE:
7/15/2016
SCALE:
N.T.S.
SHEET:
A-2

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ENGINEERING:
KOBE STRUCTURAL ENGINEERING & DESIGN

19528 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@

FLOWER AVE.

OWNERS INFO:
657 E FLOWER, LOS ANGELES, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
FLOOR PLANS

DATE:
7/17/2016

SCALE:
3/16" = 1'-0"

SHEET:
A-3

Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
APPROVAL IN CONCEPT

Single Jurisdiction
 Dual Jurisdiction
File No. _____
Approved by: *[Signature]*
Date: *8/3/16*

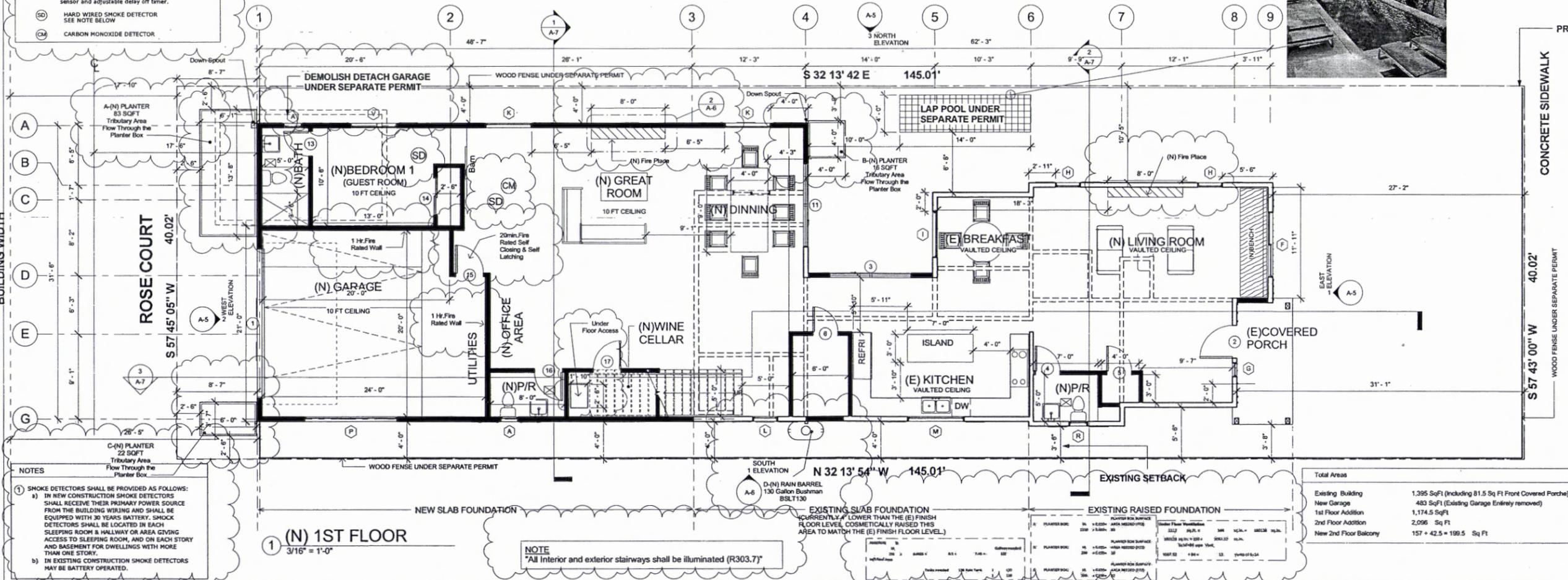
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LEGEND

- EXISTING 2X WALLS
- NEW 2X WALLS
- DEMO
- Bathroom Exhaust Fan
Panasonic FV-08VQLS WhisperSense-Lite 80 cfm Ceiling Mounted Ventilation Fan with Light, Motion and Humidity Sensor NEW Dual sensor technology with motion sensor, humidity sensor and adjustable delay off timer.
- HARD WIRED SMOKE DETECTOR
SEE NOTE BELOW
- CARBON MONOXIDE DETECTOR

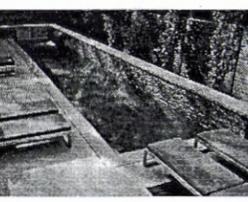
EXISTING FLOOR PLAN
3/16" = 1'-0"

EXISTING SLAB FOUNDATION (CURRENTLY 4" LOWER THAN THE (E) FINISH FLOOR LEVEL. COSMETICALLY RAISED THIS AREA TO MATCH THE (E) FINISH FLOOR LEVEL.)

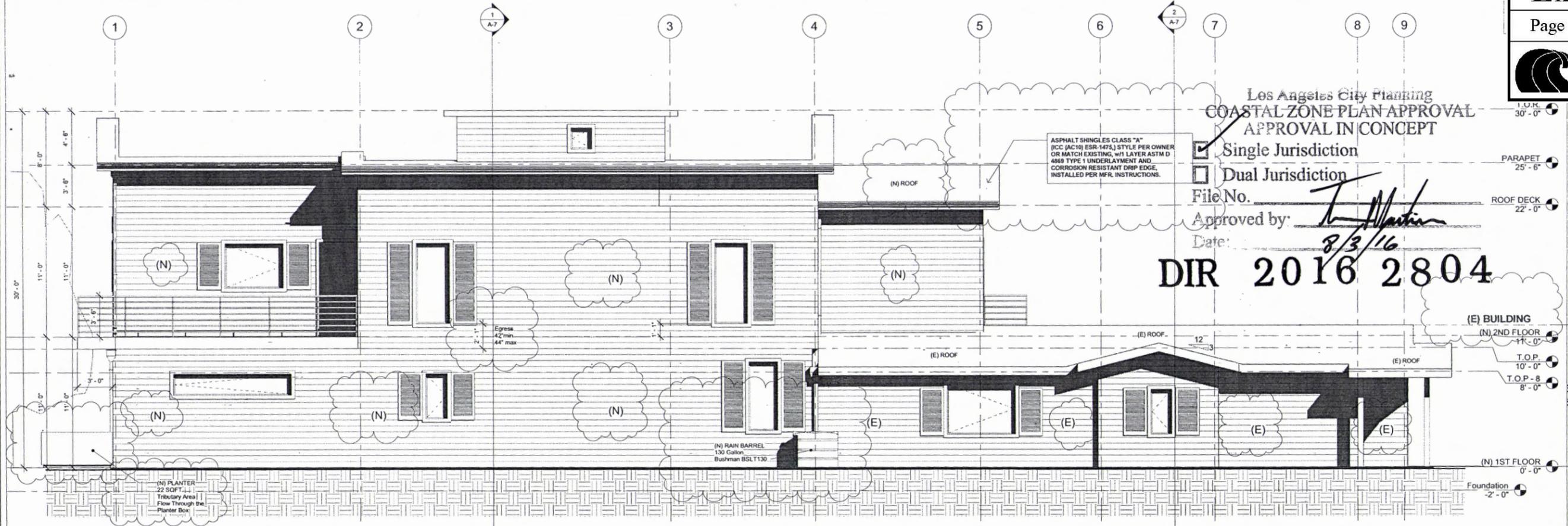


(N) 1ST FLOOR
3/16" = 1'-0"

NOTE
All interior and exterior stairways shall be illuminated (R303.7)



Total Areas	
Existing Building	1,395 Sq Ft (Including 81.5 Sq Ft Front Covered Porche)
New Garage	483 Sq Ft (Existing Garage Entirely removed)
1st Floor Addition	1,174.5 Sq Ft
2nd Floor Addition	2,096 Sq Ft
New 2nd Floor Balcony	157 + 42.5 = 199.5 Sq Ft



Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
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MARC
KOBÉ STRUCTURAL
ENGINEERING & DESIGN
19528 VENTURA BLVD #641 TARCANA, CA 91356 818-309-2921 KOBEC@

ENGINEERING:
KOBÉ STRUCTURAL
ENGINEERING & DESIGN
19528 VENTURA BLVD #641 TARCANA, CA 91356 818-309-2921 KOBEC@

OWNERS INFO:
657 E FLOWER, Los Angeles, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE:
ELEVATIONS

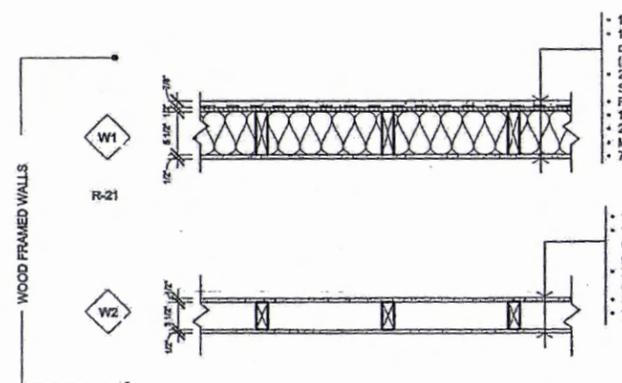
DATE:
7/17/2016

SCALE:
As indicated

SHEET:
A-6

1 SOUTH ELEVATION

- NOTES**
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 - AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158)(SEPARATE PLUMBING PERMIT IS REQUIRED).
 - PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
 - KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGS MACHINE OUTLETS SHALL BE PROVIDE WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
 - BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
 - PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 - UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
 - WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3., LAPC)
 - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
 - SMOKE DETECTORS SHALL BE PROVIDE FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000).
 - WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).
 - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF THE EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1).
 - A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE

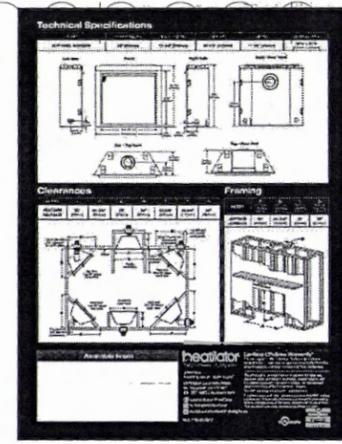


3 WALL TYPES

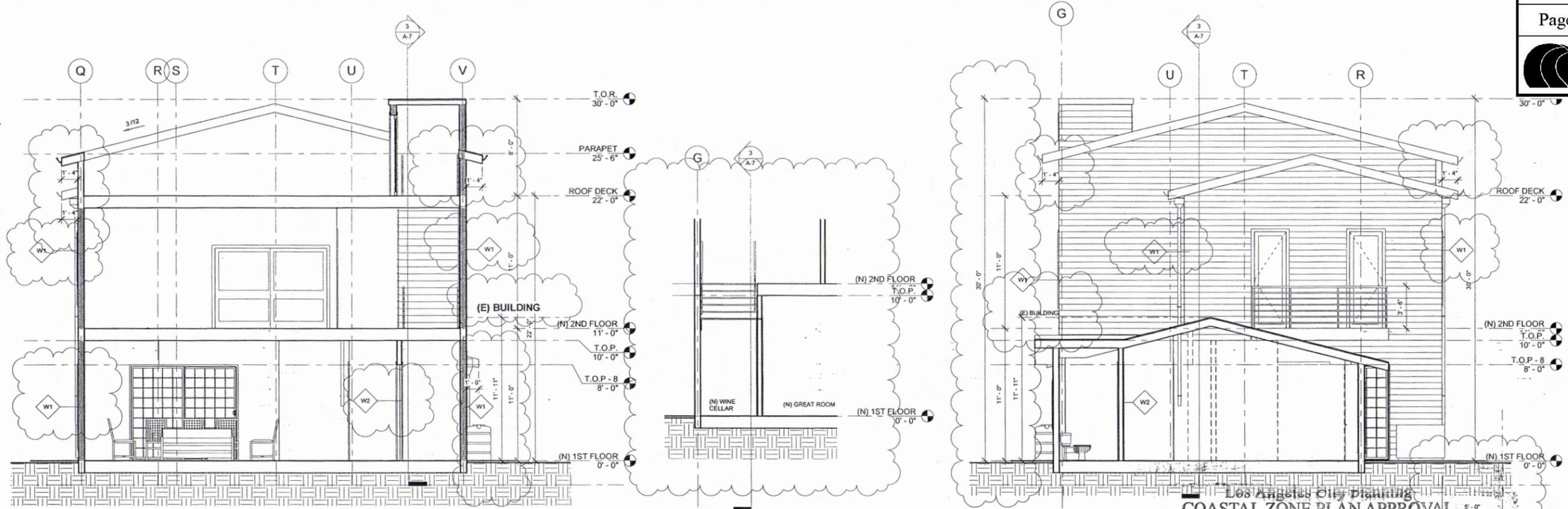
- NOTE**
All bedrooms provide one openable escape window or door meeting all of the following: an openable area of not less than 5.7 sq. ft. (5 sq. ft. at grade level), a minimum clear 24" with, and sill height not over 44 inches above the floor. CRC 310.1
- NOTES:**
- BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
 - PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- NOTE**
All interior and exterior stairways shall be illuminated (R303.7)

2 FIRE PLACE DETAIL

- NOTES:**
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)
 - AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDE OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.



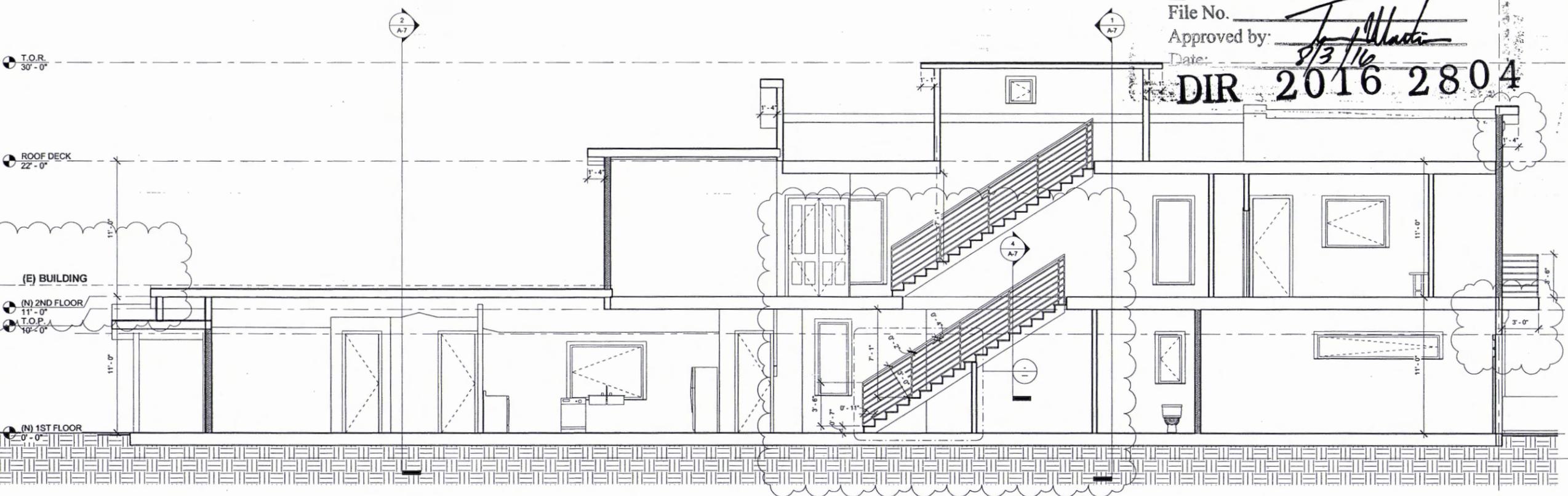
- NOTES:**
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTIONS R308.3 (SEE EXCEPTIONS) (R308.4):
- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF THE INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - GLAZING IN RAILING.
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS. HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN STRAIGHT LINE, OF THE WATER'S EDGE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF THE STAIRS AND RAMPS.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.



1 SECTION 1
1/4" = 1'-0"

4 SECTION 4
1/4" = 1'-0"

2 SECTION 3
1/4" = 1'-0"



3 SECTION 2
1/4" = 1'-0"

Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
APPROVAL IN CONCEPT

- Single Jurisdiction
- Dual Jurisdiction

File No. _____
Approved by: *[Signature]*
Date: *8/3/16*

DIR 2016 2804

PLANS PREPARED BY
MARC
KOBESTRUCTURAL
ENGINEERING & DESIGN
19528 VENTURA BLVD #641 TARBANA, CA 91356 818-305-2921 KOBEB@GMAIL.COM

OWNER'S INFO:
657 E FLOWER, LOS
ANGELES, CA 90291

PROJECT DESCRIPTION:
NEW ADDITION

SHEET TITLE: SECTIONS
DATE: 7/17/2016
SCALE: 1/4" = 1'-0"
SHEET: A-7

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Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
APPROVAL IN CONCEPT

Single Jurisdiction

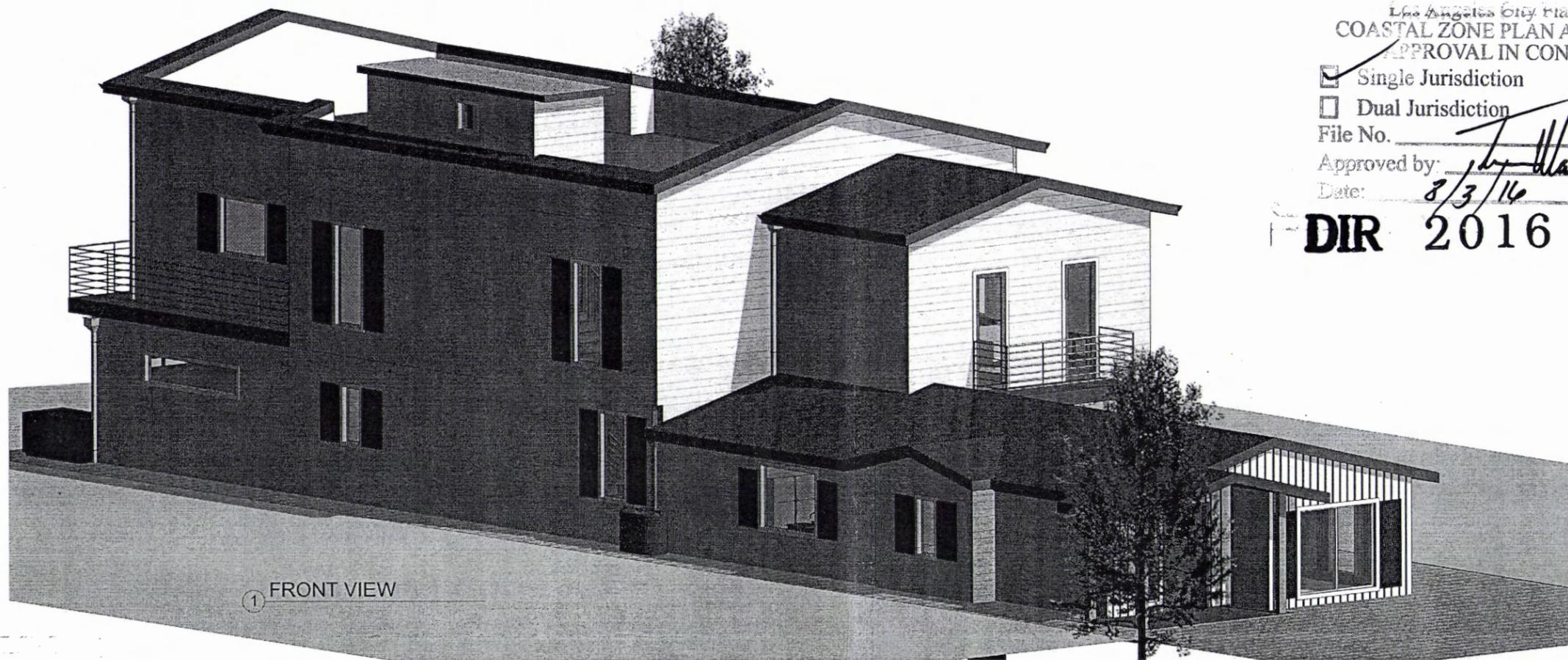
Dual Jurisdiction

File No. _____

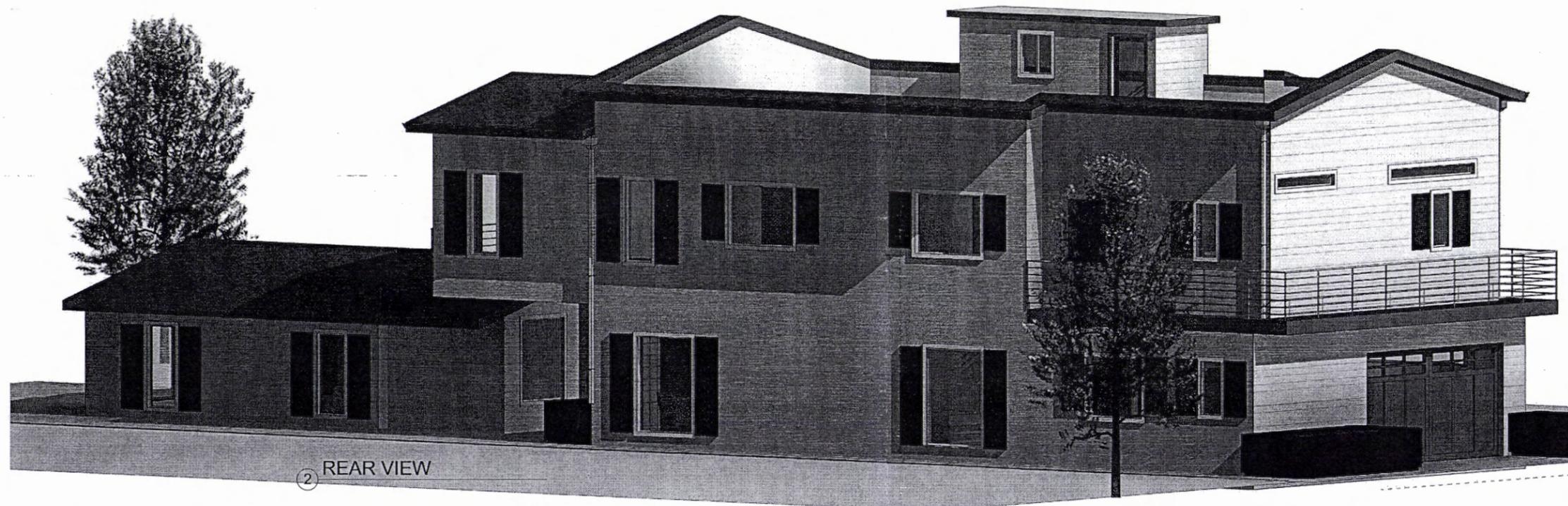
Approved by: *[Signature]*

Date: *8/3/16*

DIR 2016 2804



① FRONT VIEW



② REAR VIEW

PLANS PREPARED BY



ENGINEERING:

KOBE STRUCTURAL
ENGINEERING & DESIGN

19528 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@

OWNER'S INFO:

657 E FLOWER, Los Angeles, CA 90291

PROJECT DESCRIPTION:

NEW ADDITION

SHEET TITLE:

3D VIEWS

DATE:

7/17/2016

SCALE:

SHEET:

E-3

Los Angeles City Planning
COASTAL ZONE PLAN APPROVAL
APPROVAL IN CONCEPT



California Coastal
Commission

Single Jurisdiction

Dual Jurisdiction

File No. _____

Approved by: *[Signature]*

Date: *9/3/16*

DIR 2016 2804

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ENGINEERING:

**KOBE STRUCTURAL
ENGINEERING & DESIGN**

19528 VENTURA BLVD #641 TARZANA, CA 91356 818-309-2921 KOBE@PI

OWNER'S INFO:

657 E FLOWER, Los
Angeles, CA 90291

PROJECT DESCRIPTION:

NEW ADDITION

SHEET TITLE:

3D VIEWS

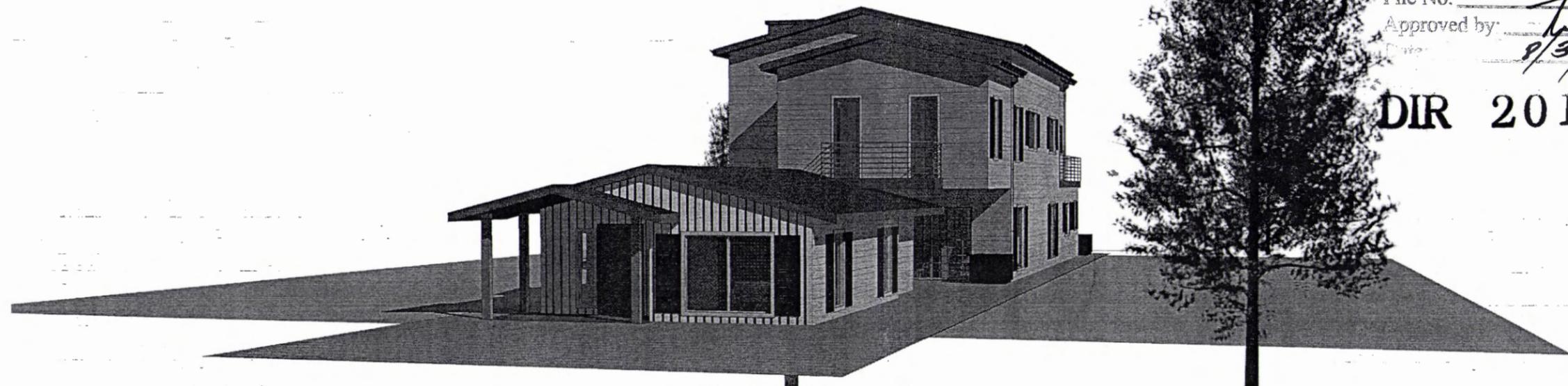
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7/17/2016

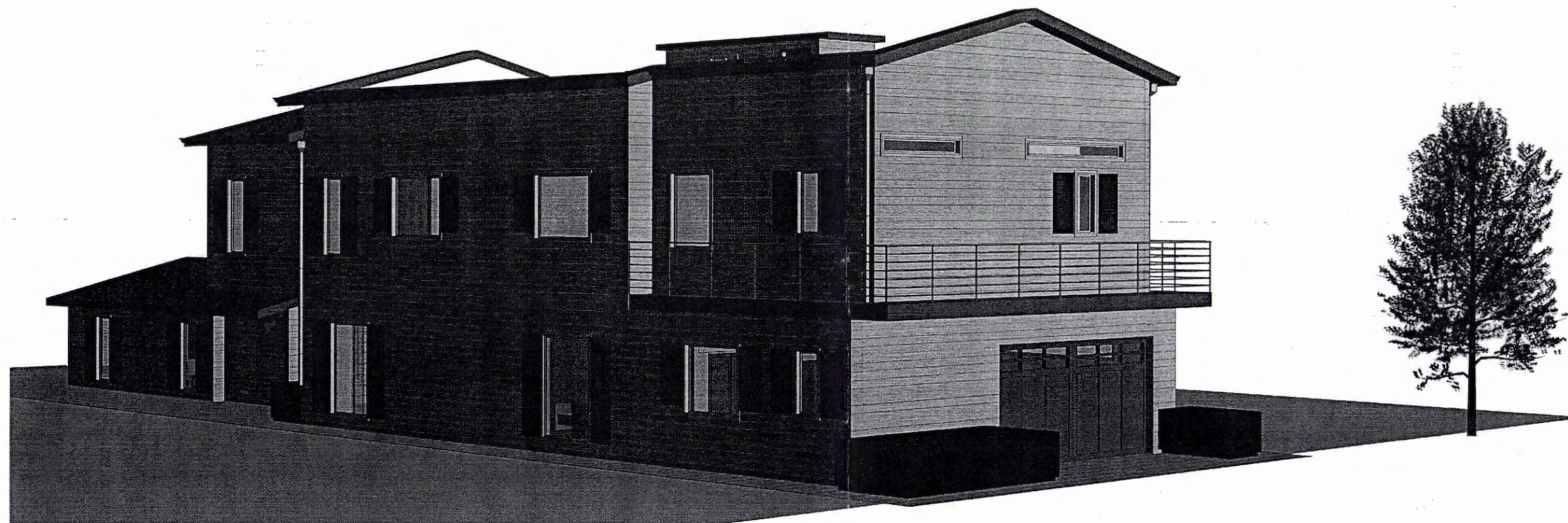
SCALE:

SHEET:

E-4



② FRONT



① REAR