CALIFORNIA COASTAL COMMISSION

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Click here to go to original staff report REVISED ADDENDUM
To Replace the Addendum Dated April 8, 2016

April 12, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: APPEAL NO. A-5-VEN-16-0006 (LOUIS KIM), FOR THE COMMISSION MEETING

OF THURSDAY, APRIL 14, 2016.

1. CHANGES TO STAFF REPORT

The following revisions are made to the staff report dated March 24, 2016.

A. Page 4 – Modify Section II. Single Permit Jurisdiction Area. Add the following language immediately after the end of the section. Language to be added is <u>underlined</u>.

The applicant, relying on section 30600.5 of the Coastal Act, incorrectly asserts that the Commission must use the Venice Land Use Plan as the standard of review when reviewing the exemption on de novo. 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) Therefore, the applicant's reliance on the LUP as the standard of review is misplaced and the applicant cannot wholly rely on the LUP policies in his analysis of whether the proposed project qualifies as exempt development, as that is founded on Chapter 3 of the Coastal Act and its implementing regulations.

- B. Page 7 Modify the Citation of Section 13253 Improvements to Structures, Other than Single-Family Residences and Public Works Facilities That Require permits. Language to be deleted is identified by strike-out, and language to be added is <u>underlined</u>.
 - (a) For purposes of Public Resources Code Section $30610(\frac{ab}{a})$ where there is an existing structure, other than a single-family residence or public works facility, the following shall be considered a part of that structure:

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- (1) All fixtures and other structures directly attached to the structure;
- (2) Landscaping on the lot.

The grounds for this appeal are that the project is not exempt development as defined in the Coastal Act and so a coastal development permit should have been required. The City's interpretation of a "remodel" is based on the City's uncertified municipal code, not the provision of the Coastal Act.

The proposed project does not qualify for an exemption under Coastal Act Section $30610(\underline{ab})$. Coastal Act Section $30610(\underline{ab})$ allows improvements to any structure other than a single-family residence or public works facility without a coastal development permit. In this case, the applicant demolished nearly both existing structures as part of her proposed development. When an applicant proposes demolition of all or nearly all of a structure as part of a proposal for new development, there can no longer be an "existing structure" subject for improvement on the site.

C. Page 7 – Add the following language immediately after the second paragraph. Language to be added is underlined.

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. However, as previously found in the substantial issue portion of this appeal, 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. The applicant's claim of remaining walls in this case is really just some of the studs, not unaltered walls. 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. 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 structure removed far exceeds fifty percent of the structure. Therefore, a coastal development permit must be obtained.

The applicant claims that the Commission must be bound to the project description, as proposed by the applicant when he applied for the exemption with the City, in its assessment as to whether or not the proposed development qualifies as exempt development. While this is often the case in most appeals, this appeal is unique because the City did not retain the applicant's plans that he submitted at the City level. Thus, Commission staff does not have the record upon which the City made its exemption determination and it is unclear whether or not the proposed plans that the applicant submitted to Commission staff after the appeal was filed are the plans that the City evaluated when it issued the exemption to the applicant. Given this, staff decided that since the applicant had already finished demolition of the existing structure, a site visit was warranted to ensure that the proposed plans submitted by the applicant, that he asserts are the plans submitted to the City, matches the demolition that occurred. After the site visit, staff discovered that the demolition far exceeded what was in the plans. As a result, staff incorporated this information into its assessment of whether or not the City's exemption raised a substantial issue. The applicant asserts that any excess demolition should be left to enforcement to handle and that this appeal cannot be "stylized as an enforcement action." Given the unique facts of this appeal and the lack of plans from the City, it is appropriate for staff to consider all facts, both on the applicant's plans and facts on the ground, in its assessment of whether or not the project qualifies as exempt development. Ultimately, the result is the same because a City-issued exemption is

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null and void if an as-built project is not built according to the plans submitted to the City when it issued its exemption. Similarly, given the extent of demolition that has occurred, as shown in the applicant's exhibit to his letter, it's clear that the project, as-built/demoed, far exceeds the removal of 50% or more of exterior walls of the existing structure and is therefore not exempteither way, the applicant must go through the coastal development permit process.

D. Add the following findings to the last page of the staff report:

D. VESTED RIGHTS/TAKINGS

The applicant claims that he has obtained a vested right to continue with the development exempted under the Coastal Exemption issued by the City and the Commission cannot interfere with such a right. The applicant cannot obtain a vested right by relying on the City's exemption determination before it's a final determination. As provided in the City's ordinance that authorized the City to issue coastal development permits, the City's action on a CDP application is not final until after the City sends notice of its action to the Commission's Executive Director, the Executive Director determines that the notice has been properly submitted and the 20 working-day appeal period has run its course and no appeal has been submitted to the Commission. It is the City's responsibility to send notices of its exemptions to the Executive Director within 5 working days of its determination. In this case, the City failed to timely send the required notice to the Executive Director. The Commission received a valid appeal before the expiration of the 20 working-day appeal period. Since the Commission found substantial issue on this appeal at its February 2016 hearing, the City's action on the Coastal Exemption is no longer valid. Contrary to the applicant's claim, the owner cannot vest any rights to development until the owner possesses all the necessary permits for the development regardless of expenditure of funds or commencement of construction. (Patterson v. Central Coast Regional Coastal Zone Conservation Commission (1976) 58 Cal. App. 3d 833, 844.) Therefore, since the applicant does not possess the necessary authorization from the City under its coastal development permitting procedures, the owner cannot claim a vested right to build the proposed development.

The applicant claims that the Commission's action in denying the Coastal Exemption would result in a regulatory taking. The applicant cannot claim a compensable taking claim against the Commission for the Commission's action in denying the claim of exemption for the proposed development. The applicant correctly cites section 30010 of the Coastal Act that prohibits the Commission from granting or denying a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor. In this case, the Commission is not denying a permit, but rather denying the claim that the proposed development is entitled to an exemption from the permitting requirements of the Coastal Act. As such, the Commission's action is one that will require the applicant to apply for a coastal development permit, not one that grants or denies a coastal development permit because the applicant has yet to file a coastal development permit application. The Commission is not, in this action, making a final decision as to whether or not the applicant's proposed use is or is not consistent with Chapter 3 of the Coastal Act and, as such, there is no basis to claim that the applicant will suffer a complete regulatory taking that will leave his property "completely valueless." Therefore, since the Commission will not be denying or granting a permit, section 30010 of the Coastal Act does not apply and the Commission's action will not result in a taking of private property for public use without just compensation.

E. UNPERMITTED DEVELOPMENT

Unpermitted development has occurred at the project site subject to this application. The unpermitted development includes the substantial demolition of a residential structure without a valid coastal development permit. Any non-exempt development activity conducted in the coastal

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zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit, constitutes a violation of the Coastal Act. Although the development has taken place prior to Commission action on this application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act.

On January 28, 2016 Commission enforcement staff sent a letter notifying the Los Angeles Department of Building and Safety ("LADBS") and the Los Angeles Department of City Planning ("LADCP") that after reviewing photos of each site, staff determined that more than fifty percent of the original structure had been demolished, and therefore work was occurring on the project site that was outside the scope of Coastal Exemption No. DIR-2015-2993-CEX (Attachment A). The letter also expressed a willingness to share information and cooperate to stop work, address the unpermitted development, and to ensure the implementation of the Coastal Act in Venice. Staff has since met with City to discuss the issues at hand and working closely to address these issues going forward. Therefore, Commission staff first was aware of the alleged violation on the subject property shortly before the Commission found Substantial Issue ("SI") on Appeal No. A-5-VEN-16-006 on February 11, 2016. On February 17, 2016, Commission permit staff sent an initial letter that informed the property owner that no development is authorized until the applicant obtains a coastal development permit from the Commission or the City. After receiving reports that work at the project site was continuing, Commission staff posted a Field Notice of Violation ("Field NOV") on the project site during a site visit on February 26, 2016, as an additional measure to stop work. The Commission's enforcement division will evaluate further actions to address this matter.

2. PUBLIC CORRESPONDENCE

Commission staff received one letter of concern for the proposed project from Lydia Ponce. The letter indicates support for finding a substantial issue with regard to the grounds on which the appeal was filed and includes an attached article from a local publication (**Attachment B**).

3. CORRESPONDENCE FROM THE APPLICANT'S REPRESENTATIVE

Commission staff also received comments from the applicant's representative. (Attachment C).

CALIFORNIA COASTAL COMMISSION

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

January 28, 2016

Mr. Raymond S. Chan General Manager Los Angeles Department of Building and Safety 201 N. Figueroa St. Los Angeles, CA 90012

(Sent via email to Raymond.Chan@lacity.org and Michael.Logrande@lacity.org)

Re: Appeal No. A-5-VEN-16-0005 at 2405 Boone Ave., Venice, Los Angeles Appeal No. A-5-VEN-16-0006 at 635-639 San Juan Ave., Venice, Los Angeles

Dear Mr. Chan:

It has come to Commission staff's attention that several projects, including, but not necessarily limited to projects located at the properties listed above, are underway in Venice in the City of Los Angeles's Single-Permit Coastal Development Permit Jurisdiction without benefit of the necessary coastal development permit from the City. For example, the above referenced projects were issued Coastal Exemptions No. (DIR-2015-3857-CEX) and No. (DIR-2015-2993-CEX) by City staff, for improvements to existing structures. However, after reviewing photos of each site, Commission staff determined that more than 50% of the original structures have been demolished, and therefore work has occurred that exceeds the scope of development exempted by Coastal Exemptions No. (DIR-2015-3857-CEX) and No. (DIR-2015-2993-CEX). In addition, the Coastal Exemptions for each of the projects at issue have been appealed to the Commission. Such an appeal stays the effectiveness of a Coastal Exemption. Thus, for this reason as well, the development occurring on these properties is unpermitted.

The purpose of this letter is to notify Los Angeles Department of Building and Safety ("LADBS") that development is occurring in the City's coastal development permit jurisdiction, at the properties listed above, without benefit of the necessary coastal development permit from the City, and to offer to share information we have about these projects and to coordinate with LADBS staff to assist in stopping and addressing this unpermitted development. The applicants for the Coastal Exemptions have been notified of the appeals lodged with the Coastal Commission, and consequently, the stay of the effectiveness of the Coastal Exemptions issued to them until Commission action on the appeals.

Thank you for your commitment to our shared responsibility to ensure the implementation of the Coastal Act in Venice. Our staff is of course happy to meet with you and discuss the content of this letter. If you have any further questions, I can be reached at (562) 590-5071.

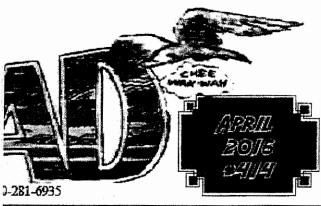
Sincerely,

Jordan Sanchez
Enforcement Analyst

cc: Lisa Haage, Chief of Enforcement, CCC
Andrew Willis, Enforcement Supervisor, CCC
Steve Hudson, Deputy Director, CCC
Theresa Henry, District Manager, CCC
Chuck Posner, Planning Supervisor, CCC
Mandy Revell, Coastal Program Analyst, CCC
Michael Logrande, Director of Planning, City of LA

Revell, Mandy@Coastal

Reven, manay & coastar		
From: Sent: To: Subject:	Lydia Ponce <venicelydia@gmail.com> Friday, April 08, 2016 5:55 AM Revell, Mandy@Coastal 635 San Juan Ave (A-5-VEN-16-0006)</venicelydia@gmail.com>	
California Coastal Commission		
Coastal Staff & Coastal Commi	osioners	
200 Oceangate, 10 th Floor		
Long Beach, CA 90802		
Re. SUPPORT OF Coastal Exe	nption Appeals	
635 San Juan Ave (A-5-VEN-16	-0006)	
Hearing date: Thursday April 1	4, 2016	
Agenda Items 16.c.		
Coastal Staff and Honorable Co	mmissioners,	
	y poignant article by one of our talented Free Venice Beachhead reporters, as pertains to yo Appeal. Your support is essential and invaluable to the Venice Community's efforts to keep	
For the love of Venice		
Sincerely yours,		
Lydia Ponce		



WENIGE

IT MATTERS

by Jon Wolff

If you've never attended a meeting of the Venice Neighborhood Council, you should come sometime to see how it all works. The Council discusses and votes on a variety of topics specific to Venice. The Boardwalk, homelessness, business, and culture are just some of the subjects covered at a typical meeting of the VNC.

One issue that comes up at every meeting concerns building owners' proposals to demolish older buildings and build newer and talker buildings in their place. These proposals are often labeled as "remodeling" and they are usually presented as innocuous minor changes with no noticeable impact on the neighborhood. The owners present themselves as humble Venice residents who just want to improve their home to accommodate their kids. Or, if the owners are operating a business, they assure the Council that the enlargement of their building won't significantly affect parking in Venice because they'll include a bike rack to encourage more environmentally sound means of transportation. They sometimes bring the architects along to the meeting to show slides or models representing the changes to the building.

The Council discusses the facts and votes their recommendation on the proposal. But, before they do, there's usually a counter argument from neighbors and concerned Venice activists about the facts not revealed by the owners. We learn that the proposed remodeling will actually be much taller or wider than the owners claimed. Or that the existing laws specifically disallow changes of this kind because they would cause phenomenal damage to the character of the neighborhood. Or, it turns out, the owners are only doing this so they can rent out the new structure as a short-term rental with "Air-BM-b".

Now, here's where the important part comes in. And it's the reason you need to attend the meetings in person. Because you need to see the thing that a lot of people miss. It happens when the person making the argument against the proposal is speaking from the podium. Don't watch the speaker, watch the building owners. When the speaker is making the counter argument and exposing the real story, check out the owners. Watch their faces. Look at their eyes and you will see their reaction to the continued on page 3

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It Matters - continued from page 1

speaker's words. You'll see the contempt. You'll see the contempt for the speaker, the neighbors, the tenants, the activists, and the very History of Venice. You'll see their plans for a Venice of their own design which doesn't include any of the men and women who have lived in and struggled for Venice for twenty, thirty, fifty years. You'll know that their plans are to tear down and pave over all traces of the Venice that drew them here in the first place.

To the owners and companies that are demolishing every building in Venice and replacing them with big ugly boxes, the people of Venice don't matter. The neighbors who don't want to live in the shadow of some new concrete monstrosity don't matter. All the "little people" don't matter. To a development corporation, the people who speak out at the Venice Neighborhood Council meetings are just minor obstacles in the road. The corporation expects to get its way whether by the VNC's approval or by some political operator in L.A. City Hall. And the law he dammed. You don't matter.

This happens elsewhere. The people in Flint, Michigan didn't matter when their environmental regulators were sending them lead-flavored tap water. That pharmaceutical CEO Bozo Shkreli laughed when Congress was on him for charging people \$750 for a pill. To him, the people who needed the pills didn't matter. And the people out in Porter Ranch who got gassed by So Cal Gas didn't matter when So Cal Gas knew that gas was leaking from a busted gas valve on their gassy gas pit.

To the developers/destroyers of Venice, you don't matter because you're just one lone person with no power. While you work, sit in traffic, and sleep, they're looking at maps, making contracts, transferring funds, lobbying politicians, and gnawing away at the foundation of Venice. No wonder no one matters to them; there's no one left to matter. Or is there?

Right now, in the Land of Venice, there are groups of Venice people meeting, talking, planning, and acting. Just as a corporation is a body of individuals acting together to take from other people, a Union of people can act together to take back. The combined talents of many individuals working toward a common goal can match the power of any corporation. And the goal is obtainable for one good reason: there's more of us than there are of them. We can and will win.

If you heard that people who are working to save Venice were speaking at the next VNC meeting, would you come to listen? If you knew that people were gathering in Venice to stand for the Venice you love, would you be there? If you learned that a group of people like the Westside Tenants Union were getting together in Venice to establish once and for all the truth that Housing is a Human Right, would you help? If you believed that Venice would be free again, would your help matter? Yes it will.

Attachment B 2/2



Hearing Date: 4/14/16 Agenda Item: 16(c)

Application No.: A-5-VEN-16-0006 Attorney Name: Niv V. Davidovich, Esq.

Representing: Applicant Louis Kim IN FAVOR OF

File Number: 4553.001

April 8, 2016

VIA EMAIL AND PERSONAL DELIVERY

California Coastal Commission South Coast Area Office 200 Oceangate, Suite 1000 Long Beach, California 90802-4302

Re: Application No. A-5-VEN-16-0006

Dear Coastal Commission:

On behalf of Applicant Louis Kim ("Applicant"), we hereby submit this response in opposition ("Opposition") to the California Coastal Commission's ("Commission") Staff Report regarding the appeal by Appellants Pam Anderson, Lydia Ponca, and Bill Przylucki (collectively, "Appellants") regarding the Local Coastal Exemption No. DIR-2015-3993-CEX issued by the City of Los Angeles ("City").

I. <u>INTRODUCTION.</u>

On November 3, 2015, the City issued a proper coastal exemption to the Applicant, permitting a remodeling improvement of a single family home and a duplex located at 635-637 San Juan Avenue ("Property"), in the Oakwood subarea of Venice, California ("Proposed Project"). Based on the City's coastal exemption ("CEX"), the City issued the Applicant a building permit to proceed with the Proposed Project, which the Applicant proceeded to commence immediately.

Despite having received all necessary permits for construction, on December 24, 2015, the Appellants appealed the City's grant of the CEX, alleging, wrongly, that the CEX was pursued by the Applicant as a "work around" in order to evade compliance with the Venice Land Use Plan (the "LUP") and Chapter 3 of the Coastal Act and that the Proposed Project was out of compliance with the "character, mass and scale" of the surrounding neighborhood ("Appeal"). Though the Appeal provided no specific examples of any such violations and no evidence to substantiate the "character, mass and scale" allegations, on February 11, 2016, the Commission determined that

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there was a "substantial issue" regarding the CEX and ordered that a de novo hearing be held to determine its validity.

As explained below, there are seven grounds demonstrating that the Staff Report's analyses and conclusions are wrong factually and as a matter of law.

First, the Staff Report's analysis ignores that the City has adopted and the Commission has certified the LUP for the Venice geographical area where the Property is located. Pursuant to Public Resources Code § 30600.5 (which is the statute that precisely controls the situation we have here where a portion of the LCP [i.e., the LUP] has been certified by the Commission) the City and the Commission on appeal are explicitly bound to decide the question of the CEX's propriety solely based on its conformity with the LUP. The Commission is prohibited relying upon the more general Coastal Act provisions. By applying Public Resources Code § (which is the statute that controls the situation where no portion of a certified LCP exists) the Staff Report misleads the Commission to utilize an incorrect and unlawful means of review.

Second, the LUP provides a specific definition of "remodel" as being an improvement where not more than 50% of the exterior walls are removed or replaced. The Staff Report ignores this definition, instead choosing to use a "50% of the structure" requirement which does not apply to the Proposed Project. However, pursuant to the appropriate and binding definition of "remodel" found in the LUP, read in conjunction with Public Resources Code §§ 30610(a) and 30610(b), it is clear that the Proposed Project as reflected in the Plans ("Plans") is fully compliant with the CEX. No coastal development permit is required. Neither the Staff Report nor the Appellants provide any evidence to contravene these facts.

To the contrary, in order to evade the conclusion that the Proposed Project is exempt, the Staff Report attempts to improperly shoehorn the Proposed Project into a "repairs and maintenance" category. This categorization is fallacious and without any support in the law.

Third, the conclusion which the Staff Report urges is in direct contradiction with the admitted "constant guidelines" set forth by Commission staff, namely, that the "50% rule" for approval of coastal exemptions refers to removing or replacing not more than "50% of the exterior walls." The attempt to treat the Applicant here differently than other applicants in similarly situated circumstances is unlawful and cannot be supported.

Fourth, despite that the Staff Report admits that this hearing is to be done conducted on a "de novo" basis, the Staff Report relies on evidence of the *current* state of the Proposed Project after construction was well under way. This is wholly improper and beyond the jurisdiction of the Commission to consider because the role of the Commission is to decide whether the Proposed Project *as proposed to the City* is compliant with the LUP. Consideration of evidence which could only have existed well after the City made its determination is irrelevant to the question of the



CEX's propriety and cannot and should not be relied on in making this determination. However, the Staff Report does just that in order to substantiate its conclusions.

Fifth, because the CEX and permits provided by the City were valid when issued, and the Applicant has now expended in excess of \$137,000 to perform substantial construction to progress the Proposed Project before the Appeal was taken, a vested right was created to construct the Proposed Project as permitted in the Plans. California law dictates that the vesting of this right estops the Commission from prohibiting further construction of the Proposed Project.

Similarly, because the Commission's actions have now rendered the Property wholly useless, the continued prohibition of constructing the Proposed Project despite the vesting of Owner's rights constitutes an unlawful and compensable regulatory taking.

Sixth, despite the Appellants unsupported arguments regarding the Proposed Project's non-compliance with the "character, mass and scale" of the surrounding neighborhood, undeniable photographic evidence proves beyond doubt that the "character, mass and scale" of the Oakwood subarea of Venice where the Proposed Project is located is of a mixed and varied nature such that numerous buildings exhibit similar heights, widths, lengths, densities, colorings, and architectural designs as the Proposed Project. Thus, the Appellants' allegation, inappropriate as it may be in this forum, is also wrong.

Finally, the Staff Report relies heavily on alleged evidence of the state of the Property and Proposed Project or or after December 24, 2015, which nearly six weeks *after* the building permits were issued and construction began. Any objections to how the construction proceeded are beyond the jurisdiction of the Commission to make at this appeal, as this proceeding is strictly limited to deciding whether the CEX is appropriate for the Proposed Project as *proposed*, not *as built*. By relying on such evidence, the Staff Report attempts to turn the appeal into an enforcement action, which is improper. The Staff Report is not stylized to include or to be an enforcement action, and therefore, consideration of and reliance on such post-CEX approval evidence is inappropriate.

Based on the authority cited below and the evidence provided in support of Applicant's opposition, the Applicant respectfully requests that the Commission reject the Staff Report, grant the CEX, and permit the Owner to proceed with the construction of the Proposed Project as provided in the building permits issued by the City.

II. HISTORY OF LOCAL COASTAL PROGRAM IN VENICE.

The Coastal Act "was enacted by the Legislature as a comprehensive scheme to govern land use planning for the entire coastal zone of California. The Legislature found that 'the California coastal zone is a distinct and valuable natural resource of vital and enduring interest to all the people'; that 'the permanent protection of the state's natural and scenic resources is a



paramount concern'; that 'it is necessary to protect the ecological balance of the coastal zone' and that 'existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic and social well-being of the people of this state....' (Pub. Resources Code, §§ 30001(a) and (d).)" (Yost v. Thomas (1984) 36 Cal.3d 561, 565.)

The Coastal Act expressly recognizes the need to "rely heavily" on local government "[t]o achieve maximum responsiveness to local conditions, accountability, and public accessibility...." (Pub. Resources Code, § 30004(a).) It requires local governments to develop local coastal programs, comprised of a land use plan and a set of implementing ordinances designed to promote the act's objectives of protecting the coastline and its resources and of maximizing public access. (Id., §§ 30001.5, 30500–30526; Landgate, Inc. v. California Coastal Com. (1998) 17 Cal.4th 1006, 1011.) "Under the Coastal Act's legislative scheme, ... the [local coastal program] and the development permits issued by local agencies pursuant to the Coastal Act are not solely a matter of local law, but embody state policy." (Charles A. Pratt Construction Co., Inc. v. California Coastal Com. (2008) 162 Cal.App.4th 1068, 1075, 76 Cal.Rptr.3d 466.) "The Commission applies state law state law and polices to determine whether the development complies with the LCP." (Id. at p. 1076.)

Thus, the Coastal Act acknowledges that its provisions are of a general nature—applicable to the entire state, while the purpose of LCP is to impose development requirements tailored to a specific locale. It makes perfect sense that the measure of conformity is with the specific requirements in a certified LCP or land use plan rather than the general Coastal Act provisions. Certification of a land use plan must have legal significance because the law does not require an idle act. (Civ. Code, § 3532.)

On October 29, 1999, the Los Angeles City Council adopted the Venice Local Coastal Program Land Use Plan ("LUP"). (Exhibit 1, p. 3, "Venice Activity Log.")

On November 29, 1999, the Los Angeles City Council transmitted the LUP to the Commission for certification. (Exhibit 2, Commission Memorandum, May 23,2001, p. 1.) On November 14, 2000, the Commission approved the LUP with suggested modifications. (Exhibit 1, p. 3, "Venice Activity Log;" Exhibit 2, p. 1; Exhibit 3, Relevant Portions of Commission Recommendations to City for Modification of LUP for Certification, p. 1.)

On March 28, 2001, the Los Angeles City Council unanimously adopted the LUP as modified by the Commission. (Exhibit 1, p. 3; Exhibit 2, p. 1.)

On June 14, 2001, the Commission certified the LUP as modified by the Commission and adopted by the City. (Exhibit 1, p. 3.)



III. FACTUAL HISTORY.

The owner of the Property, 187 Monterey Holding, LLC ("Owner"), took title pursuant to a grant deed recorded June 5, 2014. (Exhibit 4.)

On June 1, 2015, the Proposed Project plans were submitted to the Los Angeles Department of Building and Safety ("LADBS") for approval and permitting ("Plans"). (Exhibit 5.)

As provided on the Plans and by the Permit and Inspection Reports for the Property, permits for construction based on the Plans were approved on November 19, 2015. (Exhibits 5-7.)

The Property originally consisted of two separate structures: 635 E. San Juan Avenue was a single-story single family dwelling, and 637 E. San Juan Avenue was a two-story duplex. (Exhibits 3-4.)

As part of the approval for the Plans, the Applicant was required to and did receive a CEX for the Proposed Project. The CEX was approved by the City's Department of City Planning – Plan Implementation Division on November 3, 2015. (Exhibit 8.)

Consistent with the Plans, the CEX describes the proposed construction on the Property as follows:

"Remodel and addition to an (E) [existing] 2-story duplex consisting of a 1,027 SF third addition. Project will remove/alter 44% of the (E) exterior walls (47% on first floor, 43% at second floor).

Remodel and **addition** to an (E) 1-story SFD [i.e., Single Family Dwelling] consisting of a 1,070 SF second story and 872 SF third story addition. Project will remove/alter 49% of the (E) exterior walls." (Exhibit 8, emph. added.)

On November 19, 2015, the Los Angeles Department of Building and Safety issued two permits for construction of the Proposed Project. (Exhibit 29.) Based thereon, the Owner began constructing the Proposed Project. (Exhibit 9-10.)

Unbeknownst to the Owner, the City failed to provide the notice of issuance of the CEX to the Coastal Commission as required.

On December 24, 2015, after Owner had already been building for almost six weeks, the Appellants filed the Appeal. (Staff Report, Exh. 3.)



In late December 2015 and early January 2016, the existing exterior walls remaining from the original single family dwelling and duplex on the Property which were left standing were knocked down by severe winds. In order to be in compliance with the Plans, CEX, and permits and to ameliorate the resulting unsafe conditions, in each instance, the Owner took steps to reinforce and support the existing walls. However, no other construction took place on the Property after the Commission ordered construction to cease. (Exhibits 9-10.)

IV. THE PROJECT IS EXEMPT FROM THE REQUIREMENT OF OBTAINING A COASTAL DEVELOPMENT PERMIT PURSUANT TO THE VENICE LAND USE PLAN.

As proven below, the Proposed Project is exempt from the requirement of obtaining a coastal development permit pursuant to the Commission-certified LUP.

A. The Commission Has Delegated Its Development Review Authority to the City Pursuant to Public Resources Code § 30600.5.

As discussed above, the Commission certified the LUP on June 14, 2001. (Exhibits 1-2.)

The Coastal Act, Public Resources Code, § 30600.5 ("Section 30600.5"), states, in pertinent part:

- "(a) Prior to the certification of a local coastal program and notwithstanding the provisions of subdivision (a) of Section 30519, after the effective date of this section, the authority for issuance of coastal development permits provided for in Chapter 7 (commencing with Section 30600) shall be delegated to local governments pursuant to the provisions of this section.
- (b) Except for any development specified in subdivision (b) of Section 30519 and Section 30601 or with respect to any development proposed by any state agency, the authority for issuance of coastal development permits provided for in Chapter 7 (commencing with Section 30600) shall be delegated to the respective local governments within 120 days after (1) the effective date of certification of a land use plan pursuant to Chapter 6 (commencing with Section 30500) or (2) the effective date of this section, whichever occurs last. This delegation shall only apply with respect to those areas governed by the certified land use plan or a certified portion thereof, applicable to an identifiable geographic area.
- (c) Notwithstanding any other provision of this division, after delegation of authority to issue coastal development permits pursuant to subdivision (b), a



coastal development permit shall be issued by the respective local government or the commission on appeal, if that local government or the commission on appeal finds that the proposed development is in conformity with the <u>certified</u> <u>land use plan</u>.

(d) Any action taken by a local government on a coastal development permit application pursuant to the provisions of this section may be appealed to the commission pursuant to Section 30602. The commission shall hear an appeal brought pursuant to the provisions of this section, unless it determines that the local government action taken raises no substantial issue as to conformity with the certified land use plan." (Emph. added.)

Thus, the clear direction of this statute is that, once an LUP is certified, the authority to issue coastal permits is delegated to the local authority or the commission on appeal, wherein the decision is to be decided based on *compliance with the LUP*. When deciding an appeal, the Commission must also do so based on the development's "conformity with the certified land use plan." There is no provision allowing the Commission to rely on any provision of the Coastal Act.

The LUP was certified on June 14, 2001. Therefore, the authority described in Section 30600.5 was delegated on October 12, 2001, as the last occurring event specified in subsection (b).

Therefore, it is beyond doubt that the analysis must be whether the Proposed Project conforms with the *LUP*.

B. The LUP's Definition of "Remodel."

According to the LUP, the Property is located in the Oakwood subarea of Venice. (Exhibit ___, Exh. 6a thereto.) Thus, the Property is within "those areas governed by the certified land use plan or a certified portion thereof, applicable to an identifiable geographic area," as provided in Section 30600.5(b).

The LUP provides a "Definitions" section, the preamble to which states:

"The following words or phrases, whenever used in this land use plan, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.20.2B, 12.03 and 12.40 D of the Los Angeles Planning and Zoning Code (See Definitions Appendix). Words and phrases not defined therein shall be construed as defined in Chapter 4 of the Los Angeles Building Code, if defined therein." (Exhibit 1, p. I-13.)

Within those definitions, the LUP defines the word "Remodel" as follows:



"Remodel: In the coastal zone, a remodel is an *improvement* to an existing structure in which *no more than fifty percent* (50%) of the exterior walls are removed or replaced." (Exhibit 1, p. I-15 – I-16; emph. added.)

Of note, this definition of "remodel" was not in the original LUP as provided to the Commission by the City. To the contrary, it was the Commission that mandated that the City include this definition in its LUP as a modification which was required as a condition of certification by the Commission. (Exhibit 3, p. 7.) Thus, the Commission can hardly claim it is not bound by the definitions it itself required the City to adopt and then certify.

The LUP does not provide a definition of the word "exterior," "walls," or "exterior walls." Similarly, none of Sections 12.03, 12.20.2B, or 12.40D of the Los Angeles Planning and Zoning Code provide such a definition. (Exhibits 1; 11-13.)

The Los Angeles Building Code (Los Angeles Municipal Code, Article 1, Chapter IX) contains a definitions section in Division 2. (Exhibit 14, § 91.202.) However, nothing in that section (or anywhere else in the Los Angeles Building Code) provides an explicit definition for these terms.

The Los Angeles Building Code does provide a "default" defining mechanism, which states:

"Terms Not Defined. Where terms, phrases and words are not defined they shall have the ordinarily accepted meaning as the context implies. The definitions in Webster's Third New International Dictionary of the English Language, Unabridged shall be considered as providing ordinarily accepted meanings." (Exhibit 14, pp. 3, § 91.201.4.)

Webster's Third New International Dictionary of the English Language, Unabridged ("Webster's"), defines the word "wall" as follows: "a vertical architectural member used to define and divide space." (Exhibit 15.) Alternatively, Webster's provides that a wall is "one of the sides of a room or building that connects the floor and ceiling or foundation and roof." (*Ibid.*)

The use of a dictionary to understand the "ordinary" meaning of a term is consistent with long-held principles of statutory interpretation. "[C]ourts in non-insurance contexts turn to general dictionaries when they seek to ascertain the 'ordinary' meaning of words used in a statute. ... Indeed, courts in both insurance and non-insurance contexts regularly use the phrase 'ordinary dictionary definition [or meaning]' as if 'ordinary' were synonymous with 'dictionary."" (Scott v. Continental Ins. Co. (1996) 44 Cal.App.4th 24, 29; see also Heritage Residential Care, Inc. v. Division of Labor Standards Enforcement (2011) 192 Cal.App.4th 75, 83 ["When attempting to



ascertain the ordinary, usual meaning of a word, courts appropriately refer to the dictionary definition of that word."].)

Thus, an "external wall," for purposes of the LUP, and consistent with the definition provided by Webster's, as directed by the Los Angeles Building Code, means the external "vertical architectural members."

Ray Steinberg, P.E., an expert and California registered civil and structural engineer, who personally worked for the Los Angeles Building and Safety performing plan checks, confirms that a "wall," as used in the LUP, Los Angeles Building Code, and its "ordinary meaning," means the actual wood studs and not any elements attached to those members. (Exhibit 16.)

C. A "Remodel" Does Not Require a Coastal Development Permit.

As discussed above, the LUP's definition of a "Remodel" constitutes a subset, or type, of an "improvement." (Exhibit 1, p. I-15-I-16.)

The Coastal Act exempts certain types of developments. Public Resources Code § 30610 states, in pertinent part:

"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) <u>Improvements</u> 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.
- (b) <u>Improvements</u> to any structure other than a single-family residence or a public works facility; provided, however, that the commission shall specify, by regulation, those types of improvements which (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. Any improvement so specified by the commission shall require a coastal development permit." (Emph. added.)

In this case, the Proposed Project consists of two (2) improvements, one of which is to the single family dwelling, and is the other to the duplex. (Exhibit 5-8.) Both the CEX and the Plans bear out this fact. (*Ibid.*)



First, the CEX request prepared by the Applicant specifically states the proposed scope of work is:

"Remodel and addition to (E) [existing] 2 story duplex consisting of 1,027 sf third story addition. Project will remove 44% of (E) exterior walls.

Remodel and addition to (E) 1 story SFD consisting of 1,070 SF 2nd story and 872 SF 3rd story addition. Project will remove 49% of (E) exterior walls." (Exhibit 8.)

Second, the Plans explain that not more than 50% of the exterior walls of either structure on the Property will be removed or replaced as part of the Proposed Project. On Sheet A-6.0, the Plans show the outline of the original duplex framing for both the first and second floor. (Exhibit 5, p. 14.) As shown on the Plans, the walls left in white represent the existing exterior walls which would not be removed or replaced, while the walls colored in black represents existing exterior walls to be removed. (*Ibid.*) A simple calculation confirms and the Plans state that the percentage of exterior walls to be removed from the first floor is 47%, while that number if 43% for the second floor. (*Ibid.*) Similarly, Sheet A-6.1 shows the same for the single family dwelling with a similar legend, and confirms that only 49% of the exterior walls will be removed or replaced. (Exhibit 5, p. 15.) There is no evidence anywhere in the Plans that any exterior walls would be removed besides those depicted. In fact, the Staff Report does not dispute that the Plans show more than 50% of the exterior walls to be removed.

Thus, the entire Proposed Project, by definition, consists of two "remodel" improvements to existing structures. Thus, for the single family residence, the Plans conform with Public Resources Code § 30610(a). Similarly, the duplex improvements conform with Public Resources Code § 30610(b).

Commission staff has admitted that the definition of "remodel" in the LUP, in conjunction with the exemptions provided in Section 30610, is, in fact, the standard they themselves use to determine whether a "remodel" qualifies for an exemption.

In an email to David Weintraub of the Los Angeles Department of City Planning dated July 16, 2013, Chuck Posner of the Coastal Commission wrote:

"Hi David -We came across the attached LA City Coastal Exemption (ZA-2013-1340-CEX) while reviewing the copies of city exemptions forwarded to our office last week. The project is a major remodel of an existing single family residence. The proposed 'remodel', however, includes the removal of more than fifty-percent of the exterior walls of the existing house.



We would like to remind your staff of the '50% rule'; the guideline which Coastal Commission staff implements in the coastal zone on a consistent basis. We have used this guideline as a way to distinguish between improvements to existing houses (which may qualify for a coastal exemption) and new construction (which requires a coastal development permit/de minimis waiver). In general, if a project involves the removal of more than fifty-percent of the exterior walls of the existing house, then it would be considered demolition and new construction, and not an improvement to an existing structure.

...

We only write this reminder so our staffs can *implement the Coastal Commission's regulations in a fair and consistent manner*." (Exhibit 17, emph. added.)

Thus, not only does the Coastal Act and the LUP provide for an exemption for "remodels" pursuant to the LUP definition, the Coastal Commission has acted on and relied on this standard in reviewing CEX requests as its "consistent guideline." None of the relevant laws or ordinances have changed since 2013. Therefore, the same rules must apply to the Proposed Project.

D. The Coastal Act Regulations Do Not Prohibit Granting the CEX.

Each of the above-described exemption statutes (Public Resources Code §§ 30610(a) and (b)) contains limited delegated authority to the Coastal Commission to create regulations which describe exceptions to the exemptions.

1. <u>Improvements to Single Family Dwellings – Title 14, California Code of Regulations, § 13250.</u>

For improvements to single family dwellings, the Coastal Commission's regulatory power is limited to specifying "those classes of development which involve a risk of adverse environmental effect" that require a coastal development permit.

The corresponding regulation to this mandate is found at Title 14, California Code of Regulations ("Regulations") § 13250, entitled "Improvements to Existing Single-Family Residences" and which states, in pertinent part:

"(b) Pursuant to Public Resources Code Section 30610(a), the following classes of development require a coastal development permit because they involve a risk of adverse environmental effects:



- (1) Improvements to a single-family structure if the structure or improvement is located: on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic in a certified land use plan, or within 50 feet of the edge of a coastal bluff.
- (2) Any significant alteration of land forms including removal or placement of vegetation, on a beach, wetland, or sand dune, or within 50 feet of the edge of a coastal bluff, or in environmentally sensitive habitat areas;
 - (3) The expansion or construction of water wells or septic systems;
- (4) On property not included in subsection (b)(1) above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resources areas as designated by the commission or regional commission, improvement that would result in an increase of 10 percent or more of internal floor area of an existing structure or an additional improvement of 10 percent or less where an improvement to the structure had previously been undertaken pursuant to Public Resources Code Section 30610(a), increase in height by more than 10 percent of an existing structure and/or any significant non-attached structure such as garages, fences, shoreline protective works or docks.
- (5) In areas which the commission or a regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use, the construction of any specified major water using development not essential to residential use including but not limited to swimming pools, or the construction or extension of any landscaping irrigation system.
- (6) Any improvement to a single-family residence where the development permit issued for the original structure by the commission, regional commission, or local government indicated that any future improvements would require a development permit."

The Proposed Project does not fall into any of these six enumerated developments. The Property is at least 0.7 miles (approximately 3,696 feet) inland of Ocean Front Walk, the first public road paralleling the sea, and is nowhere near a beach, wetland, coastal bluff, sand dune, or environmentally sensitive area. (Exhibit 18.) There is no specification of "highly scenic" areas within the LUP. Notwithstanding, the Property is in the middle of a nearly exclusively residential



area, that cannot reasonably be construed as "highly scenic." (Exhibit 19.) There is no evidence that the Oakwood section of Venice was ever "declared by resolution after public hearing to have a critically short water supply." Finally, there is no evidence that the development permits for the original structures "indicated that any future improvements would require a development permit." Thus, the Proposed Project does not fall into any of the six enumerated exceptions. This being the case, the Proposed Project must be exempt.

2. <u>Improvements to Structures Other Than Single Family Dwellings – Regulations § 13253.</u>

For improvements to structures *other than single family dwellings*, the Coastal Commission's regulatory power is limited to specifying "those classes of development which involve a risk of adverse environmental effect" that require a coastal development permit. (Pub. Resources Code, § 30610(b).)

The corresponding regulation to this mandate is found at Regulations § 13253, entitled "Improvements to Existing Single-Family Residences" and which states, in pertinent part:

- "(b) Pursuant to Public Resources Code Section 30610(b), the following classes of development require a coastal development permit because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use contrary to the policy of Division 20 of the Public Resources Code:
- (1) Improvement to any structure if the structure or the improvement is located: on a beach; in a wetland, stream, or lake; seaward of the mean high tide line; in an area designated as highly scenic in a certified land use plan; or within 50 feet of the edge of a coastal bluff;
- (2) Any significant alteration of land forms including removal or placement of vegetation, on a beach or sand dune; in a wetland or stream; within 100 feet of the edge of a coastal bluff, in a highly scenic area, or in an environmentally sensitive habitat area:
 - (3) The expansion or construction of water wells or septic systems;
- (4) On property not included in subsection (b)(1) above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resource areas as designated by the commission or regional commission an improvement that would result in an increase of 10 percent or more of internal floor area of the existing



structure, or constitute an additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken pursuant to Public Resources Code Section 30610(b), and/or increase in height by more than 10 percent of an existing structure;

- (5) In areas which the commission or regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for protection of coastal recreation or public recreational use, the construction of any specified major water using development including but not limited to swimming pools or the construction or extension of any landscaping irrigation system;
- (6) Any improvement to a structure where the coastal development permit issued for the original structure by the commission, regional commission, or local government indicated that any future improvements would require a development permit;
- (7) Any improvement to a structure which changes the intensity of use of the structure;
- (8) Any improvement made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion or motel/hotel timesharing conversion."

The first six enumerated exceptions are identical to those provided as to exemptions under Public Resources Code § 30610(a), and as discussed above, do not apply to the Proposed Project. Similarly, the seventh and eighth exceptions are also inapplicable to the Proposed Project.

Here, there is no change to the intensity of use of either structure. Both structures on the Property retain the same intensity of use as they were prior to the improvements: one single family dwelling and one duplex.

Similarly, nothing in the Proposed Project contemplates a "condominium conversion, stock cooperative conversion or motel/hotel timesharing conversion."

Hence, it is clear that none of the enumerated regulatory exceptions apply to the Proposed Project.

Therefore, what the evidence and law prove is as follows:



- 1. The City in the first instance and the Commission on appeal are equally bound to decide CEX requests pursuant to the certified LUP;
- 2. The LUP defines a "remodel" as a subset of "improvements" wherein no more than 50% of the "exterior walls" of the structure are removed or replaced;
- 3. The LUP, LA Building Code, Webster's dictionary, and expert opinion all confirm that an "exterior wall" of wood frame constructions means the wood studs and not any components attached thereto such as drywall, stucco, insulation, plywood, or electrical components;
- 4. The Plans and CEX show that the Proposed Project does not contemplate removing more than 50% of the exterior walls of either of the dwellings on the Property;
- 5. As a "remodel" of a single family dwelling and a duplex, the Proposed Project is entitled to an exemption Public Resources Code §§ 30610(a) and (b);
- 6. Irrefutable evidence proves that Commission staff consistently decided the propriety of CEX requests, which it calls the "50% rule," based on not removing or replacing more than 50% of the exterior walls;
- 7. The exceptions set forth Regulations §§ 13250(b) and 13253(b) do not apply to the Proposed Project as described in the Plans and CEX request; and
- 8. Therefore, the Proposed Project is exempt from the requirement of obtaining a coastal development permit.

V. THE STAFF REPORT'S ANALYSIS CONCLUDING THAT THE PROPOSED PROJECT IS NOT EXEMPT FROM THE REQUIREMENT OF OBTAINING A COASTAL DEVELOPMENT PERMIT IS IMPROPER.

In recommending that the Commission find that the Proposed Project be deemed a non-exempt "development" and be required to obtain a coastal development permit, the Staff Report has not analyzed the Appeal in a manner consistent with the Coastal Act and the LUP.

A. The Appeal Process Is "De Novo."

As admitted in the Staff Report, upon the finding of a substantial issue related to the alleged grounds for an appeal under Section 3060.5, the "Commission is now required to hold a *de novo* hearing." (Staff Report, p. 1.) A "de novo" hearing requires that the Commission place itself in



the position of the initial decision-maker (here, the City) and re-analyze the proposed CEX request. "If the Commission determines that an appeal presents a substantial issue, the permit application is reviewed de novo; in effect, the Commission *hears the application as if no local governmental unit was previously involved*, deciding for itself whether the *proposed project* satisfies legal standards and requirements." (*McAllister v. California Coastal Com'n* (2008) 169 Cal.App.4th 912, 920, citing *Kaczorowski v. Mendocino County Bd. of Supervisors* (2001) 88 Cal.App.4th 564, 569.)

B. The Commission Cannot Consider Evidence of Alleged Non-Compliance with the CEX in Determining the Validity of the CEX.

1. <u>Evidence of Post-Appeal Construction Activities Is Irrelevant and Inappropriate.</u>

The Staff's Report consideration of evidence has gone far beyond the jurisdiction afforded the Commission as the appellate body on a de novo hearing by considering and relying on evidence that was neither part, nor could have been part, of the evidence before the City at the time of the CEX's approval, and which evidence is, in any case, not part of the Proposed Project but rather improper after-approval evidence of its implementation. The Commission is bound to "hear[] the application as if no local governmental unit was previously involved, deciding for itself whether the proposed project satisfies legal standards and requirements." (McAllister v. California Coastal Com'n, supra, 169 Cal.App.4th at p. 920.) By considering post-CEX approval evidence, the Commission goes beyond the bounds of what may be relied on in a de novo appeal.

For example, the Staff Report claims: "Commission staff was notified on December 24, 2015, that although the City's Local Coastal Exemption (DIR-2015-3993-CEX) was issued for an addition to a structure other than a single family residence, most (more than fifty percent) of the structures had been demolished, leaving only a portion of the outside framing remaining. 'Demolition' of the structure was not proposed or approved as a part of the Coastal Exemption."

Even if true (which Applicant denies), this evidence is only relevant to *enforcement* of the CEX and has nothing to do with whether the Proposed Project is exempt under the LUP. This evidence was not in existence when the CEX was approved on November 3, 2015 or before the building permit was issued on November 19, 2015. Thus, evidence of the status of the Proposed Project on December 24, 2015 is wholly inappropriate and cannot be the basis of the Commission's determination of the matter on appeal.

Further, the post-approval status of the Proposed Project is not part of the Proposed Project, which the Commission must weigh against the LUP on appeal. It is perfectly reasonable and plausible that a "proposed project" is in full compliance with an approval, but for whatever reason, at a later time, may be implemented in a manner that is not consistent with that approval. Even in



such a case, it does not render the Proposed Project out of compliance with the LUP. Thus, the determination of whether the Applicant has *complied* with the CEX is not an appropriate matter to be determined at this appeal, and evidence of such alleged non-compliance must not be considered.

The Staff Report is not stylized as an enforcement action. The Commission never gave notice that the Appeal was going to be an enforcement action. However, by utilizing evidence of what construction work transpired *after* approval of the CEX to show that the CEX should not have been issued in the first place, the Staff Report attempts to convert the Appeal into an enforcement action. This is improper.

2. <u>Evidence of Post-Approval Construction Activities Proves Compliance</u> with the CEX and LUP Policies.

However, to the extent the Commission feels it can consider such evidence, the only evidence provided by the Staff Report (a single photograph) is misleading.

As shown in these attached photographs, more than half of the original wood stud exterior walls of each remains. (Exhibit 27.) These photographs show that painstaking efforts have been taken to maintain these existing walls. The evidence of them being the original walls is also apparent, as the photographs depict the age of the studs and remnants of the originally attached non-wall components, such as electrical wiring, drywall, nails, and other similar elements. (*Ibid.*)

The only "new" items are those needed to reinforce and stabilize the existing walls after they had twice fallen as a result of the December heavy winds. (*Ibid.*; see Exhibits 9-10.)

Thus, as shown in the Plans and the CEX and consistent with the definition of "remodel" under the LUP, not more than 50% of the exterior walls of the Proposed Project have been "removed" and therefore the CEX was and remains an appropriate exemption.

C. The "Repair and Maintenance" Exemption of § 30610(d) and Its Corresponding Regulation Do Not Apply to the Proposed Project.

As discussed above, the Proposed Project is exempt from the requirement of obtaining a coastal development permit pursuant to Public Resources Code §§ 30610(a) and (b).

However, in attempting to prove the impropriety of the CEX, the Staff Report specifically cites Public Resources Code § 30610(d) in its analysis, which pertains to "repair or maintenance activities." (Staff Report, pp. 6-7.) Specifically, the Staff Report alleges:

"Under section 13252 of the Commission's regulations, if the repair and maintenance results in the replacement of 50 percent or more of the existing



structure, then the project constitutes a replacement structure and the entire structure must be in conformity with applicable policies of Chapter 3 of the Coastal Act.

. . .

In determining whether the project constitutes the replacement of 50 percent or more of the structure, Commission staff analyzes what percentage of which components and how much of each component of the structure is being replaced. A single family residence or duplex 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." (*Ibid.*; emph. added.)

As is clear, the Staff Report conflates a "repair and maintenance" project with a "remodel" project, which is incorrect because a "remodel" is expressly defined in the LUP to be a type of "improvement," *not* a "repair and maintenance" activity. (Exhibit 1, p. I-15 – I-16.)

This analysis is further improper because at no point did Applicant ever request nor was Applicant ever granted a CEX pursuant to the "repair and maintenance activities" exemption. Clearly, the Proposed Project's purpose is not "repair and maintenance" of the original structures, but rather "improvements" of them, an entirely different scope and intent, as proven by the fact that different exemptions exist for each type of work. The Staff Report, however, conflates the two as if they are synonymous or interchangeable, which is incorrect.

When the Legislature uses different terms, it is presumed they mean different things. "[W]e apply the rule of construction that when different terms are used [in a statute] it is presumed that different meanings are intended." (Las Virgenes Mun. Wat. Dist. v. Dorgelo (1984) 154 Cal.App.3d 481, 485-86, citing Charles S. v. Board of Education (1971) 20 Cal.App.3d 83, 95 ["We note preliminarily that in two closely positioned Education Code sections dealing with closely related subject matter, the Legislature has used different terms. ... 'When different language is used in the same connection in different parts of a statute it is to be presumed the Legislature intended a different meaning and effect.""].)

Thus, "improvement" and "repair and maintenance" must and do mean different things. Though neither are defined in the Coastal Act or LUP, "repair and maintenance" means to "restore



by replacing a part or putting together what is torn or broken" or "to keep in a state of repair, efficiency, or validity: preserve from failure or decline." On the other hand, an "improvement" means "the enhancement or *augmentation* of value or quality: an increasing of profitableness, excellence, or desirability." (See Exhibit 22, Webster's definition of "improvement", emph. added.) In fact, Webster's example of the use of the word "improvement" in this context is, "an *improvement* of the property by building several outbuildings and a new barn." (*Ibid.*) Thus, the use of the term "improvement" in the exemptions provided under §§ 30610(a) and (b) contemplates the *addition* of elements, whereas the "repair and maintenance" exemption does not. Thus, the "repair and maintenance" exemption of § 30610(d) does not apply.

Given that the "repair and maintenance" exemption of § 30610(d) does not apply, it follows that the Regulation which *only* pertains to that exemption is equally inapplicable to the Proposed Project. However, the Staff Report's primary argument against approving the CEX relies almost exclusively on such Regulation. The Staff Report cites Regulations § 13252 as a primary basis for denying the CEX, which § is entitled, "*Repair and Maintenance Activities* That Require a Permit." (Emph. added.)

Further, Regulations § 13252 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." (Emph. added.) The Regulation is, on its face, limited to qualifying exemptions under § 30610(d), which is irrelevant and has no bearing or connection to the Proposed. Consistent with this, when the City issued the CEX, it did so under the basis of § 30610(b), "improvements to any structure other than a single-family residence," but *not* under the "repairs and maintenance" provision. (Exhibit 8.)

Thus, § 30610(d) and its companion Regulations § 13252, do not, as a matter of law, apply to the Proposed Project and may not be used to consider the validity of the CEX, including, without limitation, the inapplicable rule regarding "replacement of 50 percent or more of a structure" utilized by the Staff Report.

D. The Staff Report Ignores and Does Not Cite to the LUP, While Misinterpreting and Misstating the Coastal Act.

The Coastal Act is clear that on appeal of the City's grant of a CEX after certification of an LUP, the purpose of the appeal is to determine the CEX's *conformity with the certified LUP*. (Pub. Resources Code, § 30600.5.)

¹ See Exhibit 20, Webster's definition of "repair."

² See Exhibit 21, Webster's definition of "maintain."



However, the Staff Report alleges, "The grounds for this appeal are that the project is not exempt development as defined in the Coastal Act and so a coastal development permit should have been required. *The City's interpretation of a 'remodel' is based on the City's uncertified municipal code, not the provision of the Coastal Act*." (Staff Report, p. 7.) The Staff Report is wrong.

First, the Appeal itself states that basis of the appeal is the Appellants' untrue allegation that the Proposed Project is not consistent with the "Venice Land Use Plan." (Staff Report, Exh. 3.) Thus, even Appellants admit that the proper measure of compliance is whether the Proposed Project is consistent with the LUP, not under the more general Coastal Act provisions.

Second, while the LUP is part of the City's municipal code, the LUP was certified by the Commission. (Exhibits 1-2.) Again, even the Appellants describe the LUP as the "certified Venice Land Use Plan." (Staff Report, Exh. 3.) Despite this, the Staff Report relies on a provision of the Coastal Act that 50 percent of a "structure" must remain in place in order to qualify for a CEX. (Staff Report, pp. 7-8.) As shown above, this provision is based on a Regulation that does not apply to the Proposed Project. Further, this interpretation completely ignores the actual, binding, and applicable definition of "remodel" which establishes the basis for an exemption as being an improvement which does not remove or replace 50% of "exterior walls.".

Third, as discussed above, the Staff Report ignores that the Commission *itself* applies the "50% rule" regarding coastal exemptions to the measure of exterior walls, *not* a "structure," which is the standard set forth in the LUP and used as the "the guideline which Coastal Commission staff implements in the coastal zone on a consistent basis." (Exhibit 17; emph. added.)

Therefore, the Staff Report's arbitrary and capricious analysis is neither a fair nor proper reading of the Coastal Act or the LUP, and flies in the face of what the Commission has "consistently" done with regard to similar CEX requests. The Commission must interpret all applicable statutes and ordinances in a manner consistent with law, just as a court would. "The courts are loath to construe a statute which has the effect of 'adding' language to a statute." (Schneider v. California Coastal Com. (2006) 140 Cal.App.4th 1339, 1345.) Similarly, "a court is required to interpret a statute as written and not to construe the statute to reach a result that it thinks the Legislature was intending to accomplish." (Chavez v. Mendoza (2001) 94 Cal.App.4th 1083, 1088.) "It is one of the best-established and most sensible rules of the law that courts should not imaginatively construe—or meddlesomely fiddle with—statutes which are clearly written." (City of Ontario v. Superior Court (1993) 12 Cal.App.4th 894, 901.)

In finding that the Proposed Project was not entitled to an exemption under § 30610(a), the Staff Report attempts to "imaginatively construe—or meddlesomely fiddle with" both the Coastal Act and the LUP. The Staff Report states:



"[T]he proposed project does not qualify for an exemption under Coastal Act Section 30610(a). Coastal Act Section 30610(a) allows *improvements* to any structure other than a single-family residence or public works facility without a coastal development permit. In this case, the applicant demolished nearly both existing *structures* as part of her proposed development. When an applicant proposes demolition of all or nearly all of a *structure* as part of a proposal for new development, there can no longer be an '*existing structure*' subject for improvement on the site.

. . .

A single family residence or duplex consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. ... 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." (Staff Report, p. 7.)

These statements are incorrect for a number of reasons and demonstrates the Staff Report's misinterpretation and misunderstanding of the relevant statutes.

First, § 30610(a) allows improvements to a single-family residence, *not* to "any structure other than a single-family residence." Given that at least one of the structures on the Property and part of the Proposed Project was and, pursuant to the Plans, will remain a single family residence, the Staff Report's analysis is completely incongruent with the clear terms of § 30610(a).

Second, neither § 30610(a) or § 30610(b), the latter of which pertains to improvements to a structure other than a single-family residence (and would therefore apply to the duplex on the Property) contains any reference to any "50% rule," nor do their corresponding Regulations §§ 13250 and 13253. Thus, the only basis for any "50% rule" as applied to the Proposed Project is that found in the definition of "remodel" in the LUP, which exempts "improvements" where no more than 50% of the exterior walls are not removed or replaced. There is no requirement in the LUP or anywhere in the Coastal Act that 50% of the entire structure be left in place to qualify for the exemptions described above.

Third, § 30600(a) is inapplicable. Section 30600, entitled "Procedures Prior to Certification of Local Coastal Program," provides, in pertinent part: "(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*." (Emph. added.)



As shown above, § 30600.5 applies to the Proposed Project due to the certified LUP. Despite this undisputable fact, the Staff Report continues to proceed on the assumption that only § 30600 applies. The facts and evidence demonstrate the contraraay, resulting in unfairness and prejudice to the Applicant.

To construe the applicable law as done by the Staff Report is to either ignore the LUP altogether or to "imaginatively construe—or meddlesomely fiddle with" both the Coastal Act and the LUP by adding or replacing language in either or both statutes which are not present. Neither can be a lawful basis of the Commission's decision. Just as a court's "role is simply to interpret the statute as it was enacted, *not to add to, detract from, or fine-tune it*" (Woolls v. Superior Court (2005) 127 Cal.App.4th 197, 214.), the Commission is equally so bound in its application and interpretation of the Coastal Act and LUP.

E. The Staff Report Misinterprets Regulations § 13253.

The Staff Report also cites (incorrectly) to Regulations § 13253 as support for its position. The Staff Report *only* cites, however, to subsection (a) of that Regulation, ignores the remainder, and significantly misinterprets its meaning.

Regulations § 13253(a) states:

- "(a) For purposes of Public Resources Code Section 30610(b) where there is an existing structure, other than a single-family residence or public works facility, the following shall be considered a part of that structure:
- (1) All fixtures and other structures directly attached to the structure.
- (2) Landscaping on the lot." (Emph. added.)

First, the Staff Report incorrectly relays that the referenced Coastal Act section in Code of Regulations § 13253(a) is "Public Resources Code Section 30610(a)," when, in fact, it relates to Public Resources Code § 30610(b)."

Second, the Staff Report implies, incorrectly, that this section supports its position requiring all previously attached non-structural elements of a "wall" to remain attached in order for 50% of the "wall" to be considered remaining in place.

However, in this context, a "fixture" is meant to be interpreted as a "structure" itself, as the Regulation sates "all fixtures and *other* structures," meaning, the fixture *is* a type of structure, not non-structural elements such as windows, paneling, drywall, stucco, or electrical wiring.



Further, the dictionary definition of "fixture" in this context is, "a chattel that has been so wrought into or annexed to realty (as a house) that it may be regarded as legally a part of it usually depending upon such considerations as whether it may be removed without irreparable damage, whether the parties (as landlord and tenant) regarded or are presumed by law to have regarded it as removable, whether its annexation was intended to be permanent and to further the purposes for which the structure is designed, or whether its annexation is really necessary to the contemplated use of the structure or only ornamental or convenient — called also immovable fixture — opposed to fitting." (Exhibit 23.) Thus, there is no question that, in this context, a fixture means another structure such as a garage, and not non-structural elements usually installed within or on a wall.

F. The Staff Report's Analysis Is Not Supported by Substantial Evidence.

To be valid, at a minimum, an administrative decision must be supported by substantial evidence and free from errors of law. (*Bixby v. Pierno* (1971) 4 Cal.3d 130, 144.) The substantial evidence supporting such a decision must be "of ponderable legal significance, which is reasonable in nature, credible and of solid value." (*JKH Enterprises, Inc. v. Department of Industrial Relations* (2006) 142 Cal.App.4th 1046, citing *Kuhn v. Department of General Services* (1994) 22 Cal.App.4th 1627, 1633, internal quotations omitted.)

Were the Commission to follow the Staff Report's recommendations, neither of these standards would be met.

As shown above, the Staff Report is based on a number of errors of law. Moreover, the Staff Report lacks substantial evidence.

For example, much of the Staff Report's recommendations are based on. The Staff Report states:

"Typically, the addition of a complete second story to a one-story house 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. 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. For example, when an older structure is enlarged from one story to two-story, more than fifty percent of the components may need to be replaced due to termite infestation and/or dry rot, which are typical of Southern California homes." (Staff Report, p. 7.)



None of these statements are evidence, much less substantial evidence. The Staff Report immediately assumes that the typical addition of a story is, per se, unqualified for an exemption. This overbroad conclusion is based on the assumption that such improvement would "often" require reinforcement "which would exceed the amount of change allowable under an exemption." Notwithstanding that this assumption again states the incorrect standard for determining exemptions and ignores the applicable "50% exterior wall rule," there is also no evidence supporting the baseless conclusion that any of these actually apply to the Proposed Project.

Similarly, the Staff Report bases its conclusion on what a City building inspector "may require" *after the CEX is issued*, which is, again, not only an incorrect standard (as a CEX's propriety is measured at the time the proposed project is seeking permitting and not after), but also a hypothetical that may never come to pass. (Staff Report, p. 7.) There is no evidence in the record at all that any City building inspector has ever made such a requirement. Therefore, reliance on such assumptions is wholly inappropriate.

The Staff Report further speculates, "The existing walls of the original structures built in 1930 would not be adequate to bear the loads of one and two more additional stories which almost triple the mass and height of the original structures." (Staff Report, p. 8.) Once again, the Staff Report does not provide any evidence supporting its conclusion other than referencing the year it was built. This is not substantial evidence—1930's construction is not uniform, nor is it asserted to be.

None of these statements constitute substantial evidence sufficient for the Commission to make a reasoned decision in reliance thereon. To the contrary, such language proves the lack of evidence to support the Staff Report's analysis and conclusion.

VI. THE AMOUNT OF CONSTRUCTION PERFORMED AND EXPENSE INCURRED PRIOR TO THE APPEAL FILING CREATED A VESTED RIGHT TO PROCEED WITH THE PERMITTED PLANS.

As discussed above, the Applicant received a full building permit to proceed with the Proposed Project on November 19, 2015. (Exhibit 29.) The Owner did so, and by the time the Commission demanded construction to cease, the Property was trenched for installation of new foundation elements, rebar was installed, demolition was completed, and the next step was to pour concrete. (Exhibits 9-10; 27.) As of that time, over \$137,000 has been expended on the Proposed Project between the time of permitting and the cessation of construction activities. (Exhibits 24-25.)

This presents a unique factual scenario which the Staff Report glosses over, but significantly alters the balance of rights in this case. The expense incurred in reliance on the permit created a vested right to proceed with the Proposed Project as permitted.



A party has a vested right is created when substantial work is performed and substantial expense is incurred in reliance on the permit. (*Avco Cmty. Developers, Inc. v. South Coast Reg'l Comm'n* (1976) 17 Cal.3d 785, 791; *Davidson v. County of San Diego* (1996) 49 Cal.App.4th 639, 646; *see, accord, Get Outdoors II, LLC v. City of Chula Vista* (S.D. Cal. 2005) 407 F.Supp.2d 1172, 1179 aff'd, (9th Cir. 2007).)

Similarly, the court in *Court House Plaza Co. v. City of Palo Alto* (1981) 117 Cal.App.3d 871, explained:

"The California Supreme Court has stated the vested rights rule as follows: 'It has long been the rule in this state and in other jurisdictions that if a property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon a permit issued by the government, he acquires a vested right to complete construction in accordance with the terms of the permit.'" (Id. at 884; emph. added.)

Further, "an owner of property acquires a vested right to construct a building only where the conduct of the government amounts to a representation that such construction is fully approved and legal, subject only to minor alterations, and in reliance on such representation the owner materially changes position." (*Aries Dev. Co. v. California Coastal Zone Conservation Com.* (1975) 48 Cal.App.3d 534, 548.)

Historically, courts have imposed a building permit requirement as the exclusive threshold of a vested right. (South Central Coast Regional Com. v. Charles A. Pratt Construction Co. (1982) 128 Cal.App.3d 830, 842; see, accord, Toigo v. Town of Ross (1998) 70 Cal.App.4th 309, 321; Hermosa Beach Stop Oil Coalition v. City of Hermosa Beach (2001) 86 Cal.App.4th 534, 552; Raley v. California Tahoe Regional Planning Agency (1977) 68 Cal. App. 3d 965, 975; Del Oro Hills v. City of Oceanside (1995) 31 Cal.App.4th 1060, 1082–1083.)

Here, a vested right to build the Proposed Project was created. A valid building permit was issued. (Exhibit 29.) Substantial construction work was performed, as evidenced by the attached photographs, invoices, and letter from the contractor and Owner. (Exhibits 9-10; 24-25; 27.) Substantial sums were incurred in reliance on the permits, and continues to incur such liabilities, now totaling in excess of \$137,000. (Exhibits 24-25.) Owner's reliance was completely in good faith and there is no evidence to the contrary. Thus, a vested right to complete the construction as permitted was created.

Once an owner acquires a vested right for construction, the government is estopped from denying the right. (*McCarthy v. California Tahoe Regional Planning Agency* (1982) 129 Cal.App.3d 222, 230, *citing Patterson v. Central Coast Regional Com.* (1976) 58 Cal.App.3d 840, 844.)



Thus, here, the Commission may not deny the right to build the Proposed Project.

VII. GIVEN THE INITIAL PROPRIETY OF THE CEX AND CREATED VESTED TO RIGHT TO BUILD THE PROPOSED PROJECT PURSUANT **PERMITTED** PLANS. ANY **FURTHER INTERFERENCE** BY THE **CONSTITUTES** AN **UNLAWFUL COMPENSABLE** COMMISSION **AND** REGULATORY TAKING.

The Coastal Act explicitly states:

"The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing the commission, port governing body, or local government acting pursuant to this division to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor. This section is not intended to increase or decrease the rights of any owner of property under the Constitution of the State of California or the United States." (Pub. Resources Code, § 30010.)

Here, as established above, the CEX is valid. If the Commission determines that the CEX is invalid or otherwise prohibits construction of the Proposed Project, the Commission will have committed an unlawful regulatory taking for which just compensation will be due.

Even a transient and impermanent interference in real property use due to egregious bureaucratic overreaching may constitute a compensable temporary taking. (*Littoral Development Co. v. San Francisco Bay Conservation etc. Com* (1995) 33 Cal.App.4th 211, 222.) Where the government's activities have already worked a taking of all use of property, no subsequent action by the government can relieve it of the duty to provide compensation for the period during which the taking was effective. (*Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency* (2002) 535 U.S. 302, 328; *First English Evangelical Lutheran Church of Glendale v. Los Angeles County, Cal.* (2002) 482 U.S. 304, 321.)

Here, the Property in its current condition is wholly unusable: the prior existing structures are no longer rentable or usable and the Property cannot be built on to replace the buildings. Thus, the Property in its current state is completely valueless and unable to produce any income should the Commission prohibit the Proposed Project from going forward. This would constitute an unlawful and compensable taking.

VIII. THE PROPOSED PROJECT IS IN COMPLIANCE WITH THE CHARACTER, MASS, AND SCALE OF THE OAKWOOD SUBAREA OF VENICE.



The primary thrust of the Appellant's Appeal was the incorrect allegation that the Proposed Project was "filed as a Coastal Exemption in order to bypass the CDP process and its requirement for compatibility with the surrounding neighborhood for mass, scale, and character, and in order to attempt to evade the Mello Act law." As the Staff Report states, this appeal is not the appropriate forum for making any such arguments. Other than this complaint, the Appeal itself gives no specific examples of violations of any Coastal Act Chapter 3 policies, Venice Land Use Policies, or violations of any kind. Thus, the entire basis of the Appeal is suspect at best.

However, to the extent that the "character, mass and scale" allegation has any bearing on the Commission's decision, the evidence demonstrates that the character, mass, and scale of a large number of existing developments on the same block or within a few streets of the Proposed Project are of a comparable, sometimes nearly identical, character, mass and scale, thus negating any such allegations by the Appellants. The attached photographs demonstrate that the character, mass, and scale of properties in the Oakwood subarea of Venice is of a mixed nature. There are numerous completed developments which feature 2-4 story structures, modern architecture, and are of a comparable size to the Proposed Project. (Exhibit 26.)

Similarly, the attached photo simulation of what the Proposed Project will look like, neatly situated between its two neighboring properties shows that it is neither excessively wider, taller, or larger than its neighbors and fits well within the overall look and feel of the Oakwood subarea. (Exhibits 28.)

Thus, the Appellants' allegations regarding character, mass and scale should be disregarded.

IX. <u>CONCLUSION.</u>

For the reasons stated above, the Applicant respectfully requests that the Commission reject the Staff Report's recommendation, approve the CEX, and authorize construction to resume.

With Regards,

ORBACH HUFF SUAREZ & HENDERSON, LLP

Stan M. Barankiewicz II, Esq.

Niv V. Davidovich, Esq.

EXHIBIT TABLE OF CONTENTS:

- 1. Venice Land Use Plan (pertinent portions)
- 2. Commission Memorandum re: Approval of Venice LUP (pertinent portions)
- 3. Commission recommendations to City for Changes to LUP (pertinent portions)
- 4. Grant Deed
- 5. Approved Plans for 635-637 San Juan Avenue
- 6. LADBS Permit and Inspection Report 635 E. San Juan Ave. (SFD)
- 7. LADBS Permit and Inspection Report 637 E. San Juan Ave. (Duplex)
- 8. CEX
- 9. Letter from Ownership to Coastal Commission Regarding No Further Work
- 10. Letter from Rockport Construction Regarding History of Work
- 11. Los Angeles Planning Ordinance Section 12.03
- 12. Los Angeles Planning Ordinance Section 12.20.2B
- 13. Los Angeles Planning Ordinance Section 12.40D
- 14. Los Angeles Building Code, § 91.200 91.202
- 15. Dictionary Definition of "wall"
- 16. Ray Steinberg Expert Letter Regarding Definition of "wall"
- 17. Email from Coastal Commission to LA Planning Department Regarding "50% Rule"
- 18. Google Maps Printout Depicting Distance Between 635 San Juan Ave. and Beach
- 19. Google Maps Earth Depicting Residential Area Around 635 San Juan Ave.
- 20. Dictionary Definition of "repair"
- 21. Dictionary Definition of "maintain"
- 22. Dictionary Definition of "improvement"
- 23. Dictionary Definition of "fixture"
- 24. Spreadsheet Summarizing Amounts Spent
- 25. Invoices and Receipts Detailing Costs Spent
- 26. Pictures of Developments in Venice of Substantially Similar Character, Mass and Scale
- 27. Pictures of State of Construction
- 28. Front and Side View Rendering of Proposed Project
- 29. Building Permits

EXHIBIT 1

VENICE

Local Coastal Program

Land Use Plan

TABLE OF CONTENTS

VENICE COASTAL ZONE MAPS

LAND USE PLAN

Chapter 1. Introduction

Chapter 2. Land Use Plan Policies

Locating and Planning New Development/
 Coastal Visual Resources and Special Communities

II. Shoreline Access

III. Recreation and Visitor-Serving Facilities

IV. Water and Marine Resources and Environmentally Sensitive Habitat Areas

V. Public Works

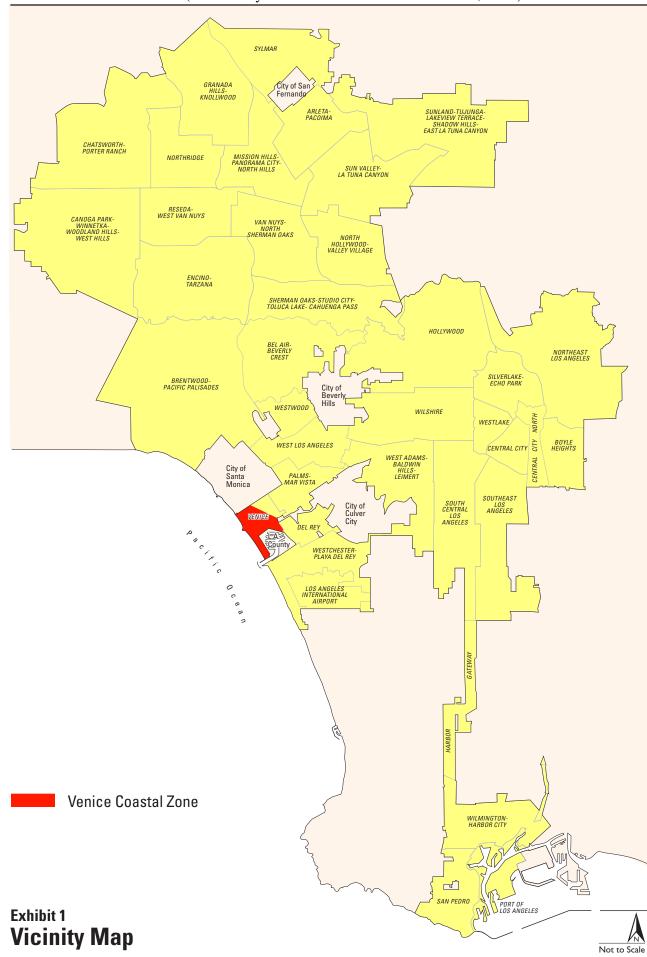




Exhibit 2a **Venice Coastal Zone**



Note: Map does not show area of Palms • Del Rey portion of coastal zone that is located inland of Lincoln Boulevard.

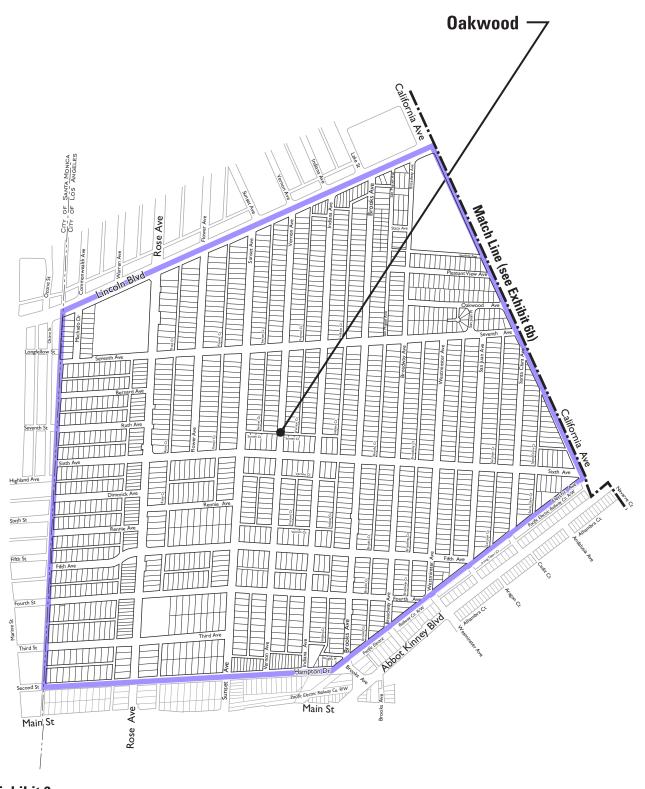


Exhibit 6a
Subarea: Oakwood • Milwood • Southeast Venice



VENICE

ACTIVITY LOG

ADOPTION DATE	PLAN	CPC FILE No.	COUNCIL FILE No.
Oct. 29, 1999	Venice Local Coastal Program / Land Use Plan	1998-0119 LCP	1998-0518
ADOPTION DATE	AMENDMENT	CPC FILE No.	Council File
Nov. 14, 2000	Coastal Commission approves Plan w/ Modifications	1998-0119 LCP	1998-0518
Mar. 28, 2001	Council adopts Coastal Commission's Modifications	1998-0119 LCP	1998-0518
June 14, 2001	Coastal Commission certifies LCP/LUP	1998-0119 LCP	1998-0518
			_

VENICE

Local Coastal Program

LAND USE PLAN

Chapter I INTRODUCTION

THE COASTAL ACT

This plan has been prepared to comply with the California Coastal Act of 1976. The Coastal Act directs each local government lying wholly or partly within the Coastal Zone to prepare a Local Coastal Program (LCP) for those areas located in the State's designated Coastal Zone. The Venice Coastal Zone is the area generally bounded by Marine Street on the north, the City-County boundary, Washington Boulevard and Via Marina on the south, Lincoln Boulevard and Via Dolce on the east, and the Pacific Ocean on the west (see Exhibit 1, Vicinity Map and Exhibit 2, Venice Coastal Zone Map).

ORGANIZATION OF THE VENICE LOCAL COASTAL PROGRAM

The Local Coastal Program (LCP) consists of a local government's land use plans, zoning ordinances, zoning district maps, and other implementing actions which implement the provisions and policies of the California Coastal Act at the local level. The LCP contains a Land Use Plan (LUP) and a Local Implementation Plan (LIP).

The LUP consists of LCP Chapters 1 and 2, the maps entitled "Venice Coastal Land Use Plan Maps", and Exhibits 1 through 23 with the emphasis placed upon establishing plan goals and defining policy. It indicates the "kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions."

The LIP will consist of LCP Chapter 3 and will contain the regulatory controls and incentives for the systematic implementation of the LUP. The LIP will be comprised of a specific plan and related implementing ordinances and zoning map. The LIP will implement the certified LUP with specific zoning designations and development standards for all uses within the Venice Coastal Zone.

SUMMARY OF COASTAL ISSUES

Chapter 3 of the California Coastal Act outlines the following 14 policy groups which must be addressed, if applicable, in the LCP.

- 1. Shoreline Access
- 2. Recreation and Visitor-Serving Facilities
- 3. Housing
- 4. Water and Marine Resources
- 5. Diking, Dredging, Filling and Shoreline Structures
- 6. Commercial Fishing and Recreational Boating
- 7. Environmentally Sensitive Habitat Areas
- 8. Agriculture
- 9. Hazards
- 10. Forestry and Soils Resources
- 11. Locating and Planning New Development
- 12. Coastal Visual Resources and Special Communities
- 13. Public Works
- 14. Industrial and Energy Development

The City and California Coastal Commission seek the widest possible public input to identify local coastal issues. To this end, the Department of City Planning has had an ongoing program of citizen involvement. Starting in 1978 seven public meetings were held in both coastal and inland communities. The 14 policy groups were distributed at the meetings to inform the public of the general scope of the coastal issues. In addition, federal, state and local agencies were contacted for their input. City staff and Coastal Commission staff held several subsequent meetings to determine which of the 14 California Coastal Act policies applied in Venice, to identify the extent to which existing plans met Coastal Act requirements, and to delineate any potential conflicts between existing plans, development proposals and the policies of the Coastal Act. The resulting local issues were translated into a Work Program, which was approved in 1979 by the City and the California Coastal Commission. The Work Program issues are outlined in Exhibit 3. Coastal policy groups which were considered inapplicable to the Venice Coastal Zone are Commercial Fishing, Agriculture, Forestry and Soils, and Energy Development.

Since 1979, the Coastal Act has been amended to remove the policies that related to the protection of affordable housing in the coastal zone. The responsibility for carrying-out the provisions of Government Code Section 65915 (Affordable Housing) now rests with local government.

EXHIBIT 3 SUMMARY OF VENICE COASTAL ISSUES

Locating and Planning New Development

Residential Land Use and Development

- Preservation of existing housing stock, and discouragement of conversion of residential uses to commercial use where appropriate.
- Provision of very low, low, and moderate income housing for a crosssection of the population, including persons with special needs.
- Illegal conversion of residential uses to commercial uses and illegal provision of residential uses.
- Enforcement and regulation of encroachments into public rights-of-way.

Commercial Land Use and Development

- Encouragement of coastal development, recreation, neighborhood- and visitor-serving facilities.
- Regulation of development which is out of scale with existing community character.
- Regulation of open-air vendors along Ocean Front Walk.
- Over-development of the Coastal Zone resulting in traffic congestion.
- Over-intensification of commercial uses.

Industrial and Railroad Rights-of-Way Land Use and Development

- Preservation of the existing industrial land use base and employment opportunities.
- Regulation of the location and types of non-coastal-dependent industrial uses.
- Appropriate use of railroad rights-of-way.

Development within Natural and Recreational Resource Areas/ Protection of Views

- Protection of existing natural and recreational resources, including the Venice Canals, Ballona Lagoon, Grand Canal south of Washington Boulevard, and Venice Beach.
- Protection of coastal views and vistas.

Preservation of Venice as a Special Coastal Community

- Preservation of community character, scale and architectural diversity.
- Development of appropriate height, density, buffer and setback standards.
- Development of a landscape plan.

Preservation of Cultural Resources

- Preservation and restoration, where feasible and necessary, of historical landmarks.
- Designation of historical sites as historic-cultural monuments.
- Preservation of significant archeological sites.

Shoreline Access

Parking

- Conflict between residential and beach visitor parking.
- Inadequate signage of available parking for beach visitors on weekends resulting in added traffic congestion.
- Inadequate parking provided by non-conforming uses.
- Inadequate off-street parking near or on the beach frontage for visitors and residents.
- Intrusion of non-resident vehicles on residential streets to locate available parking spaces.
- Preventing polluted stormwater runoff from parking lots from entering the Venice Canals and Ballona Lagoon.

Alternate Transit and Traffic Management

- Lack of adequate alternate public transportation systems, including shuttle systems; park and ride facilities; (bikeways;) and public bus services.
- Lack of an adequate traffic management program to facilitate coastal access to and within the Venice Coastal Zone.

Pedestrian and Bicycle Access

- Inadequate access to walkways due to lack of adequate parking facilities.
- Walk streets are often illegally used as private driveways and parking.
- Open areas in activity nodes and special districts are often completely surfaced with asphalt and concrete without provisions for pedestrian

relief from the sun's heat and reflected glare. Resting places or other people-oriented accommodations are seldom provided.

- The eastern sidewalk of Pacific Avenue from Via Marina to Jib Street and the western sidewalk of Pacific Avenue from Driftwood Avenue to Mildred Street is unimproved and cannot be used for public pedestrian uses due to encroachments on public right-of-way and requirements for buffers for habitat protection.
- Lack of pedestrian walkways along the banks of the Venice Canals
 where the deteriorated sidewalks have been withdrawn from public
 use,* and along the banks of the Ballona Lagoon.
- Lack of bicycle routes to complement existing and future transportation modes.
- Inadequate maintenance of walkways and bikeways.
- Lack of convenient and secure bicycle (parking/storage) facilities provided at public buildings, retail uses, parks and multiple family housing developments.
- Inadequate handicap access (e.g. vertical ramps) to the beach.

Recreation and Visitor-Serving Facilities

- Inadequate public support facilities, such as bike racks and storage lockers, public restrooms, outdoor eating areas, trash cans, recycling bins, etc.
- C Inadequate visitor facilities on or near the Peninsula south of Washington Boulevard.
- C Utilization of vacant, publicly owned lots on the Peninsula for recreational purposes.
- Identification, preservation and enhancement of existing recreational and visitor serving facilities, both private and public (including water faucets and restrooms).
- Inadequate recreational opportunities and pedestrian amenities, such as walkways, bikeways, walk street improvements, open space and viewing areas.
- C Inadequate maintenance of public recreational facilities.

Water and Marine Resources, Environmentally Sensitive Habitat Areas

- © Enhancement and maintenance of habitat value, including foraging habitat for the Least Tern, an endangered species.
- Invasion of non-native plant species along the banks of the Venice Canals, Ballona Lagoon and in the intertidal habitat zone.
- Regulation of surface runoff into the canals and the provision of adequate drainage.*

- Regulation of tidal exchange between Ballona Lagoon and the sea.
- C Poor circulation and water stagnation in Ballona Lagoon.
- Contamination of Ballona Lagoon from accidental raw sewage discharge from the Venice Pumping Plant.*
- C Erosion of the banks along Ballona Lagoon.

Diking, Dredging, Filing, Shoreline Structures

- Provision of adequate regulation of diking, dredging and placement of fill in coastal waterways.
- C Regulations regarding placement of shoreline structures.
- C Prevention of hazards, such as liquefaction and flooding.

Environmentally Sensitive Habitat Areas

C Identification of existing clam beds and domestic duck feeding and nesting areas, if any, in the Ballona Lagoon and adjoining canals, and protection and preservation of same.

Public Works

- Adequacy of public facilities in terms of stormwater drainage, water supply, sewer capacity, and roadway capacity and maintenance.
- C Lack of adequate and regular maintenance program for the Venice Canals* and Ballona Lagoon. Effluvium (odors) resulting from poor circulation, lack of maintenance, and occasional accidental sewage discharges in the Venice Canals* and Ballona Lagoon.
- C Deteriorated canal sidewalks, currently withdrawn from public use, requiring restoration.*
- Development and implementation of a comprehensive streetscape plan.
 - * This issue has been resolved as indicated in the LUP text; it is mentioned for historical reference.

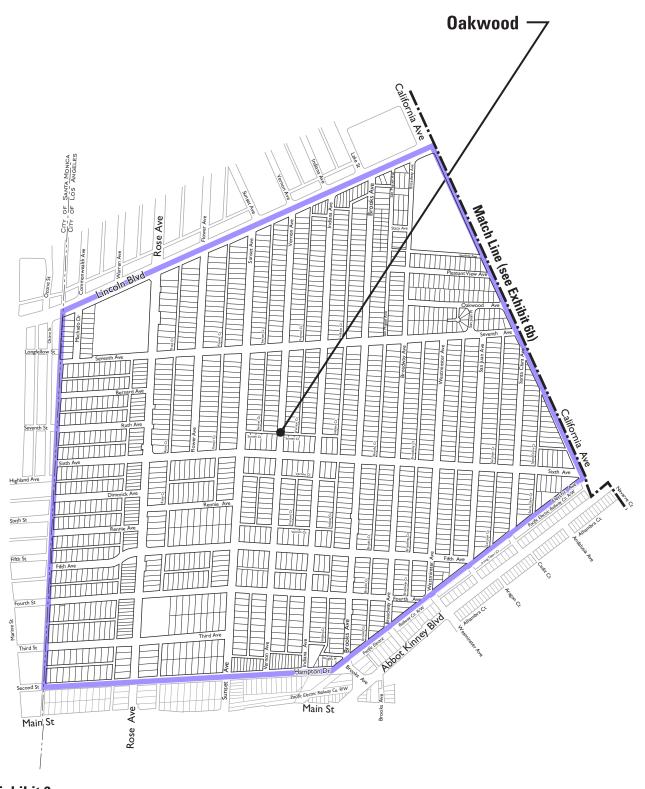


Exhibit 6a

Subarea: Oakwood • Milwood • Southeast Venice



RELATIONSHIP TO OTHER CITY PLANS AND PROCEDURES

The most effective means of addressing the largest number of issues identified in the work program is through the development of the Venice LCP and the associated general plan amendments and the adoption of implementing ordinances including a Venice specific plan. Detailed and specific coastal issues can be addressed in the LUP through general plan amendments including policy statements and specific programs. The LIP will contain a specific plan process to address development standards and other implementation tools to implement the policies of the LUP.

The Land Use Plan is adopted by means of a plan amendment to the Venice Community Plan. The specific plan ordinance adopts zoning and development standards which carry the full weight of zoning law. All new development within the boundaries of the specific plan must comply with the ordinance. The specific plan ordinance is an integral part of the Los Angeles Municipal Planning and Zoning Code, and is enforced accordingly.

Wherever the specific plan contains provisions which differ from provisions contained in Chapter I of the Los Angeles Municipal Code, the specific plan shall prevail and supersede the applicable provisions of the Code. In order to be certified by the Coastal Commission, the specific plan must conform to, and be adequate to carry out, the policies and land uses maps of the certified LUP.

After certification of the LCP, permit processing procedures for coastal permits in the Venice Coastal Zone are controlled by the Coastal Act and the California Code of Regulations. The City's permit issuing ordinances must be certified as part of the Local Implementation Plan (LIP). After certification of the Local Coastal Program by the Coastal Commission, the authority of the Coastal Commission is limited to development within the retained, or original jurisdiction (i.e. Submerged lands, public trust lands and tidelands) and to appeals of locally issued coastal development permits. The Coastal Commission will also retain jurisdiction over amendments to coastal development permits that it approved before certification of the LCP. Section 30519(a) of the Coastal Act provides that, except for appeals to the Commission (as provided in Section 30603) after a LCP, or any portion thereof, has been certified and all implementing actions have become effective, the development review authority provided for in Chapter 7 (commencing with Section 30600) of the Coastal Act shall no longer be exercised by the Coastal Commission and shall at that time be delegated to the local government that is implementing the LCP. Section 30519(b) states that 30519(a) does not apply to development proposed or undertaken on any tidelands, submerged lands, or on public trust lands. Commission also retains jurisdiction over coastal development permits that were previously approved by the Commission as well as amendments to such permits.

All development, land use and coastal-related activities (including but not limited to maintenance and recreational activities) in the Venice Coastal Zone will be required to be consistent with the certified LCP.

The Oxford Triangle Specific Plan (OTSP) (Ordinance 162,509) was adopted by the City Council on June 30, 1987 and includes the area bounded by Lincoln Boulevard, Washington Boulevard and the City-County of Los Angeles boundary. The OTSP established the C4(OX)-2-D zone. The primary purpose of the OTSP as it relates to the C4(OX)-2-D zone is to encourage mixed-use developments on properties designated for Community Commerce to create a lively urban environment. Upon adoption by the City Council and certification by the Coastal Commission, the Venice Local Coastal Program will incorporate the OTSP as part of the LIP. The OTSP may have to be modified in order to conform to and be adequate to carry out the policies of the certified LUP.

The Los Angeles Coastal Transportation Corridor Specific Plan (CTCSP) (Ordinance 168,999) was adopted by the City Council on August 4, 1993 and includes the areas governed by the Westchester-Playa Del Rey District Plan, the Palms-Mar Vista-Del Rey District Plan, the Venice Community Plan and the Los Angeles International Airport Interim Plan. The CTCSP may have to be modified in order to conform to and be adequate to carry out the policies of the certified LUP.

CITIZEN PARTICIPATION/ADOPTION PROCESS: LCP

The Department of City Planning has had an ongoing program of citizen involvement. (For more information refer to Chapter 1.C, Summary of Coastal Issues.) In 1988, a total of 27 public meetings and workshops were held to solicit information from the community and to present the Draft Venice Coastal Land Use Plan (LUP) which was released to the public in April 1988. Numerous public comments were received on the Draft LUP between April and August 1988. The comments were summarized and organized by coastal policy group in the document, "Summary of Community Comments Received on the Draft Venice Coastal Land Use Plan," dated January 1989.

A Preliminary LUP was prepared and released to the public in March 1990. The Preliminary LUP incorporated information contained in the April 1988 Draft LUP and the summary of comments, in addition to the following reports and documents identified in Exhibit 8.

A public workshop on the Preliminary LUP was held on March 19, 1990. The workshop was attended by approximately 100 persons. A public hearing on the Preliminary LUP was held by a Hearing Officer on March 28, 1990, during which 65 of the approximately 150 persons who attended, testified.

Ninety-six written communications were received at the public hearing and during the Preliminary LUP public review period held between March 5, 1990 and April 12, 1990. A summary of the comments raised during the public hearing and in the written communications, along with the Department of City Planning's response to those comments, are provided in the Preliminary LUP "Response Document," dated October 1990.

The Preliminary LUP was transmitted to the City Planning Commission on

January 3, 1991.

In the spring of the 1992, staff held several workshops with members of the community to discuss and clarify development standards for each of the eight subareas.

The Department of City Planning received the California Coastal Commission staff's comments on June 22, 1994.

The Department of City Planning continued the development of the proposed Venice LUP with several more public workshops and public hearings in 1998-99.

DEFINITIONS

The following words or phrases, whenever used in this land use plan, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.20.2B, 12.03 and 12.40 D of the Los Angeles Planning and Zoning Code (See Definitions Appendix). Words and phrases not defined therein shall be construed as defined in Chapter 4 of the Los Angeles Building Code, if defined therein.

Affordable Unit: Dwelling units or guest rooms for which rental or mortgage payments do not exceed the limits stated in Section 65915 of the California Government Code. Dwelling units or guest rooms designated for lower income households, as defined in Section 50079.5 of the California Health and Safety Code, shall have rents not exceeding 30 percent of 60 percent of the area median income as set forth in the rent schedule prepared by the City's Housing Department or its successor agency. In order for a development project to qualify as a project containing affordable housing units, the owner shall record a document with the Los Angeles County Recorder guaranteeing that these affordability criteria will be observed for at least 30 years from the issuance of the Certificate of Occupancy.

Architectural Features: Features including, but not limited to, sculpture, bas relief, mosaic, mural, vents, porch, balcony, chimney, window and doorway.

Athletic Facility: A facility which offers the use of the premises and equipment to the general public for physical exercise, dance, or sports activities.

Beach Impact Zone: The area which includes all lots located in the Marina Peninsula, Ballona Lagoon West Bank, Venice Canals and North Venice Subareas (see Exhibits 17a and 17b).

Blank Wall: A street wall or vehicular entry facing the street and having no architectural detailing, windows, doors or similar features.

Change in Intensity of Use: A change in intensity of use includes, but is not limited to, any addition, expansion or change in use on a site that involves: (a) a change in the total number of dwelling units; or (b) a change in the amount of floor area or customer area to a commercial or industrial use; or (c) a change in the number of trips as calculated by the Trip Table (See Appendix); or (d) a change in the number of provided or required parking spaces as calculated by the LUP parking requirements contained in LUP Policies II.A.3 and II.A.4.

Change of Use: A change from (a) an existing residential use to a new residential use resulting in an increase in the total number of dwelling units; or (b) an existing residential use to a commercial or industrial use; or (c) an existing commercial use to a residential use or industrial use; or (d) an existing industrial use to a residential use or commercial use; or (e) an existing industrial use to a new industrial use, when an increase in the number of trips results from the new use, as calculated by the Trip Table

(See Appendix); or (f) an existing commercial use to a new commercial use, when an increase in the number of Trips results from the new use, as calculated by the Trip Table (See Appendix), or when an increase in the number of required parking spaces results, as calculated by the LUP parking requirements contained in LUP Policies II.A.3 and II.A.4.

Coastal-Dependent Development or Use: Any development or use which requires a site on, or adjacent to the sea to be able to function at all (See Coastal Act Section 30101).

Coastal-Related Development: Any use that is dependent on a coastal-dependent development or use.

Coastal Development Permit: A permit for any development within the Coastal Zone that is required pursuant to subdivision (a) of Section 30600 of the California Coastal Act.

Development: (See Coastal Act Section 30106) "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 664l0 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 45II).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. (PRC□ 30106).

Encroachment: Any structure or building or portion of a structure or building which projects into a right-of-way or required setback.

Environmentally Sensitive Habitat Area: any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Fill: Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

Feasible: "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Flat Roof: Any roof form which has a slope of 2 inches to 12 inches or less.

Height: Height shall be measured as the vertical distance from base elevation (as specified in LUP Exhibits 13 through 16) to the highest point of the roof or parapet wall, excluding roof deck railings that do not exceed 36 inches and are of a open design. Roof access structures may exceed the otherwise allowable height limit only as specified in LUP Exhibits 13 through 16.

Implementing Actions: The ordinances, regulations, zoning maps, and programs which implement the Land Use Plan portion of a certified Local Coastal Program.

Lagoon Buffer: The land area that separates the developable portion of a lot from the waters of Ballona Lagoon.

Lagoon Lot: Any lot which is immediately adjacent to the Ballona Lagoon (as shown on Exhibit 4 of this land use plan).

Lot Consolidation: Lot consolidation occurs when: (1) one or more structures are built over a lot line dividing two lots created in a previous subdivision; or (2) a lot line is abandoned, a lot line is adjusted, lots are merged, or other action is taken, for the purpose of allowing a structure to be built extending over what were previously two or more separate lots.

Permeable: A paving material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface collectively comprising less than two-thirds of the total surface area of the lot and loosely laid materials, such as crushed stone or gravel.

Public Utilities: All production, storage, transmission, and recovery facilities for water, oil, gas, sewage, telephone, and other similar utilities owned or operated by any utility company subject to the jurisdiction of the Public Utilities Commission.

Public Works:

- a. All production, treatment, storage, transmission, conveyance, and recovery facilities for water, sewerage, stormwater, telephone, and other similar utilities owned or operated by a public agency.
- All public transportation facilities, including streets, roads, highways, streetlights, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.
- c. All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.
- d. All community college facilities.

Remodel: In the coastal zone, a remodel is an improvement to an existing structure in which no more than fifty percent (50%) of the exterior walls are

removed or replaced.

Replacement Unit: Any affordable housing unit to be provided as replacement for an existing unit on a project site.

Replacement Parking: Any parking space to be provided as replacement for an existing parking space on a project site.

Roof Access Structure: An enclosed stairway or elevator housing that provides access to a roof, but contains no storage, habitable or living area.

Sensitive Coastal Resource Areas: Those identifiable land and water areas within the Coastal Zone of vital interest and sensitivity, including the following:

- a. Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the Coastal Plan.
- b. Areas possessing significant recreational value.
- c. Highly scenic areas.
- d. Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- Special communities or neighborhoods which are significant visitor destination areas.
- f. Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- g. Areas where divisions of land could substantially impair or restrict coastal access.

Service Floor: All areas where the customer can be served, except the bathroom, including the indoor and outdoor dining area, bar, waiting room and tavern.

Seven-Foot Contour: The mean sea level as defined by the U.S. Geological survey.

Silver-Strand Lagoon Buffer Strip: The strip of land (lagoon buffer) immediately adjacent to the Ballona Lagoon as approved in Coastal Commission Permit No. A-266-77, Permit Amendment No. A-266-77, and Appeal No. A-266-77.

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.

Street Wall: An exterior wall of a building that faces a street.

Subarea: One of the areas in the Venice Coastal Zone within which a project is located as defined in the "Locating and Planning New Development" Section of the Venice Land Use Plan, as shown in Exhibits 4 through 7.

Stepped Back Roofline: A roof on which the portion that exceeds the flat roof height limit is set back from the required front yard one foot for every foot in height above the flat roof height limit.

Trip: A single or one direction vehicle movement with either origin or destination (exiting or entering) generated by the use of a subject site.

Varied Roofline: Any roof which has a slope in excess of 2 inches to 12 inches, including but not limited to a sloped, curved, or stepped back roofline.

Venice Coastal Zone: The area within the Venice community planning area west of Lincoln Boulevard, including those lots fronting on the west side of Lincoln Boulevard (See Exhibits 2a and 2b of this Land Use Plan).

Walk Street: A public street in the Coastal Zone and/or beach area that has been improved for public pedestrian use over part of its width and is landscaped (privately or publicly) over the remainder, but which has not been improved for vehicular access.

Wetland: Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or support the growth of hydrophytes, and shall include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. Wetlands include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

EXHIBIT 2

CALIFORNIA COASTAL COMMISSION

South Coast Area Office 200 Oceangate, Suite 1000 ong Beach, CA 90802-4302 62) 590-5071





May 23, 2001

MEMORANDUM

TO:

Commissioners and Interested Persons

RECORD PACKET COPY

FROM:

Peter Douglas, Executive Director

Deborah Lee, Deputy Director

Pam Emerson, Los Angeles County Area Supervisor

Charles Posner, Staff Analyst

SUBJECT: Concurrence with the Executive Director's determination that the action of the City of Los Angeles accepting certification with suggested modifications of the Land Use Plan for Venice is legally adequate. (For Commission review at its June 14,

2001 meeting in Los Angeles.)

STAFF RECOMMENDATION

Staff recommends that the Commission concur with the Executive Director's determination that the City's action is legally adequate.

BACKGROUND

On November 29, 1999, the Los Angeles City Council transmitted the Land Use Plan (LUP) portion of the proposed Venice Local Coastal Program (LCP) for Commission certification. On November 14, 2000, Commission approved the City of Los Angeles LUP for Venice with suggested modifications. The Commission's suggested modifications would supplement the Venice LUP with policies to protect marine resources and ESHA from impacts of development. maintain community character, and to enhance public access and recreational opportunities.

On March 28, 2001, the Los Angeles City Council unanimously adopted the attached resolution (Council File No. 98-0518-LCP) thereby approving the LUP for Venice as modified by the Commission. The City Council resolution and modified Venice LUP was then transmitted to the Executive Director for a determination that the City has incorporated the Commission's suggested modifications into the Venice LUP consistent with the Commission's action on November 14, 2000.

As provided in Section 13544.5 of the California Code of Regulations, the Executive Director must determine whether the City's action is legally adequate and report that determination to the Commission. In this case, the Executive Director has determined that the City's action is legally adequate. Unless the Commission objects to the Executive Director's determination, the certification of the City of Los Angeles LUP for Venice shall become effective upon the filing of the required notice of certification with the Secretary of Resources as provided in Public Resources Code Section 21080.5(d)(2)(V).

RESOLUTION

WHEREAS, the California Coastal Act of 1976 has declared that the California Coastal Zone is a distinct and valuable resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem; and

WHEREAS, one of the basic goals of the State is to protect, maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and manmade resources; and

WHEREAS, the California Coastal Act of 1976 requires each local government lying, in whole or in part, within the Coastal Zone to prepare a Local Coastal Program for that portion of the Coastal Zone within its jurisdiction to assure that maximum public access to the coast and public recreation areas is provided, consistent with Chapter 3 of the Coastal Act; and

WHEREAS, portions of the Venice Community Plan located west of Lincoln Boulevard lie within the Coastal Zone, as designated by the State Legislature; and

WHEREAS, on October 29, 1999, and pursuant to California Public Resources Code Section 30510(a), the City Council of the City of Los Angeles certified that the Land Use Plan of the Venice Local Coastal Program is consistent with the California Coastal Act of 1976;

WHEREAS, on November 29, 1999, the adopted Venice Coastal Land Use Plan has been transmitted to the California Coastal Commission for certification consistent with Section 30511(b) of the Coastal Act;

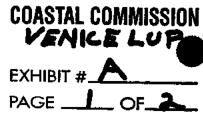
WHEREAS, the California Coastal Commission approved the Venice Coastal Land Use Plan with suggested modifications at its November 14, 2000 public meeting;

WHEREAS, written and oral evidence was duly presented to and considered by the California Coastal Commission at the aforesaid public meeting, including but not limited to a staff report, exhibits, appendices and public testimony; and

WHEREAS, plan amendments to the Venice Coastal Land Use Plan are necessary to reflect the California Coastal Commission's adopted modifications; and

WHEREAS, pursuant to the City Charter and ordinance provisions, the Mayor and the Director of Planning on behalf of the City Planning Commission have transmitted their recommendations; and

WHEREAS, a Notice of Exemption (No. CE-1999-882- LCP) was issued on the Venice Coastal Land Use Plan on March 8, 2000 pursuant to Article III, Sec.7 of the City CEQA Guidelines and Sec. 15266(a)(1) of State CEQA Guidelines, and the amendments to the Venice Coastal Land Use Plan are considered to be statutory exempt per Public Resources Code Section 21080.5; and



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NOW, THEREFORE, BE IT RESOLVED, that pursuant to California Public Resources Code Section 30510(b) and to Section 00071 of the Local Coastal Program Regulations of the California Coastal Commission, the City Council herewith submits the amendment to the Land Use Plan of the Venice Local Coastal Program.

I CERTIFY THAT THE FOREGOING RESOLUTION WAS ADDIFTED BY THE COUNCIL OF THE CITY OF LOS ANGELES

AF ITS MEETING OF MALL ITS MEMBERS.

J. MICHAEL CAREY. CITY CLERK -)

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COASTAL COMMISSION

EXHIBIT #_A_

PAGE _2_ OF _2_

EXHIBIT 3

CALIFORNIA COASTAL COMMISSION

South Coast Area Office 200 Oceangate, Suite 1000 Long Beach, CA 90802-4302 2) 590-5071



November 2, 2000

ITEM TU 10e

TO:

Commissioners and Interested Persons

FROM:

Deborah Lee, Deputy Director

Pam Emerson, Los Angeles County Area Supervisor

Charles Posner, Coastal Program Analyst

SUBJECT: City of Los Angeles Land Use Plan for Venice (For Public Hearing and Commission

Action at the November 14, 2000 meeting).

SUMMARY OF PROPOSED VENICE LAND USE PLAN

The City of Los Angeles submitted the proposed Land Use Plan (LUP) for Venice on November 29, 1999. On December 13, 1999, Commission staff determined that the submittal was incomplete. The City subsequently submitted the additional materials and information necessary to complete the LUP submittal. On March 24, 2000, the proposed City of Los Angeles 1999 LUP for Venice was officially deemed submitted. On June 15, 2000, the Commission established a one-year time period, pursuant to Section 30517 of the Coastal Act, during which the public hearing and Commission action on the proposed Venice LUP must be completed.

The City of Los Angeles has requested that the Commission certify the land use map and land use policies that comprise the proposed Venice LUP in order to establish the basis for the imminent completion of a certified Local Coastal Program (LCP) for Venice. The City plans to submit the implementing ordinances (LIP) portion of the proposed Venice LCP, comprised primarily of the Venice Specific Plan, subsequent to the Commission's certification of the LUP portion of the LCP.

The proposed Venice LUP contains land use designations (Exhibits 9-12 of Appendix A) and land use policies (Appendix A) that address the following Coastal Act issues: community character, visual resources, shoreline access, public recreation and visitor serving facilities, marine resources and environmentally sensitive habitat areas (ESHA), and public works. The Department of City Planning developed the currently proposed Venice LUP with ongoing citizen involvement and community participation that commenced in the early 1980's, was reinvigorated in 1995, and finally completed in 1999.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission modify the proposed LUP and supplement the proposed LUP with policies that are necessary to: protect marine resources and ESHA from impacts of development, maintain community character, and to maintain and improve the public access and recreational opportunities provided in Venice, particularly in the Marina Peninsula area. In order to carry out this recommendation, staff is recommending that the Commission, after public hearing:

Deny the proposed LUP as submitted, and Certify the proposed LUP if modified.

See Page 2 for a summary of the staff recommendation, and Page 6 for the motions to accomplish this recommendation. The LUP modifications are necessary to bring the LUP into conformance with the Chapter 3 policies of the Coastal Act. See Page 7 for selected suggested modifications related to controversial issues. All suggested modifications are contained in attached Appendix A.

SUMMARY OF SUGGESTED MODIFICATIONS RELATED TO CONTROVERSIAL COASTAL ISSUES

Based on staff meetings with the City of Los Angeles Planning Department and a review of correspondence received from the public, Commission staff anticipates that the following topics will be raised at the Commission meeting. Selected suggested modifications to address the following anticipated areas of controversy start on page 7. See Appendix A for all suggested modifications.

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COMMUNITY CHARACTER & RESIDENTIAL HEIGHT LIMITS	Section 30251 of the Coastal Act requires that development be sited and designed to protect visual resources and community character. Residential building standards that limit building height and bulk are necessary to preserve the unique character and scale of Venice neighborhoods. Although the proposed LUP contains residential height limits, it does not include provisions to adequately limit the height and bulk of allowable roof access structures. Therefore, suggested modifications are recommended to control the design and bulk of roof access structures that exceed the height limit. In this case, Commission staff is recommending that roof access structures on residential development be limited to a height of no more than ten feet over the flat roof height limit, a maximum footprint of 100 square feet, and be set back from ESHA and public walkways and recreation areas. See modified LUP Policy I.A.1.a (Appendix A, p.2-17), modified LUP Policy I.E.2 (Appendix A, p.2-42), and staff report pages 37 (Scale) and 43-44.
COMMUNITY CHARACTER & RESIDENTIAL LOT CONSOLIDATION LIMITS	Section 30253 of the Coastal Act requires the protection of special coastal communities. The major threat to the unique character of the small pedestrian oriented scale of many Venice neighborhoods is lot consolidations. Very large new residential projects built across two or more consolidated lots would be substantially out of scale and character with the older small-lot Venice neighborhoods. The proposed LUP does not contain a policy to control residential lot consolidations. Therefore, suggested modifications are recommended to restrict residential lot consolidations in order to protect the character and scale of existing neighborhoods. See modified LUP Policy I.A.1.b (Appendix A, p.2-17), modified LUP Policy I.E.2 (Appendix A, p.2-42), and staff report pages 38 and 44-45.
ESHA PROTECTION & RESIDENTIAL DEVELOPMENT STANDARDS	Section 30240 of the Coastal Act requires that ESHA be protected and that development adjacent to ESHA be designed to prevent impacts that significantly degrade the ESHA. In order to protect the ESHA in Ballona Lagoon and the Venice Canals and their banks, adequate habitat buffers and building setbacks must be provided. For that reason, Commission staff recommends that the LUP be modified to require, when necessary, the dedication of a lagoon buffer strip to the City to protect habitat and public access. Additionally, the setback and height requirements for buildings adjacent to Ballona Lagoon and the Venice Canals shall be modified to minimize adverse impacts to ESHA. See modified LUP Policies LA.4 and LA.7 (Appendix A, p.2-19 to 2-25), modified LUP Policy Group IV (Appendix A, p. 5-10), and staff report pages 48-54 and 104-109

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Section 30212.5 of the Coastal Act requires that public recreation opportunities be distributed throughout the coastal zone to prevent overuse of any single area. Section 30213 requires that lower cost recreational facilities be encouraged. The North Venice beach area is one of the most heavily used beaches in the state. The southern end of Venice Beach located on the Marina Peninsula is relatively under-used. A primary reason for the difference in the north/south pattern of public beach use is the lack of a continuous boardwalk (Ocean Front Walk) and beach bike path to connect North Venice beach to the Marina Peninsula. For that reason, Commission staff recommends that the LUP be modified to encourage the completion of the boardwalk and the extension of the beach bike path to the south end of Venice beach. See modified LUP Exhibit 19 (Appendix A, p.3-10 & 3-10), modified LUP Policy II.C.5 (Appendix A, p.3-29), modified LUP Policy II.C.14 (Appendix A, p.3-34), and staff report pages 87 through 94.

PUBLIC ACCESS & PROTECTION OF PUBLIC PARKING

Section 30252 of the Coastal Act requires that public access to the coast be enhanced by providing adequate public parking facilities. One of the most controversial issues in Venice is the competition for public parking spaces between residents, beach goers and customers of commercial uses. Public access opportunities are negatively impacted by the lack of sufficient parking facilities. The proposed LUP does not include adequate provisions to protect the public parking opportunities that currently exist, and could potentially be expanded, on public streets and in public parking lots. Therefore, Commission staff recommends that the LUP be supplemented with specific policies to protect public parking opportunities. See suggested LUP Policies 11.A.9 to 11.A.11 (Appendix A, p.3-20 & 3-21) and staff report pages 95 through 99.

PUBLIC ACCESS & RECREATION

TEMPORARY EVENTS Sections 30220 and 30221 of the Coastal Act require that coastal areas be protected for recreational uses. The proliferation of special temporary events in some coastal areas has been determined to negatively impact public access and recreation. Although many temporary events have few, if any, negative impacts, some activities may not be appropriate in certain locations or at certain times of the year. The proposed LUP does not include a policy to address the issues of temporary events. Therefore, Commission staff recommends that the LUP be supplemented with a specific policy to regulate activities that involve the exclusive use of any public beach parking area or sandy beach area to protect public recreation opportunities. See suggested LUP Policy II.D.1 (Appendix A, p.3-35) and staff report page 81.

NONCONFORMING STRUCTURES

Structures that do not conform to the standards of a certified LCP may have negative effects on coastal resources. The proposed LUP does not include a policy to address the issues nonconforming structures. Therefore, Commission staff recommends that the LUP be supplemented with a specific policy to require that nonconforming structures be brought into conformance with the LCP whenever extensive renovation and/or a major addition is proposed, except in cases where the nonconformity achieves a goal associated with community character (i.e. the reuse and renovation of a historic structure) or affordable housing. See suggested LUP Policy I.E.5 (Appendix A, p.2-43) and staff report page 39.

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WATER QUALITY PROTECTION	Sections 30230 and 30231 of the Coastal Act require that marine resources and water quality be protected and if feasible, enhanced. To achieve these goals staff recommends that proposed LUP Policy Group IV.C be supplemented with more specific and effective policy language to protect and improve water quality and marine resources. See modified LUP Policy Group IV.C (Appendix A, p.5-14 & 5-15) and staff report pages 108-109.
RESIDENTIAL DENSITY BONUSES	Government Code Section 65915 provides for certain incentives to be provided in order to increase the number of affordable housing units throughout the State of California. The proposed LUP is silent as to how Government Code Section 65915 would be implemented in the Venice coastal zone. Therefore, Commission staff recommends specific policy language be inserted into the modified LUP in order to ensure that coastal resources are adequately protected in the event that the City approves any density bonuses pursuant to Government Code Section 65915. See modified LUP Policy I.A.13 (Appendix A, p.2-29 to 2-31) and staff report page 58.

PUBLIC PARTICIPATION

The City of Los Angeles Planning Commission held public hearings for the proposed Venice LUP on May 21, 1998 and July 9, 1998. The City Council held public hearings for the proposed Venice LUP on October 6, 1998 and October 26, 1999. These public hearings are in addition to the hearings that the City held in 1990 and earlier (See Appendix A, p.1-20). On October 29, 1999, the Los Angeles City Council approved the proposed Venice LUP with City Council Resolution No. 98-0119, and forwarded it to the Commission for certification. The Commission's South Coast District office in Long Beach received the proposed Venice LUP, submitted with City Council Resolution No. 98-0119, on November 29, 1999. On December 13, 1999, Commission staff on determined that the submittal was incomplete. The City subsequently submitted the additional materials and information necessary to complete the LUP submittal. On March 24, 2000, Commission staff determined that the City's submittal of the proposed Venice LUP was consistent with the submittal requirements of the Coastal Act and the regulations that govern such proposals, and the proposed Venice LUP was officially deemed submitted. [See Sections 30501, 30510, 30514 and 30605 of the Coastal Act, and Sections 13551, 13552 and 13553 of the California Code of Regulations.]

ADDITIONAL INFORMATION

Copies of the staff report are available at the Coastal Commission's South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact Charles Posner or Pam Emerson in the South Coast District office at (562) 590-5071.

STANDARD OF REVIEW

The standard of review for the proposed LUP, pursuant to Section 30512 of the Coastal Act, is that the proposed LUP meets the requirements of, and is in conformity with, the Chapter 3 policies of the Coastal Act.

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I. STAFF RECOMMENDATION

Staff recommends adoption of the following motions and resolutions:

A. Deny the Venice Land Use Plan as Submitted

MOTION: "I move that the Commission certify the Land Use Plan for Venice as submitted by the City of Los Angeles."

Staff recommends a NO vote. Failure of this motion will result in denial of the Land Use Plan as submitted and adoption of the following resolution. The motion to certify as submitted passes only upon an affirmative vote of a majority of the appointed Commissioners.

Resolution to Deny Certification of the Venice Land Use Plan as Submitted

The Commission hereby <u>denies certification</u> of the Land Use Plan submitted for Venice and adopts the findings set forth below on grounds that the Land Use Plan as submitted does not meet the requirements of and is not in conformity with the Chapter 3 policies of the Coastal Act. Certification of the Land Use Plan as submitted would not meet the requirements the California Environmental Quality Act, as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse effects on the environment that will result from certification of the Land Use Plan as submitted.

B. Certify the Venice Land Use Plan if Modified

MOTION: "I move that the Commission certify the Land Use Plan for Venice if it is modified as suggested in this staff report."

Staff recommends a <u>YES</u> vote. Passage of this motion will result in certification of the Land Use Plan with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of a majority of the appointed Commissioners.

Resolution to Certify the Venice Land Use Plan with Suggested Modifications

The Commission hereby certifies of the Land Use Plan for Venice if modified as suggested and adopts the findings set forth below on grounds that the Land Use Plan with the suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Land Use Plan if modified. The Commission further finds that if the local government adopts and transmits its revisions to the Land Use Plan in conformity with the suggested modifications, then the Executive Director shall so notify the Commission.

Remodel: In the coastal zone, a remodel is an improvement to an existing structure in which no more than fifty percent (50%) of the exterior walls are removed or replaced.

Replacement Unit: any affordable housing unit to be provided as replacement for an existing unit on a project site.

Replacement Parking Space: any parking space to be provided as replacement for an existing parking space on a project site.

Roof Access Structure: An enclosed stairway or elevator housing that provides access to a roof, but contains no storage, habitable or living area.

Sensitive Coastal Resource Areas: those identifiable land and water areas within the Coastal Zone of vital interest and sensitivity, including the following:

- (a) Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the Coastal Plan.
- (b) Areas possessing significant recreational value.
- (c) Highly scenic areas.
- (d) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- (e) Special communities or neighborhoods which are significant visitor destination areas.
- (f) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- (g) Areas where divisions of land could substantially impair or restrict coastal access.

Service Floor: All areas where the customer can be served, except the bathroom, including the indoor and outdoor dining area, bar, waiting room and tavern.

Seven-Foot Contour: the mean sea level as defined by the U.S. Geological Survey.

Silver Strand Lagoon Residential Buffer Strip: the strip of land (lagoon buffer) immediately adjacent to the Ballona Lagoon as approved in Coastal Commission Permit No. A 266-77, Permit Amendment No. A 266-77, and Appeal No. A-266-77.

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

EXHIBIT 4

scrow No.: 00243550 - 007 - Mike Litrov

RECORDING REQUESTED BY Fidelity Title

AND WHEN RECORDED MAIL TO:

187 Monterey Holding LLC 1654 El Camirio St Pomora, CA 91768

23047364 ERNO:: 23047364

ORDER NO.: ESCROW NO.: 00243550-007-ML



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

80 Documentary Transfer Tax is \$726.00, City Tax is \$2,970.00

X computed on full value of interest or property conveyed less liens of encumbrance

Parcel No. 4239-024-041

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Baystone Holding, LLC, a California Limited Liability Company

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

hereby GRANT(s) to

187 Monterey Holding LLC 187 Monterey Holding LLC , A California Limited Liability Company the following real property in the City of Venice County of Los Angeles, State of California:

Lot 39, in Block "M" of the Ocean Park Villa Tract No. 2, in the City of Los Angeles, County or Los Angeles, State of California, as per Map recorded in Book 4 Page(s) 48 of Maps, in the Office of the County Recorder of said County.

Dated: May 22, 2014

Baystone Holding, LLC, a California Limited Liability

Company

STATE OF CALIFORNIA COUNTY OF US MUE

SS:

05.30.2014

a Notary Public, personally appeared Kevin

before me. Esmeraldy Horty, NOTARY PUBLIC

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/gre subscribed to the within instrument and acknowledged to me that he/s)/e/they executed the same in his/her/their authorized capacity(jes) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

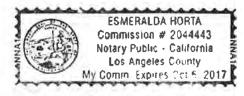
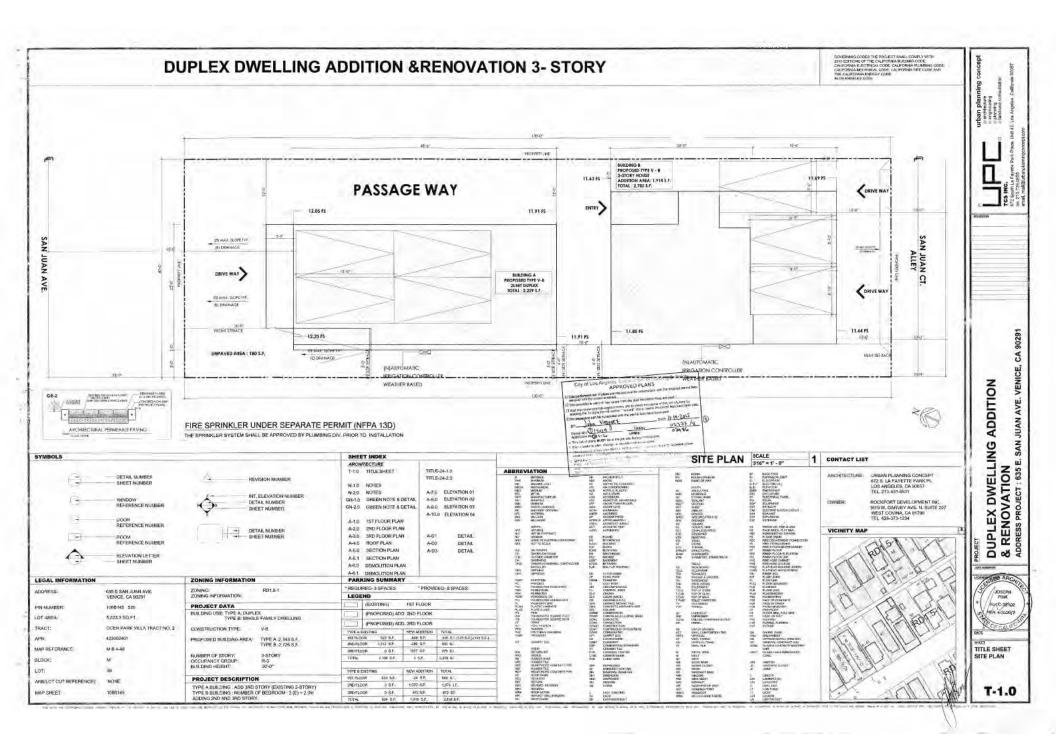


EXHIBIT 5



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SECURITY REQUIREMENT

EXTERIOR DOORS, DOORS BETWEEN HOUSE AND GALLACE WINDOWS AND THEIR BURDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER AT RETHE BUILDING CODE.

- SENCE SWINGING DOORS, ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF DE II. SECKEL SHYRIGHE LOOKS, ACTIVE LEAF OF A PAIR OF FOODS, LOOT THE STITTOM HESPING SPOTCH JUDGES SHALL BOLD BEING THE STRAIGHT AND A LAUTH BE A SEX LOCKEN. SPOTCH JUDGES SHALL CONTAIN HAS DESCRIBED BY BEING A STATUS STREET, STITTOM FOOD, A TRAKE THE BERNSON LOOKS SHALL BE REST ORDER BUT BOARD THE STREET, THE STATUS TOOL, A TRAKE THE BERNSON LOOKS SHALL BE REST ORDER BUT BOARD THE STREET, STITLING TOOL, A TRAKE THE BERNSON LOOKS SHALL BE REST ORDER BUT BOARD THE STREET, A STREET THE DOOR AND ENGAGED ON SERSYNAGOOF FROM THE WITHOUT STREET, OF THE DOOR RET A DEVICE THE STREET, THE STREET, THOU OF BE SERSYNAGOOF FROM THE WITHOUT STREET, AND THE STREET PAIR THE STREET, THE OF THE STREET, THE STREET STREET, OF THE STREET STREET, OF THE STREET STREET, OF A DECEMBER AS TO STREET.
- AND PRINTED THE CONTROL OF THE CONTR
- DODR NISPS OF WORTHAMES IN SWINGING DODRES SHALL BE USE THERE CONSTRUCTION FOR JOINED 11. A RANGET, JULY, CHINAI.
 WIEDOWS AND DODR LEDIES WITHER 4" UP THE LEDIENG DEVICE UP THE DURKE SHALL HAVE THUS T PROPRIEDD APPROVED HURGE ALS PERISTANT, PROTECTED BY BACK, SCREENS OR GRIDTS DV. CHINAIR.
- CRETES (BU C1)4

 2. OFFEREAD AND RUBBIG GRANGE PRIORS SHALL FUE SERVICED WITH STATE OF THE PARK SCREEN'S GRANGE PRIORS SHALL FUE SERVICED WITH STATE OF THE SPACKEL ON FOR THE STATE OF THE SPACKEL ON FOR THE SPACKEL ON FOR THE STATE OF THE
- THE TAY WITH THE CATT.

 IN SLEDING CLASS DESIGN AND SCIDING CLASS WINDOWS SHALL BE CAPABLE OF WITHOUT SHAPE HE WITHOUT THE THAT HER HE HE SECTION OF A AND GOT OF THE LOSS AND HE TRUILING FOOD OF AND GOT OF THE LOSS AND HE TRUILING FOOD OF AND GOT OF THE LOSS AND HE TRUILING FOOD OF AND GOT OF THE LOSS AND HE TRUILING FOOD OF THE CAPABLE OF THE STATE AND THE SECTION OF THE SECTIO

- DATES AND THE SECOND CORP. IN THE ACCUMULATION OF THE SECOND OF T
- AN APPROVIDED MACKWATER VALVE ERROTUREDETOR DEADRAGE PHYROLISER VGG PERTURES LOW-ATENDER GWYTTE GEVANDON OF THE PERTURES AN INAVIBILE CONTR. INCT. RES. AUTO-SECTION TO MOBILE NOT THE SELFANZE PROJECTION RES. ACK WAS TO AN APPLICATION A. ALL AGO, BIES MISS. THE REPOLITION BY AN ASSISTED RES. ACK WAS TO AND APPLICATION OF A ALL AGO, BIES MISS. THE REPOLITION BY AN ASSISTED AND ASSISTED ASSISTED AND ASSISTED A 1. ANY HISBA CHILLARY STATE AS DISPOSAL, DISPOSACIONES ACCIDENTA WASHING, GOVERN SIGLAL BY BEATTING HEADTHS, CHILD AND THIS PRODUCT AND THE WITH HARD STORM HAD STO
- DITTRICTORS SHALL BE INSTALL. IN HIGH EXCLATAGES.
 EACH KITCHEN SHALL BE PROVIDED WITH A SEPARATE PORO WASTE GRENNING BRANCH IN ALTABADISECONDUCTORS SMALLER THAN No. 4 Y. W.C. INDURES CONTROUGUS INSECTION BY CRICE
- THE ALL ADMINISTRATION OF SMALLER THAN NO. A A PAGE, INDURE CONTROLLER HIS CONTRO

- DEVICES PROBLEMENT Y INSTALL IN THE EIRPELACE WHICH AND DESIRENCE THAT SERVICES FOR INSTALL IN THE EIRPELACE WHICH AND DESIRED FOR YOUR ARRANGEMENT OF THE PREPARE AND RESIDENCE THAT SERVICES AT 12 EASY TO BE IN A 2013 SEQUENCY WHITE A REALINE.

 2. ALL WHITCHES, LIGHT SHEET ON THE PRINTS OR OWNER.

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 2. ALL WHITCHES, THEY CORN AND SERVICES SHEET SHEET

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RENOVATION
DDRESS PROJECT: 635 E. & REN



NOTES

CALIFORNIA ELECTRICAL CLUE

GONE LOTOPS NORWALLY ISSED TO CARRY CURRENT SHALL BE OF COPPER FOR ACCUMULATION OF SECULO AD ALL MAND MINE AND LARGER SEE SECULDIFICE.

EXCEPTION ALL MANUAL CONDUCTORS SHALL FOR THOSE WAS ALSO RELIESTO FER HORSE. THE METHOD OF CORNACTION IS AFFICUADED IN ADJANCE BY THE BUILDING OFFICIAL AND THE INSTALLATION IS MADE UNDER COMMINUOUS SPECIAL INSPECTION, NOTE ON THE PLANS, (1) OF CEC AMENDED!

- 2. IN EVERY DWELLING JIMT, FRIED APPLIANCES SUCH AS FOLCO WASTE, GRADERS: DISHAWASHERS, WASHING MACHINES, DIFFERE LA REPORTEWY LOCATIONS, BUET IN A REPORTED FOR THE PREPARED. IN THIS PLANCES, ACLIAITS, BULLT-HIEATHERS OR ANY DITHER FREET AFFLANCE WITH A MOTION OF THE PROPAGED SWALL BEYON A SEMANTE SWAPP GRANDEL GREAT CONTROL OF THE PROPAGED SWALL BEYON A SEMANTE SWAPP GRANDEL GREAT CONTROL OF THE PROPAGED SWALL BEYON A SEMANTE SWAPP GRANDEL GREAT CONTROL OF THE PROPAGED SWALL BEYON A SEMANTE SWAPP GRANDEL GREAT CONTROL OF THE PROPAGED SWALL BEYON A SEMANTE SWAPP GRANDEL GREAT CONTROL OF THE PROPAGED SWALL BEYON A SEMANTE SWAPP GRANDEL GREAT CONTROL OF THE PROPAGED SWAPP.
- A MITCHON POINT UNDERGRESSING ALLERS DESCRIBED COPES TO THE AND AN ACTION THE PLANS JUST TO BE CARRESTS ADJUSTED ON BLUDHER, CONDICIONAL DESIGNATION OF THE ACTION OF THE ENDW ON THE PLANSIZION (EC)
 ALL SPANCH CROWTS SUPPLYING RECEPTAGES IN FAMILY RECOVER DIVING RECOVER.
- ALL BRANCH CROUTES ELEPTINGHESEPTINGE IN PARM, THOOSE, DRUGH RECORD, UNIVERSIDOUS, AND LIES JURIANIES, DIRES BERROOMS, ENGENDES DIRECTORS, ENGENERATION PROMIS CLOSETS, PALLWAYS AND DRIM, AM PROMIS DR. AREAS, BRALL BE STROPETTED OF DUTY. ACLI WALL EMOLES, YOU MADE IN WORTH WALL HAVE RECEITMING INSTALLED SAICH THE ACLI WALL EMOLES, YOU MADE IN WORTH WALL HAVE RECEITMING INSTALLED SAICH THE TOTAL PROPERTY OF THE PROMISE AND THE THE ACTION OF THE PROPERTY OF THE TEXT MADE AND THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE COUNTERFORM IN HITCHING, DESCRIPTION OF THE PROPERTY OF THE OF WICES INGLE HAVE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE WHITE THE PROPERTY OF THE PROPERTY O

- CONTINUE PERSONAL PREPARATION FOR ELECTRICAL PLANES COMPANY AND END STATE
 CONTINUE TORS LLOSS EN MIRRER WHEN A HOMEOWING IS RESPONSIBLE FOR THE ELECTRICAL
 DESIGN. THE HOMEOWER SHALL SON ALL ELECTRICAL SHEETS AND CARD ON OUR ATTORS SHOWING THE HOMEOWNERS NAME AND STATING HOMEOWNER ON THE PLANS, (ART 95.2 CYLING)

NOTES REQUIRED ON THE PLANS

- A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 18 FORWAYS FOLLOWING THE DATE OF APPLICATIONS SHALL ALTOMATICALLY EXPREJETOS 32 CEC.
- PRECENTIONS SHALL AND MANUAL Y EXPER-ENDED SHOWS AND MANUAL SHAPE AND MANU
- BE PROMORD AT THE SITE AT TIME OF PRAMES INSPECTION.
 WATER CLOSETS SHALL HAVE AN AGENCE WATER DORSLINE THAN 1 AT BRAILEY TO THE THAN 1 AT BRAILEY AFTER JULY 1, 20 CFC.
- SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 25 GALLONS PER MNUTE (402.1.1 CPG)
- SAME THE ALL COMFINE THE ALL COMPANIES OF THE ALL
- I. THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND FOLKENTION SYSTEM INSTALLATION JUST PEROR TO THE CONCIDENC POUR TO VEHICLY THAT THE POLACIATION INSTALLATION IS IN ADDITIONAL WITH THE APPROXITE HIARS AND DESIGN THE ENGINEER CERT CORD SHALL
- ACCUSIONACE WITH THE PRINCED EARLING OF BEING THE GROWNER OF HIGGING DANLING HER PRINCED REPORTED THE SCHOLORION DE SINULATION OF HEADDROWNER WITH APPROVED THE REPORTED THE PRINCED HAVE AND APPROVED TO FOUR CONCRETE WITH A TOP SEA PRINCED OF HIM THE PRINCED THE AND APPROVED TO FOUR THE PRINCED THE CONTROL THE AND APPROVED BY THE OTH OF HEAD HAVE AND APPROVED BY THE PRINCED THE CONTROL THE FOUR APPROVED THE PRINCED THE ADMINISTRATION OF THE PRINCED THE PRINCED THE ADMINISTRATION OF THE PRINCED THE ADMINISTRATION OF THE PRINCED THE ADMINISTRATION THE PRINCED THE ADMINISTRATION THE PRINCED THE ADMINISTRATION THE ADMINISTRATION THE PRINCED THE ADMINISTRATION OF THE ADMINISTRATION THE PRINCED THE ADMINISTRATION OF THE ADMINISTRATION THE ADMINISTRATION THE PRINCED THE ADMINISTRATION OF THE ADMINISTRATION THE ADMINISTRATION OF THE ADMINISTRA
- A PRESCRIPTION OF THE PROPERTY OF ACCURATE AMERICAN LIST PRINCIP TO THE RESENT OF CONSTRUCTION. THE WESTERN OF BOARD AND PRESENT AND THE PRINCIP THE REST OF THE PROPERTY OF THE PRINCIP THE PRINCIP THE PRINCIP THE PROPERTY OF THE SENDONTHATER OF THE PRINCIP T A REPRESENTATIVE OF THE OWNER MAY ALSO BE PROSENT. THE MEETING WILL REVIEW REQUIRED PERMITS. TEMPORARY FOWER REQUIREMENTS, DOCUMENTS REQUIRED TO BE ON SITE. INSPECTION REQUIREMENTS FIELD CORRECTION NOTICE PROCEDURE, CHARGES IN THE FIELD. FRIVE INSPECTIONS AND GAS POWER RELEXES SO DISTRICTS FORW THE CONFIRM CHARGES WHOMEH AND ANY ONLET SPECIAL PROCEDURES OF CONDITIONS FOR THAT PARTICULAR REW HOME THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED TWYCHCH THE BUILDING CAYSON FRONT DOLNTER AT 714881/7183

NOTES

CAUFORMA RESIDENTIAL CODE

- PROVIDE-SWOKE ALARMS AT THE POLICYMING LOCATION (RISK42 URG).
 W LACH STORE, INCLUDING GRAWHERS IN SPUT LLYLL IDMICS WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEPTES, A SMOKE ALARM INSTALLED OR THE UPSET LEYEL BROAD SUFFECE PROVIDED THAT THE LOWNER LEYEL IS LISSS THAN CORE HALL.
- STORY BELOW THE UPPEN LEVEL.
 ALAMS SHALL BE INTERCORNECTED SUCH THAT THE ACTUATION OF ONE ALARM SHALL.
- ACTIVATE ALL ALARMS.
 ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRNIL WITH BATTERY.
- BYCKLEF II APPROVED COMBINED SMOKE ALARMS MUI CARBON CHOKIDS ALARMS SHALL BE ACCEPTALE
- AN APPROVED CAREDOM MURICIPODE ALARM SHALL BUTINSTALLED IN DWELLING CRITS AND IN SECRETIVA CHITS WITHIN WHICH FUEL BUTINNS APPLIANCES ARE PISTALLED AND IN DWELLING LAWRES THAT WE ATTACHED CARAGES FORS. LOT ALLEGATION THE BUILDING WHING WITH BUTTERS ALLEGATS OWNER ALGORITHM FOR THE PRIMARY FOWER FROM THE BUILDING WHING WITH BUTTERS.
- ALARMS SHALL BE INTERCLININECTED SUCH THAT THE ACTUATION (C) ONE ALARM SHALL C. LOCATE ALAPWIS COTSIDE FACH SETWRATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF
- THE BECHOGMS THE DELIFERING. LIDICATE ALARMS ON EVERY URVEL OF A DWISLLING UNIT INCLUDING BASEMENTS.
- E. LEDONE BLANKS ON EMPTY SELF ON ANALYSIS AND FROM STORM AS SHALL BE ACCEPTABLE.
 E. AFFINDED CORDINED SHAPES AND ACCEPTABLE OF CROSS SHALL BE ACCEPTABLE.
 E.C. COSELLATTIC AND BELL CIBER DAFFER SHACES SHALL HAVE CROSS SHALL BENEFIT BENEFIT AND SHAPES SHACES SHALL HAVE CROSS SHALL BENEFIT BENEFIT BY WHITE ATTOMATICATION OF CORDINARY OF THE SHAPES SHAPES SHAPES SHAPE AND THE SHAPES S

- EXCEPTIONS

 A. THE RETIFIED VENITIATING AREA MAY BE NOT LESS THAN LODG OF THIS VENITILATED SPACE. PROVIDED AT LEAST SOS, AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE SPACE AT LEAST 3' ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATIVE VAREN PROVIDED BY EAVE OR CORNICE
- B. THE NET PIBEL CHOSS VENTILATION AMEAINAY DE 1,000 W-EN A CLASS FOR 2 VAPOR BARRIER IS INSTALLED ON THE WARMAN-WINTER SIDE OF THE CELLING.
- A ALL HARMANE MOOMS SHALL HAVE AN ADCREDATE BLAZING WIEA OF YOU LESS THAN
- SNOT THE FLOOR MEA OF THE ROOM.

 NATURAL VENTURENCE OF CITIER APPROVED

 OF SINGE OF COTHER APPROVED

 OF SINGE OF COTHER APPROVED.
- THE WINNERS TO THE DOTESTION AND TO THE OUTDOORS SHALL BE 4NLOF THEFLOOR WHEN BEING VENTRATED INJULY ORCI

- 6. THE GLAZED ANIAN REELL NUT HE OFFINALE WHERE THE DYDNING IS NOT HEQUIRED FOR EXERCISED FIGURES. HOW DECEMBED A HIGH AND CHARGE OF THOU LONG IS US AN CHARGE PREFINITION HIS HER HOW STREET IN FIGURE DO CARREST OF HER HOW ANIAND AND ANIAND HIGH HOW PROMOTED ANIAND CHARGE OF EXEMPTION AND CHARGE OF HIGH ANIAND ANIAND HIGH IS CHARGE FOR HIGH ANIAND ANIAND HIGH IS CHARGE OF HIGH ANIAND ANIAND HIGH IS CHARGE OF HIGH ANIAND ANIAND HIGH ANIAND HIGH ANIAND ANIAND HIGH ANIAN
- GLAZED AREAST NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION (ALABOVE IS SATISFIED) AND ARTERIOR. LICHT IS INDIVIDED CAPAVILE OF PRODUCING A FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ASOVE THE FLOOR LEVEL.
- OF THE ROUM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
 USE OF SUMBLOINS AND HATCH CONSENS SHALL BE FERMITTED FOR MAILHAU VENTILATION IF IN
 EXCESS OF ADM OF THE EXTERIOR SUMPROM OF PATIO COVER WALLS ARE OPEN UP ENDICESSO PLEASE CHECK THE MINIMUM OPENABLE AREA TO THE DIVIDOORS AT THE ADULTION.
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SMILAR RIDOWS SHALL BE PREVIOUS WITH GAZED AREA IN WINDOWS OF WOT LESS THAN 9 S.Y., OVE HALF SHALL SE OTENABLE (1900.3 CRC).

EXCEPTION: GLAZED AREA SAALL NOT UE REQUIRED WHERE ARTIFICIAL LIGHT

AND MEDHANICAL VENTILATION APE PROMDED, MINIMUM VENTILATION PATES SHALL BE SO CEMPOR INTERMITMENT NEXTILIATION AND 25 CFM OF CONTINUOUS VENTEATION AND VENTED DRECTLY TO THE OUTSIDE PLEASE VERIFY THAT THE PROPOSED EXHAUST FAN CONTILES

- II. ATTIC AREAS HAVING AN AREA EXCEEDING S.F. AND A CLEAR HEIGHT OF OVER 30" SHALL HAVE
- ATTO, MERSHAMINI, AN AREA, EXCELUTION ST. MOLA ALESHAHISHI TO COVER BY SHALL HAVE AN OPERING FOR DITEST SHAN OPERING. TO MINIMINI ALESHAHISHI TO SHALL BE PROVIDED AT OR AND FILE ACCESS CHEMIS (BROZ). TEST SOFT HAVE BEEN ACCESS CHEMIS (BROZ). TEST SOFT HAVE BEEN ACCESS CHEMIS (BROZ). TEST COMMITTIEST SHALL BE PROVIDED WITH A NORMODISED THE PRACTICAL HEIGHT OF A ROUGH THE PLANGE SHALL PROVIDE ASTROMETY BY THE PROVIDED SHALL BE RECURSIVE WHEN SHALL PROVIDE ASTROMETY BY THE PROVIDED SHALL BE RECURSIVE MERCHANDERS OF THE PROVIDED SHALL BE RECURSIVE ALL BE RECURSIVE MERCHANDERS OF THE PROVIDED SHALL BE RECURSIVE AND ALL BE RECURSIVE MERCHANDERS OF THE PROVIDED SHALL BE RECURSIVE AND ASTROMETY BY THE PROVIDED SHALL BE RECURSIVE AS SECTION.

- INSPECTIONS FIGHT THE PROJECT, ISPECIAL INSPECTIONS SMALL BE REQUISED BY SECTION 1714 OF THE COST.

 LOTS SMALL BE ERADLED TO DRAWN SIFFAXE WITTER WAYS FROM FOURNILITION WALLS THE CERCIPPE POINT FALL A MINIMAN OF BY WITTEN THE FROST OF CHARLOUNG THE COST.

 COMMETTE SILVECT TO SALLAY IE EXCILING SWALLES SPECIFIED AS FOLLOWS ON THE FOLKS FROM THE COST.

 FILMS BARSOL UNITS HE EXCILING TO SILVENTE EXCILING THE ARCHITECTURE 1964 A 2010, THE SOILS. THE YORK SHOULD DETERMINE THE DEGREE OF SULFATE EXPOSURE.
- 11. BUILDING SHAUL HAVE ADDRESS NUMBERS FLACED IN A POSITION THAT IS PLANLY LEGIBLE. I BRILDING EMAI, HAVE ADDRESS MANGERS FLACEDINA A FORTION THAT IS FLAMELY LEGISLE.
 AND MOBILE - FORTION THE STEEDS OF MUCH PROPERTY REMOVED FROM THE MODERNING THAT CONTRING
 WITH BROCKEROUGH DE ARRANGE OF ARTHMETICAL LETTLESS AND LES ANAMOMY STORE OF THE MODERN T

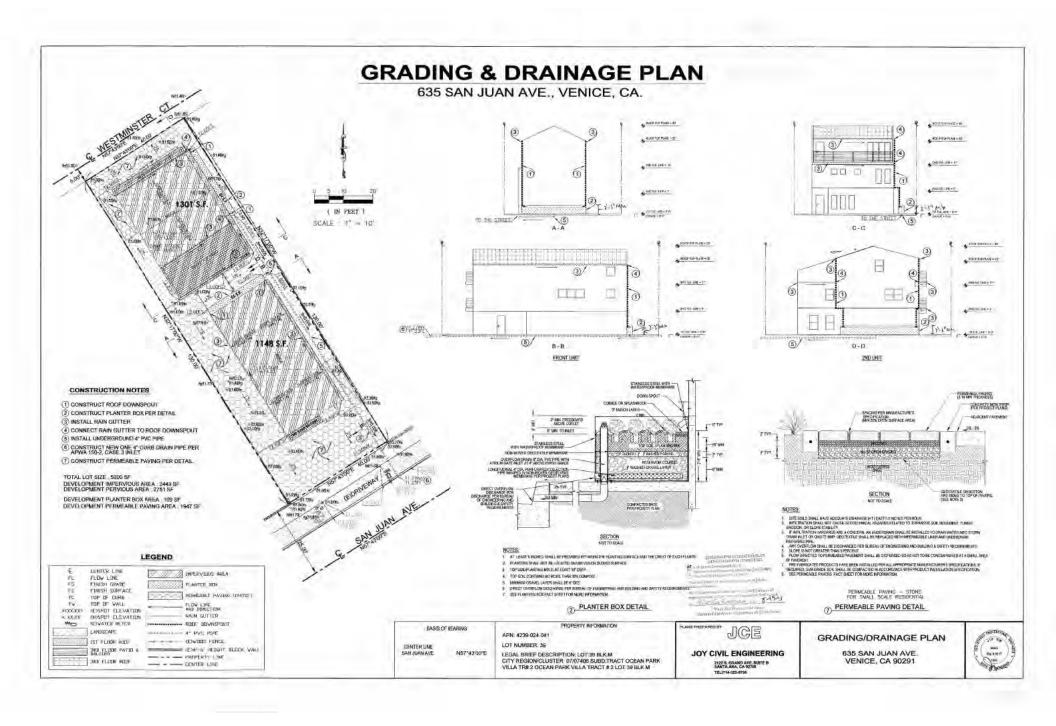


ADDITION JUAN SAN DWELLING шi & RENOVATION ADDRESS PROJECT: 635 BUPLEX 8

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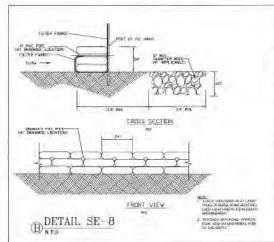


EROSION CONTROL PLANS GENERAL NOTES

- IL EROSION CONTROL IS REQUIRED FOR GRADING DECRATIONS AT ALL TIMES.
- P IN FAST OF EMERGENCY, CALL) JON KIN-714-774, SITH
- 3 INC BESIGN CIVIL ENGINEER WILL SUPERVISE ERDSON CONTROL VORS WID ENJURE THAT WHITE IS IN ACCORDANCE VITIL THE APPROVED PLANS OF REQUISION.
- 4. CHIPPMENT AND VERKERS FOR EVERCENCY VIDEO SHALL BE MADE AVAILABLE AT ALL BURRING THE RAINS STRAIGH, RECESSARY HAVERIAGE SHALL BE AVAILABLE US STOCKELLED AT CONVENIENT LOCATIONS TO FROM LANCE PAPER CONSTRUCTION OF FREE
- D JEVICES SHALL NOT BE MOVED OR MODIFIED VITHOUT THE APPROVAL OF THE CITY ENGINEER/STIPMWATER DESPICITOR
- ALE REPOYABLE PROTECTIVE DEVICES SHOWN SHALL BE UP HAD: AT THE END OF EACH MERCHIE DAY WHEN THE SIDAY RAIN PROBABILITY FORCAST EXCRESS ARX.
- 7. AFTER & MAINSTORM, ALL SQLT AND DERRIS SHALL BE REMOVED FROM CHECK BERMS, SILT TENCHS, AND MEST WHICH BASINS, TYC.
- B GRADED AREAS ARDUME THE TRACT PERIMETER MISSI BRAIN AVAILABLE THE CARE OF SLOPE AT THE CONCLUSION OF EACH VIEWING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE RECESSARY PROCAUTIONS TO PREVENT PUBLIC TRESPACE ONTO WEAS WHERE THEORINGO WATER CREATES & INCOMPOUS CONDITION
- ID DESCRIPTS DASING AND ID BE CONSYRUCTED AS CHADING OF INDIVIDUAL GRADIAG AREAS ARE COMPLETE FOR ROLLIN GRADDAG FLANS.
- IN THE CITY ENGINEER/STURNMATER INSPECTER RESERVES THE RECHT TO MAKE CHARGES IN HOUSE COATIONS TO THIS PLAN AS LEENED NECESSARY IZ INFORMATION ON THIS PLAN-II FOR ERUSSIAN CONTROL ONLY. ALL DINCR INFORMATION IS SUBJECT TO CHANGE.
- IN TEMPORARY PROSEDS PROTECTION IS REQUIRED FOR WANTACTURED SLOPES PRIOR TO PERSONNESS PRIOR PROFESSIONS
- (2) MU DESTRUCTION OR DISCURBANCE OF NATURAL ENGINEER ELEMENTS OF EXTETING STEPH DRAIN FALETS SHALL OUTDE BURING THE RAIN'S SARDER, UNICES ADEQUATE TERMODIARY PERFAMENT BRAINGER FORD TITUS MAYER BURING APPRIVED AND USUAL LEST DE CARRY SURFACE WATER TO THE MEAREST PRACTICAL STREET, STORM BRAIN, OF MATUREN, WATER COURSE

- OF OUT BROW DITCHES, WHERE NEGLIFIED ON THE PLANS, SHALL BE CONSTRUCTED IN TO EXCLUDING IN THE PLANS CHARLES
- CITY APPROVAL OF PLANY SOCS NOT RELEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CONSECTION OF LONGES AND UNITSIDES DESCRIVENED DISTRICT CONTINUES OF THE CONTINUES OF THE PROPERTY OF REPORT OF THE PROPERTY SUBMITTED OF THE CITY ENGINEER FOR WITHOUT OF THE CITY ENGINEER FOR WITHOUT OF
- 23 DEVATERING IS REQUIRED TO STABILIZE EXPOSED SIDES
- 24. MANNELVED REDSERF AND SECRETARIES PROTECTED DEVICES SHALL BE PROVIDED AND HAINTAINED AND SHALL BE TO FLACE AT THE END OF EACH DAYS WORK!

APPLICABLE CONSTRUCTION BMP's



SAND/GRAVEL BAG BARRIER

POWEAU NAVISTORIA DIVANI MATERIO DI SALDY HANDINGSI CTERRO MESTROLO.

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JOE E

CIVIL ENGINEERING ò

EROSION CONTROL PLAN

635 SAN JUAN AVE. VENICE, CA 90291

FORM GRN 9 2014 Los Angeles Green Building Code

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

TEM	CODE SECTION	REQUIREMENT	Since of NA	G. non 8, detail #
		PLANNING AND DESIGN	-	
1	4.196.2	Storm weter drainings and rejection during	44	DIME!
- 2	4.1953	Grading and paying	Tel	STEPLAN
3	4.106.5	Cost root for reduction of heat itlend effect	O#20	A-4.0 ROOF PLAN
	-	WATER EFFICIENCY & CONFERVATION		
4	4.303.1	Water conserving plantling fatures and fittings	N/a	CRN-1464 CRN-16
5	4.303.1.3.2	Multiple shonerheads serving one shower	448	G/84-1445
	4.304.0	Outdoor potable water use in lamiseage areas	Tet	STEPLAN
7	4.344.2	Irrigation controllury	Tet:	SITE FURI
-	-	MATERIAL CONSERVATION & RESOURCE	EFFICIENCY	
	1,496,1	Rodent presiding	43	CORPLIANS.
9	4.497,3	Flashing details	99	DETAIL
10	4.467.4	Modernal protection	14.3	Q504.1484
11	4.498.1	Construction waste reduction of at feast 50%	192	GRN-34810
32	4.410.5	Operation and maintenance menual	43	QRV14711
-		ENVIRONMENTAL QUALITY		
13	4,513.1	Pirepiacra and woodstoves	165	NO THE PLACE
14	4.584,1	Covering of duct openings and protection of mechanical applement during construction	44	I i sa t
16	4.594.2	Finish material pollotant pastry)		
16	4.584,2.1	- Adhesives, seulouis, enides	164	GREAT GIVE 12854, #10
17	4.584,2.2	- Points and coulings		
18	4.594,2.3	- Acrosed paints and contage		-
10	4.584,2.4	- Verification	10.0	GREATH PLANT
20	4.584,3	Carpetaystems	463	STREETHER.
21	4.504.3.1	Carpet cushies	148	39914461
22	4.594,4	Resilient flooring systems	lell .	GRIS-14/16
23	4.584,5	Composite wood preducts	NS.	GRN-14422
24	4.595,24	Capillary break	N/G	STWLCTUG S-4
25	4.505.3	Moisture content of building materials	365	GRIP14TE
26	4.585.1	Bothroom calquet fany	N-2	GR94.5.2016
27	4.587.0	Reating and air-conditioning system design	64	CRN-14/16

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Perkind 27-03-3019

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LA ODBS

STORM WATER POLLUTION CONTROL (2014 Los Angeles Green Building Code)

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Projection Requirements for All Construction Projects

Construction means accompaning, cleaning, grading or excavation that much in soft distractions Construction includes structure sparkova (commission). It does not include reasons numberators to maintain original line and grada, hydraulis capsoray, or original purpose of facility, oderponer construction activities required to remediately process public boulds and safety; interior remodaling with no outside exposure of optimization material or consumsated mouse in across manuscreasional parell work; or sign permit work. (CMRPAS, 0.1128, NPOES Permit No. CMRPAS(II) - Port S) Definitions) 1. Brodest assistments and pollutions shall be remitted on size and shall not be transported from the site via

about flow, wrates, area decision, material statistics in which.

2. Stockpiles of same and other constructions rained materials usual be covered sentior protected from being

3 Farls oils solvents and ones tools responsible meaning and proceed in accordance with their liming and abuil not anomalisate the soil (see the surface waters. All appropried trace strong containers are us be proveded from the weather. Spills must be risamed up immediately and deposed of properly and shall.)

Excess or water considering not be weated into the public way or any immage spaces. Provisions shall be made to store exception asset on-site until it can be appropriated disposed of or recycled.

Trash and construction—minded solid sentes must be deposited into a control receptable to previous.

communication of storm warm and dispersal by wirel.

7. Sediments and other recognities shall not be marked from the size of vehicle traffic. The consequence

minute roughways must be ambilized so as in labeled sediesens from being deposited into the

 Retention basics of sufficient size which be provided to return atom, water mostly on-size and about to properly because to collect all imbatters size retroat?. v. Where resumtion of steam water manif on-site is not feesible doesn one committee, mostly may be conveyed to the exect and the aroon data eyesco provided that as appoint filtering system is must lead and maintained on-site claring the consmission duration.

Page LOTE

rect public ways. Accidental depositions must be awapt up immediately and may not be wasted. Asset

not be wanted into the drainings system.

Non-storm water runorf from equipment and wishight washing and any other activity shall be unreased.

transported from the use by what or water.

set the project site.

by rain or by any other means.

The following notes show to inconnected in the automorphism of construction grating plans and represents the minutes assenter to of used hosey-keeping which must be incidentated so all construction

FORM GRN 1

LA C DBS

2014 Los Angeles Green Building Code

GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

- A. Done had altered to trage to expery at markets and the resulting of the party of
- with tyrustermined paper, street models, consistent, in older equipment of the form of the continues of the form of the perturbative and the form of the continues of the contin

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- Their Deposits on your management of the to delay interfer man many the bands and position requirement of one of the filter built in Response and Copyright to the product of their management of the copyright to the product of their management of the to deliver their are position to the Statement Copyright to the copyright of the Statement Copyright to Systems and the Advances of Copyright Copyright (A 1884)

- No. 6 in total accretion problem (arrive mail come), colors you will be charled;

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- Front properties of high their appetitions (1939)

- 22. 4 month shift from of in their integration aggregate that to provide its respondence of the region for a second state.
- A rapid bortor stell to provide to flour control 6th accessor 6, perposed data or great construction. A 2016.

Privated \$4-5015 Page (of t -WATER-31

FORM LA (DBS **GRN 11**

Ferring NE-02-2014

Personal St. 2014

PLUMBING FIXTURE FLOW RATES

FORM **GRN 16**

weekledmag.

SECTION 4.303.1 FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	2 gpm @ 80 pai
Lavatory faucets, residential	1,5 ggim @ 60 pai
Lavarory Faucess, nonresidential	0.4 gpm @ 60 pai
Ottober faucuts	1.5 gpm (\$ 60 pa) ²
Gravity teny type weter closels	1.28 galbne/Nush
Filiatiomener tank water closels	1.28 galbrariush
Flushomster valve water closets	1.25 galbne/flush
Urhais	0.125 galons/fush

Leaverony Presents shall not have a how may leave man 0.5 gpm on 20 ps.

"Richer's fooders may lengthereby increase Nov accive the maximum ride. But not above 2.2 gpm @ 50ps;
and must deter 10 a mayorism. Nov may 6.1 Sp gm @ 50ps;

"Where complying lacest are unconsisted, sensions raised at .50 gpm or or other master, may be used to

Cell Feet (Annabele).

Through a rough and rough of the relative country of th

WINDOW INSTALLATION DATTY SI BANKS ME SANDER (MIS) APPLIES AFTER THE WORKEN INSTALLABLES. IS WITHER LIVES THE FACE OF THE WORKEN PLANSE. 2 APPLY READ OF SCHARING ASSESSMENT SELECTION WESTON LAVE FLANGE & SELVANDOW PAR HEAD SCREEN MALE SELVE TO PACIFICATE REPORTED IN MALE INVOICE STAVABLE AS WHAT IMBRAHIS TO ADPLY BEAD OF STALANT CANTO BEAUTIMENT (PRO MATER AND EMPLOY - SUSPENSION AT THE BASE OF THE WALL & WOMERSON TOWARD THE FOR THE STORE THE WALL AS THE STORE AND THE STORE AND THE WALL AS THE STORE AND THE STORE WITH SHEAT WATER DATE A REPORT THE MISS LC THE ATTACHERS. INTERIOR VIEW TOP LEFT CORNER OF WINDOW SCALE: NONE 4

SCALE: NONE 1

G.N-1.0

ILA DBS VOC AND FORMALDEHYDE LIMITS This solve below to a story from the 2214 Loss Angeles Great Scienting Galler solve a 200 to 4 200 Z 4 200 Z 4 200 A C 600 A 7 5 504 A 2 7 200 A 2 5 200 A 5 THE TENTH WITH THE SECURITIES AND THE PARTY. REALINET NOC LINE ON COURSE GOVERNMENT ADJUSTANCE VOICEMENT A Translate Training space of the control of the OL HALLSATERS

SCALE: NONE 2

RTT NOV 1 0 2015

& RENOVATION ADDRESS PROJECT : 635 E. SAN JUAN AVE. VENICE, CA 90291

ADDITION

DWELLING

X

SHSED ARCHO

PINK No. D-13162 FEN 100297 07.22.2015 GREEN BUILDING COMPLIANCE

& REN

WINDSHIP MAD SAFETY YAN AMBADE DE E-FELEN GRUNNON

CITY OF LOS ANGELES





SOILS REPORT APPROVAL LETTER

LOCARSSTI SOBJEGGOLDGY FILE: 1 UQ

Roslawa Dovelopment LLC THIS W. CONV. AV Was Cooles, Ca 91790

OX DAN PARE VILLA 18ACT NO. DM P (448) BLOCK.

TOUA GON: 937 Suchan 65%

CURRENT REFERENCE RUPORT DATESTOF OCCUMENT PREPARED BY 17/11(20) + Sobick Cictoschin REPORTATIONS

SURFAR W Suli Report Orestized Doc. Addendon Repor BATTEC EGANG

Sobick Getrochmeal, Inc.

CVO-birger (regarded) (A Restore Inc.

The Grading District of the Disposition of thinoing and Solidy have several and relative exercisors novoling (commendation) for the proposed commendation of a two-sory angle further readence of a grade purhase. According to the region, a decord native soils over allowing were recommenda-

The constitute recomment is support the proports another on conventional devialations bearing on active absorban action new conflict fill.

The story beared in a personal distribution beared reason toward in the "Stitume Limital Reasoning seared by the State of California, That January introducts and fact of the terrorist of the state that a time there are processed all application principles. The state of the traperorism of the 2004 In a Wageley Cay Intelligence Code Particles 1902 2.77.

the (streence) reports are conquishe provided no following small consure complete with threat

 Nivorboro in posantiamia i) voi er se applicable sections of the 2014 City of LA Benoring (5th) PAIC numbers pater the applicable information thintenin, information final-time can be accessed in interper in LADBS (ORG.)

IN FIGURE DATE OF THE PARTY OF

Fage 1 635 San Joan Ave.

- The stills engineer stall seview and approve the dotailed plant prior to transcot of any permit. This approval shall be by eignature on the plane which tearly indicates that the policy engineer has reviewed the plane approach by the dwings regimer and thus the plant included the recommendations constanted in this recommendations constanted in this region. (70%.)
- All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
- A copy of the subject and appropriate referenced reports and this approval (otter shall be stratched to the District Office and field sat of place. Submit one copy of the above reports to the Building Department Plan Checko prior to because of the permit. (7006.1)
- A grading pennit shall be obtained for all structural fills and retaining wall buckfill. (106.1.2)
- The earth materials shall be removed and recompacted to a depth of 3 fest below the base of the proposed foundation, as recommended
- All time-made fill thall be competed to a minimum 90 percent of life materium they density of the fill metalled part the laser version of ASTAD 1913. Whose reductionists will having less than 15 percent fitner than 0.005 millimeters is used for fill. In thall the competent to a minimum of 90 percent relative competents toward our maximum of 90 percent relative competents toward our maximum of 90 minimum than 100 percent relative competents fill in all level on the property of 100 percent percent of 100 percent fill in all level only 15° complying with Section 91,7013.15 of the Cost. 7011.33
- If import soin me used, no footings shall be poused until the unit regimen has submitted a compaction report constaining in-place observes data and sentement data to the Gawling Division of the Department, and obtained approval, (1908.2)
- Compacted full shall extend beyond the feetings a minimum distance equal to the depth of the full below the bottom of feetings or a minimum of three feet whichever is greater
- Existing uncertified fill shall not be used for support of factings, concrete state or new fill.
- Durings in conformance with the previsions of the Code shall be maintained during and subsequent to construction, (70)3.12)
- The applicant is advised that the approval of this report sizes not waive the requirements for exercisions contained in the State Construction Safety Orders enthrosed by the State Division of Indiantal Safety, (3301.1)
- A supplemental report shall be submitted to the Graduay Division of the Department containing temperary excevation recommendations of excevations drope; than 5 feet are unfolgated.
- A-B-C slot-out method may be used for unsurcharged temporary extravations with each slot not exceeding 5 feet in height and not exceeding 6 feet in width, as recommended. The soils engineer shall verify in the field if the existing earth uncertain are studie in the slot ear.

Fago 3 635 San Juan Ave.

extervation. Each slot shall be inspected by the soils engineer and approved in writing price

- 14. All foundations shall derive entire support from antive uncirtubed soil; or new certified fill.
- Footings supported on approved compacted fit or expansive still shallbe minimum of four (4) %-lead diameter (84) deformed relationing form. Evo (2) burs shall be glasted near the bottom and two (2) bars placed near the top.
- In the event that expansive soils were encountered, the foundations in design shall assistly of requirements of the Information Bullstin P/BC 2011-116 "Foundation Design for Expansive Soils" (1975.73).
- States placed on approved compacted fill shall be at least 3% teches thick and shall be seinforced with 15-inch diameter (#4) minforcing bear speced maximum of 16 taches or center each way.
- The sessmin design shall be based on a Site Class D as recommended. All other seismin design parameters shall be reviewed by LADBS building plan check.
- In the event that the permit application submitted data is after leaving 1, 2014, selected design parameters shall be in acconducted with the requirements to the 2014 Los Angeles Building. Code:
- Altroof and pad drainage shall be combeted to the victor in an acceptable swanner. (7013.10)
- All concentrated desirage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
- The solls ungineer shall impost all excavations to determine that conditions enticipated in the report have been encountered and to provide recommendations for the correction of taxable found during grating. (2008 & 1705.6)
- Prior to the positing of concerns, a representative of the connuiting tolds implement that import and expose the factoring constraints. His shall post a sortice on the job site for the CADIES Building Impresent at the Comments stating Building Impresent to impresent most inconditions of the report, but that no connote shall be powered statil the Clip Building Impresent has also improved the Doring accurations. A vectoring contribution to that distribution that the conditions of the state that the shall state that with the Cincinng Unitation of the Department upon complaints of the work. (1649 & 7004.2.)
- Prior to excavation, as united inspection shall be called with LADBS inspector of which time bequation of construction, ABC that case, protection forces and that and maffic control will be scheduled. (1989.1)
- tentalization of shoring, underpressing, slot oursing excessations end/or pile installation shall be performed under the impection and approval of the soils engineer and deputy grading

- 26. Proute the phenoral committee full at engagement years the some ensurer shall associated train executions. He shall not a universal the obtain for the City Grazing against mechanism exaconium. He shift quest in intercent neight is fait for la Cay Graining laporated and see intercept in equilibrium in the collision person here the report, but it in no cell is abot to a faced time for 1-1,5198. Graining hypother that does imposed in duproced the intermediate attention of the short activities of the short activities of the design of the familia computation report frost with the familia photoson of the Chapmann. All fill shall be placed in other it is provided in the familia employer. A comparison report of spalars with the approach with the approach of the familia employer. The comparison report of spalars with the approach of the collection of the Chapmann of the Chapmann
- 27 No finding trible start by periodical discommentarity action admitted and appeared by the Grading Division of the Degranical.

AEAR BANKS

Cap Sa. 8537/ 2(3-483-0480

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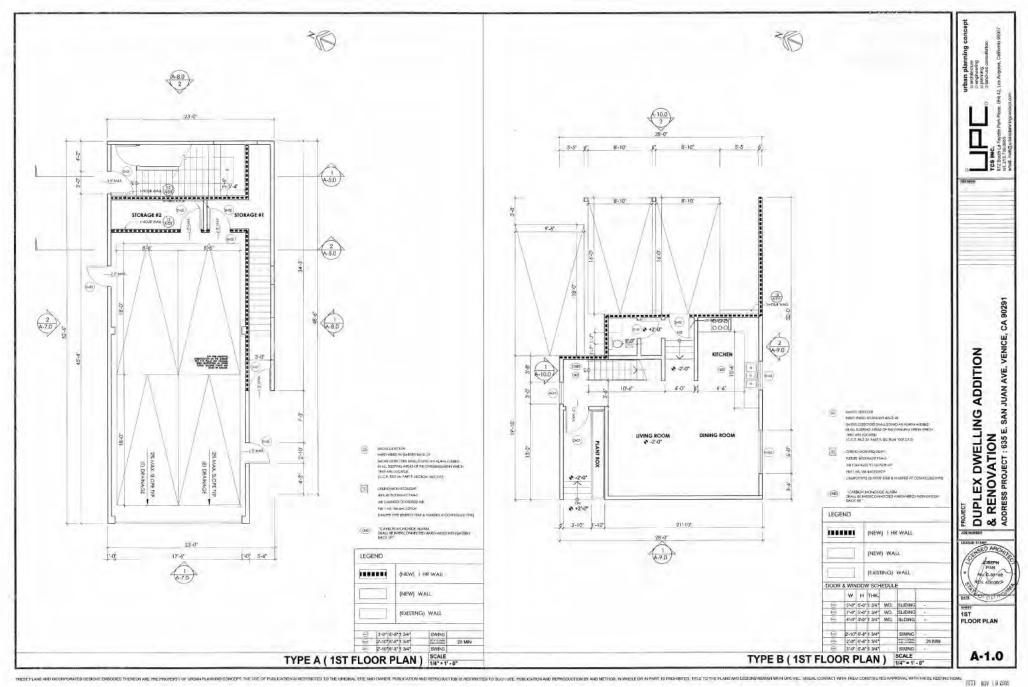
CA 90291 PROJECT: 635 E, SAN JUAN AVE. VENICE, ADDITION DWELLING RENOVATION BUPLEX 8

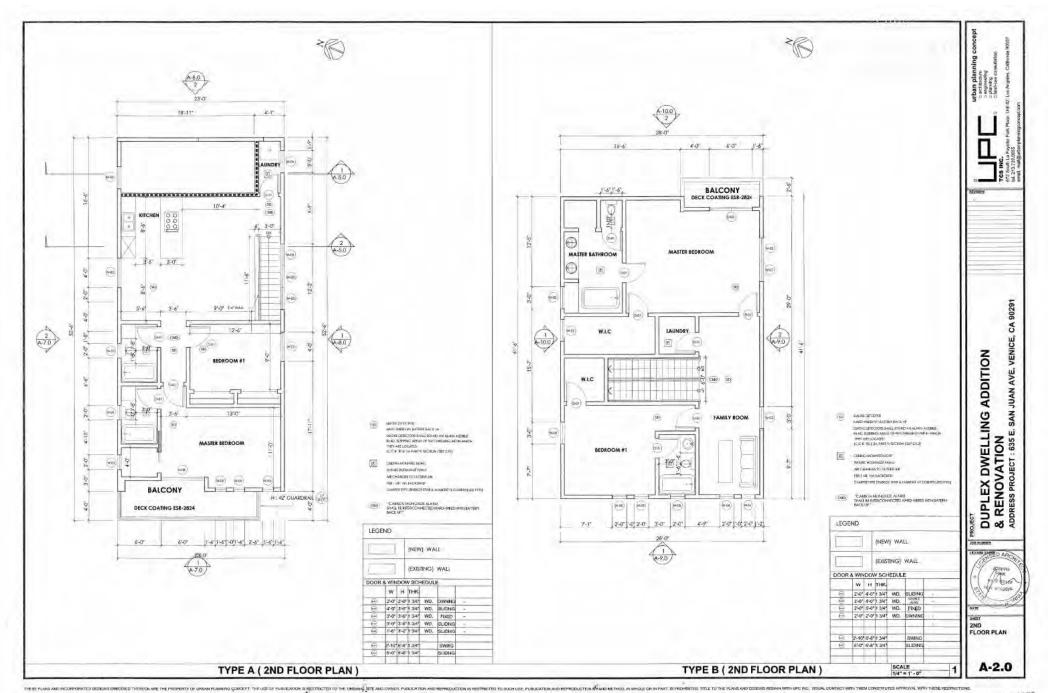
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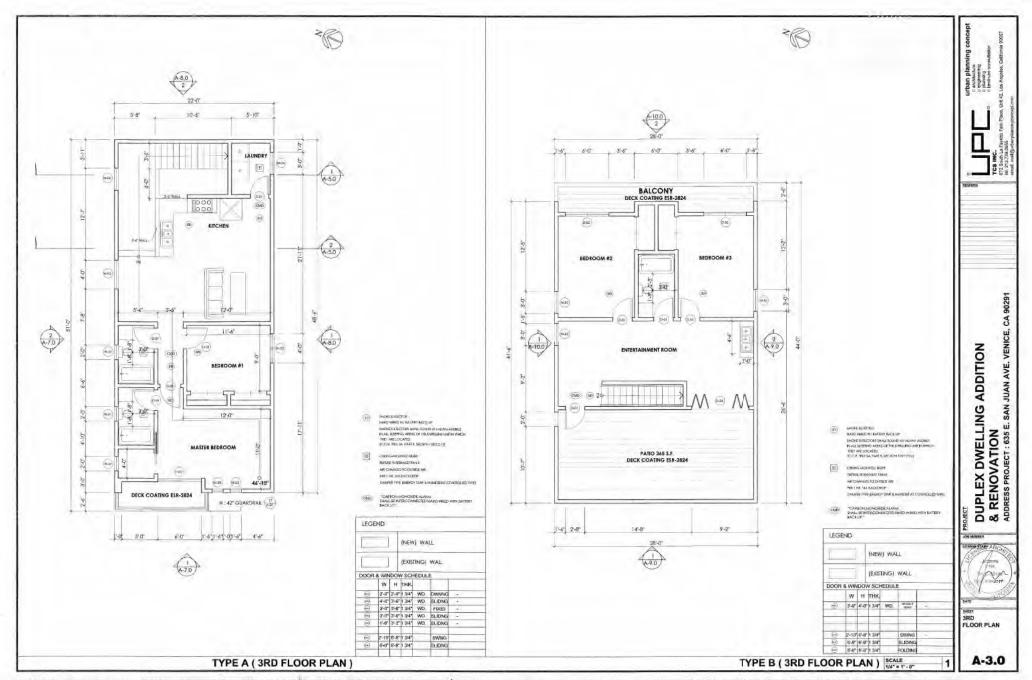
09.03,2015 SOIL REPORT

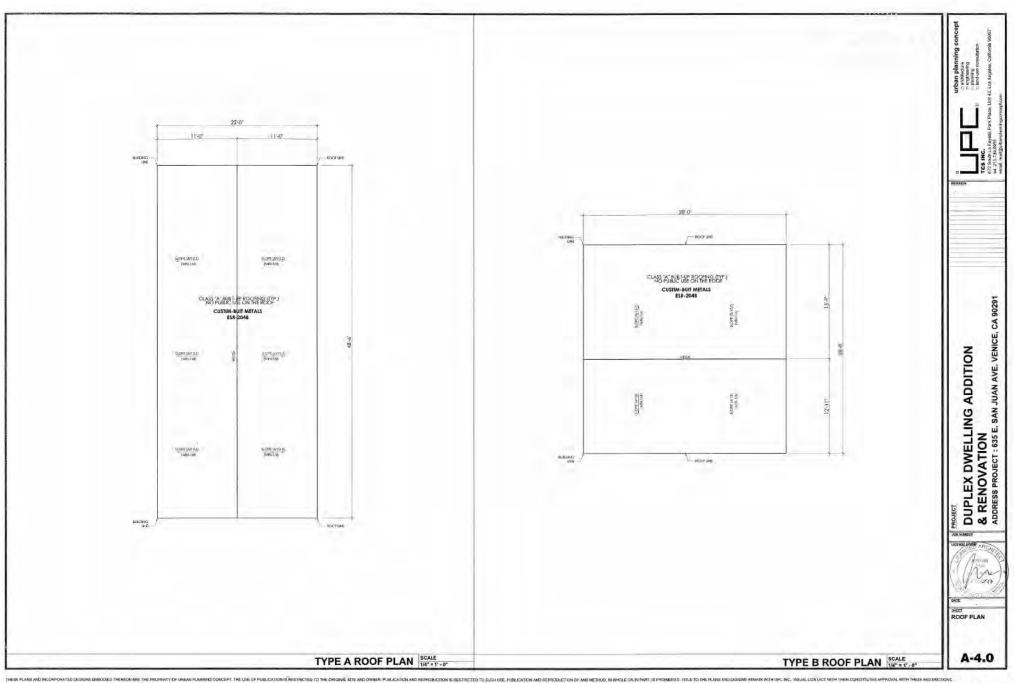
APPROVAL LETTER

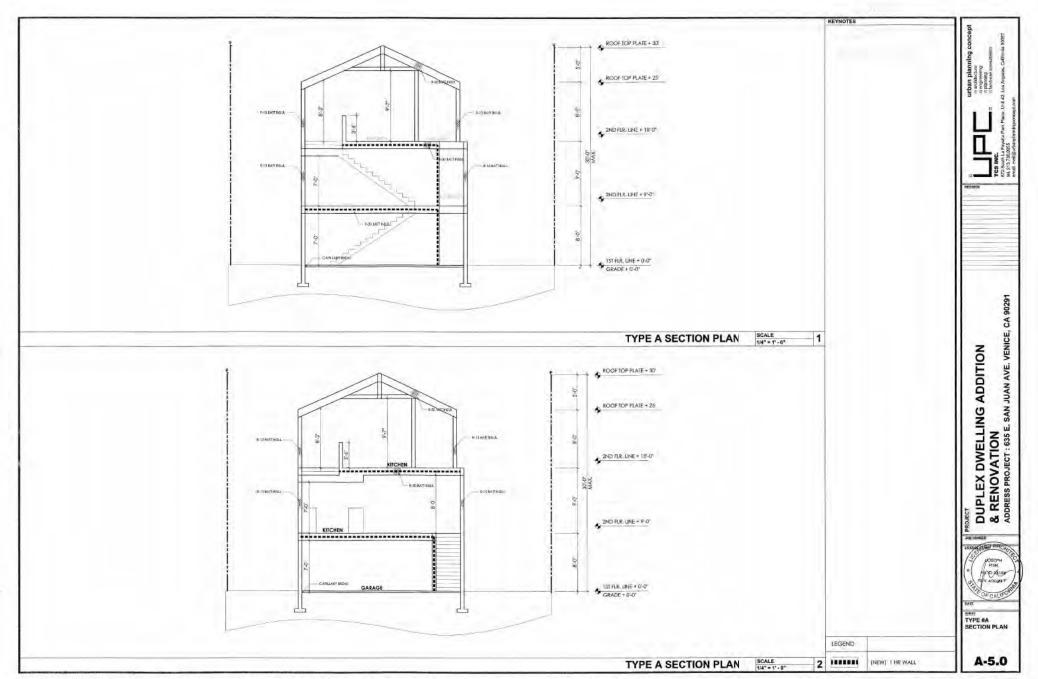
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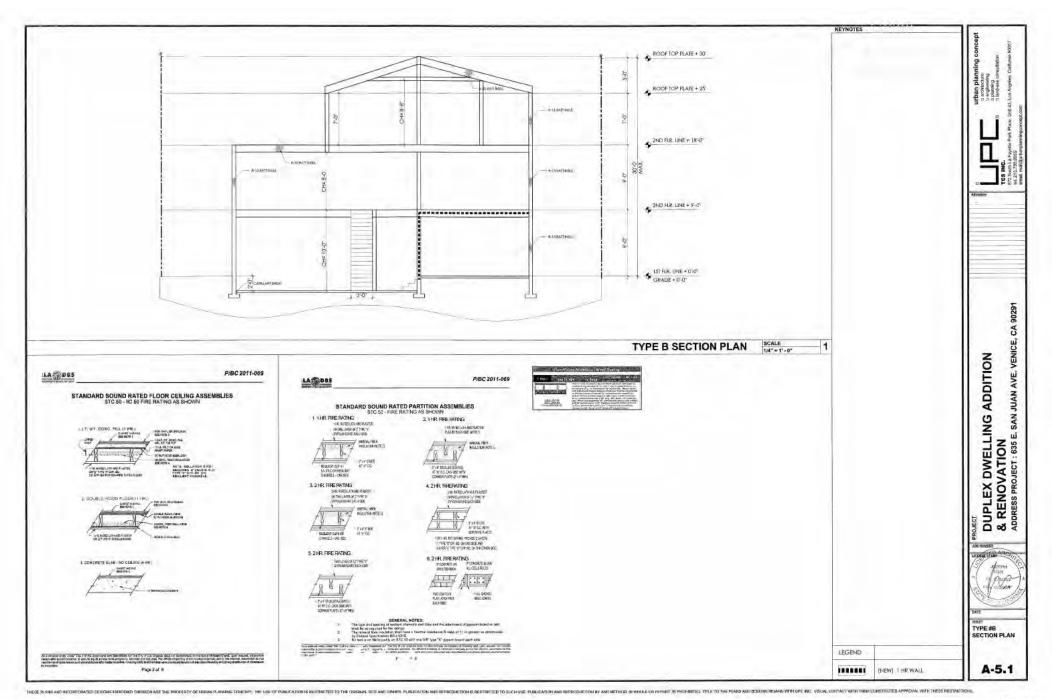


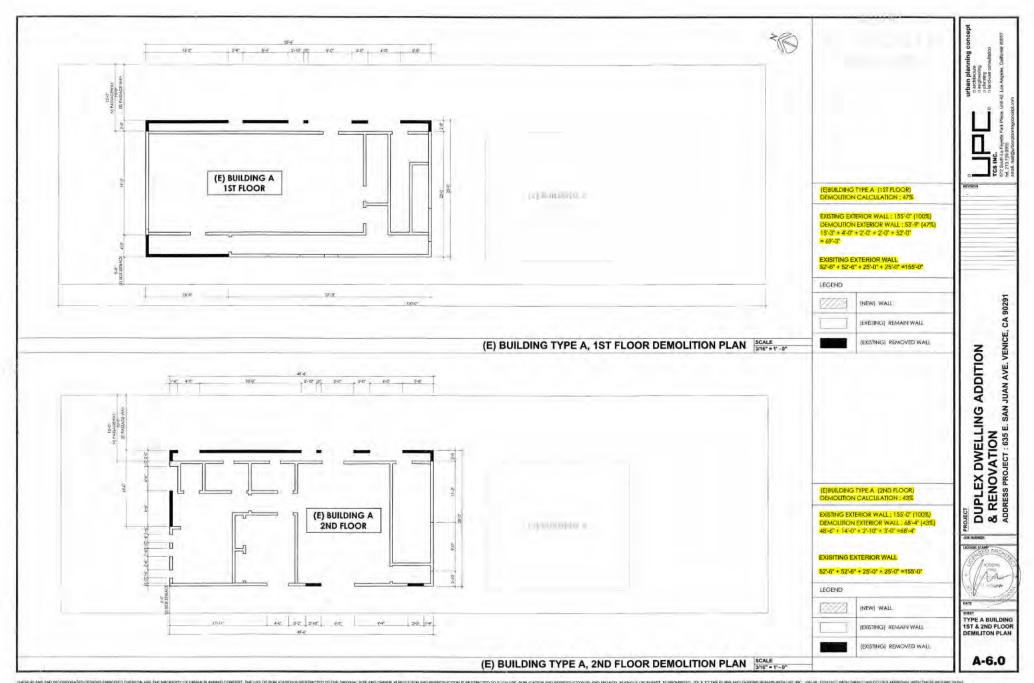


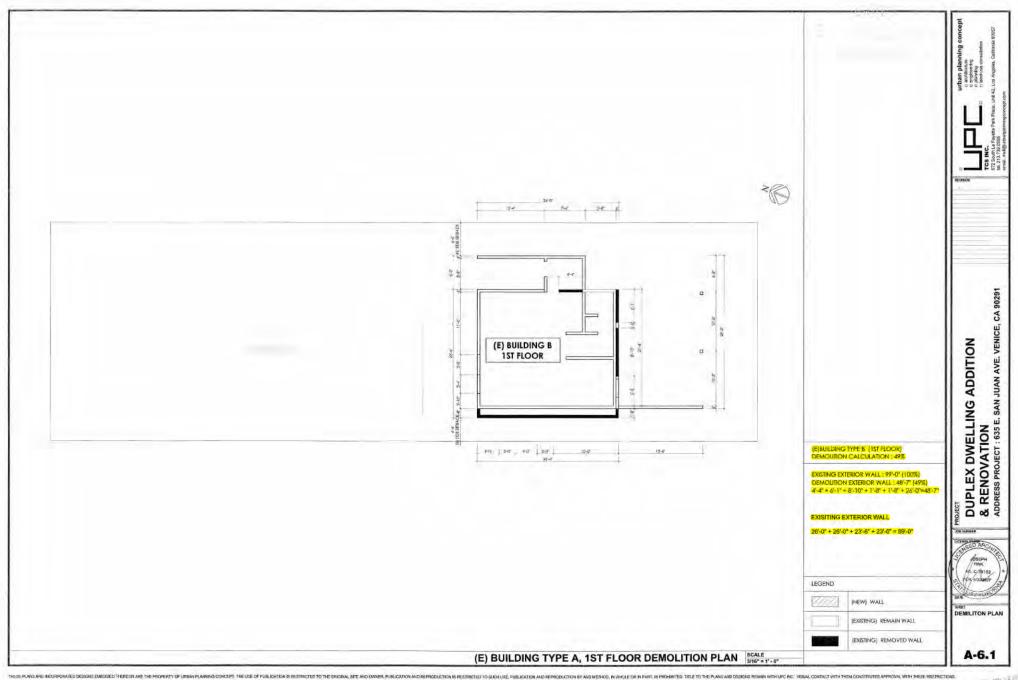


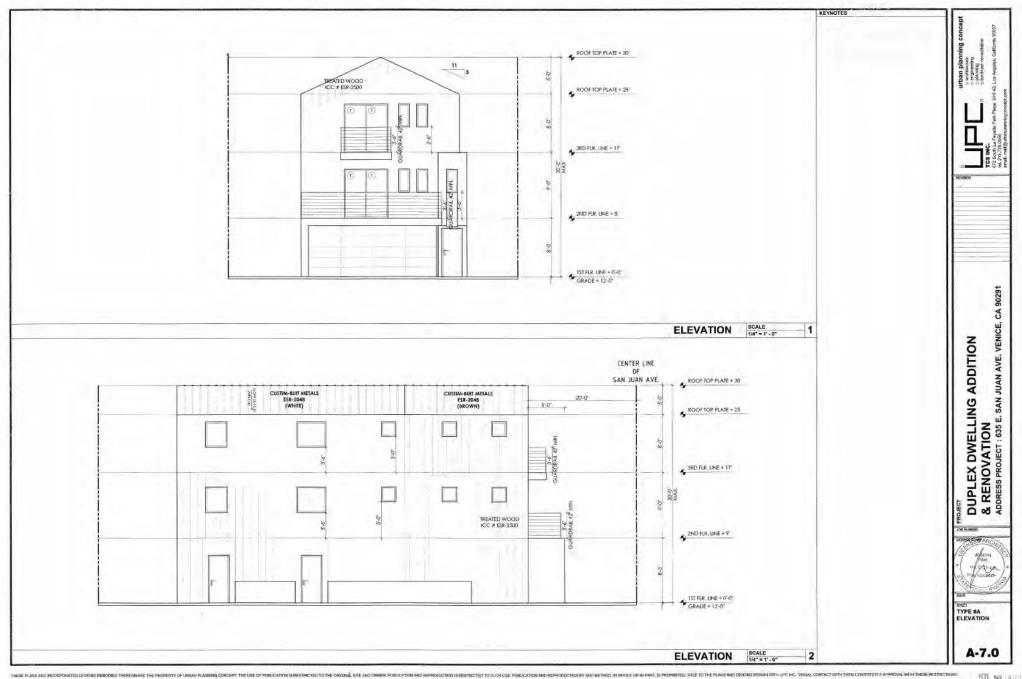


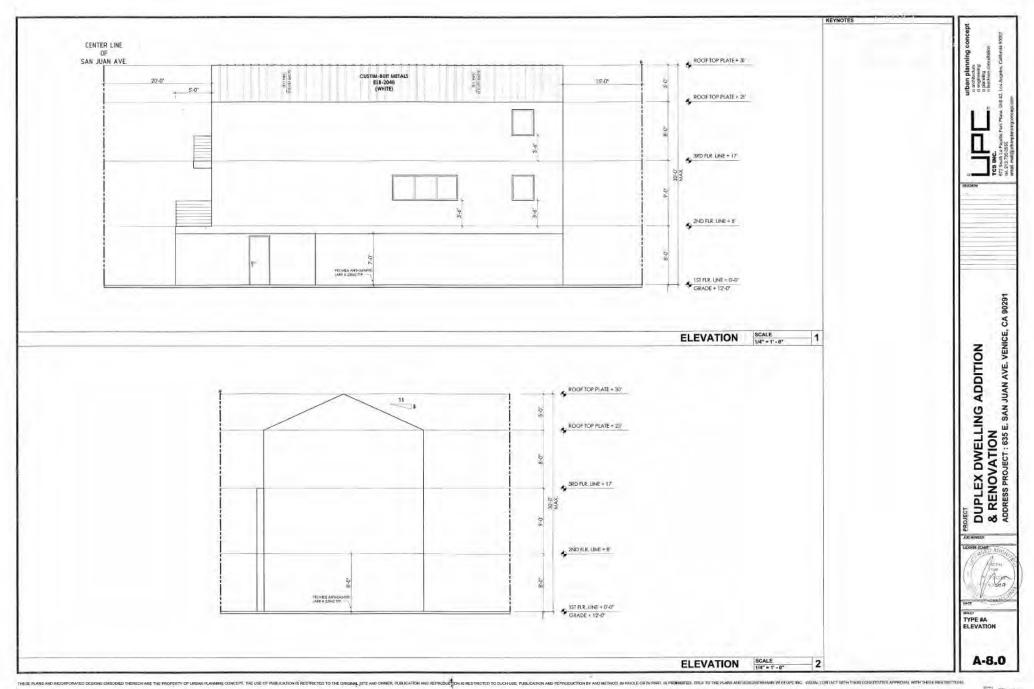






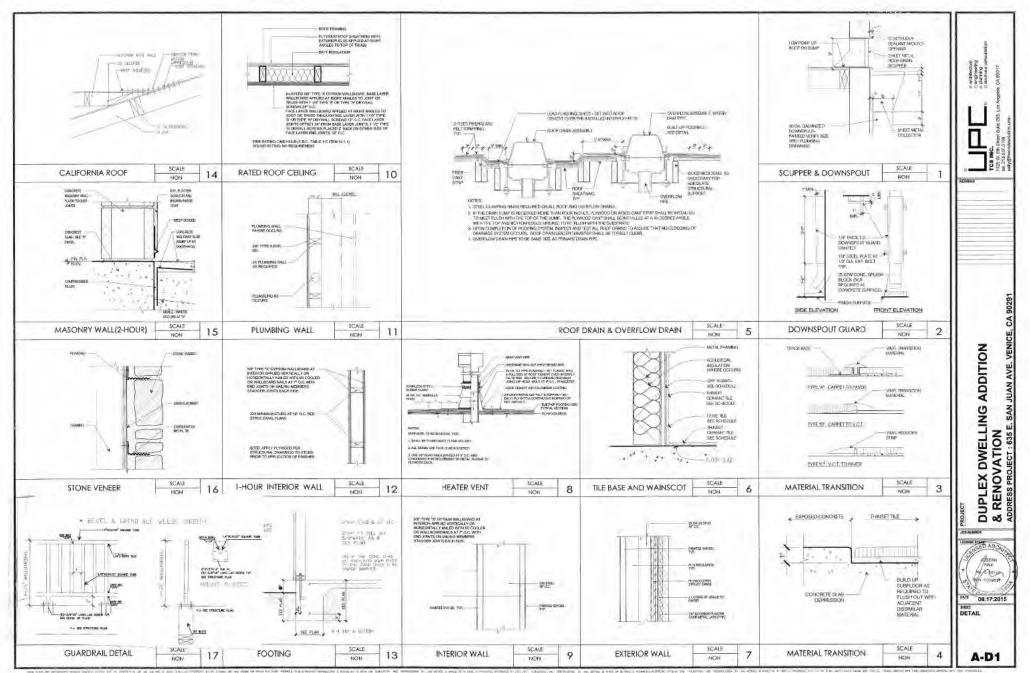


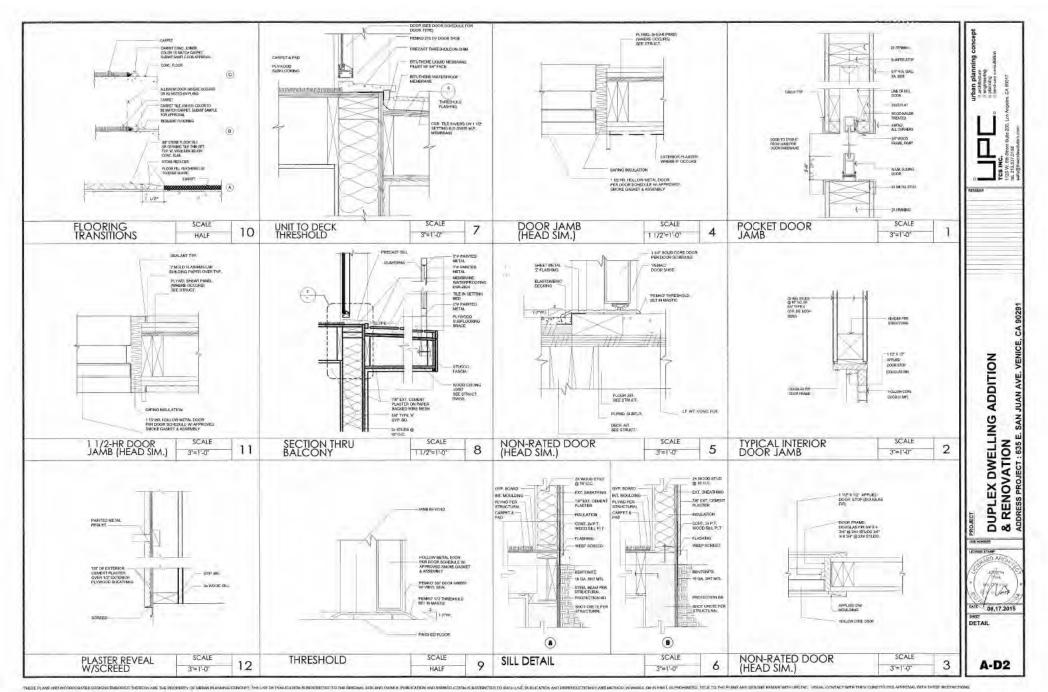


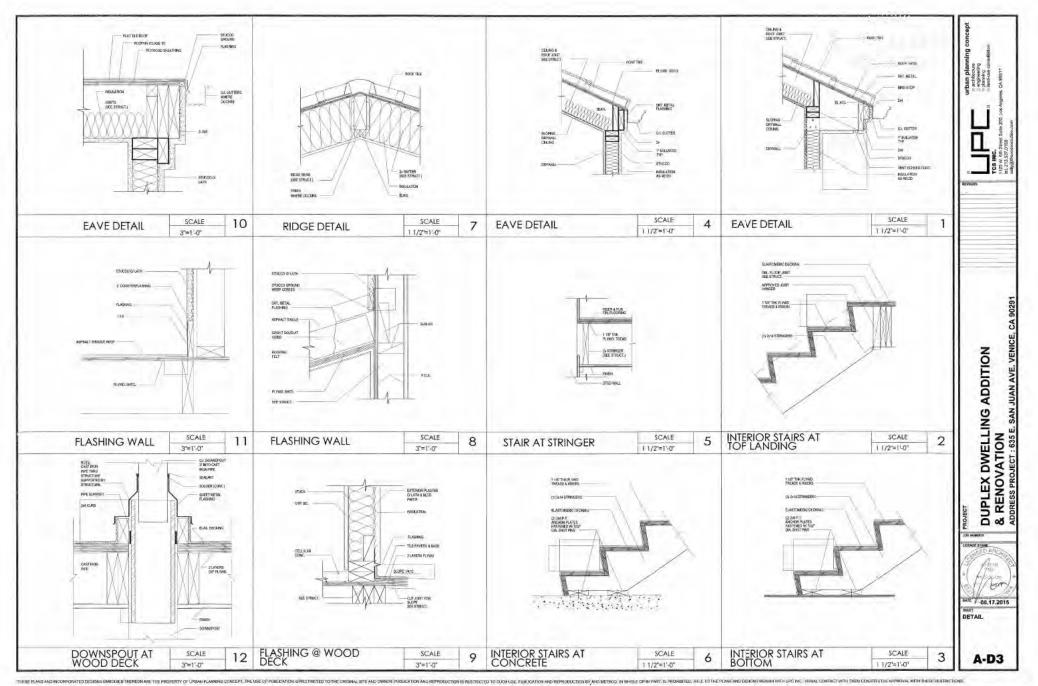












NAMUFACTURER AND MODEL AND-SPHON VALVE CONFROL ZONE KIT - "VAIN BIRD" - XACZ-075-PW PRESSURIZED MAINLINE - SCHEDULE 40 PVC, 3/4" LATERAL LINE - SCHEDULE 40 PVC, BURY 12" MINIMAN BELOW FINISH CRADE DEEP EMITTER - "WAN BIRD" XERT-BUG 2.0 GPH distribution turing — "raw rikd" xiis turing, with easy fit compression fittings; Bury reneath wulch CONTROLLER - "YANN BIRD" ESP MODULAR SERIES, 4-STATION OUTDOOR, VERIFY LOCATION CONTROL AND DOMMON WIRE \$10 ANG-UF (DIRECT BURGAL) SOLID COPPEN WIRE (BURY WITH MAN LINE)
LE APPROVEE IRRIGATION NOTES

LAWDEGAPE Burtlemines CHARACTER CA 91203 \$23,931,3408

1. YOSY FIELD CONDIDICAC: Do not withly unded the injurious system on the Drawings when it is ableton in the field list observations, green differences, or description in more dimensions each that sight not have twen considered in engineering. Such distinctions or differences add in the torogical to the ordered in the Cover's Expressional Court of the Cover's Expressional Court of the Cover's Expressional Court of the Security Court of

- 2. PAN VIEW BROWNER & IMMONWANTE: Due to the mode of demaining. it is not possible to indicate or show all offered, Tichiqui, selects, select may be required. The Confrodor selects classifile, less-selects the situation of finish countilism of finish to advantage of the confrodor selection of the countilism of the countilism of the countilism of the countilism of the countilism. Divining one generated departmention on shadow of the work to be institled. The Confrodor department on the shadow of the work to be institled. The Confrodor department on the shadow pointing, offered the same and to cook confricts become registering selection, pointing, other states are described used features of treatment on the Confrodor of trees to be planted thiss procedures over in Tigotion Septem and requirement.
- MOTERIAS The Contention shall furnish the citicies, evaluated, including or processes specified by rome in the Directings. A meniodia list, shall be start-milled pick be performing only work. Institute Its and Instanta-monalisation of a series, making start in the processing of the medium start of the processing of the processing or making start in the sequence of medium's latter on the Directing may rate be done, with the witter approved of the Orient's Authorized Supresentation. Engineeric controlled on the processing of the processing of the processing or methodic involution of the processing of the processing of the processing and the processing of the processing of the processing of the processing and the processing of the processing of the processing of the processing and the processing
- 5. BACKFLOW PREVENTION: Specified volve in certi-algebra becaffor

Subditution of amount pipe sizes or different class/acteduse in not permitted. "We select vest things shall be Scheduse 40, Solvent carriert and primer shall be of type and installation methods prescribed by pipe manufacturer.

- HIPPLES AND RESORS. Approve one Rivers whell be Schedule 60 PVC. Threaded ands shall be incided throots only. Machines threads not permitted.
- MAH LINE LEAK TEST: Test the entire mich fine picking grettem prior to the midstellaries of various for its less than 2 boars surfar informative. pressure of 350 pounds per square which and prove 65th; apply pressure by a force pump provided by Confrontier. If helds develop, replace the provided provided by Confrontier. If helds develop, replace the provided provided by the confrontier of the Deman's Authorities for the Deman's Authorities of the Deman's Authorities for consolidation.
- REID ADUSTNENTIS: The Continuation may need to signife the original, directions and/or fluorists of the arritative/prozine to addoor the inflanded coverage of the Intercepts area. The Continuous ellipsoides are original additional tools better to applicate to achieve proper occurage writtens additional tools better Covera.
- 10. FLUSH SYSTEM After oil new brigation bysism solves, pipolines and consenties are in place and consected, and prior to insighistion oil delitability highing and emillion, the control refers shall be opened and or full new oil seator used to flush and the agreem.
- ITMAL GESTIMATION: The Contractor shall operate each system is to entirely for Owner's Authoritiest Representative of time of final observation, Any Rema decreened not accordately by the Owner's Authoritiest Representative small as manifold for the complete entiritocities of the Owner's Authoritiest Representative.
- 12. TURNOVER: Upon completion, furnish the following: Any required and measurary description filterature for installed equipment, restruction, perceiting instructions, and installaturer's enemetics. One (1) set of special body required for removing, classessembling, and odjusting spoth type of divider including.

WUCOLS WATER USE

SIZE

24° 800 DAL

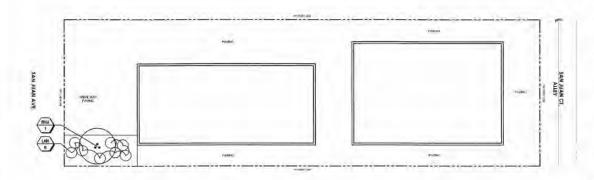
REMARKS

BOTANICAL NAME/COMMON NAME KEY MANAGE MONTH OF THE PARTY AND ASSESSED.

PLANTING NOTES

- at most beautiful and the first infected on the branching or an my beautiful for a my beautiful for instantial metallics. Genter and diversity substantial for a my beautiful for uniform, installable for the substantial for uniform, installable former in the surface. First assertion shall be 1-1/2 tables point surface, may also, and such, fronds particle whereous early love at foundations and structures, without the social or potential.
- 6. TREE_SIGNUS. WILL CHILD/COURTIC: Provide Insex, enruls and groundware of quantity, size, postus, species and straint since and attention of the interesting with a fund courtified in the straint of the interesting straint or interesting of about provide provide or of the order straint, size, size, a size, and delete such as girtific or of term of straint, and order straint order order.
- SUBSTRUTIONS: Substitutions are not permitted without without approved from the Denier's Authorized Representative. Substituted pitet implement installed or framewhat eithbut prior approved may be rejected and the Confractor may be required to remove such materials from the site at the confractor may be required to remove such materials from the site at the confractor.
- E. PLDT MATERIAL IPPORADE. Before obsting questions commons, cli or or regressitative sensoring of stoot material shot be reviewed to he give by the Overe's Antibodies Representation. Destrobe substant bottonie without antibodies and the stood of the stood of the stood of the stood for the stood of the stood of the stood of the stood of the stood increases and or or constabile sizet statistical in its more. Prevail increases also on plant strong their of all plants person in tradicions. Plant (refers will occur come (within sport of une basiness day) for oil posts material.
- LAYOUT: Perm inyout shall be inspected and approved by the Owner's Authorized Representative prior to iredulation. This inspection may occur simultaneous to the post inspection day.
- 8. POCT STSTEMS. Contractor shall be responsible for lespecies of all soci application of plant installable, beganition shall should not set be similared to provide the social social set of the social set of

- and openal the root system into the aurosinging backful The Controster shall reject plants with excessively defective root systems.
- PRIMING Contractor shall do no printing without the specific approved of the Dimen's Representative. Plants printed without approved what be replaced by the Contractor, if required.
- 10. BACCHILLER: Bountil mix for 1 gaton dat and larger thall consist of 2 pats notine site soft, 1 cost redeced sheetest, and Agriform plant tablets added per manufactures's reconstructions. Tamp Sackfill mix under and around methods as necessary, do not over compact.
- 11. FINESH GRADE RESTORATIONS Receives finish grades by head yoking. Dispose
- 12. BASHS: Construct beains an aucessary to verter plorite. Harmore beains from all plotals under a permisent irrigation system prior to find inspection and finals grade the parties; seek posma for plants to lie hand—expected stad irrande in pione. Boain bottoms shall stad to be been only from plant stam.
- Ta. NEED CONTROL REARMENT: Prior to applying mulet, oil planted proce (excluding fair) shall be treated with Regal Renatur per the manufacture's apacifications for pre-envergent Invatrant.
- 15. MULCH: Place a bree-inch manimum layer of waith in all crees indicated on the place. Risks book mulch top diese every to create a unifour surface and galf both mulch top dress army from busts or draits of placia. Leaves 18° born-into color cround of the Iranks, 6° born-free color crosm dender.
- 16. CLEARLY: After completion of all operations, Committee shall remove all trans, except soil and other obtain. All water and prevenent shall be away and prevenent shall be sweet and worked clean, leaving the order area in a neat, orderly condition.
- 70. CMFAMPLE: At atms and grandover indirects shall be paramised to be it is institly and thinky condition lessly (50) days after find in a more process, to be estimated to find to lower, that the substitute or in con-thinking materials as the source of their time the Contract's medicate are well-received. Figures at short other and therefore in medicate are well-received. Figures at short other and therefore in medicate are well-received. Figures at short other and the story in medicate are well-received. Figures at short other and the first one of products of the condition of the subsequently successed by the Parks. Replaced prints and be subsequently successed by the contracts for an outblast of the pictories; size of replacement.



PLANTING PLAN

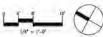
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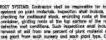
JUAN AVE

FANTER

IRRIGATION PLAN

MAINLINE CONNECTION, VERIFY LOCATION IN FIELD







DUPLEX DWELLING ADDITION & RENOVATION ADDRESS PROJECT: 835 E, SAN JUAN AVE, VENICE,

ADDITION

E 10

CA 90291

LANDSCAPE IRRIGATION PLANTING

L-1.0

Calculation	ne: 2-UNIT ADDITION (TYPE A.) Devociption: Title 34 Assignin			Me/Time: 11.06, FG, Jul. 05, 2015 Rr: R15-3615-Augus	CP1Ramer or Page 1 of 2
GENERAL IN	PORMATION .				
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12	Coloutation Denortative	Tito 24 Apolysis			
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12	PROSPECT STATES	Addition anality Anniversal	43	Hamber of Sweding Units	1
14	Total Good, Floor Area (FT ^b)	18/2	16	Standar of Zone	
16	3160 Area (FT ⁵)	380	- 11	Sentor of Strain	1
16	Addition Cond. Flour Area	1210	18.	Natural Dist Available	10a

COMPLIANCE	PESULTS				
01	Building Complex will Com	pater Performance	PATER		
02	This building transpository for	shows that raquin the Streeting and in	will retire by the settled being	in anterior constituents of a C	O'LONGO PERSON
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	Spice Cooling	6.51	841	1.10	11.2%
	MQ Verdistan	6.70	8.79	-6 (0)	0.0%
	Riginar Hospitans		200	7.6	100 100

CHRYSTICAYS OF COMMITANCE - RESIDENTIAL PERFORMANCE DOMPLANCE METHOD

ARTHUR PROGRAMMENT PLACES.

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WWCOWNE	NON PROPERTY WALL 20 Race 310)	E-0		121-	315	18.30	681	Induct Stoom (Instant)	Resi	1946
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CA Euritaing Energy Efficiency Standards - 2017 Resid-

tion in Markette with

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE OF Project Name: 2-UNIT ADDITION | TYPE A)
Catestation Decompton: Title 24 Archem

Culturalities Detaillines in Dr. Pr. April 5 and Important Name R18-3415-Aug

Phot 2415

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[3] The Environment Augmony and the lease is Cell Roble of Obsopancy until all regulated Certificates of Verification are posted and made evaluate to the NATA in Secretary for all application inspections, and find all Certification Violization conform to the specification of Section 10-190/(a)6.
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2-UNIT ADDITION (TYPEA) 838 E. SAN JUAN AVE VENICE, CA 90291

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REVISIONS BY

(426) 289-6806 (426) 289-4813

Date 6/4/2015

₩ / R15-3415-A

CERTIFICATE OF COMPLIANCE -RESIDENTIAL PRIFFORMANCE COMPLIANCE METHOD Project Name PRONT HOUSE, ADDITION (TYPE \$)

Calculation CPIR-PNF-01 eton Date/Tierre: TV 25, Ft. Acrost 2015 Page 1 of 9 Colorateion Date/Terre: 17.25, Pt., Input File Norma: H16-3/15-8.cm Culturation Description: Title 24 Arribatio Project Name ERENT HOUSE ADDITION (TYPE 8.)
Calculation Description Tills 34 April 10 Protect Location (EM E. SVM ALAY AVE. Number of States Shib Area (FT²) Addison Cand. Floor Area

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CPIR-FRE-OI

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BUILDING - FEATURES INFORMATION

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Project Name: PRONT HOUSE ADDITION (TYPE III)

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CETR PREMI

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CERTIFICATE OF DOMPLIANCE - RES Project Name: FRONT HOUSE ADDITION (TYPE 8)

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iii) Be signed by the communition entire in certify the documentation in accurate and complete

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8 G35 E. SAN JUAN AVE VENICE, CA 90291

REVISIONS BY

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CPIN PRF-64 Page 5 of 5

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CPTR PRF-41 Page 4 of 9

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FRONT HOUSE ADDITION (TYPE B.) 635 E. SAN JUAN AVE VENICE, CA 80291

DESCRIPTION Page 8 of 9

REVISIONS BY

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2013 Low-Rise Residential Mandatory Measures Summary

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2013 Low-Rise Residential Mandatory Measures Summary

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FHOUSE ADDITION (TY 835 E. SAN JUAN AVE. VENICE, CA 90291

REVISIONS BY

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EANDERSEN ENVIRONMENTAL An EFI Global Company

Movember 10, 2015

Bockpon Communion, Inc. Co Revin Chang 1619 West Carrey, Avente N Suite 207 West Contast, California 91799

Medium Testing not Reporting 875 and 637 East San Juan Ayruses, Lee Angeles, California (622) Accessor's Parcel Nominers 433-926-6441 Andrewn Environmental Project Numbers 9336006646

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Jaim G. Sichawie, PG Smitr Geologist California Psofessoret Geologie License No. 8256

Still Warningerlei Highway, Los Anglins, California WHS Ted Fine: No. 755-5141 Plants 241-621-6400 Fee: 241-624-6400

LATEDES

P/BC 2014-101

FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA Part 1: Certification Sines 1 See Land 1 S tame of Architect, Engineer, or Gardogist John Jr., Sossowis, PC

Rame of Authors, Engineer, or Go infan I, Shatonia, P.J. Islandy Address. 1261 Wed Imperial Hilatonav 1261 Wed Imperial Hilatonav 1261 State of 1981 - 5100 Name of Failing Laternioty:

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• Sain Attached supplication of the other) on sail gas survey results by grading operators.

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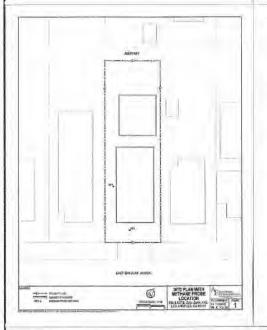
P/BC 2014-101

FORM 1 (CONTINUED) - CERTIFICATE OF COMPLIANCE FOR METHANE TEST

Part 2: Test Data - Shallow Soi Gas Test and Gas Probe Test
the Advance - 630 and 637 Part Son Nasa Avenue, Los Angelles California 60001
Designion of the Angella (Manachana)
Intervent Natura and Mode - REE Park Instrument Accounting 2 20 points
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CA 90291 **& RENOVATION**ADDRESS PROJECT: 635 E. SAN JUAN AVE. VENICE,

DESTRUCTION STATE

09.03.2015

METHANE TESTING

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General Notes

- ALL HORIZONERY AND HATERIALD SHALL CONFORM TO THE MINIMEN STANDARDS. OF THE 2019 CBC 2014 LABO AND SACH OTHER MESSLATING CONCRESENCEME AUTHOR TO CORR ANY POSTOR OF THE ROPE
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 A SHADING COMPANIES.

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Reinforcing Steel

- I. ALL REINFORCING SIALL SE ASTIM, A-015-40 FOR NUMBER & BAND AND

- PALE FELD HELDING OF REPORCING SIZE, SHALL BE PERFORMED BY WELDING OFFICE PALEY CERTIFIED BY A HIS FOR REPORCING SIZE.

GENERAL NOTES

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- CONTROL HALLS MO INTERIOR BEARING HALLS SHALL BE SUPPLIETED IN
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Structural Steel

- INTROCTIONAL DIESE. SHIPLE CORPORATION AND ANALY-COUNT EXCEPT FOR PRE-COLLINGS AND SHALL, the HAMPLONES HAD RESIDENT IN ACCORDANCE WITH THE CAPITAL CONTROL THE AND CONTROL AND HAD SHOOK ANALYSIS AND HAD AND ANALYSIS ANALYSIS AND ANALYSIS AND ANALYSIS AND ANALYSIS ANALYSIS AND ANALYSIS ANALYS

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- 2. DECOMPATION IN ME DICHMED HT BROKE OR BY PARRICATION OF EXECUTOR OFERATIONS SHOW AS INVACE FELLO, EFECTION AND ARTHUR BOLISHIS AND FLAME CITTING SHALL BE REPARTED AS REQUIRED BY THE
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* LOS ANGELES CITY RESEARCH REPORT # LARR \$25713, ICC ESR-2105 COLUMN CA LARR #25714, ICC ESR-2604 LARR #25716, ICC ESR-2805 ARR #25804, ICC ESR-2551 PARALLAM (PS.) ARR #25202, ICC ESR-1387 LARR #25744, ICC ESR-2508

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ANGEL CONSTITUTE OF LISTING SHALL THE RADE AVAILABLE AT THE LOP STILL.

* MATERIAL	TABLE
CONCRETE FOUNDATION GRACE BEAM CONC. SLAB	f'c=2,500ps (28 0AYS) f'c=3,000ps (28 0AYS) f'c=2,500ps (28 0AYS)
STEEL STRUCTURAL STEEL TUBE STEEL STD. PIPE STEEL STEEL PLATE & MSC. RENFORCING STEEL	4992 ((y+50ks)) A500 GR. '3' ((y+46ks)) A51 GRADE '5' ((y=35ks)) A56 ((y=35ks)) A515 ((y=60ks))
MODEL	BOUGLAS FIR LARCH NO.1 LUNCO

Earthauake Desian Data

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Design Load

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GENERAL NOTES

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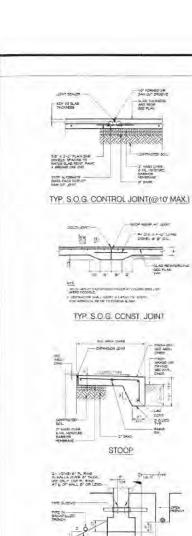
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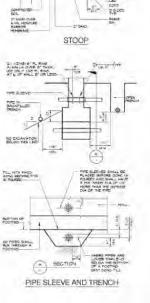
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Los Angeles Regional Uniform Code Program Committee (-3 Structural Citreerysoon

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

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O Diteo.		(2) Conso	

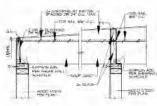
DECLARATION BY OWNER

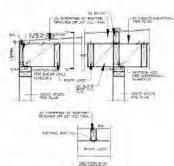
Line Owner of the project, declare that me above listed timics an algue is nived me to be the Structural Disserver

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD. IMMINELL THE SAVALINI.

the Architect or Engineer of record for the project, discurre that the asteys listed firm or indivitual is designated by me in be responsible for the Shuchard Observation

Contra No.





SENERAL NOTES

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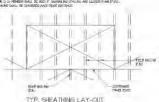
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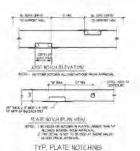
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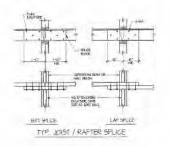
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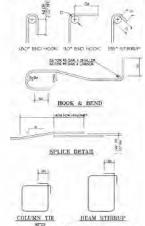


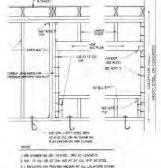






TYPICAL BAR BENDS AND HOOK





A 1 MULANU ASHTRANSIC MCKIR AT ALL LOCATION SIZE 4 Letti, Mer M., TO PANCHATADARD HIGH REPORT SECRETAL

TYP, FRAMING AT WALL OPENINGS.



Fastening Schedule

- A STATE AND A STAT

7 NOTES -

POOR A PLOCE PLYNOGE SHEATHING LYDIT

FAMILY 635 San Juan NEW SINGLE F ADDRESS PROJECT: 63 VENICE, CA 90291 LICENSE STANS

Basis & Associates, Inc.

DWELLING

EEE 17 16 GENERAL NOTES

S-1.1

STANDARD QUALITY ASSURANCE PLAN

PURPOSE

The Standard stating Addition of The (immediate internal to be "Standard OM-bits)" No mails inflored Human provides interferring, impressing and internal density to comply with the requirements of the 28L E.E.. The stating constraints are approximent density of the Standard of the Standard ON-feet an internal conformation and safety, and welfare by standarding (suspective), made, and of in the expectable message-stating event additional completes up with the conformation of the standard o objectives of steel moment figure commutages.

I HOW TO USE THIS STANDARD OA PLAN

To use the Standard QA Fan follow the steps outlined below:

- 1. Standard QA Plan wall be aspected to an ununcovated in the structural
- 2. Where the Standard QA Plan is attracted to the structural pain, the Engineer of Record shall
- a. Identify the type of steel resument frame to be used by the building or
- structure by practing an 'X' mark in the took below
- M SPECIAL MOMENT/RAMS (SMF)
- INTERMEDIATE HOMENT TRAMETIME!
- CONDINARY MOHENT FRAME (CHE)
- is: Place a NOTE on the chocking periodolog "All specifications lables, and ractes in the City of Ream Park Stundard Quelity Assurance Flan for Steel Homent Frames shall be part of this
- have resemble the standard QA Plan is the box provided at the lower risk, coming it each sheet.

 Where the Standard QA Plan is successful directly in the structural islan into Engineer of Plands in successful plane. BUTE on the Orichiad plan to this life function the light of standard the provided flame to be seed in the fluiding or produce. All of the could be successful.
- All of the quality assurance regulærnents lased in the Standard QA Plan shall be applied to special manual frames, automodiate moment frames
- and undisury moment frames, pricess noted ot howise here. Organize and submit all reports required in Trock 1 on Sheet 2 to the
- City Building Inspector in a firmely mainter for review and approved.

 6 The procedures, specifications and illustrative details as described in the he procedures, soproculations and sussistance details in electrical in the Standard QP Pain Soil and respect the frequency of Record from using engineering subgraves determined the substitute of spagings for Standard QP and an any well-to-energy and ensurement and substitute of the Standard Conference of the Standard QP QUART under complying the first three part of the Standard QP QP pain.

III GENERAL REQUIREMENTS

1. Referenced Decuments

- Nethernood Occurrency
 The coding land community of steel moment frames shall be incompliance with the following
 Following Middling Code, 2013 Foliate
 Buddlings Foliation of the State Code Buddlings. For Land Foliat
 Is dated Navid 5, 2023 from other referred to a 7405 Second C.
 AWS DIT LYD LIM State Sequence Westing Code Steel Persistence
 Foliation of the Processing Sequence Code Steel Persistence
 Foliation of the Processing Code Steel Persisten
- referred to as "AWS"

- Material Specifications

 5. Structural steed that comply wan CSC Columbia 22 and the following

 ASTM structural reperfections

 1. Wide Range strugs:

 ASTM AST2 (50): A913 (50): A953

 E. Continuity, doubles and columbiase states sheet rates. ASTM AST

 B. Anches below at columbiase points

 ASTM 15354
- Anchor beits at column base postes. ASTM F1554
 Fabricate and ergs structural stock in compliance with either the 2001 Edition of AISC Troag and Registrance Factor Duxing
- JOD Killiam of JSC. Your and National Service Using South Fination of Southead Land Healthings: Desiration from the air Nat. LIFE'S Southead Land Healthings: Desiration of the AISC. "Almonation Southead properties and Southead Southead Southead the remainter perhaps in practication for Southead Southead the remainter perhaps of AISC. AID Start Classon?" In respect to the southead Southead Southead Southead in respect to the southead Southead Southead Southead in respiration of the Southead Southead Southead (AITH Estimated Septimization).
- 657M cunional specificational = Figh (impril) betts, more and westers ... 8579 A (25, A493 E. metabet feels in econdance with the "Specifications for Structural Joints using ASTM ASSI or AFGB Sciss." J. Typiser botts in a swoy slight contilion side is all found the medianum proper tensors and weekly using a collaborate tensors measuring ,
- tievies. Say-cliucal high strength botts are required . All faving surfaces of connections with high strength fasteners shall he prepared as imprired for Class A per the AISC Second Section.
- Filer metal properties and specifications shall be as (clipwe)
- eater metal arcigor nei and special appres shall ne la colonia.

 Felt trades l'isibili de di a forell'igrangen (special chimining li AWS
 specializations as references il a Table 7 on Stees. 2

 Feltur materia shall be classificat an nominar 70 kg, tersite mengin.

 The massimum permittad electrode clamater shall be in accousine
- The maximum permitted electrode claimater shall be in account Table 5 or Steet 2.
 Hiller metals shall have a minimum Changy V-Notch (CVN) roughness of 20 ff-lift at -30 cg. Figure AWS A5 cuspication hist
- Intercodes
 In The use of infermed webs shall not documuniess a carribe
- destrict World by restring in occurrance with AWA Section 4.

 If the guaranteers estatished by the electronic manufacturer used be effected in the approximate WPS.

 Order instructor activated = CBC Chapter 22 are not permitted.
- without specific approval from the Eugachment of Entitleer of Remmi

Weiding Processes
 Shutting Processes
 Shutting Weiding shall be timined to the Shlosted Metal Air Weiging ov Flux Cored Air Weiding bitterses

- Base Metal Repairs or Restorations
 Any repair or restoration of case metal shall comply with all of the
- Engineers of Record at an review and approve the WPS for regular procedures print to Welding.
- procedures pour to wearing.
 5. Ensure that recail procedures must the requirements collificat to section 9.20 and ASTM AGAINFILE Section 9.2, 9.1, 9.4, and 9.1. All welding shall be parformed using low-hydrogen process or with
- SMAW living law-regraden electrodes ci. Provide continuo is oscal inspection by the Comity Inspecto Words up destruitive testing upon correction of the roos work.

5. Deviations From the Standard Quality Assurance Plan Decimients from any pain of the Standard QA Plan may be made provided the procedures pullimed token see followers:

- a. Deviations from the Standard QA Plan treat be reviewed and symmetric
- er of Record shall provide atternate procedures, specifications
- Engineer of record distill provide stemate processing specializations and recording contacts to justify the distillations from the Standard CA. Han to the Section of the Department for review and appropriate to commencement of mobile.
 Summit the processed deviations from the Standard CA. Han to the Department for review and appropriate to commencement of mobile.
 Summitted the story and additional specifications may be inspired to the story and additional specifications.
- justry the deviation.

 Conformation with all applicable provisions of the EBC, NSC, and AWS is required.

IV. QUALITY ASSURANCE

- Its pectors shall be Certified Deputy Inspectors from City of Horesti, Valley. And employment shall be in accordance with pression of City.
 Welders shall be Certified Welders for the Structural Seed classification.
- Shop weeks shall be performed in an Circ Certified Patricting & Shop
- er provision of City. per provision of city.

 1) Technicians performing Non Destructive Testing (NDT) shall be certified for Land II in accompance with Provision of City of sa Habita.

2. (Contents be detered)

3. Structural Observation

- tion shall be performed in accompance with Provision of

- Strutting li observation status operationed in accomance with Prohison for Symbol Michigan Scopenia deal.

 5. Perform structural observations laded in Edule 6 on Sheet 5-1.3.

 5. Perform structural observation laded in Edule 6 on Sheet 5-1.3.

 5. Perform structural observation rate in quinement of decising covering by financially, asserted in structural covering observation rate in grant control of the Scope of Scope of the Structural Control of the Scope of Scope of the Structural Control of the Structural conforms with the approved structural plans and specifications.

- inci are the basic Quality Assurance responsibilities of the
- Deputy Inspectors:

 a. Arms on the job in sufficient tase to early the permit is

 a. Arms on the job in sufficient tase to early the permit. icheck for prior inspections and/or approvals by the City Building Inspection or previous Deputy Inspectors check the quality of all materians and become familiar with the approved structural plans and
- specify that almetic at stood deligened in from a rather and our webs-
- Average management as sees or seed as the contraction of a second to the contraction of the Cognitive Management and the Cognitive M
- etrop name and ligenge regulater.

 8. Wood these sharp weeds, print crescination, laying surfaces, preentation starps and color codes of high strength seeds assuresymmit scale or beministran and chimerication selections with time approved plant.

 If seriors any wideling baggins, inspert point preparation, for use, tanders of surfaces, for the wideling transport point preparation, for use, tanders of surfaces, for the wideling transport point preparation, for use, tanders of surfaces, for the wideling strange and use of electricities, current liberary.
- acrisis to the westler, strings into the or benefities, intrinsic union of all weeklers, and voltage-formerage of weeking machines. Ensure that all anticing and inspection anothers complies with AVIS. Ensure that all anticing and inspection anothers complies with AVIS Ensure which all anticing and inspection and the artificial benefit for all benefit extensions. The meter shall be calciumed to the string of a year. This explament shall be used by the Stationcole, freezo: and a year. This explament shall be used by the Stationcole, freezo: Viputy Inspector
- During weiding operation provide continuous inspection particularly on mulfiple pass welds to assure that each parochas been prepared correctly, preheat and interposs temperatures are maintained and trial linisted words shall be the correct size and without rejectable.
- i. Mark steel new the weldment to indicate that inspection was made.

- k. Menty type and size of holds and washers intech into certificates and ently hydrog surfaces are time of busic, scales rust, grease or anything had may inhibit full contact.
- Venify commections associately from strongers bolds and welds are febricated per Part III familizing and 2(c) and mected to a sequencial per Part V tem 2 unless specified althouse by the Engineer of Rep and Verify high strength bolts are not welded or damaged by preferance
- Verify washers are always installed with all bolts, except A-450 bolts. ch require washers under both elements

- which require workers under both elements, or which price are defined in which the content of the price of the content of the conten stortches that identify the maximum layer tricknesses and hotel widths. In no case shall layer tricknesses not sed 1/4 maintee shall be maximum bood widths excent 5/8 and:
- is. List the wilding innerses
- Specify the required woldling positions
 List the fillor metal por AWS for electrops specification and
- Last the first metal pic "AMS" for executance operationation and vibraliti along five TAME 7 or Street (2), as well as inflormation retromition distribution material to be used. Indicated the remainurum profusion and findinguis terresonations (see Table 4 on Sheet 3) and poor well next inserting the Part V (terro, St. vibrality and profusion Last aid applications and profusion and profusions are set of the second profusion Last aid applications.
- mirrum the following.

 | Discrease diameter (see Table 5 on Shire 2). (2) Type of nament, and accordable ranges of current measures a
- ontoerage. (II) Voltage.
- Travel served (variget) and
- (5) Amperage, voltage and electrode extension (as applicable) draft be within the filter thete, manufacturer a recommendation.
- is. A cusy of the electrode municipatures's lectrical information with ID # listed shall be structed to the WPS
- b) World joins, not conforming to AWS Playm it must be tested by an appropriate feeting agency, accepted by the Engineer of Record and appropriate by the Engineer of Record and appropriate by the Engineer of Record before the world is performed. Material Control Section can us contacted at Building and Safety of City of Buerra Resk.

Notify the Contractice Engineer of Begand, and City Studies a Inspector of any deviations; or non-consplance with the approved Wifs, plans an excellularization. Disease infection Begand Tomas 94° shall be projected on a weekly about to the City Studies; and Engineer of Mexical unless defermance of memory by the City Studies; imagenization contractions of the City Studies; imagenization of the City recentable on engage in any other task or occupation which will, faither with the proper performance of the duties of such inspection.

5. Rectrode Storage and Atmospheric Exposure

- Bacterias are considered to be exposed to the atmoshpered.

 If the manufacturer's valled electrode containers or packagings are: to beginned to beread
- utside of baking or storage overs. Lifection or fubrication of electrodes are not permitted. Modification or fun
- Deping of Metropis of busing a storage more are committed recommended by the manufacturer.

 Electropist shall be identified to faculate monitoring of total
- ulmarphers, exposure time. Storage and atmospheric exposure of ANS AS L-91 and AS 5-96 (or Tychogen/SMAW electrolitis dutil furth accordance with AWS Social
- FCAW electrodes not corra med within 24 his of accomplish amospheric exposure time shall non be trive. Manufacturers recommendations fine show that ditying offer finity opinions in ostero-and revious electroffer so that designated Althodish hydrogen levels. are permitted.
 FEAW electrode welchig supprecied ment than 8 JH, shall be removed.
- from the machines and somethin an alextrade wire taking or stonight over maintained at a temperature between 250° and 350°F, or as recommended by the electrode manufacturer.

6. Plastic Hinging Zone Protection

- The pastic fanging core shall be identified diagrammeliability as illustrated in Detail 15 on Seeki 3, on the chart and plans by the
- The Engineer of Record and Contractor shall be responsible to
- 1. The Endonese of Bostonia and Conference shall be exposituable in severeing short planning in All-Li, standard line and endough the standard short three shall be discussed and declaration and pre-conductation meetings. The Consenses is table to exposition the interlegion of an argument was many and leavest or the surject. Producing their subcode across are superior and and produced their produced in their subcode across are superior and and understand their programment. Public action comments are substantially as their subcode across an exposition of their subcode across and across their substantial of steel.
 Consensation is a superior to the substantial of steel.
- A note on illustrated or dotal 15 on 9 set 4, shall be center where the dissolution is contained for meaninest of what are made in the placed in this of activities passed (general mote shared and adjourness the placed in this of activities passed (general motes) which is a disposition of the contained of the place of the plac

- day panelization or stimute from temporary weeded in the recent eithin the positiv frequent assess that be reported as wearant for the Projector Reference and comments with the Projector of the Reference and comments of the Projector of the Advantage of the Reference and the advantage of the Reference of the Re be maintained during constructions and may require repair after courations such as improceding
- Signs shall be efficied to the summand council within the plastic hinging note: The City fluiding inspector may accept alternate methods of attacking the "We ming Sign" to the plastic hinging zones.

7. Additional Chargy V-Note: Toughness (not required for DWF) Weeks at the localitiest proceed below glob by engige with filler meta-tioning a CVM studylerist of 20 field at -20°F, AND 40 filled at 20°F, as assistment of year procedure investigated in the ARC Selector, Apparella, & Weeks Held / Webbing Procedure Specification Tringings Semicolium.

- Brom Bongesto column,
 Single plate street commeltions to columns
 Beam with to columns and
 Column solums

8. Non-Destructive Testing (NDT) Requirem

- Non-Destructive Testing (NDT) Requirements
 a. The invitation non-destructive testing all each well, plants are parts unall be another and at the locations and requesters as specified in Table 9 and Table 9 and Table 9 (separative).

 A casy of service NDT report shall be provided to the Contractor Engineer of Recard, Departy Inspector, and City Building Inspector wells the submediate.
- the following information

 Document the accepted and rejected welds parts or joints full-ruley the restort used by piece may y and location in the older.
- identify the tested weld location in the structure. NOT Technician shall perform the following tasks:
 Coordinate the NOT scope and attention with the Deputy respector.
- 1. Coordinate the NDT scope and schedule with the Organity register.

 1. Earlier MCCP in a timely Americ Go as 40 in to inter construction with) and to detect welling profesent soon effect occurrence to the converse measures can the claim by the Controller.

 1. May, the improved and accepted wellst pains, and joint with a disprogrammy must be due stamp.

 1. Resistant Acts for NDT.
- lower 40 completed welds for a job shall be made for swell reduction
- it. The rate of MY testing on CIP groove wants may an militard # addressed by the Engl note of Second and the Descriment. The M. rate for an including water or watering opinization may be recured to 10% provided the reject, rate to demonstrated to be 5% or two of June province the region rise is general and to be 5% into the fill which stated limit the welder or welding operation. Automating of or least 20 completed wield for a join stall be made for facility welders, which welders will be a join stall be made for facility welders, and the stated of the facility of the facili
- access notes.

 III Reject rate shall mean the number of welds containing rejectable.

 Bocumentations
 The reports listed in Table 1 on Sweet 2 shall be submitted to the City
 building inspector in a timely manner

1 Bottom Brum Flange Moment Connection Welding Where wedning of the bortom bream flange to the column flance is a trat weeking position, welding shall be completed with the following

- Start westing from Sade A corte size of the Islams with a me inch thick nock pass beyond the center of the joint on Side Brodler side of the beam), reaching past the beam web through the well excess
- 5. After the pic 6 minuted, electrode travel shall programs squared the adopt
- or the Side A beam fance, to minutes; on the Side A world too.
 The Side A noot pass, and the lost pass deposit on Side E, shallow
 thoroughly desired to allow the Deputy inspector to winly that the remitting bread profile is suitable for out airing good limiting to be suggested in page 10 persons to be until the fitting slide 8. If the profile on
- assentium, ever pass to tas insurance mini saure e in presure stati minicirate so posit financin, the saure of the first incercans which be counted googlet, disposed or otherwise preparent formout edicount-stille to articles (Busin) impares the notifipace on files 8 before #3 offer welchoseps are
- performed.
 The air shall be incomed at the special flee fleet Stop A not pass, and electricity travel shall process travellet the edge of the Stde B beam flangs, terminating on the Stde 0 welld fels.
 This above variations shall be reported in withsections well keyers at
- each weld inversibilities completed on both vides of the point before a time layer is deposited. The proof of operations (Side A, then Side 8, or vice versal is not restricted and more very for each world layer. Wisdom out shall be element to be excepted in larger. From pass shall be thoroughly reamed of skip and wire finished. Each pass shall be mustby inspected by the Deputy Inspector as described above in

Step (c), atterney restring strauence may be made provided the Welder or atterney restring strauence may be made provided the welder or the Engineer of Record and contains with the requirements of Park III then of the Standard GA Plan

- Sequence for Welding at Weltiple Lipsations.
 When welding occur at multiple loomicors of welded steel motivent feature not sections, the tooloowing sequence shall be tolerweld:
 Weld both top and bottom beam blanch and it is very supplemental.
 - attimes for the beam water or dieur cab.

- - a. Engineer of Record shall review and approve as field welding commons prior to the start of Work.

 E. Field welding of web shear places with their Sheil occur after field.

 - webling of bown flarges to column flarger registering transpire for webling transpire for which is the energity to condition polar to webling flowers around ASC LERF Section and energy (2.5 to the energy energy strength bolts that be fully resistance upon zumpletion of all welding activities.

2. Welding Technique

- warring (consequence) as the used diring all witching upon more. Maximum beat witch, beat thickness, and type michiess visible transferent Wessing is not pornithal, except when of a WPS approved by the Englisher of Record Bests electrode as distribution transfer in to the write.

- Prohed and Interpres Temperature
 The minimum prohed and interpress tyrrepressive requirements in Table of Start 2 disk be charged. Social activition shall are given to AWS Section 3.5.1 and Sensor 5.6 for the thickness of the Best graph to be
- welded.
 Prohest and all subsequent interpress temperatures shall be maurtained. during the working apprehent for a closerus at least expell to the coulons of the thicker weither part, but not less than 37 in an appending from the point of wilding.

 Where base metals are of different thousess, the higher minimum previous
- and liver pass temperature requirements of the thicker plate shall opvior of Mason an prehisal and interpress temperature shall not exceed the bears
- 1550°F ot a. The maximum temperature occurrencies by the manufacture

- 6. First Weld Heat Treatment Unless specified otherwise is an approved WPS, the minimum post excit from the internation that is provided as follower. It is provided to the experiment of the experiment of existing to the experiment of existing to invest the well mediate to make a form or obtaining to the experiment of experiment of experimentally a final per inch or (initiatives at yould middle or) therefore the experimentally a final per inch or (initiatives at yould middle or) therefore the experimentally a final per inch or (initiatives at your per inch or (initiatives as you included as the experimentally a final per inch or (initiatives at your per inch or (initiatives at your per inch or (initiatives at your per inch or (initiative) and initiatives at your per inch or (initiative).
- carefulty be norsine and when applying post weld fast treatment Alternatively, the use of insulating blonkers when the completion of wilding in ties, of post weld healt-treatment may be perceitled to comfol the casaying of

weded connection to ambient temperature if recommended by the Engineer of Record and approved by the City Building Inspector: Unless requires MED by an appropriate WPS.

VI. WELDING AND FABRICATION DETAILS

1. Base Metal Joint Preparation

- Base Metal Joint Proparation

 Hoan mater proparation may be in comply with AMS Section 5.14.

 All beam mater proparation from be in comply with AMS Section 5.14.

 All beam frame to column thrope veids are in be made with a AMS proparation of the proparation of the desired proparation of the desired proparation of the desired proparation of the proparation of the desired proparation of the desired proparation of the desired proparation of the desired proparation of the Columnic Column of the Columnic Columnic
- Inch:

 An Fit-Up" and "An Demailed" shall be the maximum science

 Meet all prequational WPS services in Table 5 cm Shees at

- Z. Weld Access Hole Where weld access holes are provided, they shall be upsaded as illustrated
- in Datail 12 on Sneet 3 in 1944 (12 or Sheet 3. Notches and gouges shot be repaired tollowing a WPS approved by ther Engineer of Record. Welld records hakes shall be prepaired by grenting to assumble (such be accordance with ArSC LRED Specylication Section /T.E. and provided

with a minimum radius of 3/6 Inch as thereated in Detail 12 on Steer 1

- 1. Backing Bar acking the used in connections with a CIP grown webt of hoirn flut ge-to column lange shall be removed except that loo flange beging as prached to the column by a continuous fillal wild on the adjurted by the CIP or note weld need not be tremmed
- CPP grows weld need not be termined Following remote of nations just the root pass and the total googless is sound well made, and best weeked. A reinforcing limit week will be minimum large are \$7.50 km on the cox opening plus \$1.25 km on minimum large set \$7.50 km on the cox opening plus \$1.25 km on minimum large set \$7.50 km on the information fallow which need not be grounded. When backing the common typic made \$1.4 km of the factor \$2.7 cm passweed base metal of income you have a subject to passweed base metal of income may be about mechanism the membratical of accommendation on exclusives.
- IL. When a non-modalic backing per is used, the WHS and the Wolder shall be qualified using the type of bedring bar interiried for websing.

III Nonferrous metallic (e.i.) copper) narlong mesecials are not permitted 4. Wold Tab

- Weld tabs shall be aligned parallel in the joint preparation ii. No welst dants are also
- World tabs shall assume beyond the edge of the light a minimum distance.
- naust to the part trickness, but not less from and inch. of West still shall be removed upon completion of the webset form in follows: No more than 1/8 arch beyond the edge of the joint shall remain means.
- it continuity offto when up to 1/4 inchis accorptable Eggs of the ward tale shall be finished to a furnish magnifest years of 500 micro lash or better. Gooding to a floor condition a not regulated

Basis & Associates, Inc.

TO PARTY IN THEM 0

DWELLIN AVB. AMILY San Juan 535 LL ш 5

S PROJECT: CA 90291 SIN ADDRESS VENICE, M Z

SEP/IP/C

W1200

STEEL GENERAL NOTES 5-1.2

CONTINUED PROMISED I

- e. Gasges and notches are lest permitted. The transitional slape of any area
- where garges tool natives have been removed that not exceed 15.

 * following removes by greating that exclude more than 16 has balled the surface of the balled read to the file that well need in 16 has been at the file of the red of the contain of the white the surface of the contain of the whole at the trade shall provide a except provide a removing the red of noticines and

- Continuity Plate
 Continuity plates and los detailed as Nuoroted in Detail II on Sheet 3.
 The west abbeting the contracts plate to the committengs shall be as fellows.

- In the electromy the contents grade to the content range late of the state of the content of the
- unification in the degree more infrastructure and account termination in principle.

 Even tass shall be removed forwards competion of waiting as Certificial principle and pit values to the determination of waiting the waiting or a competition of the bas. That has been also formands of when a state of the little from apply and of the pipe.

6. Dolble: Flobs

- Nec doubler states, as illustrated in Detail 2.5, or 4 or Sheet 3, shall be welded using either Detail 5, 6, or 1 or Sheet 3.
- T. Requirements for 'k' Area Herce shall be trinche short of the 'k' area for continuty plates as flustrated in Detail II on Sheet 3.

VII. EXCHPTIONS

- Reaution First serior quality assurance currentents of the Standard GA.
 Plot, as littled in Fort VII Item 2 are permitted for the following buildings or
- struitures

 1. One or twe family overlings not more than I story in height and 2500 of of Thorocrasic

 1. Birldings on structures accessors to residential uses (such as concert,
- Mortage, garage), and a Macel Great structures leach as working, compay patto cover, cosesso,
- storage rock!
- 20 Quidneys or structures, an Island in Flort VIII sent I) are awarest from providing the following guidity accordance components providing the State of the Stat

Tools 7. PREQUALIFIED BASE METAL - FILLER METAL COMBINATIONS FOR MATCHING STRENGTH

В	ASE METAL		FI	LI ER METAL
time	Stori Specification	Protein Protein	AHE Electrode Specification	Bekinde Classificatori
		GYAN	A5.1	EXXX
	A51H A56 (5/4 b)	300	ASS w	"Taxocky
	earn eag (254 ti)	TOWN	A530 M	EYOXF-X, EZET-XIII
		1500	A\$29 a	Ethiosis, Enrockt
	AGTH ACK II 3,M III. ACMM ACK CONSTRUCT AGTM ACK CHARGE TO AGTM ANGS	100	3.51	E106 E104 E108 E708
PV.		SHAN	A55 et	ETOIO-X
100			A520 m	ETOKT-X, ETAT-XN
		ISAN	A5.29 &	EYOKTX-X. EXCU-XY
RELATIONSHIP	BASE META (S)		PILLI	ES, METAL, STRENGTH ATLONSHIP REGULADO
	Any successor bases or any stated to countries in the state group		ing file rate: I Hod it be same grow	
Molders	My steen in one group has gnative	ony stock to	Any filter install faced for a lower strength group (SMA) electrodes shall be the contracting classification)	
Under-Massing	Any stated for any shoot to a	zy yroki	Occupants	of the san de hills (securetary)

- International will be a sense of a group (International Control of the Control of Contro

Table 5. PREGUALIFIED WPS REQUIREMENTS 1248

VARIABLE	ROSITION OF A	ELD WELD TYPE	SMAR	FOAH
		Fillet (a)	546 h	
	hat at	Groove AL	74 h	96.6
Haxmin Electrode		Root Pass.	5% N	
Diamoter	Hostombok (HI)	FWML	Min	3.0
		Organie	366 fi	10 4
	versual no	Aï	546 in	3/32 in
	Overnscal (CH)	AV	346 m	SWM ty
	A/I	Titlet:		
		Proove seld root pro-	Within the nords of	Hittim the catago of recommended operation by the filler metal nonviolations and a MFS approved
Hostovs Carpert	А	Groevie weld roes pass without opening	pserakonto ille Filer neto neufocure: and a MFS approved	
		Snoove weld (1) drawes	tu engase of a engage of record	
		Groove weld cap poor		
	FW FF		Ses in	3/6 h
Makeur Root Rose	Nevertal (N)	40	556 h.	500 h
Thickness at	Vertical (V)	7"	1/2,5	V2.11.
	Directions (OH)		Sife in	site in
Markers Fill Flags Dr.	to state	λic	356 h	y# n:
	Fig. (F)		36 %	UZ W
Hovinsin Single Pose	Hariaartal III		iiAb Vi	39 N
Flet Held State	Vertical (v)	HEAT	/3 h.	V2-W
	Diverhend Entl		Slo n	5/6 n
Norman Single Plass	4.	Roos uponeg aki2 m.	Not approache	fish kayani
Loyer (4d9)	M	Ang layer of width is	ALL ADVICENCE	(6)

- NOTES:

 Application and visions of AMS DIJICI M, 2010 Sastion S. The qualification of MPS's must be maintained for prequalified stable of SMAM and FCAM MPSE.

 Refer to Casal IS on Sheet S for diagram of Held pass sequence.

 Application permission from the AMS III. Committee on Structural

- Adopted with permission from the ANS DI. I Cormittee on structural Violand, Structural Noting Code.
 Society, Toble 1, ANS DI. (2014). 2010, Martin American Malding Society, Toble 90:2005.
 Except root possess.
 See ANS DI. (2014). The Principle of the Principle
- the Vipoettan for nontrovious or the 50 or 60 for Luculans, split layers when the width in it

TIDDLE B. STRUCTURAL OBSERVATION CHECKLIST

STRUCTURAL OBSERVATION PROGRAM (State Moment Frame for Selemi, Application)	
□ Chertation and placement of correctes components.	
 Remove) of backing bars, as required on the otors. 	
Removal of modification, or required on the plane.	
□ Presence of continues places, as required at the plans.	
 Presence of dualities plates, as negated on the plane. 	
□ Configuration and First of word accels, tickles, if approaches,	
ca. Contain of RDS profile, in applicable.	
p. Verify that he vested attractments occur in the plastic hinging region.	
— Review KO1 and deputy Impeciation reports for general compliance.	
Aven.	

- OTES Meld grail ties shall be verified by the Deputy inspector. The structural observations listed in this Table are in addition to the
- structural observations that
- may be required on the structure plans

Table I. REPORTS TO BE SUBHITTED TO THE CITY BUILDING INSPECTOR

	PREPARED BY	TYPE ON REPORT	
1	Snotard Observer(6)	Sincord Observation Reports	
#	Detody Inspectantial	Deputy Inspection Reports	
3.	1871 TRUMICKING	Hire-Destructive Testing Reports	

Table 2 NON-DESTRUCTIVE TEST LOCATIONS

	REGURED LOCATIONS	SM
1.	C.P. Brown Held. Utherest test shall be performed be all C.P. growns white in inclusive filter. No for my thick or greaters. In codd his indigests particle less shall be performed an oil beam-lo-colors C.P. grown sends.	
2	"a" fined in the individual content of the i	6
NA.	Beam Cope and Access Hote: As selficid gritudes and contections, thermory out serfaces of beam copies and accome hotes shall be tested while enagetic particle testing, when the flarge thickness accessed in 12 as 150 mm for notified shapes	E
4	Redood Bern Smith Repair Mayelic particle tealing shall be performed in any less and soluted area or her KES policy thege region that has been repaired by sellating or on this bode netal of the KES and select legge region if a sharp notich has been removed by greating.	10
5.	Base Nest Caretor Tourna and Lampelland or CLI Restons whith Side malest blass that had 24 NB mid relation of consciously period for obscriptions and the side of the side of the sides of the sides of the obscriptions are not to the provide of blassical models in the confidence of corresponding and the convolution side of the side of the sides of the confidence of the descriptions from which the district of the CTI Clinical CLI and confidence of the beautiful of the beautiful of the CTI Clinical CLI and confidence on the confidence of the beautiful or the confidence of the confidence of the beautiful of the confidence of the side of the confidence of the the confidence of the confidence of the confidence of the confidence of the period of the confidence of the change of the confidence of the period of the confidence of the change of the confidence of the period of the confidence of the change of the change of the change of the period of the change of the period of the change of the change of the change of the change of the period of the change of the change of the change of the period of the change of the change of the change of the period of the change of the change of the change of the period of the change of the change of the change of the period of the change of the change of the change of the period of the change of the change of the period of the change of the change of the change of the period of the change of the change of the change of the period of the change o	
á	Chill filed it retal to Removal title Hispanic particle leading shall be performed as the end of pelos from all. Into well late have been proposed, except for perhaps y take used take.	E
7	IN Processor feliate strategy that see performed on P.P. gradual health lead in country replace with an effective throat of 5/4 in (Millimit thick or greater.	1

Table 3 NON-DESTRUCTIVE TEST FREQUENCY

	Eq.	Frequency Davignation	
	A		4
Ulsrasonic Testing (VT)	look of joints	SC's of Jointe	25% of Joints
Magnetic Particle Teeting (MT)	50% of John	25% of Johns	Not Required

NOTES:

1. Refer to Table 2 for locations of non-destructive testing

2. Note of non-destructive sealing now be reduced as permitted in Sheet

1. Part (V. Item B/d)

Table 4. PREQUALIFIED MINIMUM PREHEAT AND INTERPASS TEMPERATURE

STEELE LATION	HELDING FRAXES6	PART AT POINT OF HEIGHS	NIERPASS TEHERATURE (T.7F)
- Section		VS to 3/4 vcl.	52
ASTM ASE ASTM ASE Smalls SC ASTM ASE Smalls SU ASEM ARES ASEM ARES	SNAN with low-redroom	Over 3r4 to FV7 not	50
	enectroides PCAN	Die 1/2 to 2 /2 to	150
		Over 2-12	209

NOTES:

Surfaces to be reliated and surfaces adjacent to weight shall be free of mailstire gureant to.

ANS DIJON MIZOLO Section 5.5. Use a higher preferat lamparature from this Table 10.

2. Adopted with permission from the ANS DI I Conntities as Substantial Heising Code - Seed, ANS DI I/O (MIZOLO, MIZOLO, Highling Code - Seed, ANS DI I/O (MIZOLO, MIZOLO, Highling Sedet); Table 32.

SEE INFORMATION BULLETING/BS. 2014-98 FOR MORE INFORMATION.

HERE PURE AND RECORDANCE CESTING AND RECORD TO THE PURE OF THE LANG OF THE PURE OF THE PURE OF THE PURE OF THE LANG OF THE PURE OF THE PUR

\$-1.3

STEEL

GENERAL NOTES

roles, Fast

Basis

& Associates, Inc.

- 14C (iii) -

DWELLIN

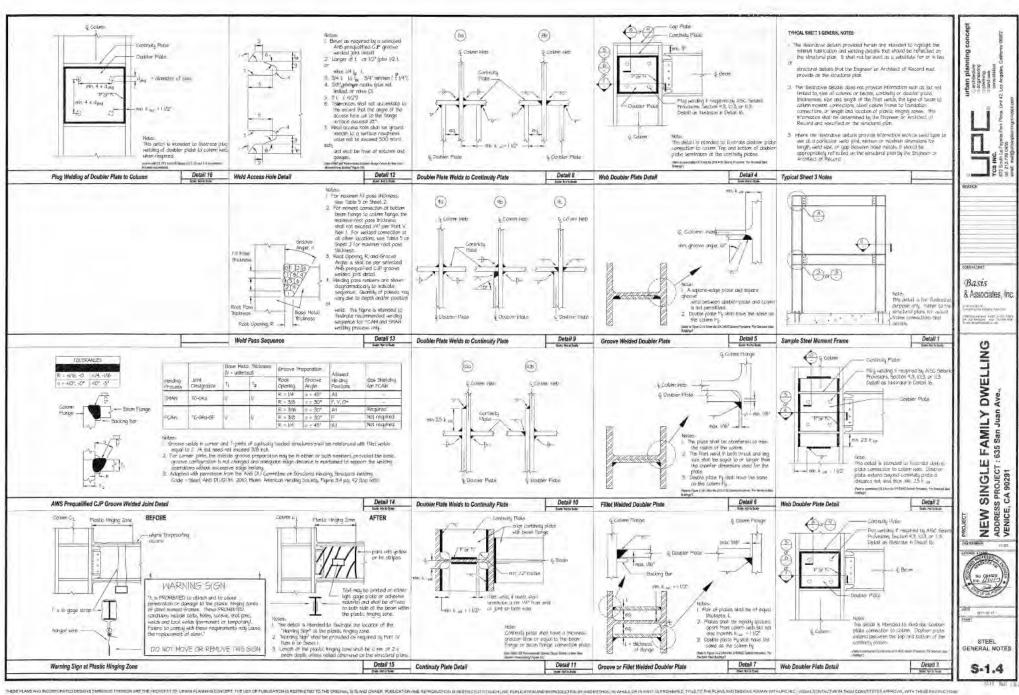
FAMILY

SINGLE ADDRESS PROJECT

NEW

ALEMSI STAW

San 635



SPECIAL INSPECTION QUALITY ASSURANCE TABLE (AISC 360-10)

TABLE C-N5:6-1	
Inspection Tasks Prior to Bo	iting
inspiration Tasks Prior to Bolting	Applicable RCSC Specification References
Monufacturer's certifications available for fastener materials	290
Fosterier marked in associational with ASTH requirements	Figure 5-21, 4.1 (see see ASTP standards)
Proper fasteners selected for the joint patril (grade, type- bolt length # thread are to be excluded from shear place)	282 2(12,4)
Proper botting procedure selected for jules becall	4.6
Connecting mananta, including the appropriate fraging surface condition and hale preparation. If specified, neet applicable requirements.	3,91,93
Pre-installation verification testing by installation personnel observed and documented for fraktener betweenings and welfacts add	7.42
Proper storage provided for brills, russ, washers and when keeliher sonacrental	22,871
Spec (sper)	

TABLE C-N5.6-2 Inspection Tasks During Balti	ing
Inspection Takes During (Splanic	Applicable RCGC Specification References†
Passener asserbles, of subtole condition, placed e all holes and seafers III required are published as required.	0.14
Unit innovight to the sning-tight condition prior to one preferenciating operation	AL-U
Freitener companies not strend by the wrench prevented from notating	0.2,92
Foeteners are presentioned in accordance with the RCSC Specification, progressing systematically from the most rigid paths Loward the their adigins	82 42
Mices (2004)	

TABLE G-N5.6-	3
Inspection Tasks After B	olting
Impection Tooks After Bolling	Applicable 40:50 Specification Retenunces*
Dosument opportunce or reliection of boiltesi connection-	int addressed by RCSC

TABLE C-N5.4-I	
Inspection Tasks Prior to V	Nelding
Inspection Tooks Prior to helding	AND DUD OF References
nelding Possisions specifications (nPSs) available.	6.5
forutachiner certificiation for welding commission available.	62
tateria laentification (type/groups)	102
rielder dentification augdent	9.4 (hander (pathtication) (literative algaem not reculted by ASM D11/D184)
Physical ground wellow Decading John geometry • John proposition • Divine Storm, (latyment, and is periting much facility, beneal) • Constituent Condition of islant sometiment • Tacking Book (self calabli) and location • Booking type, and *R. (in applicable)	653 322 55 505 505,62311
Configuration and Firelt of doction solve-	95-2, 5/T (V6) 556 Section (LO)
*Supp of filled welds * Dreshmane (obligament, pages all noot.) * Clearkiness (condition of lates) surfaces) * Tacking flack weld quality and location)	9/22.1 9/55 3/85
Chack welding acpripment:	62,511

Inspection Tasks Durin	ng Welding
impetition Tools During neiting	And DUDTIN Parameters
as of qualitied weathers	104
Softr of an earthing of Helding continuables "Plackaring "Expansive control	93 53 533 Yer SMAN, 532 (for SAH
ho welding over procked tack welds	518
In-Cornected Condition * Here speed within limbs * Theopytation and temperature	5)2) 5(2.2
dem festigweid * Sestigweid von werden gegenement * Sestigweid von dem festigweid von dem festigweid * Sestigweid von dem festigweid von dem festigweid * Sestigweid von dem festigweid von dem festigweid * Friedriche gegeneid * Indexprose temperature in automatiche direktigweid * Friedriche (Sestigweid) * Frie	63A 652/55.52 58/51
Meliang teuritores * interpress and that steaming * Door page within profile intertions * Each page seets quilty intertions	652,653,524 930

Inspection Tasks After h	leiding	
repestron Talks: After Heiding And District M Reference		
Hallon clipmed	5.50)	
Dise, length and location of water	(6.5)	
Helicki mene) valadi acceptorace otherica * Crosce promitticion * Virulat bosse metali insulini * Virulat bosse metali insulini * Crosce process section * Polid promittica * Polid promittica * Polidorpat * Polidorpa	6.3.5 *(side 6.1 (U) *Tuble 6.1 (S) *Table 6.1 (S) *Table 6.1 (6) *Table 6.1 (6) *Table 6.1 (1) **(side 6.1 (6)	
Anc ptrikes	5,24	
tratea*	net addressed in AMS	
Backing removed and world trave removad (4 required)	530, 53	
Report doubtless	0.5,5, 5.26	
Securing assessment or relection of resident last or member	35A, 605	

TABLE N5.6-		
Inspection Tasks Prior to Bo	Iting	
Inspection Taxios Prior to Bolting	GC.	04
Manufacturer's contlitications available for fastenin materials	0.	F,
Fautener marked in secondance with ASTM requirements	0.	0
Proper favience selected for the joint detail (grado, type, bolt serigin it thread are to be excluded from shear plane)	р	ó
Proper soting procedure selected for joint detail	10	0
Connecting elements, including the appropriate fraging surface condition and how preparation, it was alread mens applicable requirements.	05	ö
Pre-restallistim were known besting by metallication personnel alone and documental. For l'aspener assembles and methods well	4	ø
Proper atomorph provided for botte, rate However and other tolerands components	a	0

TABLE N5.6-2 Inspection Tasks During Boilt	Ing	
Impection Tolks During Boiling	366	(QA
coupers assembles, or subpole condition placed # all holes and policing (It regulated) the positioned as required.	Ø	127
lovic brought to the sweg-tight constitin prior to the presentationing voltration	D	12
takiener component not lared by the weinth prevented from rotaling	0	2
hadeners are pretensioned in accordance with the Roac Specification progressing systematically from the most rigid parts toward the nee dogs.	ø	2

TABLE N5.6-3		
Inspection Tasks After B	ioiting	
Preparation Tooks After Softing	oc.	a

TABLE N5.4-1		
Inspection Tasks Prior to W	elding	1
Propertion Trades Fifter to variating	1000	24
Heiping Pocesians apecifications (HPTs) available	P	P
Manufacturier sentifications for wellding consumables available	P	P
Materiul (Sentification Type/gradia)	O.	19
Helper Identification system	-0	10
Pil-up of groove vestes (including joint geometry) * Joint preparation * Directions (signment recollapseting noot face bewel) * Clinerations (condition of state serious) * Clinerations (condition of state serious) * Tasking (task wells quality and bootset) * Bacoling typer and Pt (if applicable)	g	a
Configuration and Firest of access house	-(0)	10
Pti-up of file: weids * Otherstons folgoment, gaps at root; * Cleanities of condition of sited surfuces; * Touting Stock Held spoiling and location.	<u>ja</u>	71
Creacic Helicing espirament	п	

TABLE N5.4-2 Inspection Tasks During N	dalates.	
Inspection Tosts During Helaing	30	CLA
this of qualified visitoers.	D	0
Control and runding of welsing consumables • Packaging • Exposure particular	10	an.
his welding over crasked took welds	-9	0
Environmental conditions * Hind speed with mins * Prespication and semparative	-0	95
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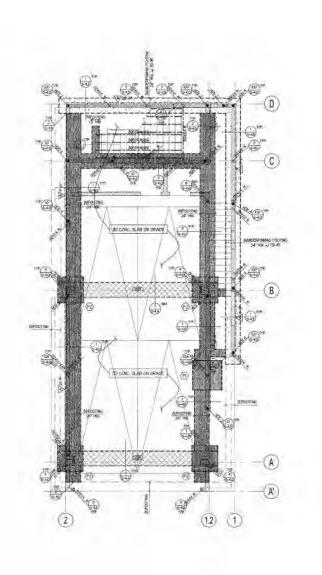
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Basis & Associates, Inc. TOT Webser tree 6400 or could'd a low real and the first leave the could be leave to the leave t NEW SINGLE FAMILY DWELLING ADDRESS PROJECT: 635 San Juan Ave., VENICE, CA 90291 STEEL GENERAL NOTES

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I KOK ATES FORDATION UNDERSTANCE AS REQUIRED

EMPER PINCE SCHOOLET

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FOUNDATION PLAN

I. ALL ANCHOR BOLTS TO SE SIGNS ABXIZ LONG 4" EMBEDMENT #48" CIC. II. N. O.

3. FORMULATION SILES SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TRICATED MOOD.

4 PROVIDE IGS BOUNDARY NAILS AT THE PERIMETER OF BULDING

2 PROVIDE OUR BOUNDARY WALLS AT THE PREMIETER OF BILLOWS

HOLES SHALL SE UNFOCKPRIZED AT THE CONNECTOR OF THE HOLD-DOWN

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5. △ HOLCAN'S SHEAR WALL SEE SHARK WALL SOURCE.

5. ET ADDITIONED SHARK FOR ALL DEVISIONIS.

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6. HOLD-DOWN HARDWARE WAS THE SECURED IN PLACE PRIOR TO FOUNDATION HERPECTON.

6. HOLD-DOWN CONNECTOR SOLD THE MONOTOR PRIOR SECURED STITL IN A THE MARKET.

10. ALL BALL DISSONS STATE AND CONTINUES SHALL BE THE WASHED.

10. ALL BALL DISSONS STATE AND CONTINUES SHALL BE VERSED AT LOW STITL.

Id. All Bulding Size And Locations Shall be verified at Job Site. IF Air differences occurs, seport to ensure for solution proof to construction. All Partipless for registery after Interact or Fige Retardant-Treated Modo.

SHALL BE OF HOT DIPPED ZING COARED GALVANIZED SITEL ACCORDANCE WITH ASTYL ASTYL ID. IF ALTYPINE SOLL CONDITIONS ARE ENCONTERED, A SOLL INVESTIGATION REPORT HAY BE REQUIRED.

B. ALL HOOD FOST NED SIMPSON COLUMN BASE "CB" OR SO, APPROVED; SEE

IA, SEE SOILS REPORTISS ARRAW FOR MORE INFORMATION BY SCHOOL SECTECHNICAL, INC.

FOUNDATION SCIEDULE

FORDATIONS (9) 4-0" + 2" DONG PAD HID-45 EAS (3) 3-8" x 3-6" x 24" (40%; PAD x) (5) ME EN

GRADE BEAM SCHEDULE

TYPE BEAH 34 X X / OFF III W 4-15 IT I'E I 174 I 10 I.

SHEAR WALL SCHEDULE

AF & PA SUPPE-2000 TABLE 4.5A as \$1.4h Alasoon sheet who loved

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MINISTER CHARM HARES BOTH STREET

6/82* PLYMONE ARE STREETING. 1500 SEE 1140 50% A.S. a 48° (I.C. MANUAL PROPERTY AND A 144 9:32°06.

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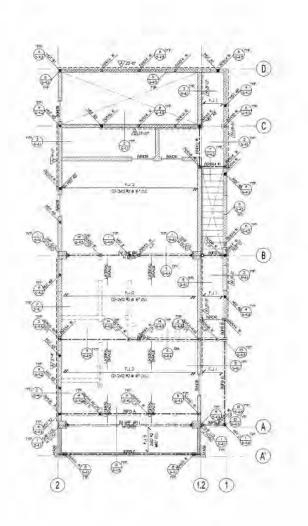
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FOUNDATION PLAN

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- HIDICATES (N/ NON-BEARING PARTITIONS

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2ND FLOOR FRAMING PLAN SCALE: 1/4" = 11-0

L. SEE SHEET OF FOR MATERIAL SPECIFICATIONS AND FLUOR FRANKS NOTES.
2. THUOR DIABRASSIA TO BE 19/20? PLYNEOD (FINES, NOTES, NO.2007 DOC FOR "NOTE") AND COMPRING NASI SEASONAL BLOCKETS.
3. FRONCE OLD 86" (OLD BUNDANY NALLS AT THE PERMETTER OF BULDING A FRONCE SHAPIND FOR BRINGSTOR DE BUNDAND MAJES NOTE SHORE THE SEAMS, NALL STRUKKTURAL SHILDS TO BE 20% TO 80" (OLD NEED NOT! BEIGHT, NAT ALL NOTES REASONS AND THE SHAPE, NATURE NOTES NOTES NOTES TO BE 20% TO 80" (OLD NEED NOT!) BEIGHT, NATURE AND THE MAJES NOTES NO

A INDICATES SHEAR HALL SEE SHEAR WALL SCHEDULE

T. ALL NON BEARMS PARTITIONS TO BE 2x4 STUDS @ 6" O.G. II. N. O. 8. HOR INDICATES HEADERS TO BE 4x5 +2 II, N. O. (64)

DRAG - INDICATES DRASS TO BE 4410 OR 4x BLOCKS WINST 1211. N. O. SEE (445

IO. SEE ARCHITECTURAL DICAMINOS FOR ALL DIMENSIONS

II. TRIMMERS 1-334 TRIMMER REGURED FOR 4X8 MEADERS AND SMALLER UND JUST TRIMMER HEGURED FOR HEADERS LARGER THAN 4X8 UNLO.

Iz ALL BILLDING SIZE AND LOCATIONS SHALL BY VERIFIED AT JOB SITE.
IF AIM DIFFERENCES OCCURS, REPORT TO ENGINEER FOR SOLUTION PRIOR TO CONSTRUCTION.

IS PROVIDE LEAD HOLE HOW-TOK OF THREADED SHANK DIA, AND FILL DIA, FOR SMCOTH SHANK FORTICK. 14. "LIDDR DIAPHRAGH HALLINS TO LE INSPLICTED DEFORE (COVERING, PACE GRAIN OF

PLYMOOD SHALL SE PERPENDICILAR TO SUPPORTS FLOOR SHALL HAVE TONEIE AND SPOUVE OR BLOCKED PANEL EDGES, PLYHOOD SPANS SHALL CONFORM HITII TAISLE 2304.7

15 ALL DIAPHRASM AND SHEAR HALL NAILING SHALL VIII LIFE COMPAN WALLS ON SAL WANDED BOX. 85 ALL BOLT HOLES SHALL BY DAILLED USD TO VIDE OVERSIZED.

17 FERIODIC, MECIAL NEPECTION IS REGULATED FOR MODD SIEAR MALLS, MEAR PARELS, AND DIAMPRIAMS, ROLLDWING MALLINE, DISTING, ANCIOCRISE, MAD OTHER FASTERING TO COMPORENTS OF THE SIESNAL FORCE RESULTING SYSTEM.
SECULA, INSPECTION HY A DEBUTY INSPECTIOR IS REGULATED WHERE THE FASTENERS.

SPACING OF THE SHEATHING IS A NOVES ON CONTENT OR LESS.

IB. ALL MUCO POST & BEAM CONNECTION NEED SHIPSON COLLING CAP 1000 OR EG. APPROVED SEE

. (INDICATES EMPSON STRAP 1457 31" II, N. O. SEE DETAIL 20 PROVIDE DOUBLE FLOOP JOB'S INDER ALL PARALLEL HALLS AND PROVIDE DOUBLE BLOCKING BLION ALL PERPUDICULAR WALLS

BEAM 4 HEADER SCHEDULE

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YPE	BEAH	1995	HEADER
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CUFFLD	4X 2 #		
(NIFE E	W 12X35		
AUED F	axio e		
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SHEAR WALL SCHEDULE

AF # PA SDRV6-2008 VABLE 43M

	CONTROL BENEFIT CONTROL	(monantally)	ACCHABLE	SELATIA	TEMP	SNPSONTE	Hamile .
TOT	HATRA DESCRITOR	BLOCKING	SIEAR (ACE)	FLORE.	CONCRETE	"405" OR "LTF 4"	Horsen
M	5/92 PLTHOOD AND STRUTERAL-I WI COLDSHOT MALS II 6/0	BLOCKING.	340	800 MALS. 8 4" C.C.	8 52"-O.C.	* W DE.	
341	MI CO COMPONIALS & ACT	SUCCESS	965	WING LAB - SCREW × 6" LONG 45.5" OXC.	5/8'4 AB:	9 M, 000	T1 400M
IKE	BIRDY PLYHOOD APA STREET, RILL-1 WYOR CONTROL NALS IN 1970	BLOCK\$6	665	VALUE BY, OC.	824" D.C.	#2° 0/5	SEL NOIS
1	SISSE FE WARRES ANALONG CITE TAKAL-I HE KOD COMMON MALIS III. 202	biocella	810	YAY LAS -SCREW X B LONG BY CK.	SW DC	estrois.	92 6725
DIKE	B/SZ* PLYWOOD APA STRECTIRAL 4 WIROS CUMPON WALS WAIZ (BOTH SIDE)	BLOCASNS	1026	A 9, TONG 629, DIC.	96° 56	66, 010	無物態
DIE	B/B2* PLYWOOD APA STRUCTURAL -! WYOU CONTROL WALLS INSIGN SERVICE!	STOOMS.	1950	94'8 (An -octos) × 6' (285-92' OC.	NO VAR	BOTH SIDE	3E 1075)
DIKE	BISS PLINDOD APA STRUCTURAL -	BLOCKING	THE	XAYLONS #8" OK.	59818 745 881 (No.	BOTH SICE 68" OVC.	NE 16712
market.	5/30" PE INDOOR APA STRUCTURAL-1 Nº ICE DOPPLOR NALS # 6/02			200 8465 # 9102.	5/89 Ab # 40° QC.	#32°06	-

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FOR COMPONIAL DINORATE COMPONIATION OF MANAGED BOX.)

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DWELLING NEW SINGLE FAMILY ADDRESS PROJECT : 835 San Juan VENICE, CA 90291

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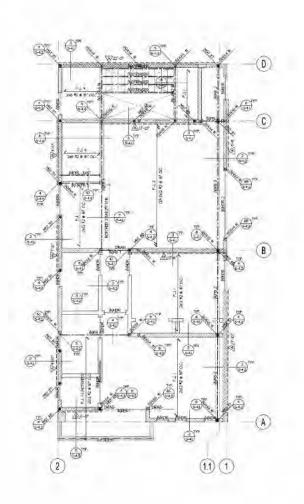
Basis

& Associates, Inc.

- AT 18 THE 18 TH A LAND

2ND FLOOR

FRAMING PLAN





LEGENS

INCIGATES IN NON-BEARING FARTHONS : INDICATES IN STRUCTURAL MALLS

INDICATES HALL ABOVE

INDICATES IN STRUCTURAL HALLS NV 200 42 016 000

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6. HOW INDICATES HEADERS TO BE 4x6 \$2 U. N. O.

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FOR SHOOTH SHAW, FORTICH

14. FLOOR DIAFFRASH NALINS TO BE INSPECTED BEFORE COVERING, FACE SRAIN OF

PLYMODO SHALL BE FENDENDOLLAR TO SUPPORTS FLOOR SHALL HAVE DAVIDE AND GROOVE OF PAREL FOR SEA AND TABLE 2504.T HAVE FOR SEA AND TABLE 2504.T

15 ALL DIAPARACM AND SIEAR HALL NALING SHALL UTILIZE COMMON HAILG OR SALVANIZED BOX. W. ALL DOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OMERGIZED.

III. ALL DOT I HOLES HAVEL BE DRILLED LISS TO THE "OWNERSHEED." IT, PERSODES "FECILL" REFERENCES IS REGULIED FOR POOD STEAR HALLS, SIEAR PANELS, AND DIAPHRAGHES, NELLOWING VALUES, BULTING, ANCHORING, AND OTHER FASTERING TO COMPONENTS OF THE SEERING FORCE PERSONING STROM.

SPACING OF THE SHEATHING IS 4 NOTES ON CENTER OR LESS.

16. ALL HOSD POST IL SEAT CONNECTION NEED SIMPSON COLUMN CAP "COO". OR BO! WERDVED SEE

. INDICATES SIMPSON STRAP MST ST IN N. O. SEE DETAIL () 20. PROVIDE DOUBLE FLOOR JOISTS INDER ALL PARALLEL WALLS AND PROVIDE DOUBLE BLOOKING BELOW ALL PERPENDICULAR WALLS

BEAM & HEADER SCHEDULE

TYPE	BEAH	TYPE	FEACER
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NPD 2	4XI2 */	AUHDR: I	4X02 FI
NFB 3	5.25xt 25 PSL 2.0E	AUIDR 2	AXIO III
NFB 4	43(2 4)		
NFB5	3,5/68,0 PSL 20E		
NFB 6	35XIBU PSL 20E NOTCHED IF I/4" MIN.		
NUFET	4XI2 N		

SHEAR WALL SCHEDULE

NE I PM SUMBIZICA TABLE 43A

	HARRA ETKAFIDI	HLOCKING	ALLOHABLE.	SEL ATTA	1/2560	SPPSON TE	Name .
TATE	MAKESON, A TECHNISH IN	BLOCKING	NEARINH	H.COR	CONCRETE	"A35" OR "LTP"+"	WOTES.
Di I	502" PLHADOL APA STRICTIRALH Nº ERI COMMON NALS N. 0/12	flocking.	340	a d' Co.	8 32° 02	# 6' OC.	-
100	WHO COMONINALS #45	BLOCKER	90	We LAS - CREA × 6" LONG 45.5" CHC.	5/8'V AH	91000	SET HOTES
N	SISCI PETHAXXO APA STRUCTURAL-I AVIDE COMMON NALIS & SID	BLOCKING	166	14's LAS SCREN × 8' IZNO 64' DIS	SIGN ABL	42° 00.	SEE NOTES
MI	BOD PENNOU APA STRECTIFAL!	BLOCKINS	610	WATER AND SCREEN	SO'F AB	34/186	off forts
DIKE	HART, N'SARON MATE 44/2 (DO LI 2002)	SLOCKING	load	9 6" LONG #25" OC.	S/E'6 ABC	MATOR.	321 NOTES
DIE	BYOS PLYWOOD ANA STRICTURAL -I WHOSE COMMON HALLS \$500 SECTH SCHOOL	BLOCKING	830	WITH LAS SCREEN IN 61 LONG WIT DOG	五水(4 A五) 例2、以下	BOTH SIZE	3E 100E3
DIE	1552' R. THOOS APA STRUCTURAL WICH COMMON HAILS WORD BOTH SIND	BUSKIN	T140.	X 6" ECNS 48" CIC.	ABY DE	BOTH SITE	902.47036
incombets.	EST PLTHICO ARK STRUCTURAL!	~		200 WILE 6 M 00	589 AD.	# 82° OD	

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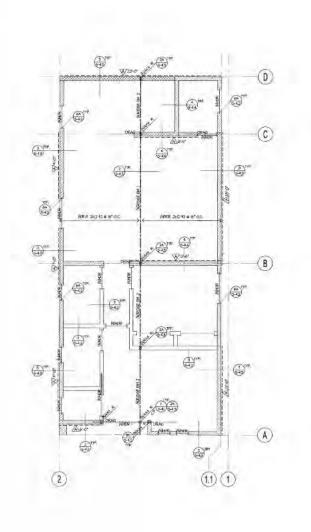
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INDICATES TEL STRUCTURAL HALLS W ADD 20142 816" D.C. . INDICATES IT! STRICTURA. NA. 1.5 Ny ACO 2016 F2 WAT O.C. CONTRACTOR Basis & Associates, Inc. DWELLING FAMILY I SINGLE ADDRESS PROJECT : VENICE, CA 90291 NEW

SRD FLOOR FRAMING PLAN

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LI SEE SHEET SHI FOR MATERIAL SPECIFICATIONS AND REXOF FRAMING NOTES.

L SEE SHET IS HOW MATERIAL SPECIFICATIONS AND PROF PRIAMING NUTES.

2. PROPE DIAMPRIAM TO BE SIZE PLYNOLOGY DAVID INCRES \$2,000 DOC PSH

YOU'N WINDLICHWORN INALS WEBSILD ELLOCKED

3. PROVIDE 10 MB OF DO, ROMANDEY INALS AT THE PRIMITERS OF BUILDING.

4. PROVIDE 4-WINDTH OF BEAM POST OR BOUNDALENT WILL THIS TRUDS INCOR THE SPEAMS.

5. ALL SPECIFICAL STRUCTS TO BE 204 12 MB FO LOUDER INCO'S THE SPEAMS.

AND ALL INCHMENNIS PARTITION AND TO BE 204 12 MB FO COUNTRY INCO'D FEBRIT.

6. △ NOICATES SHEAR PALLS SEE SHEAR WALL SCHEDULE.

LEGEND

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6. ALL NON ERARING PARTITIONS TO BE 244 STUDS 6161 O.C. U. N. O.

A HOR INDICATES HEADERS TO BE 4x6 \$2 U. N. O.

DRAG - INDICATES DRAGS TO SE 4xIO OR 4x BLOCK'S HI NET 48 II N. O. SEE 448

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S, HEDVILLE LEAD MALE AUXILIAR OF THE HEADED SHAME DIAL AND FALL DIAL PICE SHADING HAND FROM SHAME CONTINUES TO BE RESERVED BEFORE EXCENSING FACE SHANE OF HANDOOS OF BLOCKED PANEL EDGES FLOWDS SHALL HAVE TORICLE AND GROOVE OR BLOCKED PANEL EDGES FLOWDOOS SHAS SHALL CONTORN HATH TABLE 2304.

IS ALL DIAPPRAISH AND SHEAR HALL HALL HIS SHALL UTILIZE COMMON HALLS

5. ALL DIAPPERISH AND SERVE WALL WILLING SHALL UTILIZE COPPORT HAILS OR FAX. WALLES HAVE EFFORTLED 1/3 TO LIMP OPERSIZED. IN PRICOLOG SERVEL REPORTLING IS REGISTED FOR WOOD GEAR WALLS, SHEAR PARELS, AND DIAPPERISHED. AND EXCLUSIVES WILLIAMS WILLIAMS WILLIAMS OUT THE WASTERNOOT OF LONG-RECEIPTS OF THE SHAPPERISH OF LONG-RECEIPTS OF THE SHAPPERISH PRICE IS STORY IN STREET.
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BEAM & HEADER SCHEDULE

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TYPE	BEAM	TYPE	HEADER
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NORIDEE BM 2	HXH #	NHOR	4XIO #

SHEAR WALL SCHEDULE

AT 1 PA 302PHS (XXX) 1/4ELE 4.3A

	SATERIAL CERCIPION	BLOCKING-	ALLOWADLE.	BUL ATTA	CHPENE	SAPSON TO:	diam'r.
J.F.	MATERIALDESCRIPTION	SLOCKING-	SEAR PLF	PLOOR:	CONCRETE	· 有一种 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	KO'B
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MI	D/62* PLYWOOD APA STRECTERAL-I Nº DID COPMON NALS II 3M2	al pecaso.	ces	18" LONG BA" CAL	924° 0.0.	#12° (3/C).	SEE NOTES
	ISBET PLYNOOD APA STRUCTURAL! HE VALCOMMON NAUS # 2/12	BLOCKING.	870	IMP LAS SCREN	50° AB	eth one.	SEE NOTES
DIKE	ISSEE PLYMOSE APA STRUCTURAL -I WIGH COMPON WALS \$440 BOTH SIDE!	BLOCKING	1020	I'M & LAS HORSH	WE OK	66, 0/0	無物態
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MK	5/92" PLYHOUD APA STRUCTURAL -I MACH COMPINI MALS NOVO (BUTH SIDE)	BLOCKING	1740	FE LONG BY ON	AD OF	BOTH SIDE ANT THE	SHE HOVE
oleowii.	E/SO" PLYHOOD APA STRUCTURALY NV ION COMMON NALS & BUT		-20	255 WALS # B ¹ GC	8 40° 05	a 491 cto.	-

NOTICE

SO TRANSA MERCES AT THE RILL MACK AND ALL MARK SOURMET PRIMERS

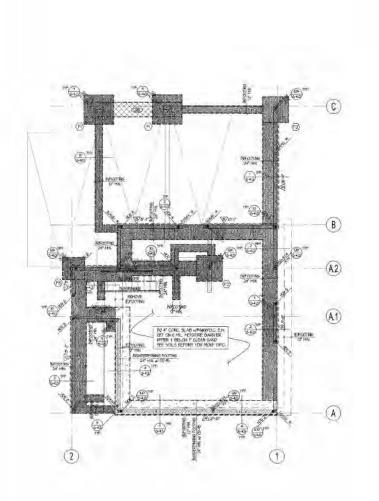
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Basis & Associates, Inc. 1 140 A 150 DWELLING FAMILY 1 SINGLE ADDRESS PROJECT NEW

ROOF FRAMING







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FOUNDATION PLAN

5CALE: U4" = 1'-0"

I. ALL ANGLER SOLES TO BE 5/6" A BAJO" LONG OF EFEED/MERT #46" OZ. LER. O. SOUME MARKER SYSTEM" SHALL BE UED MINI ALL ANGLER BOLTS.
ALL STRAINER, STEDS TO BE EAST TO BE "DC. MERRE MO" OF BEIGHT.
AND ALL MONLEARING PRATTICH MALL TO BE "Dc. 4 12 #6" OZ. MERRE MO" FERHT ALL MONLEARING PRATTICH MALL TO BE "Dc.4 12 #6" OZ. MERRE MO" FERHT LA ML STRAINER. AUDOS TO E2 #60 #2 #6" OZ. OPER MO" OT BEIGHT.

3. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED MOOD

3. FOUNDATION SILLS WILL BE INSTRUCTO PRIVABLE OR PRESERVATIVE-TREATED MODO
4. PROVIDE DIE DEBUDARTY MULTE OF THE PERSERVE OF BUILDING
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SHALL BE OF HOT DITTED 2005 COOKS.

IL IF ADVERSO SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. B. ALL WOOD POST NEED SIMPSON COLUMN BASE "CH" OR EQ. AFTROVED. SEE (\$40)

14. SEE SOLS REPORTISE 6439 W FOR MORE INFORMATION BY SCHICK BEOTECHNICAL, INC.

FOUNDATION SCHEDULE

SRADE BEAM SCHEDULE

TITE	FOLNOATIONS	TOTAL
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(2)	3'-6' x 3'-6' x 24' sold. PAD ut 5)-#: Els	
3	at-of e arch e articolog para al fel-fe Em	

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N	SHOT PLINDOU ARA STRUCTURAL I BY TOO COMMON HARES & SAD	BLOOKING	666	Auto TVP: ECKEN	5/8/9 AB.	85° 0/6	SEE NOTES
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NK	B/S2" FLYNOOD APA STRUCTURAL -I HYGI COPMON MALS NIND BOTH SCEL	B.DONE	1350	WE' LONG ME DE	Sand AB	BOTH DIDE	SEE NOTES
310	DOO' IN HEXIC APA STRUMBAL HI HARD COMPONIALS #212 (BOTH SIDE)	BLOCKING	7/40	LET LONG ME CIC.	NO OK	BOTH SIDE 66" CVC.	SE BOTTO
en-szeniu.	5/32 PENNOTE APA STRICTERAL-I	1	-	202 WALS	540 AB	# 32° 00	

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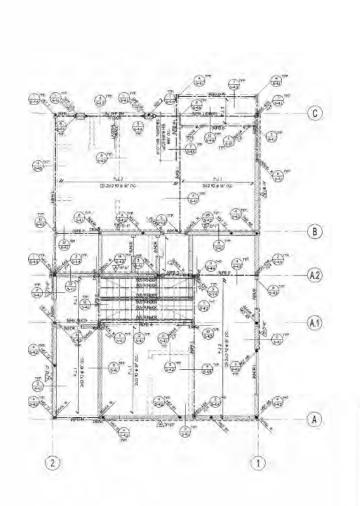
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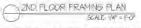
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Basis & Associates, Inc. Vicinia (Strain) DWELLING FAMILY 635 San Juan SINGLE ADDRESS PROJECT NEW ACE NUMBER LICENSE STAW

FOUNDATION PLAN





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COSY NOT NOT COMPANY MANUS REAGH OF DOCSORY

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8. HOR : NOICATES HEADERS TO BE 4x8 \$2 U.N. O.

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IO SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS

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AND TRAMERS PEDIEDD FOR READERS LARGER HAND AND LIVE.

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FAMY DEFERRICES OCCURS, REPORT TO ENGINEER FOR SQUIRON PRIOR TO CONSTRUCTIVE.

IS PROVIDE LEAD HOLE ADM-TON OF THREADED SHANK DIA, AND FILL DIA, FOR SHADOTH SHANK PORTION. IN FLOOR DIAPHRASH NALING TO DE INSPECTED DEFORE COVERING, FACE SRAIN OF PLINOOD SHALL BE PERSENDICILAR TO SUPPORTS FLOOR SHALL HAVE TONISE AND GROOVE OR BLOCKED PANEL EDGES. PLYHOOD SPANS SHALL CONFORM WITH TABLE 25047

3 ALL DAPIRASH ARD SEAS WALL NALING SHALL UTILIZE COMMON WAILS OR SALVANZED BOX: B. ALL BOLT HOLES SHALL TRE DRILLED (30) TO 1691 DVERSUZED.

17 PERIODIC SPECIAL MERECTION IS SEGURED FOR MODO SHEAR MALLS, SHEAR PAINTLS, AND DIAMPHASHS, INCLIDING MAILING, DICTING, AND CHER FASTENING TO COMPRIMENTS OF THE SEGMIC FORCE RESISTING SYSTEM.
SPECIAL MERECTION BY A DEPOTY INSPECIAL RESISTEME WHERE THE FASTENER.

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IN . INDICATES SIMPSON STRAP THET ST U. N. O. SEE DETAIL (SO) TO PROVIDE DOUBLE FLOOR JOISTS INCER ALL PARALLEL HALLS AND PROVIDE DOUBLE BLOOKING BISLOW ALL PERPONOLULAR WALLS.

BEAM & HEADER SCHEDULE

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NED	4x02 #1		
NFB E	In 12X26		
NFB F	6X12 #I		
NEBO	5,25x11,25 PQ 2:0E		
NFB #	5.25XE25 FSE 2.05 EXI2 4		
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WFB <	W 12X35		
NIFE L	N 12X35		
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SHEAR WALL SCHEDULE

AF (PA SOPE 2008 (ASL) (3)

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DAGE	MATERIALISCORPTION	DECKNO	SPAR STEE	PLORE.	CONCRETE	"ABS" OR L'ITT d'	NOTES
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1	NU GE COMMON AND STREETHERLY NU GESCOMMON MALS # 1/12	(5)(20)(00)	NO	WWIAS SCHOOL WAY LONG MOST ONC.	5/6/9 Att. 952 0.6	614'00	SEE HOUSE
N	15/32" FLYWOOD APA STRUCTURAL NY TOU COMPENNIALS # 3/12	glockie.	665	KE'LONG BY DIC.	584 AB	40° 06°	E NOS
DI	(5.62° PL THOOD APA STRUCTURAL-I IN YOR COMMOTIVATING STO	15,000046	910	KAT LONG ME OVE.	5/8/9 AB	William.	SET HOTES
DIM	BYSET PLYMOOD APA STRUCTURAL I MADE COPPACH WALLS \$472 (BOTH SOIL)	HLOSSNI	3000	26" LORS 925" QK.	5/019 A.D.	we' arc.	90 W/151
DK	S/82" PLINCOD APA STRUCTURAL II WOOD COMMON HALS #5/12 (SVITE SIZE)	0.0006	380	HATE LAS SCREEN A BY LONG MET ONC.	5/8'4 AB 6/2" (W.	MO" OIG.	± 1075
MI	EJES* FLYNDED AMA RITHE TANAL -I WOOD COMPON WALLS NAVE BOTH SIZE!	BLOOKHE	1340	CHAMIN LAS SCREW X 81 LOND 601 OIG.	SHIP A.E.	noth size	無相任
iprotory.	ISBS* PLYNOOD APA STRUCTIRAL I Nº 104 COHHON MALS IN 1982		20	EST NAILS # 8° O.C.	# 48' O.C.	# 82° 3.6	-

NOTICE) O SE TRANSME MEMBERS, AT THE DLL MARE AND ALL PAUL EXECUTORY MEMBERS.

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E KAR COMPON HALE SHOULD BE HIS FIEL READS FINDS COMPON HALE STANDARD COMPON STATISTIC SHEVANATED BOX.) g. 27 MINNEY FENCENATION IN RESIDED FOR LIVE JAN SCREW.

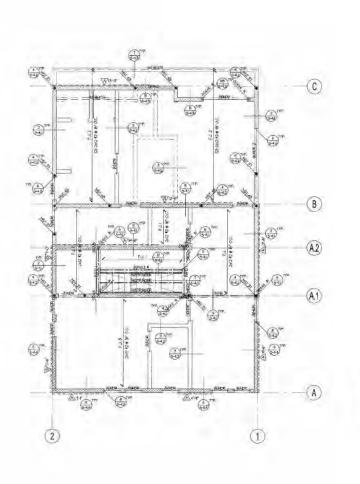
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INDICATES (EL STRUCTURAL WALLS HI ADD 2AN #2 816" U.C. Contra Veni Basis & Associates, Inc. MARKET TO THE DWELLING TAVE. FAMILY 1 NEW SINGLE F
ADDRESS PROJECT : 63
VENICE, CA 90291

CARRIER EXPLAN

2ND FRAMING PLAN

5-3.1





LESEND

I INDICATES IN HON-BEARING PARTITIONS INDICATES IN STRUCTURAL HALLS INDICATES IN STRUCTURAL WALLS

INDICATES WALL ABOVE

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AND ALL NOR BEARDING PRACTION HAND TO BE AND ONE ON INDER SHIPTON THE BEAMS.

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ALL STRUCTURAL SHIPTON TO BE 266 FOR 880* OLD, OWER 174-77 FEBRIT.

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B. HOP INDICATES HEADERS TO BE 4x8 12 U. N. O. G.

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S, ALL DIAPHARM AND PEAR HALL HALL INS SHALL VILLE CONTON INVICES.

OR, ALL WASHESS BOX.

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IN ALL BOAT HALES SHALL BE DIBILLED (192 TO 1/8" OVERSILED.

IN TREACIDE SHELLA. INSPECTION IS REQUIRED FOR HOLD SHEAR WALLS, SHEAR FAMELS,

AND DIAPHARMSHE MILLIONIS HALLING, BOLTING, AUCUSTERS, AND OTHER FASTISMS

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BEAM & HEADER SCHEDULE

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TYPE	BEAM	TITE	HEADER
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NF32	6/02/4	NHORT	4000 #
	-	MHCR 2	4)(5.42

SHEAR WALL SCHEDULE

AF 11'A SPRIC 2005 TABLE 43A

TYPE	MATERIAL DESCRIPTION	BLOOMS.	ONE MICHARIE	SALL ATTA	SIL ATTACHEN		Noves
1716	MATERIAL DESCRIPTION	PITTO NE		FLOOR -	CONDACTE	"AGS", ON: 1.11" 4"	BOATS
N	BIST PLYNOOD APA STRUCTURAL-I. NY DIE GENHOR HALS IN 1872	50,000,000	540	4 4°00	937 02.	# 8° 06.	
MI	BYRD* PLYNDED APA STRUCTURAL-I W YOR COMMON NALIS & 1/17	Buckhis.	'507	Nue had recision	56' AH.	#54° 0.6.	58E ROTES
N	5/52* PLTIADOD APA STRACTURAL-I AV EM COMMON NALS W 3/12	BLOOMS	160	MY LAS SCREN × 0" LONG #4" OK	5/8'9 AB.	#12" OVC.	SEE NOTES
M	5/52" PLTIACETE APA STRECTURAL!! SV DDI DOWNER NALS # 2/12	BLOCKINS	ð1c	VENT LANGUES AND COL	5/6% AB	46"00.	SEE HOTERS
DIK	BJB2 PLTROOD APA STRICTIRAL -(INION CONNON HALS WATER (BOTH SIDE)	n.oons	Krad	WIN LAS SCREEN × 01 LONG #25" DVS	9(6" CIC	461,000	att kom
NIG	DASS RUMOSO APA STRECTURAL 4 MICH COMMON AND MICH STOLENING	BLOCKING:	H\$6	MA LAS SCREN ME LONG REPORT	\$62° 0/6.	9/21/00C	SEE NOTES
NK	ISJOY PLYHOOD APA STRIK TIRAL 4 MIDDLOOMHON WALS WOULD BOTH SIZE!	proode	1740	03-1414 No 60891	5/81# AB.	9014 MDE #81 DVC	细胞
discount	SPSZ*PL*(HOOD APA STRETURAL-) R* EN COMPONHALS # 8/02			200 MACE:	\$8'9 A.S. # 46' O.C.	# 32 00:	-

NOTES

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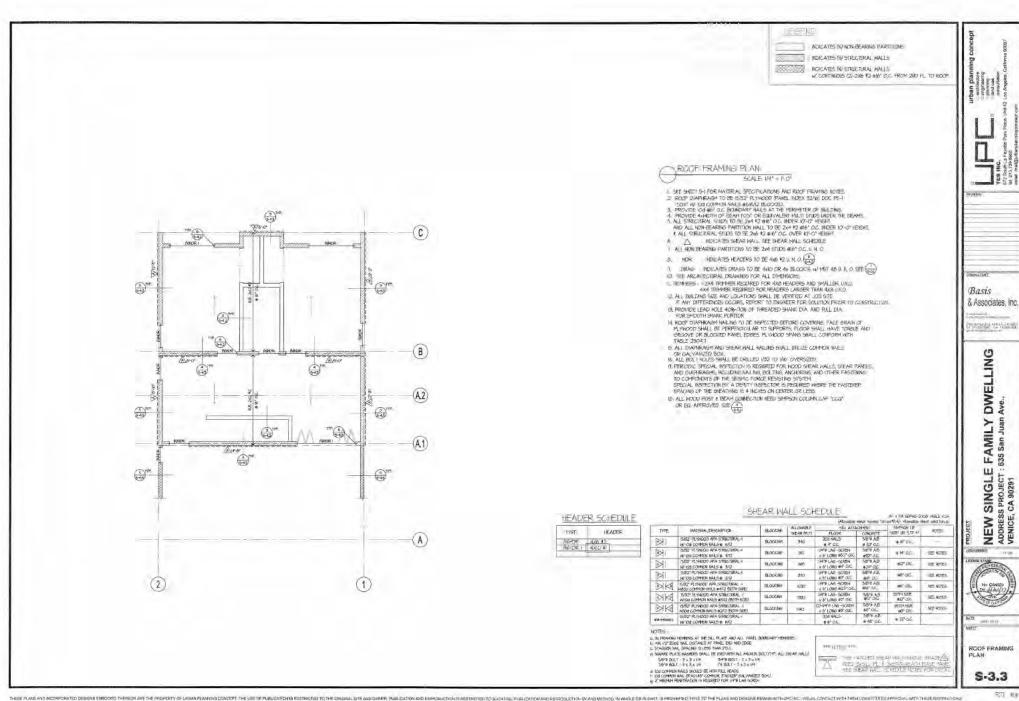
TO THE SELL P. S. SONE WAS A HOUSE BASE THE SELL TO A SHOP WAS A POST PANE.

COMMITTE TANK Basis & Associates, Inc. DWELLING FAMILY I SINGLE ADDRESS PROJECT: VENICE, CA 90291 NEW LICENSE STAM

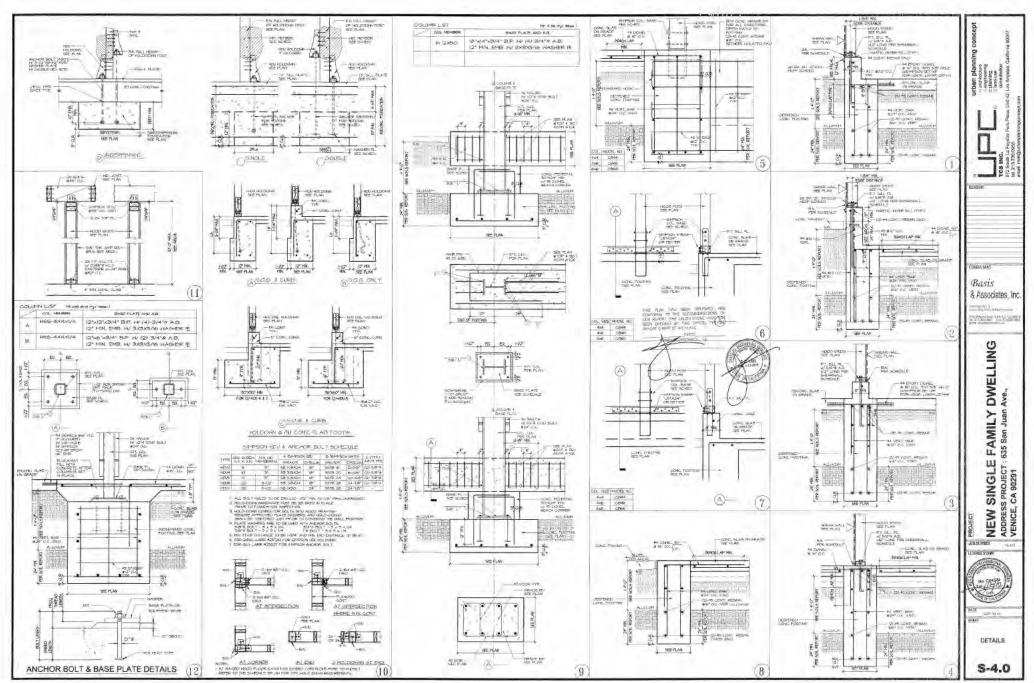
JRD FRAMING

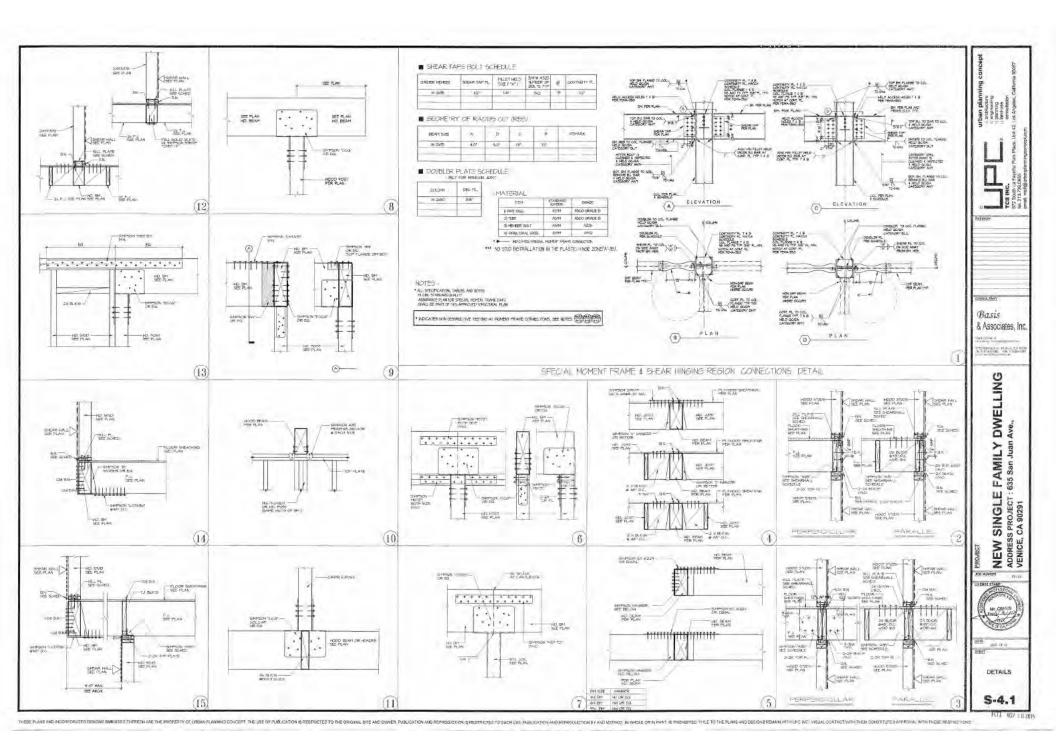
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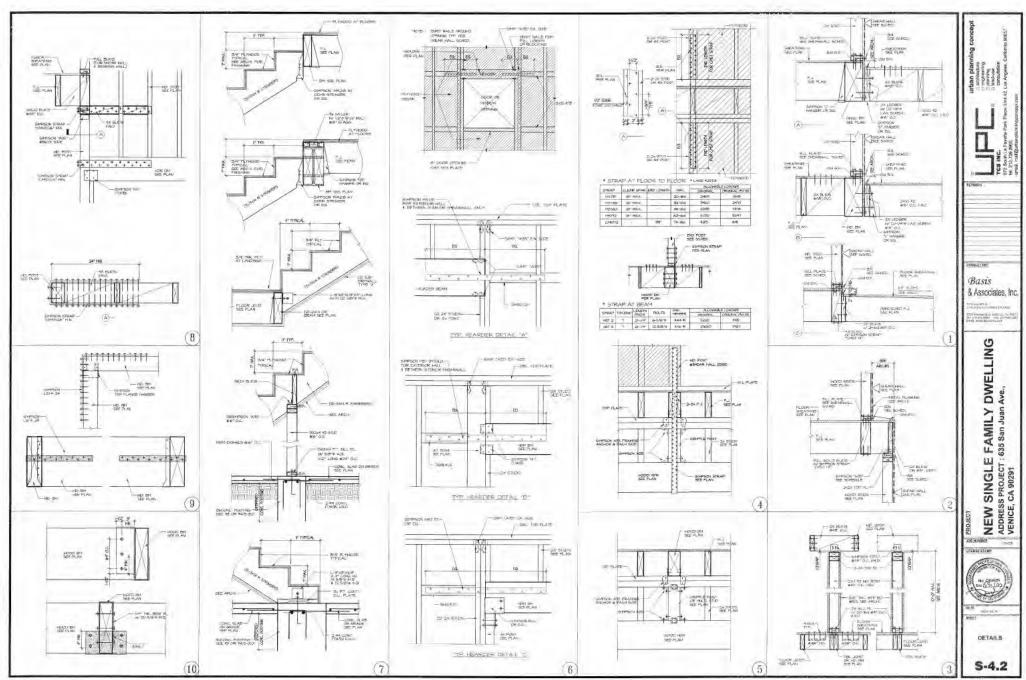
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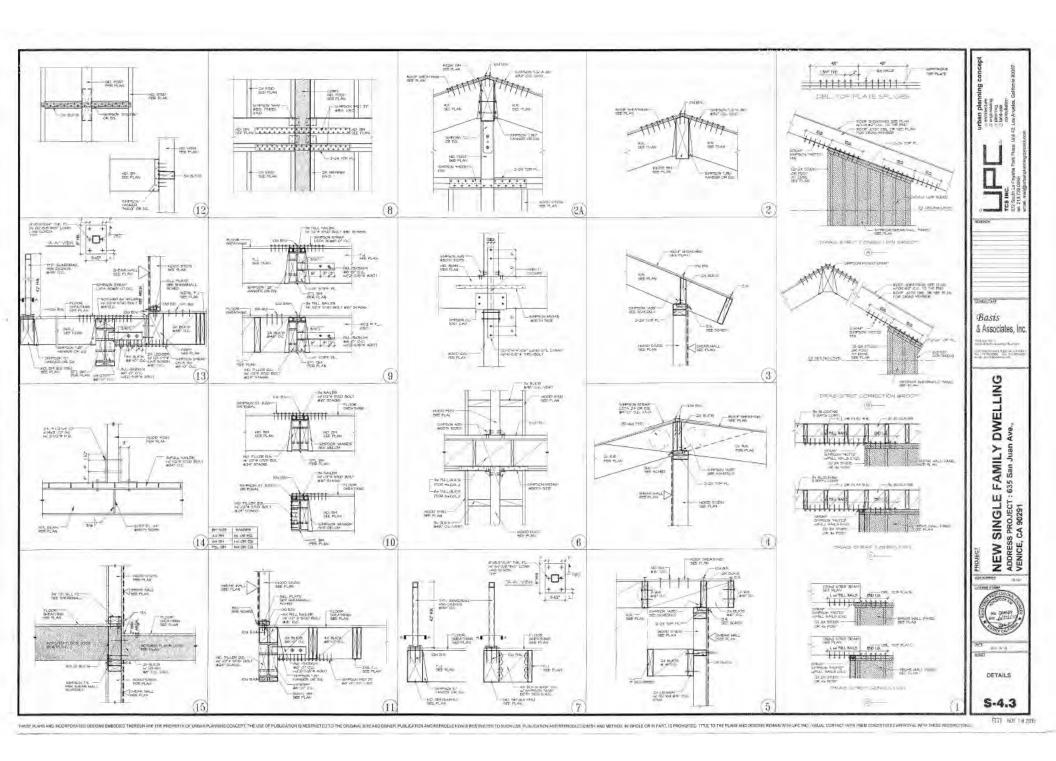


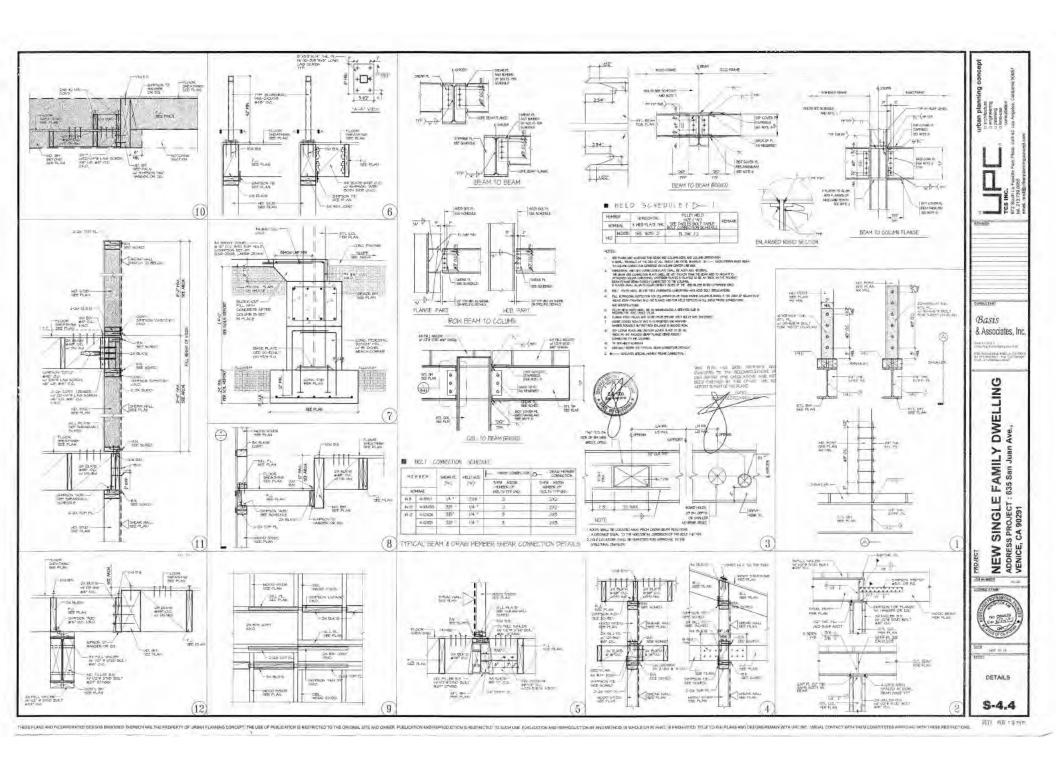
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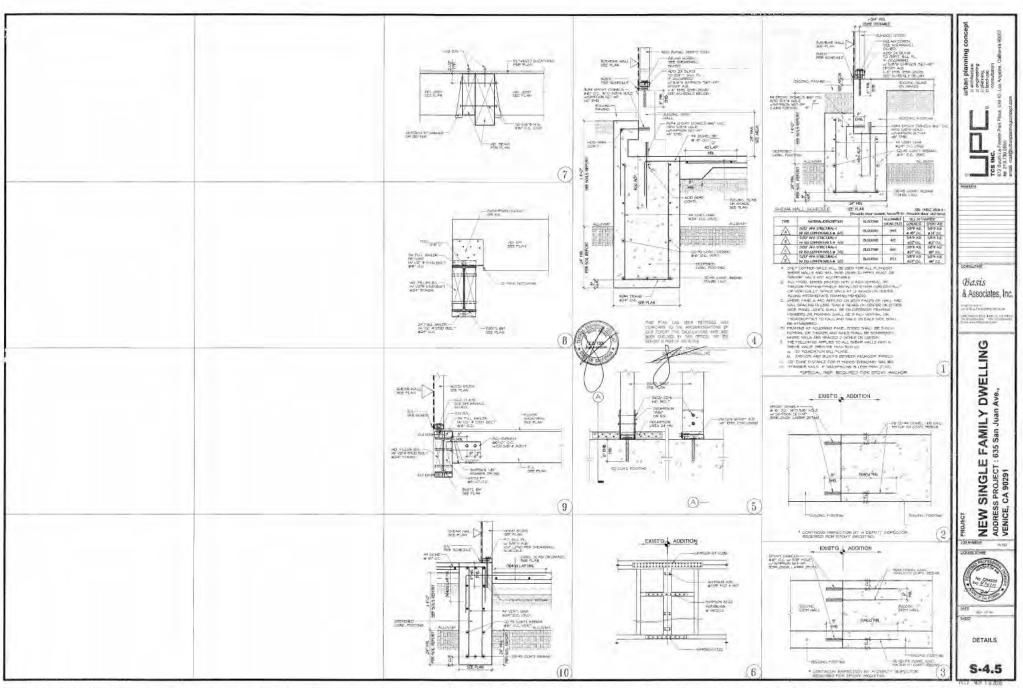


EXHIBIT 6

Los Angeles Department of Building and Safety

Permit Information: 635 E SAN JUAN AVE 90291

Application / Permit

15014-10000-02378

Plan Check / Job No.

B15LA07586

Group

Building

Type

Bldg-Addition

Sub-Type

1 or 2 Family Dwelling

Primary Use

(1) Dwelling - Single Family

Work Description

ADDITION TO SFD W/ATTACHED GARAGE. ADD 2 STORY TO 1 STORY SFD TO CREATE 3 STORY SINGLE FAMILY DWELLING W/ PARKING. THIS IS FOR THE REAR BUILDING ADJOINING THE ALLEY "COMPLY WITH DEPARTMENT ORDER effective date 11/20/2008. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE."

Permit Issued

Issued on 11/19/2015

Issuing Office

Metro

Current Status

Issued on 11/19/2015

Permit Application Status History

Submitted	6/1/2015	APPLICANT
Assigned to Plan Check Engineer	6/18/2015	JOHN VASQUEZ
Corrections Issued	7/6/2015	JOHN VASQUEZ
Reviewed by Supervisor	7/7/2015	CHARLES CHANG
Building Plans Picked Up	7/7/2015	APPLICANT
Green Plans Picked Up	7/7/2015	APPLICANT
Applicant returned to address corrections	9/2/2015	JOHN VASQUEZ
Applicant returned to address corrections	10/9/2015	JOHN VASQUEZ
Applicant returned to address corrections	10/20/2015	JOHN VASQUEZ
Applicant returned to address corrections	11/2/2015	JOHN VASQUEZ
Applicant returned to address corrections	11/9/2015	JOHN VASQUEZ
Plan Check Approved	11/19/2015	JOHN VASQUEZ
Issued	11/19/2015	LADBS

Permit Application Clearance Information

Address approval	Cleared	7/27/2015	ARNULFO NUNO
Eng Process Fee Ord 176,300	Cleared	7/27/2015	ARNULFO NUNO
Hydrant and Access approval	Cleared	7/27/2015	ROBERT DUFF
Permit	Cleared	7/27/2015	ARNULFO NUNO
Sewer availability	Cleared	7/27/2015	ARNULFO NUNO
Miscellaneous	Cleared	7/28/2015	HERMAN VAN BUREN
ZA Case	Cleared	7/28/2015	HERMAN VAN BUREN
Specific Plan	Cleared	7/30/2015	PEDRO AYALA
Housing rent stabilization	Cleared	8/4/2015	CHARLES GARCIA
Frnt yard landscape/Water mgmt	Cleared	8/14/2015	CASSANDRA ZWEEP
Low Impact Development	Cleared	8/19/2015	MARTIN FRAGOSO
Roof/Waste drainage to street	Cleared	8/19/2015	KARAN PATEL

Permit and Inspection Report Detail

Green Code	Cleared	9/3/2015	MARCUS LEVIAS	
Specific Plan	Cleared	10/22/2015	JULIET OH	
Coastal Zone	Cleared	11/3/2015	ULISES GONZALEZ	

Contact Information

Architect	Pink, Joseph; Lic. No.: C33102	1130 W SHORB ALHAMBRA, CA 91803
Contractor	Rockport Construction Inc; Lic. No.: 1002010-B	1619 WEST GARVEY AVENUE N #207 WEST COVINA, CA 91790
Engineer	Kim, Hong Kook; Lic. No.: C64529	839 S MUIRFIELD RD LOS ANGELES, CA 90005

Inspector Information

PEDRO RIVERA, (310) 417-8663	Office Hours: 7:00-8:00 AM MON-FRI
ROBERT GARTH, (310) 417-8663	Office Hours: 7:00-8:00 AM MON-FRI
PAUL CHOPP, (310) 417-8663	Office Hours: 7:00-8:00 AM MON-FRI
JOHN JONES, (310) 417-8663	Office Hours: 7:00-8:00 AM MON-FRI
DANIEL VARNUM, (310) 417-8663	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

Footing/Foundation/Slab	1/25/2016	No Access for Inspection	RONALD WEBER
METHANE-Barrier	1/25/2016	No Access for Inspection	RONALD WEBER
METHANE-Subgrade	1/25/2016	No Access for Inspection	RONALD WEBER
Excavation/Setback/Form/Re-Bar	1/26/2016	Not Ready for Inspection	RONALD WEBER
Excavation/Setback/Form/Re-Bar	2/10/2016	Not Ready for Inspection	ROBERT WOOD

EXHIBIT 7

Los Angeles Department of Building and Safety

Permit Information: 637 E SAN JUAN AVE 90291

Application / Permit

15014-10000-02377

Plan Check / Job No.

B15LA07586

Group

Building

Type

Bldg-Addition

Sub-Type

1 or 2 Family Dwelling

Primary Use

(2) Duplex

Work Description

ADDITION TO EXISITNG DUPLEX W/ATTACHED GARAGE. ADD 1 STORY TO EXISTING 2 STORY DUPLEX TO CREATE A 3 STORY DUPLEX. THIS IS FOR THE FRONT BLDG ADJOINING THE STREET. "COMPLY WITH DEPARTMENT ORDER effective date 11/20/2008. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

Permit Issued

Issued on 11/19/2015

Issuing Office

Metro

Current Status

Issued on 11/19/2015

Permit Application Status History

Submitted	6/1/2015	APPLICANT
Assigned to Plan Check Engineer	6/18/2015	JOHN VASQUEZ
Corrections Issued	7/6/2015	JOHN VASQUEZ
Reviewed by Supervisor	7/7/2015	CHARLES CHANG
Building Plans Picked Up	7/7/2015	APPLICANT
Green Plans Picked Up	7/7/2015	APPLICANT
Applicant returned to address corrections	9/2/2015	JOHN VASQUEZ
Applicant returned to address corrections	10/9/2015	JOHN VASQUEZ
Applicant returned to address corrections	10/20/2015	JOHN VASQUEZ
Applicant returned to address corrections	11/2/2015	JOHN VASQUEZ
Applicant returned to address corrections	11/9/2015	JOHN VASQUEZ
Plan Check Approved	11/17/2015	JOHN VASQUEZ
Issued	11/19/2015	LADBS

Permit Application Clearance Information

Miscellaneous	Cleared	7/23/2015	JUSTIN BILOW
ZA Case	Cleared	7/23/2015	JUSTIN BILOW
Address approval	Cleared	7/27/2015	ARNULFO NUNO
Eng Process Fee Ord 176,300	Cleared	7/27/2015	ARNULFO NUNO
Hydrant and Access approval	Cleared	7/27/2015	ROBERT DUFF
Permit	Cleared	7/27/2015	ARNULFO NUNO
Sewer availability	Cleared	7/27/2015	ARNULFO NUNO
Specific Plan	Cleared	7/30/2015	PEDRO AYALA
Housing rent stabilization	Cleared	8/4/2015	CHARLES GARCIA
Frnt yard landscape/Water mgmt	Cleared	8/14/2015	CASSANDRA ZWEEP
Low Impact Development	Cleared	8/19/2015	MARTIN FRAGOSO
Roof/Waste drainage to street	Cleared	8/19/2015	KARAN PATEL

Permit and Inspection Report Detail

Specific Plan	Cleared	10/22/2015	JULIET OH	
Coastal Zone	Cleared	11/3/2015	ULISES GONZALEZ	

Contact Information

Contractor	Rockport Construction Inc; Lic. No.: 1002010-B	1619 WEST GARVEY AVENUE N #207 WEST COVINA, CA 91790
Engineer	Kim, Hong Kook; Lic. No.: C64529	839 S MUIRFIELD RD LOS ANGELES, CA 90005

Inspector Information

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

No Data Available.

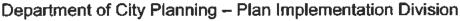
Inspection Request History

Excavation/Setback/Form/Re-Bar	2/10/2016	Not Ready for Inspection	ROBERT WOOD

EXHIBIT 8



CITY OF LOS ANGELES





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- 3140-VSO	Date: 10/22/2015	
Project Address	635-637 E. San Juan Avenue (Ocean Park Villa Tract; Block M; Lot 39)		
Zoning: RD1.5-1	Subarea: Oakwood-Milwood-Southeast Venice		
Project Description	Remodel and addition to an (E) 2-story duplex consisting of a 1,027 SF third story addition. Project will remove/alter 44% of the (E) exterior walls (47% on first floor, 43% at second floor). (PCIS 15014-10000-02377) Remodel and addition to an (E) 1-story SFD consisting of a 1,070 SF second story and 872 SF third story addition. Project will remove/alter 49% of the (E) exterior walls. (PCIS 15014-10000-02378)		
Existing Use: 2-story duplex and 1-story SFD		Proposed Use: 2-story duplex with 5 pkg spaces and 3 story SFD with 3 pkg spaces	
Applicant Name Shane Fang, The Code Solution; (213) 537-0158		(213) 537-0158	
Applicant Address	1125 W. 6th St. Suite 205; Los Angeles, CA 90017		

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:

Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure (RAS)	10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.	n/a	×
10.G.2. Density	R1 zones: (per LAMC) 1 dwelling unit	Maintain (E) Duplex and SFD	X
10.G.3. Height	Flat Roof – 25 feet; Varied Roofline – 30 feet	Max. height of 30' with a varied roofline (slope of 5:12.5, 5:15.7, 4:13). Flat roof is at 25'. Portions > 25' are setback 5' from required FY setback.	X
10.G.4. Access	Alley	Maintain access from San Juan Ave	X
13. Parking	SF - 2-3 spaces per unit pending width	Project will maintain more than 50% of the (E) exterior walls of each structure and is not subject to 13.D. Provides a total of 8 spaces onsite.	X

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

COASTAL EXEMPTION (CEX)

CASE NO	DIR-2015-2993- CEX
TO:	California Coastal Commission South Coastal District 200 Oceangate, 10 th 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
RemoAdditionProject	umstances shall a Coastal Exemption be issued for the following scopes of work: dels which involve the removal of 50% or more of existing exterior walls on, demolition, removal or conversion of any whole residential units (unless required by LADBS its which involve significant grading or boring in a Special Grading or Landslide area hange of use (to a more or less intensive use)
OWNE	R/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)
PROJECT AD	DRESS: 635 - 639 E. SAN JUAN AVE, VENICE, LA 90191
LEGAL DESC	RIPTION: LOT 39 BLOCK M TRACT OCEAN PARK VILLA
ZONE: RO	1.5 -1 COMMUNITY PLAN: VENICE
PROPOSED S	SCOPE OF WORK: - REMODEL AND APDITION to LE) 2 STORY DUPLED CONSISTENG
OF 1.027	SF THIRD STORY APPLITAIN. PROJECT WILL RELIOVE 44% OF CE) EXTERIOR WALLS.
- Renobel Al	NO APOSTIZEN to CE) I STORY STO CONSISTING OF 1,070 ST 2ND STORY &
# SF	THE STORY ADDITION. PROJECT VOLL REMOVE 29% OF (E) EXPERTOR WALS.
	N CHECK NUMBER(s): 15014-10000-02379
lote: If there is escription. Th	s related work to be pulled under a separate permit, please include in the above project e reason for this is so Planning Staff can evaluate the project as a whole and to avoid for another CEX for any subsequent permits related to the original scope of work.
pplicant Name	: Louis KIM
lailing Address	5: 1125 W 6TH ST, STE 205, LOS ANGELES, CA 90017
hone Number:	
ionature:	

	THIS SECTION FOR OFFICE USE ONLY		
with Coas not: chan	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 <u>not</u> include the increase or decrease in the number of residential dwelling units (including gues 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 of 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.		
	<u>Demolitions required by LADBS</u> . 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.		
ode: onsi	exemption in no way excuses the applicant from complying with all applicable policies, ordinances, is and regulations of the City of Los Angeles. This exemption shall not apply if the project is not stent with local land use regulations. If it is found that the project description is not in conformance 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.

Michael LoG Director of Pl		1 6
Issued By:	Uliss	A/2
•	Signature	
	Ulises	Gonzaliz
	Print Name and Title	
Date:	11/3/15	
Invoice No.:	26622	Receipt Number: 0/02 508 24 2
Attached:		

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

Office: Downtown **Building & Safety Copy**Application Invoice No: 26622

City of Los Angeles Department of City Planning





Scan this QR Code® with a barcoda reading app on your Smartphone Bookmark page for future reference.

City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: THE CODE SOLUTION - KIM, LOIS (213-5370158)	
Representative:	
Project Address: 637 E SAN JUAN AVE, 90291	

NOTES:

DIR-2015-3993-CEX			
ltem	Fee	%	Charged Fee
Coastal Development Permit-Exemption Determination (each) *	\$684.00	100%	\$684.00
	Ca	se Total	\$684.00

Item	Charged Fee
*Fees Subject to Surcharges	\$684.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$684.00
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$13.68
Development Surcharge (6%)	\$41.04
Operating Surcharge (7%)	\$47.88
General Plan Maintenance Surcharge (5%)	\$34.20
Grand Total	\$820.80
Total Invoice	\$820.80
Total Overpayment Amount	\$0.00
Total Paid(this amount must equal the sum of all checks)	\$820.80

LA Department of Building and SafetRämägäx HääääD däämxääääxLiöööäDxääääxxTäääääxTäää

Council District; 11 Plan Area; Venice

Processed by GONZALEZ, ULISES on 11/03/2015

Signature:

635 E San Juan Ave

Permit Application #: 15014 - 10000 - 02377

Bldg-Addition City of Los Angeles - Department of Building and Safety Plan Check #: B15LA07586FO 1 or 2 Family Dwelling 15014 - 10000 - 02377 Plans Filed in: METRO

Regular Plan Check CLEARANCE SUMMARY WORKSHEET

Printed On: 11/02/15 15:21:52

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT / REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible. The time to obtain approval from some departments (such as the City Planning Department) may be time-consuming. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: ADDITION TO EXISITING DUPLEX W/ATTACHED GARAGE. ADD I STORY TO EXISTING 2 STORY DUPLEX TO CREATE A 3 STORY DUPLEX. THIS IS FOR THE FRONT BLDG ADJOINING THE STREET. "COMPLY WITH DEPARTMENT ORDER effective date 11/20/2008. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

Building & Safety Contact

Plan Check Office: METRO

PC Engineer: John Vasquez

Status		Clearance Description and New Status
Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance By: ANUNO Comments: new address for rear property: 637 E San Juan	Description: Address approval for residential addition/alteration creating additional unit(s) Date: 07/27/15 Phone: Ave
Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance⊠ By: ANUNO Comments:	Description: The fee authorized by Ord. 176,300 for PW/Eng to process clearance(s) for LADBS issued permits Date: 07/27/15 Phone:
Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance By: ANUNO Comments: no construction in public right of way	Description: Permit for construction of driveways/curb ramps/sidewalks Date: 07/27/15 Phone:

	Agency: Bureau of Engineering Address Code: 1	Description: Roof and/or site drainage to street
Cleared	Electronic Clearance X By: KMPATEL	Date: 08/19/15 Phone:
	Comments: Obtain A-Permit for one curb drain during cons	
	Agency: Bureau of Engineering	Description: Sewer availability and connection
	Address Code: 1	
Cleared	Electronic Clearance By: ANUNO	Date: 07/27/15 Phone:
	Comments: s403-30 c2015850670	
L	Agency: City Planning Department	Description: Coastal Development Permit
. /	Address Code: 2	Date: Date: Outage - Print Name/Initial:
Not	Electronic Clearance ☐ By: JAVASQUEZ	Date: Outage - Print Name/Initial:
Cleared	Comments: NOTE TO PC: PLEASE ADD A COASTAL C	
	Agency: City Planning Department	Description: Front yard landscape per 12.21C1(g)
	Address Code: 2	
Cleared	Electronic Clearance X By: CZWEEP	Date: 08/14/15 Phone:
	Comments: Approved per Landscape and Irrigation Planting	g Sheet L-1.0 stamped on 8/14/2015
	Agency: City Planning Department	Description: Miscellaneous Approval for: DIR-2014-2824-DI
	Address Code: 2	Debat parties indications in providing the source of the s
Cleared	Electronic Clearance X By: JBILOW	Date: 07/23/15 Phone:
	— ; — —	Director's Interpretation that clarifies the relationship between Section 12.22 C 27 of the LAMC, established by the Small Lot Subdivision Ordinance
	(No. 176,354), and the Venice Coastal Zone Sp	ecific Plan.
	Agency: City Planning Department	Description: Approval for Specific Plan: Venice Coastal Zone
	Address Code: 2	
Cleared	Electronic Clearance X By: <u>JOH</u>	Date: 10/22/15 Phone:
	Comments: Per DIR-2015-3140-VSO project shall maintain remove no more than 47% of (E) exterior walls	n (E) duplex, max height of 30' to top of sloped roof, portions exceeding 25' are setback 5' from required front yard. As shown on demo plan, project shall on the 1st floor and 43% of (E) exterior walls on the second level.
	Agency: City Planning Department	Description: Zoning Administrator Case #: ZA-2014-2514-CDP
	Address Code: 2	Description: Cooling Administrator Case #. ZA-2014-2014-CDF
Cleared	Electronic Clearance By: JBILOW	Date: 07/23/15 Phone:
	Comments: not applicable to scope of work	A MOINT

635 E San Juan Ave

Permit Application #: 15014 - 10000 - 02378

Bldg-Addition City of Los Angeles - Department of Building and Safety

15014 - 10000 - 02378

Regular Plan Check

1 or 2 Family Dwelling

CLEARANCE SUMMARY WORKSHEET

Plan Check #: B15LA07586FO

Plans Filed in: METRO

Printed On: 11/02/15 15:23:16

IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

INSTRUCTIONS

APPLICANT / REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible. The time to obtain approval from some departments (such as the City Planning Department) may be time-consuming. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: ADDITION TO SFD W/ATTACHED GARAGE. ADD 2 STORY TO 1 STORY SFD TO CREATE 3 STORY SINGLE FAMILY DWELLING W/ PARKING. THIS IS FOR THE REAR BUILDING

ADJOINING THE ALLEY "COMPLY WITH DEPARTMENT ORDER effective date 11/20/2008.

PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

Building & Safety Contact

Plan Check Office: METRO

PC Engineer: John Vasquez

Status	Clearance Description and New Status	
Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance ☑ By: ANUNO Comments: use ex address 635 E San Juan ave	Description: Address approval for residential addition/alteration creating additional unit(s) Date: 07/27/15 Phone:
Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance By: ANUNO Comments:	Description: The fee authorized by Ord 176,300 for PW/Eng to process clearance(s) for LADBS issued permits Date: 07/27/15 Phone:
Cleared	Agency: Bureau of Engineering Address Code: 1 Electronic Clearance ☑ By: ANUNO Comments:	Description: Permit for construction of driveways/curb ramps/sidewalks Date: 07/27/15 Phone:

	Agency: Bureau of Engineering	Description: Roof and/or site drainage to street
	Address Code: 1	
Cleared	Electronic Clearance By: KMPATEL Comments:	Date: 08/19/15 Phone:
	Agency: Bureau of Engineering Address Code: 1	Description: Sewer availability and connection
Cleared	Electronic Clearance By: ANUNO Comments: s403-30 no sfe req'd	Date: <u>07/27/15</u> Phone:
	Agency: City Planning Department	Description: Coastal Development Permit
1	Address Code: 2	Date: 11 3 8 Phone: Outage - Print Name/Initial:
Not Cleared	Electronic Clearance ☐ By: <u>JAVASQUEZ</u> Comments:	Date: 11 2 0 Phone: LOutage - Print Name/Initial: 0
	Agency: City Planning Department	Description: Front yard landscape per 12.21C1(g)
	Address Code: 2	
Cleared	Electronic Clearance X By: CZWEEP	Date: 08/14/15 Phone:
	Comments: Approved per Landscape and Irrigation Plantin	g Sheet L-1.0 stamped on 8/14/2015.
	Agency: City Planning Department	Description: Miscellaneous Approval for; DIR-2014-2824-DI
01 1	Address Code: 2	
Cleared	Electronic Clearance By: HVAN BUR Comments: n/a to project request	Date: 07/28/15 Phone:
	comments. Da to project request	
	Agency: City Planning Department Address Code: 2	Description: Approval for Specific Plan: Venice Coastal Zone
Cleared	Electronic Clearance By: JOH	Date: 10/22/15 Phone:
0.02.72	-	n (E) SFD, max height of 30' to top of sloped roof. As shown on demo plan, project shall remove no more than 49% of (E) exterior walls.
	Agency: City Planning Department Address Code: 2	Description: Zoning Administrator Case #: ZA-2014-2514-CDP
Cleared	Electronic Clearance ☑ By: HVAN BUR	Date: 07/28/15 Phone:
	Comments: n/a to project request	

i

Office: Downtown Applicant Copy

Application Invoice No: 25302

City of Los Angeles Department of City Planning



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: JUN, LIZ (213-5370158)	
Representative:	
Project Address: 635 E. SAN JUAN AVENUE	

NOTES: Landscaping Review Fee

Item	Fee	%	Charged Fee
Sign-Off for Minor Project/Plan Approval (Including other landscaping requirements) *	\$199.00	100%	\$199.00
	Cas	se Total	\$199.00

Item	Charged Fee
*Fees Subject to Surcharges	\$199.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$199.00
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$3.98
Development Surcharge (6%)	\$11.94
Operating Surcharge (7%)	\$13.93
General Plan Maintenance Surcharge (5%)	\$9.95
Grand Total	\$238.80
Total Invoice	\$238.80
Total Overpayment Amount	\$0.00
Total Pald(this amount must equal the sum of all checks)	\$238.80

LA Department of Building and Safety LA DRIC 102061935 8/14/2015 4:10:19 PM

PLAN & LAND USE \$238.80

Sub Total: \$298.80

Receipt #: 0102476874

Council District:

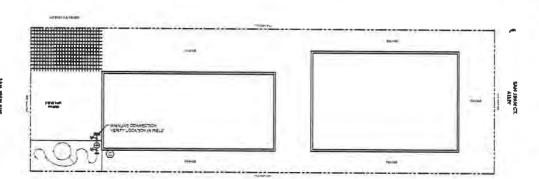
Plan Area:

Processed by VAN DER ZWEEP, CASSANDRA on 08/14/2015

Signature: C. L. d.

Dept. of City Planning

Date 8/14/15 By C. Cho 30



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PRIORITION NOTES

IRRIGATION PLAN





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PLANTING PLAN





MORE DWELLING ADDITION & REM-VATION AS REM-VATION ADDRESSES SAN JUAN AVE, VENICE, CA 80281

LANGEGAPE HURSGATION PLANTING

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Fee

Los Angeles Co RR/CC Norwalk Revenue

Collection

12400 Imperial Highway

Norwalk, CA 90650

Terminal ID: 13 Date / Time: 8/

132630012001 8/18/15 1:07 PM PDT

Confirmation #:50886136

Card Type:

Card #: Transaction Type: Payment Type: ***********8462 Payment \$43.75

Debit VISA

Revenue Collection

on \$4200

201508183340059

Agency Amount: \$42.00 Shipping Fee: \$0.00 LexisNexis Service Fee: \$1.75

Total Fee: \$43.75

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MASTER COVENANT AND AGREEMENT

REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE

I (We), the undersigned, hereby certify that I am (we are) the owner(s) of the hereinafter legally described real property ("Property") located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

LEGA	LOESCRIPTION			
ASSESSOR'S ID# 4239-024-041 TRACT NO. OCEAN	PARK VILLA BLOCK NO	o. <u>M</u> 101	гио	
Site Address 635 F. SAN JUAN AV				
In consideration of the City of Los Angeles allowing <u>RESCONT</u> do hereby covenant and agree to install, operate and maintain in stormwater BMPs. I (we) shall maintain, in accordance with the atta	n a good operable conditi	on at all times, at	pment on said Property, I (we) my (our) sole cost, all on-site ; on-site stormwater BMPs:	
Rain Barrel (min 55 gal): # of barrels	total gallons, with minin	num of 5q	Ft of vegetated landscaping	
Rain Tank / Cistern: # of tanks / cistern	total gallons, with minim	num of Sq	. Ft of vegetated landscaping	
Porous pavement/pavers: 1947 Sq. Ft (for incider				
Rain Garden (lined): # of rain gardens	_total Sq. Ft.	Dry Well:	Cu. Ft.	
Rain Garden (unlined): # of rain gardens;	_total Sq. Ft.	Infiltration Trench	;Sq. Ft.	
Flow Thru Planter: # of planters 2; 109	total Sq. Ft	Green Roof:	Şq. Ft.	
Other:				
This Master Covenant and Agreement, and all obligations herein, encumbrancers, their successors, heirs or assigns and shall continue the termination hereof. Owner further covenants and agrees that if Owner hereafter sells the buyer regarding the stormwater device(s) that are located on that and instructions for properly maintaining all such devices.	e in effect until the Bureau the Subject Property, Owi	i of Sanitation of the ner shall provide pr	e City of Los Angeles approves inted educational materials to	
(Print Name of Property Owner)	(Print Name of Property Owner)			
(Signature of Property Owner)		(Signature of Property Owner)		
Dated this 18 day of August 20/5.	Date	d this da	ay of20	
(PLEASE ATTACH NOTARY) ***********************************	ine For Bureau Internal Us	e *************	**********	
Approved for recording by: Department of Public Works, Bureau	of Sanitation		1	
IDA MEISAMI Q		Date	8/17/15	
(Print Name) Engineering Associate	(Signature)			

ATTACHMENT 1

Operation & Maintenance Plan - Planter Box

- Planters will undergo annual plant and soil maintenance typical of landscape care procedures to ensure optimum filtration, storage, and drainage capabilities.
- Planters have not been installed on elevated platforms, decks or porches without consulting local building code officials.
- The project is in full compliance with all applicable sections of the current municipal code, including drainage requirements per the Los Angeles Building and Safety Code
- Following rain events, planters will be inspected to ensure that standing water is not
 present in the planter for more than 72 hours (3 days). Ponded water that is not
 completely drained after 72 hours can cause vector breeding.
- Standing water will not remain for more than 3 days. Extended periods of flooding
 will not only kill vegetation, but may result in the breeding of mosquitoes or other
 vectors. If vector breeding occurs at a site as a result of contained stormwater or
 inadequately maintained BMPs, the Greater Los Angeles County Vector Control
 District has the ability to fine site owners for violating the California Health and
 Safety Code (Section 2060 2067).
- Pesticide additives will not be used in the planters.

Maintenance Log

/ 0

Keep a log of all inspection and maintenance performed on the planters. Keep this log onsite.

ATTACHMENT 1

Operation & Maintenance Plan - Permeable Pavers

- Pavement will be inspected after rains for pooling or other visible problems. Surface clogging or movement of modular pavers can cause problems with both drainage and pavement function. Missing sand or gravel between pavers will be replaced as necessary.
- Pavement will be inspected for vegetation. Depending on the type of pavement and growth, vegetation may need to be removed. Home owners have talked with the contractor or manufacturer for additional maintenance requirements for their specific installation.
- Permeable pavement can involve significant maintenance, depending on the type of pavement installed.
- If a pretreatment sedimentation catch basin or trench drain was incorporated in the design, accumulated sediments should be removed once they fill twenty percent of the catch basin or trench drain's capacity.

Maintenance Log

Keep a log of all inspection and maintenance performed on the permeable pavers. Keep this log on-site.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Signature_

State of California County of
On 8/18/2025 before me, pengter Li Notary public (insert name and title of the officer)
personally appeared <u>ferin</u> <u>Share</u> who proved to me on the basis of satisfactory evidence to be the person(\$) whose name(\$) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(\$) on the instrument the person(\$), or the entity upon behalf of which the person(\$) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal. PENGFEI LI Commission # 2102330 Notary Public - California
Los Angeles County My Comm. Expires Mar 6, 2019

(Seal)

EXHIBIT 9

187 MONTEREY HOLDING, LLC

1619 W. Garvey Ave. N., Suite 207 West Covina, California 91790 P: 626.373.1234 F: 626.373.1243

Chuck Posner California Coastal Commission South Coast District Office 200 Oceangate Long Beach, CA 90802

Re: Appeal No. A-5-VEN-16-006

Dear Mr. Posner -

It has come to our attention that the Coastal Commission ("Commission") has concerns regarding whether construction is on-going at the project site, 635 San Juan Avenue, Venice, California 90291 (the "Site"), which is the subject of the above-titled appeal ("Appeal"). The purpose of this communications is to assure the Commission that, pursuant to the Commission's order, all on-going construction at the Site has ceased pending resolution of the Appeal.

As a result of extreme wind and other weather conditions, the existing walls remaining from the home which were required to be left pursuant to the City of Los Angeles's Coastal Exemption ("Exemption") had fallen a number of times. In order to be compliant with the Exemption and resolve any safety concerns, our staff has made efforts to reinforce the walls in order to protect against future weather-related damage. Though no further serious weather is forecast in the near future, if further reinforcement becomes necessary in order to avoid any dangerous conditions, we would need to do so.

However, I can personally assure the Commission that no work to further the intended construction for which the Exemption was sought is continuing nor will any such work commence pending the resolution of the Appeal.

Further, I would like to provide my authorization by this communication for the Commission to communicate with our office's new counsel on this matter, Orbach Huff Suarez & Henderson, LLP, including, without limitation, attorneys Stan Barankiewicz and Niv V. Davidovich.

Given the assurances made herein and the fact that we have just recently associated in new counsel in this matter who will require time to get familiarized with the specific facts, issues and circumstances raised in the Appeal, consistent with our counsel's previous communications, we would respectfully request the Commission to allow the hearing on the Appeal to be continued to the May 2016 meeting in order to allow our new counsel to be fully prepared and provide the Commission with ample documentation and evidence in order to have a meaningful and fully informed discussion.

I greatly appreciate the Commission's cooperation and consideration. If the Commission has any further questions, please feel free to direct them to Mr. Barankiewicz

(sbarankiewicz@ohshlaw.com) or Mr. Davidovich (ndavidovich@ohshlaw.com), both of whom can also be reached at (310) 788-9200.

Sincerely,

Kevin Zhang CEO

EXHIBIT 10



April 7, 2016

Re: Appeal No. A-5-VEN-16-006 ("Appeal")

Dear Coastal Commission -

My name is Raymond Zhang. I am an officer of Rockport Construction, Inc. ("Rockport"), the general contractor hired to build the remodel project ("Project") at 635 San Juan Avenue, Venice, California 90291 (the "Property"), which is the subject of the above-entitled appeal.

Construction on the Project began shortly after the permits were issued on November 19, 2015. Since that time, Rockport has engaged in significant and substantial work to progress the Project, including, without limitation, demolition, trenching, installation of rebar, concrete cutting, excavation, installation of underground plumbing, and foundation preparation.

In or around the last week of December, 2015, Rockport was ready to pour foundation, but the significant rain and wind conditions at the Property made going further impossible. Thereafter, the holiday season continued to impede progress on the Project.

On December 24, 2015, I was informed that the Appeal had been taken challenging the basis for the permits on the Project. At that juncture, there was no work on-going at the Project due to the weather conditions. Since then, no work to progress the Project has resumed.

In early 2016, on at least two occasions, the existing walls which were remaining from the original structures on the Property pursuant to the Plans fell down due the unusually strong wind conditions suffered in the Venice area. In order to ameliorate any unsafe conditions and maintain the Property in compliance with the Plans which mandate that these walls remain, Rockport engaged in minimal work solely to support and reinforce these walls. This work included nailing of minimal siding and installation of supporting wood studs, again, solely for the purpose of reinforcing the existing walls and not in conjunction with progressing the Project. Other than that, no work to further the Project has ever re-commenced at the Property.

Sincerely,

Raymond Zhang Vice-President

Rockport Construction, Inc.

EXHIBIT 11

Print

Los Angeles Planning and Zoning

SEC. 12.03. DEFINITIONS.

For the purpose of Article 2 to 6 inclusive of this chapter, certain terms and words are herewith defined as follows:

ABANDONED AUTOMOBILE. Any motor vehicle, which when operated upon a highway is required to be registered by the California Vehicle Code, whose registration has been expired for a period of six months or more. Notwithstanding the foregoing definition, a motor vehicle stored within a permitted building or structure shall not be considered to be an abandoned automobile. (Added by Ord. No. 131,925, Eff. 4/11/66.)

ACCESSORY BUILDING. A detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located in the same or a less restrictive zone and on the same lot with the main building or use. The relationship between the more restrictive and the less restrictive zones shall be determined by the sequence of zones set forth in Sec. 12.23 B.1.(c). (Amended by Ord. No. 106,571, Eff. 1/1/56.)

ACCESSORY LIVING QUARTERS. An accessory building used solely as the temporary dwelling of guests of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit. (Added by Ord. No. 107,884, Eff. 9/23/56.)

ACCESSORY USE. (Amended by Ord. No. 182,095, Eff. 5/7/12.) A use, which is customarily incidental to that of the main building or the main use of the land and which is located in the same zone or a less restrictive zone and on the same lot with a main building or main use. The relationship between the more restrictive zones and the less restrictive zones shall be determined by the sequence of zones set forth in Section 12.23 B. of this Code.

The garaging, maintaining or storage of any commercial vehicle on private property which exceeds a registered net weight of 5,600 pounds shall not be considered an accessory use in the "R" Zones. The rental, storage, or storage for rental purposes of a commercial vehicle which exceeds a registered net weight of 5,600 pounds shall not be considered an accessory use in any zone more restrictive than the MR-1 Zone, except as approved by conditional use.

An accessory use shall also include the keeping of domestic animals, subject to other provisions of this article; and the keeping of wild animals, under an appropriate permit issued by the Department of Animal Services as provided for in Section 53.38 of the Code, but in no event including the following wild animals: bear, civet, coyote, eagle, eland, elephant, elk, giraffe, gnu, gorilla, hyena, hippopotamus, jaguar, leopard, lion, lynx, moose, orangutan, venomous reptile, puma, rhinoceros, sea lion, tiger, vulture, walrus, wart hog, wolf or yak.

The sale of not more than one dog or cat litter from a domestic household in a 12- month period shall be considered accessory to a residential use.

The noncommercial keeping of birds (not including fowl) without regard to their number shall be an accessory use in the RA, RE, RS, R1, RU and RZ Zones. However, if the Department of Animal Services determines that the keeping of birds or the keeping of a particular number of birds at a particular location constitutes a nuisance or a health or safety hazard, then the keeping of birds under those circumstance shall not be an accessory use.

For the purposes of this section, the occasional sale of birds which is incidental to the keeping of birds as a hobby, does not constitute a commercial use.

Garage and/or yard sales shall be considered accessory to a residential use, if the sale is only incidental to the individual's residential occupancy of the premises; and

- 1. The sales are confined to the sale of used items which were originally received or purchased for use in the household; and
- 2. The sales are restricted to a maximum of five sales events per calendar year as a means of disposing of used items originally received or purchased for use in the household; and
 - 3. The sales are limited to not more than two consecutive days per event; and
 - 4. The sales are limited to not more than ten days per calendar year total; and
 - 5. The sales are limited to the hours between 9 a.m. and 5 p.m.

For purposes of this section, the term accessory use shall not apply to any garage and/or yard sales where new goods or merchandise, or items that were not intended to be used in the household are offered or displayed for sale or exchange. ("Department of Animal Regulation" renamed "Department of Animal Services" by Ord. No. 174,735, Eff. 9/13/02.)

ADDITION, GROUND FLOOR. An expansion of the exterior perimeter of a building measured at five feet or more above adjacent grade at any point. (Added by Ord. No. 169,775, Eff. 6/2/94.)

ADJACENT GROUND ELEVATION. Same as grade. (Amended by Ord. No. 131,309, Eff. 4/24/66.)

ADMINISTRATOR – See "Zoning Administrator".

AGRICULTURAL WASTE. All plant materials generated from the growing and harvesting of agricultural crops, vegetables and fruits. (Added by Ord. No. 170,054, 11/13/94.)

AIRPORT OR AIRCRAFT LANDING FIELD. Any runway landing area or other facility designed, used, or intended to be used either publicly or privately by any person for the landing and taking off of aircraft including all necessary taxiways, aircraft storage and tiedown areas, hangars and other necessary buildings and open spaces.

ALZHEIMER'S/DEMENTIA CARE HOUSING. Residential housing that is licensed

by the California Department of Social Services and provides 24-hour care for people suffering from Alzheimer's disease or other disorders resulting in dementia. The residential units shall be guest rooms only. The housing may be a component of an Eldercare Facility. (Added by Ord. No. 178,063, Eff. 12/30/06.)

ANIMAL KEEPING ENCLOSURE. Any structure or fence which establishes the perimeter of an animal keeping and maintenance area. (Added by Ord. No. 157,144, Eff. 11/22/82.)

ANIMAL KEEPING STRUCTURE. Any structure, as defined by this Code, which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of animals. (Amended by Ord. No. 161,352, Eff. 7/20/86.)

APARTMENT. Same as dwelling unit. (Added by Ord. No. 107,884, Eff. 9/23/56.)

APARTMENT HOTEL. A residential building designed or used for both two or more dwelling units and six or more guest rooms or suites of rooms. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

APARTMENT HOUSE. A residential building designed or used for three or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

APIARY. (Added by Ord. No. 183,920, Eff. 12/6/15.) The place where bees are kept and maintained, usually in a collection of hives or colonies.

AREA PLANNING COMMISSIONS. (Added by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00; and Amended by Ord. No. 173,374, Eff. 8/3/00.)

Each Area Planning Commission shall consist of five members. Members shall be appointed and removed in the same manner as members of the City Planning Commission, except that residency in the area served by the Area Planning Commission shall be a qualification for appointment. Except as provided in Paragraph (d), Area Planning Commissions are quasi-judicial agencies.

Each Area Planning Commission, with respect to matters concerning property located in the area served by the Area Planning Commission, shall have and exercise the power to:

- (a) hear and determine appeals where it is alleged there is error or abuse of discretion in any order, requirement, decision, interpretation or other determination made by a Zoning Administrator;
- (b) hear and make decisions on any matter normally under the jurisdiction of a Zoning Administrator when that matter has been transferred to the jurisdiction of the Area Planning Commission because the Zoning Administrator has failed to act within the time limits prescribed by ordinance;
- (c) hear and determine applications for, or appeals related to, conditional use permits and other similar quasi-judicial approvals, in accordance with procedures prescribed by ordinance;

- (d) make recommendations with respect to zone changes or similar matters referred to it from the City Planning Commission pursuant to Charter Section 562; and
 - (e) hear and determine other matters delegated to it by ordinance.

Notwithstanding the above, the City Planning Commission shall make decisions on any matter that would otherwise be heard by an Area Planning Commission if the matter involves a project which crosses the boundaries of the area served by more than one Area Planning Commission.

ASSISTED LIVING CARE HOUSING. Residential housing that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily living as defined in the Department of Social Services licensing requirements. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. The housing may be a component of an Eldercare Facility. (Added by Ord. No. 178,063, Eff. 12/30/06.)

AUTOMOBILE DISMANTLING YARD. Any property or place where the business of an automobile dismantler, as defined by California Vehicle Code Section 220, is conducted. **(Added by Ord. No. 152,770, Eff. 9/15/79.)**

AUTOMOBILE FOR HIRE. An automobile for hire is a motor vehicle, other than a commercial vehicle with registered net weight in excess of 5,600 pounds, which is let or rented or offered for rental, lease or hire to another for consideration. (Added by Ord. No. 148,857, Eff. 10/31/76.)

AUTOMOBILE AND TRAILER SALES AREA. An open area other than a street, used for the display, sale or rental of new or used automobiles or trailers, and where no repair work is done except minor incidental repair of automobiles or trailers to be displayed, sold or rented on the premises.

AUTOMOTIVE FUELING AND SERVICE STATION. A business which dispenses automotive fuel to the public and may provide the following incidental services: tube and tire repairing, battery servicing, automotive lubrication, mechanical adjustments, changing of spark plugs and other similar maintenance activities. (Added by Ord. No. 169,130, Eff. 12/16/93.)

AUTOMOTIVE REPAIR. A use involving the diagnosing of malfunctions, repairing or maintaining of motor vehicles. Included in this definition are body shops, paint shops, tire stores, muffler shops, auto electric shops, van conversions, lubrication centers, auto-sound shops, auto-alarm shops, auto upholstery shops, wheel alignment shops and other similar automotive related repair or installation businesses; automotive repair does not include automotive fueling and service stations as defined in this section and installers of automotive telecommunication devices and computers. (Added by Ord. No. 169,130, Eff. 12/16/93.)

AUTOMOTIVE USE. The primary sale of used automobiles. In addition, this phrase shall include automotive repair and automobile and trailer sales area, as defined in this section. (Added by Ord. No. 178,382, Eff. 3/24/07.)

- BACHELOR APARTMENT. Same as Efficiency Dwelling Unit. (Amended by Ord. No. 138,456, Eff. 5/30/69.)
- BASE FLOOR. That story of a main building, at or above grade, which is not considered a basement, and which has the greatest number of square feet confined within the exterior walls, including the area of the attached covered parking at the same story. All levels within four vertical feet of each other shall count as a single story. (Added by Ord. No. 179,883, Eff. 6/29/08.)
- BASEMENT. Any story below the first story of a building. (Amended by Ord. No. 131,309, Eff. 4/24/66.)
- BED AND BREAKFAST FACILITY. A building or portion thereof which is used as a temporary lodging place for fewer than thirty consecutive days and which does not contain more than five guest rooms and one kitchen. (Added by Ord. No. 172,792, Eff. 10/4/99.)
- **BEE.** (Added by Ord. No. 183,920, Eff. 12/6/15.) Any stage of life of the common domestic honey bee (*Apis Mellifera*).
- BEEKEEPING, BACKYARD. (Added by Ord. No. 183,920, Eff. 12/6/15.) The keeping or maintenance of an apiary in a hive as an accessory use.
- BICYCLE CAGE. A locked bicycle parking area that has been fenced off to prohibit access by the general public. Bicycle cages shall contain bicycle racks that provide a means of securing the bicycle frame at two points to a securely anchored rack. (Added by Ord. No. 182,386, Eff. 3/13/13.)
- BICYCLE CORRAL. Any on-street public parking space in which multiple short-term bicycle parking racks have been installed. (Added by Ord. No. 182,386, Eff. 3/13/13.)
- BICYCLE ROOM. A locked bicycle parking area that has been walled off to prohibit access by the general public. Bicycle rooms shall contain bicycle racks that provide a means of securing the bicycle frame at two points to a securely anchored rack. (Added by Ord. No. 182,386, Eff. 3/13/13.)
- **BLOODMOBILE.** A vehicle, or portable structure transported by a vehicle, easily transportable in one or more sections, which is used to provide blood collection services on a temporary basis in any one location. (Added by Ord. No. 166,045, Eff. 8/17/90.)
 - BOARD. (Repealed by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)
- BOARDING OR ROOMING HOUSE. A dwelling containing a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation. (Amended by Ord. No. 107,884, Eff. 9/23/56.)
- BUILDABLE AREA. (Amended by Ord. No. 171,662, Eff. 8/17/97.) All that portion of a lot located within the proper zone for the proposed main building, excluding those portions of the lot which must be reserved for yard spaces, building line setback space, or which may only be used for accessory buildings or uses. For the purpose of computing the

height district limitations on total floor area in buildings of any height, the buildable area that would apply to a one-story building on the lot shall be used.

Notwithstanding the above, in computing the height district limitations on total floor area for any development of residential dwelling units, or of both residential dwelling units and commercial uses, in the C2, C4, or C5 zones, buildable area shall have the same meaning as lot area. The additional square footage permitted by this calculation for residential use shall not result in an increase in the number of dwelling units beyond that which would have otherwise been permitted but may only be used to increase the floor area or number of habitable rooms within individual dwelling units.

This alternate definition of buildable area shall not apply within the following specific plan areas: Central City West, Century City North, Century City South, Coastal Bluffs, Devonshire/Topanga Corridor, Foothill Boulevard Corridor, Granada Hills, Oxford Triangle, Pacific Palisades Commercial Village/Neighborhoods, Playa Vista Area D, Porter Ranch Land Use/Transportation, San Pedro, Valley Village, and Westwood Village. This alternative definition shall also not apply to any lot for which a "Q" or "D" limitation setting forth a floor area limitation had been imposed before July 1, 1997. In the event of a conflict with any other adopted specific plan, the most restrictive provision shall prevail.

BUILDING. Any structure having a roof supported by columns or walls, for the housing, shelter or enclosure of persons, animals, chattels or property of any kind. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

CARGO CONTAINER. Any container (refrigerated or non-refrigerated) that permits the temporary storage and protection of cargo, and which may be transported by ship, rail or truck without intermediate loading and unloading of the contents of the container. (Added by Ord. No. 177,244, Eff. 2/18/06.)

CARGO CONTAINER STORAGE YARD. An open-air site or facility, the primary use of which is the keeping of empty cargo containers, and equipment, and may have as accessory uses the storage of container chassis and truck cabs, repair facilities, warehouses and offices associated with the movement or storage of cargo containers. This definition does not include draying, freighting or trucking yards or terminals. (Added by Ord. No. 177,244, Eff. 2/18/06.)

CEMETERY. Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

CHILD CARE FACILITY. A facility in which non-residential care is provided for children, 16 years of age or under, when licensed as a day care facility for children by the State of California or other agency designated by the State, under the categories defined in Section 30019 of Title 22 of the State of California Administrative Code. (Added by Ord. No. 145,474, Eff. 3/2/74.)

CHIPPING/GRINDING FACILITY. Any facility which temporarily stores and/or processes source-separated green waste and/or wood waste by means of chipping, grinding, mixing and/or screening to produce a material of varying particle size. The material produced by the above described processes may be used as ground cover, biofuel, wood

chips, animal bedding, worm food or other similar uses. This definition shall not include any chipping and/or grinding of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. (Added by Ord. No. 170,054, 11/13/94.)

CITY PLANNING COMMISSION. (Added by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00 and Amended by Ord. No. 173,374, Eff. 8/3/00.)

The Board of Commissioners of the City Planning Department shall be known as the City Planning Commission and shall consist of nine members. It shall:

- (a) give advice and make recommendations to the Mayor, Council, Director of Planning, municipal departments and agencies with respect to City planning and related activities and legislation;
- (b) make recommendations concerning amendment of the General Plan and proposed zoning ordinances in accordance with Charter Sections 555 and 558;
- (c) make reports and recommendations to the Council and to other governmental officers or agencies as may be necessary to implement and secure compliance with the General Plan;
 - (d) perform other functions prescribed by the Charter or ordinance;
- (e) make decisions on any matter that would otherwise be heard by an Area Planning Commission if the matter involves a project which crosses the boundaries of the area served by more than one Area Planning Commission; and
- (f) adopt guidelines for the administration of the provisions of this chapter if it determines that guidelines are necessary and appropriate. Authority to adopt guidelines for the administration of the provisions of this chapter may be delegated to others by adoption of a resolution by Council. Existing provisions of this chapter that delegate authority for the adoption of guidelines to others shall continue to apply with respect to those provisions.

COMMERCIAL COACH. A vehicle with or without motive power, designed and equipped for human occupancy for industrial, professional or commercial purposes. (Added by Ord. No. 161,716, Eff. 12/6/86.)

COMMERCIAL CORNER DEVELOPMENT. (Amended by Ord. No. 175,223, Eff. 6/30/03.)

- (1) Any commercially used corner lot located in a C or M zone in Height District Nos. 1, 1-L, 1-VL or 1-XL, the lot line of which adjoins, is separated only by an alley adjacent to, or is located across the street from, any portion of a lot zoned A or R, or improved with any residential use (except in an M zone), or
- (2) Any multi-family residentially used corner lot located in a C zone in Height District Nos. 1, 1-L, 1-VL or 1-XL, the lot line of which adjoins, is separated only by an alley adjacent to, or is located across the street from, any portion of a lot zoned RW1 or more restrictive zone.

For purposes of this definition, a Commercial Corner Development can be located on more than one lot only if the lots are adjacent, not divided by a public street, have a common parking area, and one or more buildings are erected or are proposed to be erected upon the lots.

COMMISSION. (Repealed by Ord. No. 173,374, Eff. 8/3/00.)

COMMUNITY APARTMENT PROJECT. The same as defined by Section 11004 of the California Business and Professions Code. (Added by Ord. No. 151,432, Eff. 10/12/78.)

COMPACTION. The densification of a Fill by mechanical means. (Added by Ord. No. 181,624, Eff. 5/9/11.)

COMPOSTING FACILITY. Any facility which processes source- separated organic materials to a stabilized state through controlled biological decomposition where the resultant material is beneficial to plant growth or soil structure when used as a soil amendment. Materials may initially be chipped, shredded, and/or screened on site prior to being composted. Composting may be conducted in an in-vessel system or in the open, such as windrow composting or aerated static pile composting. This definition shall not include any composting of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. (Added by Ord. No. 170,054, 11/13/94.)

CONDOMINIUM. The same as defined by Section 783 of the California Civil Code. (Added by Ord. No. 151.432. Eff. 10/12/78.)

CONVERSION PROJECT, COMMERCIAL/INDUSTRIAL. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium or stock cooperative to be used exclusively for such purposes through approval of a tract or parcel map. For purposes of this definition, the term "existing" means that the building was constructed prior to 1945, or if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. (Added by Ord. No. 154,960, Eff. 4/3/81.)

CONVERSION PROJECT, COMMERCIAL/INDUSTRIAL TO RESIDENTIAL.

An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium, stock cooperative or community apartment to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term "existing" means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. (Added by Ord. No. 154,960, Eff. 4/3/81.)

CONVERSION PROJECT, RESIDENTIAL. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium, stock cooperative, or community apartment project to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term "existing" means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy has been issued for the building prior to the time of map application. (Amended by Ord. No. 154,960, Eff. 4/3/81.)

CONVERSION PROJECT, RESIDENTIAL TO COMMERCIAL/INDUSTRIAL.

An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium or stock cooperative which is to be used exclusively for commercial or industrial purposes through approval of a tract or parcel map. For purposes of this definition, the term "existing" means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application. (Added by Ord. No. 154,960, Eff. 4/3/81.)

CORPORATE HEADQUARTERS OR REGIONAL HOME OFFICE. (Added by Ord. No. 169,366, Eff. 4/1/94.) The main administrative center or centers of one or more enterprises whose day-to-day functions is the retrieval and/or dissemination of information to a subsidiary and/or client business in and outside the City's jurisdiction, through the means of electronic or data processing.

COUNSELING AND REFERRAL FACILITY. (Added by Ord. No. 149,517. Eff. 5/26/77.) A neighborhood facility which provides counseling services and subsequently refers applicants to appropriate licensed social service agencies offering professional remedial assistance. Counseling and referral services may be offered in one or more of the following areas: welfare, housing, employment, health, education, legal matters, job development, consumer action, recreation, family problems, juvenile problems, probation, and neighborhood improvement. Tutoring and legal aid shall be permitted as an accessory use only.

The facility may also administer the implementation of government funded programs established to provide low-income housing, job development classes and recreation.

The facility shall:

- (a) permit no more than 5 employees, and;
- (b) where located in a residentially developed area, maintain the residential character of the exterior of the building.

CURB LEVEL. The level of the established curb in front of the building measured at the center of such front. Where no curb level has been established, the City Engineer shall establish such curb level or its equivalent for the purpose of this article.

CURING FACILITY. Any composting facility, as defined by this Code, where additional and/or final biological stabilization is attained after most of the readily metabolized material has been decomposed, and where no chipping, grinding, or screening of material takes place. This definition shall not include any curing of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. (Added by Ord. No. 170,054, 11/13/94.)

CUT. A portion of land surface or areas from which earth has been removed or will be removed by excavation. (Added by Ord. No. 181,624, Eff. 5/9/11.)

DANCE HALL. Any place where public dances are held or conducted, other than when incidental to the operation of a hotel, apartment hotel, banquet room, catering hall, church,

school or lodge. (Amended by Ord. No. 169,990, Eff. 9/17/94.)

DANCE HALL, HOSTESS. Any dance hall or place conducting public dances where partners are provided for dancing or social contacts by those conducting, managing, maintaining or operating such public dances for patrons or guests and for which such patrons or guests pay a fee or other consideration. (Added by Ord. No. 155,718, Eff. 8/6/81.)

DANCE, PUBLIC. A gathering of persons in or upon any premises where dancing is participated in and to which premises the public is admitted. (Added by Ord. No. 155,718, Eff. 8/6/81.)

DAY CARE FACILITY. Same as Child Care Facility. (Added by Ord. No. 145,474, Eff. 3/2/74.)

DAY-CARE HOME. (Deleted by Ord. No. 173,085, Eff. 3/19/00.)

DAY-CARE HOME, LARGE FAMILY. (Deleted by Ord. No. 173,085, Eff. 3/19/00.)

DAY-CARE HOME, SMALL FAMILY. (Deleted by Ord. No. 173,085, Eff. 3/19/00.)

DESTROYED. Damaged so as to not be habitable as determined by the Department of Building and Safety. (Added by Ord. No. 153,144, Eff. 12/28/79.)

DINING AREA. A recess from a room or an alcove, adjoining and interconnected with the kitchen by a door or opening. (Added by Ord. No. 146,421, Eff. 9/14/74.)

DIRECTOR OF PLANNING (DIRECTOR). (Amended by Ord. No. 173,455, Eff. 9/22/00.) The chief administrative officer of the Department of City Planning shall be known as the Director of Planning and shall be appointed and removed as provided in Charter Section 508. The Director shall be chosen on the basis of administrative and technical qualifications, with special reference to actual experience in and knowledge of accepted practice in the field of city planning. The Director shall interpret the meaning of the General Plan and specific plans in instances when there is a lack of clarity in the meaning of those regulations, subject to appellate review. The Director may appoint a designee to act on his or her behalf, in which case, references in this Code and other land use ordinances to Director shall include this designee, unless otherwise stated.

In accordance with Charter Section 553, the Director of Planning or his or her designee shall:

- (a) prepare the proposed General Plan of the City and proposed amendments to the General Plan;
- (b) prepare all proposed zoning and other land use regulations and requirements, including maps of all proposed districts or zones;
- (c) make investigations and act on the design and improvement of all proposed subdivisions of land as the advisory agency under the State Subdivision Map Act; and

(d) have additional powers and duties as are provided by ordinance.

DISASTER. Fire, flood, wind, earthquake, or other calamity, act of God or the public enemy. (Added by Ord. No. 153,144, Eff. 12/28/79.)

DORMITORY. A guest room designed, intended or occupied as sleeping quarters by more than two persons. Every 100 square feet of superficial floor area in a dormitory shall be considered as a separate guest room. (Added by Ord. No. 107,884, Eff. 9/23/56.)

DRIVE-THROUGH FAST-FOOD ESTABLISHMENT. Any establishment which dispenses food for consumption on or off the premises to an individual in a vehicle. (Added by Ord. No. 166,904, Eff. 5/18/91.)

DOWNTOWN DESIGN GUIDE PROJECT AREA. (Added by Ord. No. 181,557, Eff. 3/15/11.) Those portions of the Central City Community Plan Area as shown in the shaded portion of Map A, dated April 30, 2010, and attached to Council File No. 10-1196, generally bounded by:

U.S. Highway 101 on the north, Alameda Street on the east, Second Street on the south, and Harbor Freeway (110 Freeway) on the west;

Fourth and Fifth Streets on the north, the alley easterly of Hill Street (Lindley Place), Grand Avenue, and Olive Street on the east, Olympic Boulevard and James M. Wood Boulevard on the south, and Harbor Freeway (110 Freeway) on the west;

Olympic Boulevard and Eleventh Street on the north, Figueroa Street on the east, Santa Monica Freeway (Interstate 10) on the south, and the Harbor Freeway (110 Freeway) on the west; and,

Ninth Street on the north, Crocker Street on the east, Twelfth Street on the south, and Main Street on the west.

DWELLING. Any residential building, other than an Apartment House, Hotel or Apartment Hotel. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

DWELLING, GROUP. Two or more one-family, two-family or multiple dwelling, apartment houses or boarding or rooming houses, located on the same lot. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

DWELLING, MULTIPLE. A dwelling containing two dwelling units and not more than five guest rooms. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

DWELLING, ONE-FAMILY. A detached dwelling containing only one dwelling unit. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

DWELLING, TWO-FAMILY. A dwelling containing two dwelling units. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

DWELLING UNIT. A group of two or more rooms, one of which is a kitchen, designed for occupancy by one family for living and sleeping purposes. (Amended by Ord. No.

107,884, Eff. 9/23/56.)

DWELLING UNIT, LOW INCOME. (Deleted by Ord. No. 180,308, Eff. 12/7/08.)

DWELLING UNIT, MODERATE INCOME. (Deleted by Ord. No. 180,308, Eff. 12/7/08.)

EDUCATIONAL INSTITUTIONS. Colleges or universities supported wholly or in part by public funds and other colleges or universities giving general academic instruction as prescribed by the State Board of Education.

EFFICIENCY DWELLING UNIT. A room located within an apartment house or apartment hotel used or intended to be used for residential purposes which has a kitchen and living and sleeping quarters combined therein, and which complies with the requirements of Section 91.4930.2 of this Code. (Added by Ord. No. 138,456. Eff. 5/30/69.)

ELDERCARE FACILITY. One functionally operated facility, which provides residential housing for persons 62 years of age and older, and which combines in one facility, two or more of the following housing types: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing. (Added by Ord. No. 178,063, Eff. 12/30/06.)

ELEVATION. Vertical distance in feet above sea level. (Added by Ord. No. 181,624, Eff. 5/9/11.)

EQUINE. Any horse, pony, donkey, burro, or mule which is 12 months of age or older and is issued a current Equine License by the City Department of Animal Services. An animal which is under 12 months of age and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept shall not be considered an equine and shall be allowed by right on said property. ("Department of Animal Regulation" renamed "Department of Animal Services" by Ord. No. 174,735, Eff. 9/13/02.)

EQUINE ENCLOSURE. Any structure or fence which establishes the perimeter of an equine keeping and maintenance area. (Added by Ord. No. 157,144. Eff. 11/22/82.)

FACTORY-BUILT HOME. A residential building, dwelling unit, or individual dwelling room or combination of rooms, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly of, or damage or destruction to the part. This home shall comply with all applicable provisions of the California State Factory-Built Housing law. The term "factory-built home" shall not include a mobilehome, mobile accessory building or structure, recreational vehicle, or commercial coach. (Added by Ord. No. 161,716, Eff. 12/6/86.)

FAMILY. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. (Amended by Ord. No. 177,325, Eff. 3/18/06.)

- **FAMILY DAY CARE HOME** A dwelling unit that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home. (Added by Ord. No. 173,085, Eff. 3/19/00.)
- **FAMILY DAY CARE HOME, LARGE** A family day care home for 9 to 14 children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.465. (Amended by Ord. No. 176,545, Eff. 5/2/05.)
- **FAMILY DAY CARE HOME, SMALL** A family day care home for 8 or fewer children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.44. (Amended by Ord. No. 176,545, Eff. 5/2/05.)
- **FARMING.** The cultivation of berries, flowers, fruits, grains, herbs, mushrooms, nuts, ornamental plants, seedlings or vegetables for use on-site or sale or distribution on-site or off-site. (Added by Ord. No. 181,188, Eff. 7/18/10.)
- FILL. The depositing of soil, rock or other earth materials by artificial means. (Added by Ord. No. 181,624, Eff. 5/9/11.)
- FLOOR AREA. (Amended by Ord. No. 182,386, Eff. 3/13/13.) The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

Buildings on properties zoned RA, RE, RS, and R1, except properties in the Coastal Zone which are not designated as Hillside Area, are subject to the definition of Residential Floor Area.

FLOOR AREA, RESIDENTIAL. (Amended by Ord. No. 181,624, Eff. 5/9/11.) The area in square feet confined within the exterior walls of a Building or Accessory Building on a Lot in an RA, RE, RS, or R1 Zone. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet shall be included in the Floor Area calculation.

Except that the following areas shall not be counted:

- 1. **Required Covered Parking.** The total area of 200 square feet per required covered parking area.
- 2. **Detached Accessory Buildings.** Detached Accessory Buildings not exceeding 200 square feet; however, the total combined area exempted of all these Accessory Buildings on a Lot shall not exceed 400 square feet.
- 3. Covered Porches, Patios, and Breezeways. For Lots not located in the Hillside Area or Coastal Zone, the first 250 square feet of attached porches, patios,

and breezeways with a solid roof if they are open on at least two sides.

For Lots located in the Hillside Area, the exempted area shall be limited to 5% of the maximum Residential Floor Area for a Lot, but need not be less than 250 square feet, and:

- a. Attached porches or patios with a solid roof may be open on only one side if two of the other sides are retaining walls.
- b. Breezeways no wider than 5 feet and no longer than 25 feet connecting a garage at the Street level to a Dwelling, either directly or through a stairway or elevator, shall not count as Residential Floor Area and shall not be counted against the aforementioned exemption.
- 4. Lattice Roof Porches, Patios, and Breezeways. Porches, patios, and breezeways that have an open Lattice Roof, as defined in this Section.
- 5. **Over-In-Height Ceilings.** The first 100 square feet of any Story or portion of a Story of the main Building on a Lot with a ceiling height greater than 14 feet shall be counted only once. Except that in the Hillside Area, for a room or portion of a room which has a floor height below the exterior Grade (or "sunken rooms"), when the ceiling height as measured from the exterior natural or finished Grade, whichever is lower, is not greater than 14 feet it shall only be counted once.
- 6. **Basements.** For Lots not located in the Hillside Area or Coastal Zone, a Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 2 feet in height at any point above the finished or natural Grade, whichever is lower.

For Lots located in the Hillside Area, a Basement when the Elevation of the upper surface of the floor or roof above the Basement does not exceed 3 feet in height at any point above the finished or natural Grade, whichever is lower, for at least 60% of the perimeter length of the exterior Basement walls.

For all Lots, a maximum of 2 light-wells which are not visible from a public right-of-way and do not project more than 3 feet from the exterior walls of the Basement and no wider than 6 feet shall not disqualify said Basement from this exemption.

FLOOR AREA RATIO (FAR). A ratio establishing relationship between a property and the amount of development permitted for that property, and is expressed as a percentage or a ratio of the Buildable Area or Lot size (example: "3 times the Buildable Area" or "3:1"). **(Added by Ord. No. 181,624, Eff. 5/9/11.)**

FOSTER CARE HOME. A dwelling unit in which full-time care is provided for unrelated children, 16 years of age or under, as part of the family, when such use is licensed by the State of California or other agency designated by the State as a full-time foster home. Foster care children may be in addition to those permitted under the definition of "Family" contained in this section. (Added by Ord. No. 145,474, Eff. 3/2/74)

FRONTAGE. All property fronting on one (1) side of a street between intersecting or

intercepting streets, or between a street and right-of-way, waterway, end of dead-end street, or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

GARAGE, PRIVATE. An accessory building or portion of a main building designed or used for parking or storage of motor vehicles of the occupants of a residential use. (Amended by Ord. No. 144,082, Eff. 12/11/72.)

GARAGE, PUBLIC. A building or portion of a building designed or used for the repairing, equipping or servicing of motor vehicles, or for the parking or storage of motor vehicles for remuneration, hire, sale, or convenience of the occupants of the premises or the general public, but not including a private garage. (Amended by Ord. No. 144,082, Eff. 12/11/72.)

GENERAL PLAN. A General Plan is a comprehensive declaration of purposes, policies and programs for the development of the city, which includes, where applicable, diagrams, maps and text setting forth objections, principles, standards and other features, and which has been adopted by the City Council. (Added by Ord. No. 138,800, Eff. 6/13/69, Oper. 6/23/69.)

GRADE (ADJACENT GROUND LEVEL). Is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building. This definition does not apply to any building or structure located within the boundaries of the Century City North or Century City South Specific Plans and which is subject to Section 12.21.2 of this Code. (Amended by Ord. No. 160,657, Eff. 2/17/86, Oper. 6/17/86.)

GRADE, HILLSIDE AREA. For the purpose of measuring height on an R1, RS, RE, or RA zoned Lot in the Hillside Area, pursuant to Section 12.21 C.10. of this Code, Hillside Area Grade shall be defined as the Elevation of the finished or natural surface of the ground, whichever is lower, or the finished surface of the ground established in conformance with a grading plan approved pursuant to a recorded tract or parcel map action. Retaining walls shall not raise the effective Elevation of Grade for purposes of measuring Height of a Building or Structure. (Added by Ord. No. 181,624, Eff. 5/9/11.)

GRADING. Any Cut or Fill, or combination thereof, or recompaction of soil, rock or other earth materials. (Added by Ord. No. 181,624, Eff. 5/9/11.)

GRADING, LANDFORM. A contour grading method which creates artificial Slopes with curves and varying Slope ratios in the horizontal plane designed to simulate the appearance of surrounding natural terrain. The graded Slopes are non-linear in plan view, have varying Slope gradients, and significant transition zones between human-made and natural Slopes resulting in pad configurations that are irregular. The concept of Landform Grading incorporates the created ravine and ridge shapes with protective drainage control systems and integrated landscaping designs. (Added by Ord. No. 181,624, Eff. 5/9/11.)

GRADING, REMEDIAL. For the purposes of Section 12.21 C.10. of this Code, Remedial Grading shall mean grading recommended by a California Licensed Geologist and/or Licensed Engineer prepared in accordance with Sections 91.7006.2, 91.7006.3, and

91.7006.4 of this Code, and approved by the Department of Building and Safety - Grading Division, that is necessary to mitigate a geologic or geotechnical hazard on a site (including for access driveways), including, but not limited to: 1) correction of hazardous soil and earth conditions, when notified by the Department of Building and Safety in accordance with Section 91.7005.7 of this Code, 2) removal and re-compaction of soil for a Building site to remediate expansive, compressible or seismically unstable soils, 3) grading required to provide a minimum factor of safety of 1.5 for stability of slopes, and/or 4) grading to bring existing steep non-conforming graded slopes into conformance with current Code requirements for fill and excavated slope gradients. (Added by Ord. No. 181,624, Eff. 5/9/11.)

GREATER DOWNTOWN HOUSING INCENTIVE AREA. Those portions of the Central City and Southeast Community Plan Areas generally bounded by the 101 Freeway on the north, the 110 freeway and Figueroa Street (south of Adams Blvd) on the west, Alameda and Grand Avenue (south of 21st Street) on the east, and Washington Boulevard and Martin Luther King Jr. Blvd (west of Broadway) on the south as shown in the shaded portion of Map A, dated January 23, 2007, attached to Council File No. 05-1173. (Added by Ord. No. 179,076, Eff. 9/23/07.)

GREEN WASTES. All yard trimmings and/or leaves, grass clippings, agricultural wastes and vegetative landscaping materials generated from the maintenance of yards, parks or other similar facilities. (Added by Ord. No. 170,054, 11/13/94.)

GROUND FLOOR. The story or basement within a portion of a building that has an access door that is directly accessible to and fronts on the street, and the elevation of the floor level is within three feet above or below the adjacent curb. The point on the adjacent curb is determined by drawing a line perpendicular to the door between the centerline of such door and the curb of the street. No portion of a ground floor can be located directly above or below another ground floor. (Added by Ord. No. 174,999, Eff. 1/15/03.)

GUEST HOUSE. A dwelling containing not more than five guest rooms or suites of rooms, but with no kitchen facilities. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

GUEST ROOM. Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit. (Added by Ord. No. 107,884, Eff. 9/23/56.)

HEIGHT OF BUILDING OR STRUCTURE. Is the vertical distance above grade measured to the highest point of the roof, structure, or the parapet wall, whichever is highest. Retaining walls shall not be used for the purpose of raising the effective elevation of the finished grade for purposes of measuring the height of a building or structure. This definition does not apply to any building or structure located within the boundaries of the Century City North and Century City South Specific Plans and which is subject to Section 12.21.2 of this Code. (Added by Ord. No. 160,657, Eff. 2/17/86, Oper. 6/17/86.)

HIGHWAY, MAJOR. Any street designated as a major highway on the Highways and Freeways maps of the Transportation Element of the General Plan. (Amended by Ord. No. 172,840, Eff. 11/4/99.)

HIGHWAY, SECONDARY. Any street designated as a secondary highway on the

Highways and Freeways maps of the Transportation Element of the General Plan. (Amended by Ord. No. 172,840, Eff. 11/4/99.)

HILLSIDE AREA. Any land designated as Hillside Area as shown in the shaded portion of the Department of City Planning Hillside Area Map, dated September 23, 2009, attached to Council File No. 09-1390. The map is maintained by the Department of City Planning as part of the Geographic Information Systems database. (Amended by Ord. No. 181,128, Eff. 5/3/10.)

HISTORIC VEHICLE COLLECTION. One or more vehicles, as defined by Sections 5004(a)(1), (2) and (3) of the California Vehicle Code, special interest vehicles, as defined by Section 5051(b) of the California Vehicle Code, out-of-production vehicles of historical importance, as determined by the Zoning Administrator or parts cars, as defined in Section 5051(c) of the California Vehicle Code, which are collected, restored, or maintained for non-commercial hobby or historical purposes. (Added by Ord. No. 161,931, Eff. 3/2/87.)

HIVE. (Added by Ord. No. 183,920, Eff. 12/6/15.) A structure that houses a bee colony.

HOME OCCUPATION. An occupation carried on by the occupant or occupants of a dwelling as a secondary use in connection with the main use of the property, subject to the regulations of Section 12.05 A.16. of this Code. For dwelling units where a home occupation is conducted, the home occupation shall be considered a residential use for zoning purposes. (Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)

HOSTEL. A one-family dwelling, boarding or rooming house, dormitory, apartment hotel or apartment house which is advertised as a hostel or which is listed with any recognized national or international hostel organization. (Added by Ord. No 167,689, Eff. 5/9/92.)

HOTEL. A residential building designated or used for or containing six or more guest rooms, or suites of rooms, which may also contain not more than one dwelling unit, but not including any institution in which human beings are housed or detained under legal restraint. (Amended by Ord. No. 138,685, Eff. 7/10/69.)

HOUSEHOLD, LOW INCOME. (Deleted by Ord. No. 180,308, Eff. 12/7/08.)

HOUSEHOLD, MODERATE INCOME. (Deleted by Ord. No. 180,308, Eff. 12/7/08.)

HOUSEHOLD MOVING RENTAL TRUCK. Any motor vehicle which is displayed, stored or offered for rental without a driver, used and maintained solely for the transportation of property, primarily used for the do-it-yourself movement of personal or household goods by private individuals on a short-term basis, having only two axles, and equipped with a body of no more than 22 feet in length measured at the vehicle chassis nor more than 12 feet in height measured from the surface upon which the involved truck rests. Such vehicle may exceed 5600 pounds in registered net weight. (Amended by Ord. No. 151,717, Eff. 1/13/79.)

HOUSING AUTHORITY. (Deleted by Ord. No. 180,308, Eff. 12/7/08.)

HOUSING DEVELOPMENT. The construction pursuant to a building permit of, or the proposed conversion to condominium ownership pursuant to a final subdivision tract map

submitted for approval of any apartment house, apartment hotel, multiple dwelling or group dwelling, residential condominium development or cooperative apartment home having five or more dwelling units. (Added by Ord. No. 145,927, Eff. 6/3/74.)

HOUSING DIRECTOR. (Deleted by Ord. No. 180,308, Eff. 12/7/08.)

INOPERABLE VEHICLE. Any motor vehicle or trailer which is incapable of immediate and sustained movement for which it was designed. (Added by Ord. No. 176,840, Eff. 9/4/05.)

IN-VESSEL COMPOSTING. A process in which compostable material is enclosed in a drum, silo or similar structure where the environmental conditions are controlled and the compostable material is aerated and mechanically agitated. This process allows for accelerated decomposition. (Added by Ord. No. 170,054, 11/13/94.)

JOINT LIVING AND WORK QUARTERS. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for, and regularly used by, one or more persons residing there. (Amended by Ord. No. 181,133, Eff. 5/11/10.)

JUNK YARD. Any property or place where the business of a junk dealer, as defined by either Section 21601 of the California Business and Profession's Code or Section 103.305 of the Los Angeles Municipal Code, is conducted – other than wholly within an enclosed building. In addition, a junk yard shall include property used for the storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles – other than wholly within an enclosed building. Junk Yard does not include an Historic Vehicle Collection when maintained as an Accessory Use as defined by Section 12.03 of the Municipal Code, or Scrap Metal Processing Yard as defined in the Municipal Code. (Amended by Ord. No. 161,931, Eff. 3/2/87.)

KENNEL. Any lot or premises on which four (4) or more dogs, at least four (4) months of age, are kept.

A municipality may lawfully regulate the number of dogs that may be kept and may also prescribe an age limit.

Miller v. City of Arcadia, (1932) 121 Cal. App. 660.

KITCHEN. Any room or any portion of a dwelling unit, whether an enclosing subdivision thereof or otherwise, used or intended or designed to be used for cooking and preparing food except a light housekeeping room or that portion of a recreation room in a multiple residential use, or in an accessory building appurtenant thereto, containing the facilities for the cooking and preparation of food. (Amended by Ord. No. 140,191, Eff. 5/15/70, Operative 10/12/70.)

LEACHATES. Any liquid which has come into contact with or percolated through composting or curing materials and contains extracted or dissolved substances therefrom, or any other liquid which has been generated by the decomposition process. (Added by Ord. No. 170,054, 11/13/94.)

LIGHT HOUSEKEEPING ROOM. Any guest room which is designed and used as a bedroom and for the cooking and preparing of food, in a conformance with the provisions of Section 91.4930.1 of Article 1, Chapter 9 of this Code. For the purpose of applying the lot

area and automobile parking space requirements of the various zones, each light housekeeping room shall be considered as a separate guest room. (Added by Ord. No. 113,548, Eff. 6/10/59.)

- **LOADING SPACE**. An off street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.
- LOT. A parcel of land occupied or to be occupied by a use, building or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street as defined in Article 8 of this chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a residential planned development or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development. (Amended by Ord. No. 176,354, Eff. 1/31/05.)
- LOT AIR SPACE. (Added by Ord. No. 156,681, Eff. 6/21/82.) A division of the space above or below a lot as defined in this section with a finite width, length, and upper and lower elevation occupied or to be occupied by a use, building or portion thereof, unit group of buildings or portions thereof, and accessory buildings or portions thereof or accessory uses. An air space lot shall be identified on a final map or a parcel map recorded in the office of the County Recorder with a separate and distinct number or letter.

An air space lot shall have such access to a street (as defined in this section) or private street (as defined in Article 8 of this chapter) by means of one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

- **LOT, CORNER.** A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty five (135) degrees.
- LOT, DOWNHILL. A Lot for which the Front Lot Line, or Street which serves as the primary vehicular access point for the required parking, is at a higher Elevation than the Rear Lot Line. (Added by Ord. No. 181,624, Eff. 5/9/11.)
- LOT, FLAG. A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip not less than 20 feet in width at any point connecting the main building site area to the frontage street. (Added by Ord. No. 137,956, Eff. 3/2/69.)
 - **LOT, INTERIOR.** A lot other than a corner lot.
- **LOT, KEY.** The first interior lot to the rear of a reversed corner lot and not separated therefrom by an alley.
- **LOT, REVERSED CORNER.** A corner lot the side street line of which is substantially a continuation of the front line of the first lot to its rear.
 - LOT, THROUGH. A lot having a frontage or two parallel or approximately parallel

- streets, but not including those lots having frontage on a street and frontage on a navigable public canal or waterway parallel or approximately parallel to said street. (Amended by Ord. No. 138,095, Eff. 4/19/69.)
- LOT, TRANSITIONAL. The first 100 feet of a lot in an RA or R Zone having a side line adjoining or separated only by an alley from a lot in a C or M Zone. (Amended by Ord. No. 111,049, Eff. 5/3/58.)
- LOT, UPHILL. A Lot for which the Front Lot Line, or Street which serves as the primary vehicular access point for the required parking, is at a lower Elevation than the Rear Lot Line. (Added by Ord. No. 181,624, Eff. 5/9/11.)
- **LOT, VACANT.** A lot on which no building, temporary or permanent, is erected. (Added by Ord. No. 153,361, Eff. 3/2/80.)
 - **LOT AREA.** The total horizontal area within the lot lines of a lot.
- **LOT DEPTH.** The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.
- LOT LINE, FRONT. In the case of an interior lot, the line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.
- LOT LINE, REAR. A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front line.
 - **LOT LINE, SIDE**. Any lot boundary line not a front lot line or a rear lot line.
- **LOT WIDTH**. The horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.
- LOW TO MODERATE COST HOUSING. Housing for which the rent does not exceed the current Fair Market Rent for Existing Housing standards applicable to Los Angeles City as established for Section 8 and 23 Housing Assistance Payments Program by the United States Department of Housing and Urban Development. (Added by Ord. No. 151,432, Eff. 10/12/78.)
- MAJOR REMODEL HILLSIDE. Any remodeling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building. (Added by Ord. No. 168,159, Eff. 9/14/92.)
- MANUFACTURED HOME. The term "manufactured home" shall include a factory-built home and mobilehome but shall not include a recreational vehicle, or commercial coach. (Added by Ord. No. 161,716, Eff. 12/6/86.)
 - MINI-SHOPPING CENTER. (Amended by Ord. No. 175,223, Eff. 6/30/03.) A

building or group of buildings located on a lot or lots, having all of the following characteristics:

- (1) Size comprised of less than 65,000 square feet of lot area before any dedications required in connection with the building permit or other permits for the Mini-Shopping Center;
- (2) Use used for more than one retail establishment, such as a store, shop, business, service or facility;
 - (3) Zoning located in the C or M1, M2 or M3 Zones; and
- (4) Improvements improved with a structure or structures that do not exceed a height of three stories.

For purposes of this definition, a Mini-Shopping Center can be located on more than one lot only if the lots are adjacent, not divided by a public street, have a common parking area, and one or more buildings are erected or are proposed to be erected upon the lots.

The definition of Mini-Shopping Center shall not include the following:

An automobile service station, including service bay areas, where accessory food sales do not exceed 600 square feet of floor area and other accessory uses do not exceed 500 square feet of floor area; or

Commercial buildings composed of general business or professional offices, including those of a real estate or stock broker, or an insurance or building and loan company, with 30% or less of the total square footage containing related commercial/retail uses that are located on the first and second floors, so long as parking is provided for the commercial/retail uses as required by Section 12.21 A.4.

MINOR EMERGENCY REPAIRS. Those repairs to a currently State licensed motor vehicle owned by the occupants of the property which do not require the complete immobilization of the vehicle in excess of 24 hours duration or does not require the removal of the engine transmission, rear-end or more than one wheel. Minor emergency repairs does not include body and fender work. (Added by Ord. No. 137,210, Eff. 10/12/68.)

MOBILE MEDICAL FACILITY. A vehicle, or portable structure transported by a vehicle, easily transportable in one or more sections, which is used to provide primarily diagnostic or preventive medical services on a temporary basis in any one location. (Added by Ord. No. 166,045, Eff. 8/17/90.)

MOBILEHOME. When used in Sections 12.08.1, 12.09.3, and 12.24 of this Code, this term shall mean a structure transportable in one or more sections, designed and equipped to be used as a dwelling unit or accessory to a dwelling unit. This structure shall comply with all applicable provisions of the California State Mobilehomes – Manufactured Housing Act. The term "mobilehome" shall not include a factory–built home, recreational vehicle, or commercial coach. (Amended by Ord. No. 164,904, Eff. 7/6/89.)

MOBILEHOME PARK. When used in Sections 12.09.3, 12.24, and 17.50 of this Code,

this term shall mean any lot or portion of a lot used to provide rental or lease sites for two or more individual mobilehomes or trailers used as one-family dwellings. (Amended by Ord. No. 164,904, Eff. 7/6/89.)

MOBILEHOME SITE. When used in Section 12.24 of this Code, this term shall mean that portion of a mobilehome park set aside and designated for the occupancy of a mobilehome or trailer and including the area set aside or used for parking and buildings or structures such as awnings, cabanas or ramadas which are accessory to the mobilehome or trailer. (Added by Ord. No. 161,716, Eff. 12/6/86.)

MODEL DWELLING. (Deleted by Ord. No. 172,839, Eff. 11/1/99.)

MULCH. A woody vegetative material used as a nonnutritive ground cover to control erosion, improve water retention and retard weed growth. (Added by Ord. No. 170,054, 11/13/94.)

MULCHING FACILITY. Any facility which receives, temporarily stores and processes primarily source-separated carbonaceous wood waste and/or yard trimmings into a mulch. Examples of such materials include clean wood waste, tree and shrub trimming, leaves and other high carbon, low nitrogen material which decompose at a slow rate and have little leachate or odor-causing potential. Processing of such materials is achieved by chipping and screening to attain a uniform particle size and may include limited aging of the material to achieve a desired appearance. This definition shall not include any mulching of green waste and/or wood waste conducted for noncommercial, nonprofit purpose. (Added by Ord. No. 170,054, 11/13/94.)

NATURE PRESERVE. An area in its natural state which serves as a habitat for flora and/or fauna indigenous to the area, or as a corridor linking such habitats, including but not limited to a bird sanctuary, and which is designated as a nature preserve on the applicable community or district plan by footnote or other means, and where permitted uses are only incidental to the preservation and enhancement of the preserve. (Added by Ord. No. 166,168, Eff. 10/3/90.)

NONCONFORMING BUILDING. A building, structure or portion thereof, which does not conform to the regulations of this chapter and which lawfully existed at the time the regulations, with which it does not conform, became effective.

NONCONFORMING LOT. A lot whose width, area or other dimensions does not conform to the regulations of this chapter and which lawfully existed at the time the regulations with which it does not conform became effective. (Amended by Ord. No. 127,777, Eff. 8/1/64.)

NONCONFORMING USE. A use of building or land which does not conform to the regulations of this chapter and which lawfully existed at the time the regulations with which it does not conform became effective.

OUTDOOR EATING AREA. When used in Sections 12.12.2, 12.13, 12.14, 12.21.1 and 12.24, this term shall refer to a covered or uncovered portion of a ground floor restaurant which is not completely enclosed within the building; is used primarily for the consumption of food and/or drinks by the patrons of the restaurant; and is not larger than 50 percent of the

dining area of the ground floor restaurant. A "ground floor" restaurant refers to any restaurant with an average finished floor elevation either below or not more than three feet above natural grade as measured from any point along the exterior building wall closest to the restaurant. (Amended by Ord. No. 165,403, Eff. 2/17/90.)

PARALLEL PARKING STALL. A parking stall having its length parallel with its access aisle. (Amended by Ord. No. 142,306, Oper. 2/9/72.)

PARKING AREA, PRIVATE. An open area located on the same lot with a dwelling, apartment house, hotel or apartment hotel, for the parking of automobiles of the occupants of such building. (Amended by Ord. No. 138,859, Eff. 8/21/69.)

PARKING AREA, PUBLIC. Any open area other than a street or a private parking area, used for the parking of more than four automobiles.

PARKING BAY. The width of two rows of parking stalls and the aisle between, or on a single loaded aisle with width of one row of parking stalls and the access aisle. (Added by Ord. No. 142,306, Oper. 2/9/72.)

PARKING. BUILDING. Any garage designed and used primarily for the parking of automobiles. (Amended by Ord. No. 144,082, Eff. 12/11/72.)

PARKING SPACE, AUTOMOBILE. Space within a building or a private or public parking area, exclusive of driveways, ramps, columns, office and work areas, for the parking of one (1) automobile.

PARKING STALL. Same as Parking Space, Automobile. (Added by Ord. No. 142,306, Oper. 2/9/72.)

PHILANTHROPIC INSTITUTION. A nonprofit, charitable institution devoted to the housing, training or care of children, or of aged, indigent, handicapped or underprivileged persons, but not including the following: office buildings, except as an accessory to and located on the same lot with an institutional activity, as listed above; hospitals, clinics or sanitariums, correctional institutions, institutions or homes for the insane or those of unsound mind; lodging houses or dormitories providing temporary quarters for transient unemployed persons; organizations devoted to collecting and salvaging new or used materials, or organizations devoted principally to distributing food, clothing or supplies on a charitable basis.

POOL. Any constructed pool used for swimming, bathing or wading or as a fishpond or similar use. (Added by Ord. No. 109,714, Eff. 8/26/57.)

PRINCIPAL USE. The main permitted use of land or structures as distinguished from an accessory use. (Added by Ord. No. 152,467, Eff. 7/14/79.)

RECREATION ROOM. A room contained in either a main building or an accessory building, designed to be utilized primarily for games, the pursuit of hobbies, social gatherings, and such activities. Such a room may contain such plumbing fixtures as are utilized in a bar or for hobby activities. Such a room in a single-family or two-family dwelling or in an accessory building appurtenant to a single-family or two-family dwelling,

may not include facilities for the cooking and preparation of food. However, in a multiple residential use or in an accessory building appurtenant thereto, a recreation room which is for the common use of all the dwelling units therein may contain the facilities for the cooking and preparing of food. (Added by Ord. No. 138,685. Eff. 7/10/69.)

RECREATIONAL VEHICLE. A portable vehicle mounted on wheels, with or without motive power, and primarily designed and constructed to provide human habitation for recreational, camping, travel or emergency purposes. (Added by Ord. No. 161,716, Eff. 12/6/86.)

RECREATIONAL VEHICLE PARK. Any lot or portion of a lot permitted by conditional use to provide rental or lease sites for individual recreational vehicles which are occupied for temporary purposes. (Added by Ord. No. 161,716, Eff. 12/6/86.)

RECYCLABLE MATERIALS. Items or materials to be recycled or reused, including but not limited to yard waste, paper, plastic, glass, metal, newspaper, and cardboard. (Added by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING AREA OR ROOM. An outdoor space or a room within a building which is designated for the collection of Recyclable Materials generated by the use(s) occupying only that site, is approved by the Fire Department and the Department of Building and Safety, and has the space to accommodate Recycling Receptacles. (Added by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING CENTER, MOBILE. A receptacle, usually a trailer, for the collection of recyclable materials that is drawn by motor power and bears a valid state license. (Added by Ord. No. 158,503, Eff. 1/1/84.)

RECYCLING CENTER OPERATOR OR JUNK DEALER. A person having a fixed place of business in the City and engaging in, conducting, managing or carrying on the business of buying, selling or otherwise charging or re-selling for reuse, materials approved for collection at an approved Recycling Center or Buyback Center, Recycling Materials Processing Facility, Recycling Materials Sorting Facility or Junk Yard as defined by this Code. (Amended by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING CENTER OR SITE. (Definition Deleted by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING CHUTE. Any vertical smooth shaft used to convey recyclable materials from the upper floors of a building to a recyclable storage bin or room at the bottom end of the chute. (Added by Ord. No. 181,227. Eff. 9/1/10.)

RECYCLING COLLECTION OR BUYBACK CENTER. A facility where Recyclable Materials are deposited or redeemed for monetary value, and which may include baling or crushing operations for the purposes of efficiency of storage and transfer (volume reduction), but shall not include sorting or processing activities for other than temporary storage purposes. (Added by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING MATERIALS PROCESSING FACILITY. A facility which accepts Recyclable Materials for sorting and processing on the site. For the purpose of this

definition, processing shall mean the process of changing the physical characteristics of a Recyclable Material, including the shredding, smelting, grinding and crushing of cans, bottles, and other materials, for other than temporary storage purposes. (Added by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING MATERIALS SORTING FACILITY. A facility which accepts commingled or source-separated Recyclable Materials of various types, which are separated on the site using a manual or automated system. For the purpose of this definition, source-separated Recyclable Materials are those which are separated from the waste stream at their point of generation for the purpose of recycling. This may include baling or crushing operations for the purposes of efficiency of storage and transfer (volume reduction), but shall not include processing activities for other than temporary storage purposes. (Added by Ord. No. 171,687, Eff. 8/19/97.)

RECYCLING RECEPTACLE. A container which is suitable for the collection of Recyclable Materials. Containers shall be covered, durable, waterproof, rustproof, and of incombustible construction, and shall provide protection against the environment or be in completely enclosed indoor recycling areas. Containers must be clearly labeled to indicate the type of material to be deposited. (Added by Ord. No. 171,687, Eff. 8/19/97.)

REGISTERED NET WEIGHT. Registered net weight or a commercial vehicle is the unladen weight, as that term is defined by State Vehicle Code Section 660 and evidenced on the registration card kept within a commercial vehicle pursuant to State Vehicle Code Section 4454 or 4455 as the registration weight of a commercial vehicle pursuant to State Vehicle Code Section 9400. (Added by Ord. No. 148,857, Eff. 10/30/76.)

RENTABLE FLOOR AREA. The floor area in a building, exclusive of corridors, stairs, elevator shafts, lavoratories, flues and janitor's storage closets.

RESIDENTIAL BUILDING. A building or portion thereof designed or used for human habitation. (Added by Ord. No. 107,884, Eff. 9/23/56.)

RESIDENTIAL PLANNING DEVELOPMENT. A group of residential buildings and appurtenant structures located and arranged in accordance with the requirement of the RPD residential planned development district (Sec. 13.04) in which the property is located. A residential planned development may include schools. It may also include churches, hospitals, infirmaries, recreational and commercial uses, as an integral part of the development and intended for use by its occupants, to an extent commensurate with the planned population of the RPD district. (Added by Ord. No. 141,474, Eff. 2/27/71.)

RESIDENTIAL VEHICLE. A mobilehome, or a travel trailer containing a minimum of two hundred and twenty (220) square feet of superficial floor area exclusive of bath, closet and water closet areas, as defined by the California Health and Safety Code Sections 18211 and 18219. Such residential vehicle shall contain cooking, eating, sleeping, toilet and bathing facilities and shall display a California Department of Housing and Community Development insignia issued within one year prior to the date of application for the use of land permit herein required and a valid current California vehicle license. (Added by Ord. No. 153,144, Eff. 12/28/79.)

RETIREMENT HOTEL. A building with guest rooms and/or dwelling units in which 90

percent or more of the occupants are age 62 or older and for which a covenant running with the land is recorded limiting the use as such for as long as the building contains any guest rooms. (Added by Ord. No. 159,714, Eff. 4/8/85.)

REVERSE VENDING MACHINE. An automated mechanical device which accepts one or more types of empty beverage containers including aluminum cans, glass and plastic bottles, and which issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State of California. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine. (Added by Ord. No. 168,662, Eff. 4/29/93.)

REVERSE VENDING MACHINE COMMODITY STORAGE BIN. A non-automated container which is covered and made of durable, incombustible, rustproof and waterproof construction, which is used to store the processed aluminum cans, glass and plastic bottles that are removed from a reverse vending machine. (Added by Ord. No. 168,662, Eff. 4/29/93.)

ROOF, LATTICE. A roof covering constructed as an Open Egg-Crate Roof or Spaced Roof. An Open Egg-Crate roof is constructed of lattice members so that a sphere of 10 inches minimum in diameter can pass through. All lattice members must have a minimum nominal width of 2 inches. A Spaced Roof is constructed of members running in one direction only with a minimum clear spacing between the members of not less than 4 inches. In addition, beams supporting and placed perpendicular to the members shall be spaced not less than 24 inches on center. All members or beams must have a minimum nominal width of 2 inches. (Added by Ord. No. 181,624, Eff. 5/9/11.)

ROOM, HABITABLE. (Amended by Ord. No. 146,421, Eff. 9/14/74.) An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch. A recess from a room or an alcove (other than a dining area) having 50 square feet or more of floor area and so located that it could be partitioned off to form a habitable room, shall be considered a habitable room.

For the purpose of applying the automobile parking space requirements of this article, any kitchen as defined herein shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a habitable room.

For the purpose of applying the lot area requirements of this article, a kitchen less than 100 square feet of room area from wall to wall shall not be considered a habitable room.

For the purpose of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room. (Fourth Para. Added by Ord. No. 171,753, Eff. 11/17/97.)

SCHOOLS, ELEMENTARY AND HIGH. An institution of learning which offers instruction in several branches of learning and study required to be taught in the public schools by the Education Code of the State of California. High schools include Junior and Senior.

SCRAP METAL PROCESSING YARD. Any establishment or place of business which is maintained, used or operated solely for the processing and preparing of scrap metal for remelting by steel mills and foundries. (Added by Ord. No. 145,040, Eff. 10/15/73.)

SENIOR INDEPENDENT HOUSING. Residential housing that consists of dwelling units for persons 62 years of age and older and may include common dining areas or other community rooms. Full time medical services shall not be provided on the premises. It may be a component of an Eldercare Facility. (Added by Ord. No. 178,063, Eff. 12/30/06.)

SERVANTS QUARTERS. An accessory building located on the same premises with the main building, used solely as the dwelling of persons employed on the premises, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling unit. (Added by Ord. No. 107,884, Eff. 9/23/56.)

SHELTER FOR THE HOMELESS. A residential facility operated by a "provider," other than a "community care facility" as defined in the California Health and Safety Code Section 1502, which provides temporary accommodations to homeless persons and/or families and which meets the standards for shelters contained in Title 25, California Administrative Code, Part 1, Chapter F, Subchapter 12, Section 7972. The term "temporary accommodations" means that a homeless person or family will be allowed to reside at the shelter for a time period not to exceed six months. For the purpose of this definition, a "provider" shall mean a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter for the homeless, and which has been certified by the Housing and Community Investment Department of the City of Los Angeles to meet all applicable requirements as such which are contained in the California Health and Safety Code and the California Administrative Code. (Amended by Ord. No. 182,718, Eff. 10/30/13.)

SHOWCASE THEATER. (Added by Ord. No. 148,910, Eff. 11/17/76.) A theater which meets all of the following criteria:

- (1) seats 90 persons or less;
- (2) is nonprofit and tax-exempt;
- (3) provides live entertainment; and
- (4) employs fewer than five persons (exclusive of performers).

SKILLED NURSING CARE HOUSING. Residential housing that is licensed by the California Department of Health and provides acute, intermediate, or long-term skilled nursing care and consists only of guest rooms for its residents. Full time medical services may be provided on the premises. It may be a component of an Eldercare Facility. (Added by Ord. No. 178,063, Eff. 12/30/06.)

SLOPE. An inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance (i.e. 2:1 or 1:1) or as a percentage (i.e. 50% or 100%). (Added by Ord. No. 181,624, Eff. 5/9/11.)

SLOPE BAND. The area of a property contained within a defined Slope interval as

identified in Section 12.21 C.10. of this Code and shown on a Slope Analysis Map prepared by a licensed surveyor based on a survey of the natural/existing topography. Slope bands need not necessarily be located in a contiguous manner and can be one or more areas as small or as large as they exist on said property. (Added by Ord. No. 181,624, Eff. 5/9/11.)

SOLID WASTE ALTERNATIVE TECHNOLOGY PROCESSING FACILITY. A facility that has one or more technological systems which extracts, recovers or generates usable materials and/or energy from solid waste, as defined in Section 40191 of California Public Resources Code. (Added by Ord. No. 181,272, Eff. 9/28/10.)

SPECIFIC PLAN. A specific plan is a definite statement adopted by ordinance of policies, standards and regulations, together with a map or description defining the locations where such policies, standards and regulations are applicable. (Added by Ord. No. 138,800, Eff. 6/13/69.)

STABLE, PRIVATE. A detached accessory building which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of an equine or equines owned by the occupants of the premises and not kept for remuneration, hire or sale. (Amended by Ord. No. 157,144, Eff. 11/22/82; Clarified by Ord. No. 157,219, Eff. 12/3/82.)

STABLE, PUBLIC. A stable other than a private stable.

STANDARD HILLSIDE LIMITED STREET — a street (public or private) with a minimum width of 36 feet and paved to a minimum roadway width of 28 feet, as determined by the Bureau of Engineering. (Amended by Ord No. 169,961, Eff. 8/29/94.)

STOCK COOPERATIVE. The same as defined by Section 11003.2 of the California Business and Professions Code. (Added by Ord. No. 153,024, Eff. 1/10/79.)

STORAGE BUILDING FOR HOUSEHOLD GOODS. (Added by Ord. No. 173,979, Eff. 6/29/01.) A building that offers secure self-storage for household goods in individual rooms, compartments, lockers or containers to which clients bring goods for storage and retrieve them any time during normal business hours without any assistance from the operator of the building. For purposes of this definition, storage of these goods may not be in containers, such as boxes, barrels and/or drums set on pallets or racks, or that require the use of forklifts or other similar mechanical equipment for access or mobility. A storage building for household goods does not include the storage of commercial inventory to be sold, displayed, rented or otherwise relocated for sale.

STORY. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the top most story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six feet above grade as defined herein for more than 50% of the total perimeter, or is more than twelve feet above grade as defined herein at any point, such basement, cellar or unused underfloor space shall be considered as a story. (Amended by Ord. No. 131,309, Eff. 4/24/66.)

STREET. Any public thoroughfare other than an alley or walk, except that in those cases

where a subdivision has been recorded containing lots which abut only on an alley or walk, said alley or walk may be considered to be a street.

STREET – COLLECTOR. Any street designated as a collector street on an adopted community plan element of the general plan. (Added by Ord. No. 150,799, Eff. 6/5/78.)

STRUCTURAL ALTERATIONS. Any change which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

STRUCTURE. Anything constructed or erected which is supported directly or indirectly on the earth, but not including any vehicle which conforms to the California State Vehicle Act. (Amended by Ord. No. 107,884, Eff. 9/23/56.)

SUBSTANDARD HILLSIDE LIMITED STREET. A Street which does not meet the minimum requirements of a Standard Hillside Limited Street as defined in Section 12.03 of this Code (public or private) with a width less than 36 feet and paved to a roadway width of less than 28 feet, as determined by the Bureau of Engineering. (Amended by Ord. No. 181,624, Eff. 5/9/11.)

SUITE. A group of habitable rooms designed as a unit, and occupied by only one family, but not including a kitchen or other facilities for the preparation of food, with entrances and exits which are common to all rooms comprising the suite. (Added by Ord. No. 138,685, Eff. 7/10/69.)

TEMPORARY GEOLOGICAL EXPLORATORY CORE HOLE. A seismic test hole or exploratory core hole used or intended to be used exclusively for geophysical, geological, and other exploratory testing for oil, natural gas or other hydrocarbon substances. (Amended by Ord. No. 152,744, Eff. 9/10/79.)

TENANT. A person who rents, leases or sub-leases, through either a written or oral agreement, residential real property from another. (Added by Ord. No. 151,432, Eff. 10/12/78.)

TENNIS OR PADDLE TENNIS COURT. A game court designed for the purpose of playing tennis, paddle tennis or similar game, utilizing a concrete slab or other conventionally accepted hard playing surface, an enclosing fence and frequently overhead lighting fixtures. (Added by Ord. No. 151,466, Eff. 10/27/78.)

TOWNHOUSE. A dwelling unit, structurally separated from another dwelling unit or other dwelling units in a building containing two or more dwelling units, and complying with the provisions of Section 91.2305(k)(2) of this Code, and which may be sold jointly with the lot upon which the dwelling unit is situated. Provided, however, that common roofing, flashing, and siding are permitted so as to enclose the airspace resulting from said structural separation. (Added by Ord. No. 141,474, Eff. 2/27/71.)

TRAILER OR AUTOMOBILE TRAILER. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property, the terms "**trailer**" and "**automobile trailer**" shall not include a mobilehome. (Amended by Ord. No. 161,716, Eff. 12/6/86.)

- TRANSIENT OCCUPANCY RESIDENTIAL STRUCTURE. A residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or other agreement is for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days. (Added by Ord. No 167,689, Eff. 5/9/92.)
- **TRASH CHUTE.** Any vertical smooth shaft used to convey rubbish, trash, or garbage from the upper floors of a building to a trash storage bin or room at the bottom end of the chute. (Added by Ord. No. 181,227, Eff. 9/1/10.)
- **TRUCK GARDENING.** The cultivation of berries, flowers, fruits, grains herbs, mushrooms, nuts, ornamental plants, seedlings or vegetables for use on-site or sale or distribution off-site. (Added by Ord. No. 181,188, Eff. 7/18/10.)
- UNDERFLOOR SPACE. A space between the ground and the floor directly above. (Added by Ord. No. 109,714, Eff. 8/26/57.)
- **USE**. The purpose for which land or a building is arranged, designed or intended or for which either land or a building is or may be occupied or maintained.
- UTILITY RENTAL TRAILER. Any non-passenger carrying, box- type open or van designed to be towed by a passenger vehicle, not exceeding 3,500 pounds gross vehicle weight (GVW), and not exceeding 96 inches in total width, nor 72 inches in box width, nor 14 feet in box length. (Added by Ord. No. 148,857, Eff. 10/30/76.)
- **VEHICLE, COMMERCIAL**. Any vehicle, excluding Household Moving Rental Trucks, and Utility Rental Trailers, which when operated upon a highway is required to be registered as a commercial vehicle by the Vehicle Code of the State of California or by any other jurisdiction and which is used or maintained for the transportation of persons for hire, compensation, or profit, or designed, used or maintained primarily for the transportation of property. (**Amended by Ord. No. 148,857, Eff. 10/30/76.**)
- WINDROW COMPOSTING. The process in which compostable material is placed in elongated piles or windrows which are mechanically turned or aerated to encourage decomposition and to reduce odors. (Added by Ord. No. 170,054, 11/13/94.)
- WOOD WASTES. Any untreated and/or unpainted wood material such as pallets, plywood and other construction related scrap lumber, stumps and tree trimming. (Added by Ord. No. 170,054, 11/13/94.)
- **YARD**. An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this article.
- YARD, FRONT. A yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.
- YARD, REAR. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto on the lot.

(Amended by Ord. No. 121,925, Eff. 6/4/62.)

YARD, SIDE. A yard more than six (6) inches in width between a main building and the side lot line, extending from the front yard or the front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

ZONING ADMINISTRATOR. (Amended by Ord. No. 173,492, Eff. 10/10/00.) The Zoning Administrator shall mean the Chief Zoning Administrator or an Associate Zoning Administrator. The Director may appoint the Zoning Administrator to act as the Director's designee or as a Hearing Officer for the Director.

EXHIBIT 12

SEC. 12.20.2. COASTAL DEVELOPMENT PERMITS (PRIOR TO CERTIFICATION OF THE LOCAL COASTAL PROGRAM.)

(Title Amended by Ord. No. 160,524, Eff. 12/27/85; Sec. Added by Ord. No. 151,603,* Eff. 11/25/78.)

- **A. Purpose.** It is the purpose of this section to provide for the approval or denial of Coastal Development Permits in accordance with Section 30600(b) of the California Public Resources Code. In adopting the California Coastal Act of 1976 the State Legislature finds and declares:
 - "(a) That the California Coastal Zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem.
 - "(b) That the permanent protection of the state's natural and scenic resources is a paramount concern to present and future residents of the state and nation.
 - "(c) That to promote the public safety, health, and welfare, and to protect public and private property, wildlife, marine fisheries, and other ocean resources, and the natural environment, it is necessary to protect the ecological balance of the coastal zone and to prevent its deterioration and destruction."
 - **B.** Definitions. For the purpose of this section the following words and phrases are defined:
 - "Aggrieved Person" means any person who, in person or through a representative, appeared at a hearing on the application for a Coastal Development Permit, or appeal hearing in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the permit issuing authority, or appeal body of the nature of his or her concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a Coastal Development Permit.

"Coastal Zone" shall mean that land and water area within the City of Los Angeles as specified on maps prepared by the California Coastal Commission, copies of which are on file with the Department of City Planning and the Office of City Engineer. Such "coastal zone" extends seaward to the City's outer limit of jurisdiction, and generally extends inland 1000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone extends inland 1000 yards.

"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 the use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including parcel maps and private street divisions, except where any 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 of the California Public Resources Code).

As used in this definition, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

"Feasible" shall mean capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

"Local Coastal Program" (LCP) shall mean the City's land use plans and other applicable general plan elements, zoning ordinances, zoning district maps, and proposed implementing actions, which when taken together, meet the requirements of, and implement the provisions and policies of, the California Coastal Act of 1976.

"Permit" means any license, certificate, approval, or other entitlement for use granted, conditionally granted, or denied by

any public agency which is subject to the provisions of this section.

"Public Project" shall mean any development initiated by the Department of Public Works or any of its bureaus, any development initiated by any other department or agency of the City of Los Angeles, and any development initiated or to be carried out by any other governmental agency which is required to obtain a local government permit. Public Project shall not include any development by any department or agency of the City of Los Angeles or any other governmental entity which otherwise requires action by or approval of the City Planning Commission, Area Planning Commission or the Office of Zoning Administration, or any development by any department or agency of the City of Los Angeles or any other government entity for which a permit from the Department of Building and Safety is required. Public Project shall also not include any development on tidelands, submerged lands, or on public trust lands, whether filled or unfilled. (Definition Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

"Sea" shall mean the Pacific Ocean and all harbors, bays, channels, canals, estuaries, salt marshes, sloughs and other areas subject to tidal action through any connection with the Pacific Ocean, excluding nonestuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

- C. Use. No Development shall be undertaken in the Coastal Zone unless and until an application for such Development has been submitted to the City for a Coastal Development Permit and such Permit has been obtained from the appropriate City Department in conformance with the provisions of this section and has become final. Where the particular coastal project requires a coastal development permit from the Commission in addition to the one obtained from the City, no development may be commenced until both such permits have been obtained, and both have become final.
 - 1. **EXCEPTION**. The provisions of this section shall not apply to developments which do not need locally issued coastal development permits under the Coastal Act of 1976 or the California Coastal Commission Regulations, Division 5.5 Title 14 of the California Administrative Code. A current copy of these regulations is on file with the Department of City Planning and the Office of City Engineer. This exception shall not relieve any person from obtaining from the proper authority a Coastal Development Permit for a Development within the Coastal Zone where such permit is required but can only be issued by the California Coastal Commission, the Regional Commission or the Executive Director. The provisions of this section shall also not apply to any development on tidelands, submerged lands, or on public trust lands, whether filled or unfilled; any development by a public agency for which a local government permit is not otherwise required; any emergency repair authorized by Section 30611 of the Public Resources Code; any permits authorized to be issued by the Executive Director of the California Coastal Commission or the Executive Director of the Regional Commission pursuant to Section 30624 of the Public Resources Code; and any other permits over which the City is not authorized to exercise the option provided for in subdivision (b) of Section 30600 of the Public Resources Code.
- **D.** Initiation. Proceedings for a Permit shall be initiated by the filing of a verified application upon a form or forms prescribed for that purpose. An application for a Coastal Development Permit for a public project, or for a private project where the approval for the underlying permit is within the jurisdiction of the City Engineer shall be filed in the public office of the City Engineer. All other applications for Coastal Development Permits shall be filed in a public office of the Department of City Planning.

All applications filed with the City Engineer and the Department of City Planning shall be accompanied by the following data:

- 1. An adequate description of the project including, but not limited to maps, plans, photographs, drawings, etc., of the proposed development, project site and vicinity sufficient to determine whether the project complies with all relevant policies of the California Coastal Act of 1976. Each application shall contain sufficient information concerning land and water areas in the vicinity of the site of the proposed project, (whether or not owned or controlled by the applicant) so that the permit issuing authority will be adequately informed as to present uses and plans, both public and private insofar as they can reasonably be ascertained for the vicinity surrounding the project site. The description of the development shall also include any feasible alternatives or any feasible mitigation measures available which would substantially lessen any significant adverse impact which the development may have on the environment. For purposes of this section the term "significant adverse impact on the environment" shall be defined as in the California Environmental Quality Act and the State and City Guidelines adopted pursuant thereto.
- 2. A description and documentation of the applicant's legal interest in the property on which the Development is to be located if the application were approved (e.g., ownership, leasehold, enforceable option, authority to acquire the specific property by eminent domain.)

- 3. A dated signature by or on behalf of each of the applicants, attesting to the truth, completeness, and accuracy of the contents of the application and, if the signer of the application is not the applicant, written evidence that the signer is authorized to act as the applicant's representative and to bind the applicant in all matters concerning the application.
- 4. A statement of the status of the environmental documentation for the project and a copy of the required environmental documentation.
 - 5. Any additional information as may be required by the permit granting authority.
- **E. Notice Posting.** At the time the application is submitted for filing, the applicant must post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development a notice that an application has been made for a Coastal Development Permit. Such notice shall contain specific information as to the nature of the proposed development and be in a form as prescribed for that purpose.
- **Notice Mailing**. The applicant shall furnish to the City, accompanying the application, a list containing the name and address of each property owner of record and the addresses of all residences, including apartments within one hundred feet from each boundary of the site of the proposed development. Where the hearing on the Coastal Development Permit is to be combined with a public hearing otherwise required by this Code for the proposed development, and the provisions of this Code require notification to persons beyond one hundred feet of the site of the proposed development, no separate list shall be required, and all persons notified of the hearing for the proposed development shall also be notified that the hearing shall include the application for a Coastal Development Permit. Notice of such hearing shall also be sent to an occupant of all residences, including apartments within 100 feet of the boundary of the proposed development, all persons known, or thought to have a particular interest in the application, and all other persons requesting notice.

F. Proceedings and Hearing.

- 1. **Time Limit Hearing Notice**. To the extent possible, any Permit application for a Development within the Coastal Zone shall be processed in accordance with established policies and procedures of a permit granting authority in conformance with the provisions of this Code. For those projects for which no hearing would otherwise be required by law, the appropriate City agency shall notify by mail, at least ten (10) days prior to the hearing, the following:
 - (a) those persons whose names appear on the list of property owners within 100 feet of the boundary of the site of the proposed development;
 - (b) an occupant of all residences, including apartments, within 100 feet of the boundary of the site of the proposed development. This requirement can be met by mailing such notice to "occupant" of the subject residence.
 - (c) those persons known or thought to have a particular interest in the application and
 - (d) all other persons requesting notice.

At the public hearing, all interested persons shall be afforded a reasonable opportunity to testify and present evidence.

G. Determination.

- 1. **Authority** A permit granting authority shall have the authority to approve, conditionally approve or disapprove any application for a Permit under the provisions of the California Coastal Act of 1976; and, standards as established by Division 5.5 Title 14 of the California Administrative Code. In making its determination under the provisions of this section, the permit granting authority shall not approve, or conditionally approve a permit unless it makes written findings, including specific factual findings, supporting the following conclusions:
 - (a) That the development is in conformity with Chapter 3 of the California Coastal Act of 1976 (commencing with Section 30200 of the California Public Resources Code).
 - (b) That the permitted development will not prejudice the ability of the City of Los Angeles to prepare a Local Coastal Program that is in conformity with Chapter 3 of the California Coastal Act of 1976.

- (c) That the Interpretative Guidelines for Coastal Planning and Permits as established by the California Coastal Commission dated February 11, 1977 and any subsequent amendments thereto have been reviewed, analyzed, and considered in the light of the individual project in making its determination.
- (d) That the decision of the permit granting authority has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30625(c) of the Public Resources Code.
- (e) If the development is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, that the development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act of 1976.
- (f) Any other finding or findings as may be required for the development by the California Environmental Coastal Act.
- 2. **Conditions of Approval** In approving an application for a permit under the provisions of this section, the city shall impose such reasonable terms and conditions as it deems necessary to assure a development that is in accordance with the provisions of the California Coastal Act of 1976 and those other criteria set forth in the preceding paragraph.
- 3. **Notification** A copy of the permit granting authority's action approving, conditionally approving or disapproving any application for a Coastal Development Permit, along with any findings made and conditions imposed in connection therewith, shall be mailed to the applicant and to any person or persons who, in writing, request a copy of such action.
- **H. Appeals.** Appeals from the approval, conditional approval, or disapproval of a permit under the provisions of this section, may be taken by the applicant or any aggrieved person as follows:
 - 1. Where a Coastal Development Permit hearing has been combined with the hearing on the project itself, an appeal may be taken to the appellate body that would hear and decide the appeal from the underlying project. If the appeal from any underlying project is further appealable to a second appellate body, the Coastal Development Permit is likewise further appealable. The time within which to appeal shall be the same as that provided for an appeal of the project itself, but the decision of the permit granting authority on the coastal permit may be separately appealed, without appealing the action on the underlying project. The times for notification of hearing and action on such appeal shall be the same as for the underlying project, whether or not such underlying project is also appealed.
 - 2. Where a Coastal Development Permit application is for a public project, the action of the City Engineer may be appealed to the Board of Public Works. Such appeal shall be filed with the Office of the City Engineer within ten days of the mailing of the decision of the permit granting authority.
 - 3. Where a coastal development permit (other than for a Public Project) involves an underlying activity which is not otherwise appealable, the action of a permit-granting authority on an application may be appealed to the Area Planning Commission. That appeal shall be filed with the Area Planning Commission within ten days of the mailing of the decision of the permit-granting authority. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)
 - 4. Any appeal filed with either the City Engineer or the Area Planning Commission shall be heard and decided within 30 days of the filing of the appeal. Notice shall be mailed to the required parties at least ten days prior to the hearing. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

Action on any appeal shall be in writing, and if the appeal is granted, in whole or in part, such decision shall set forth wherein the permit granting authority, or the lower appeal body erred in its action on the permit under the criteria set forth in Section 12.20.2G.l,(a) through (e). If the action of any appeal body is further appealable within the City of Los Angeles' appeal structure, notice of such intermediate appeal body's action approving, conditionally approving or disapproving any appeal of a Coastal Development Permit along with any findings made and conditions imposed in connection therewith, shall be mailed to the applicant, the appellant, and to any person or persons who, in writing, request a copy of such action.

I. Notification. After the decision of the last appeal body, or the time within which any appeal can be taken has expired, the permit granting authority, or any appeal body whose action became final on the permit, shall transmit a copy, by mail, with return receipt requested, of the notice of permit issuance or permit denial to the Executive Director of the Regional Coastal Commission. Such notice shall include the requisite findings, a project description and a verbatim copy of any conditions attached to the permit, all as required by

Section 13302(g) of the California Coastal Commission Regulations. Notice shall also be mailed to the applicant, the appellant, and any persons who, in writing, requested such notice.

The decision of the permit granting authority, or any appeal body to approve issuance of a permit shall not be deemed to be final and no Coastal Development Permit may be issued until 20 working days have expired from the date said notice of permit issuance is deemed received by said Executive Director and without an appeal having been taken to the South Coast Regional Commission.

If a timely, valid appeal is taken to the Regional Commission, the operation and effect of the Coastal Development Permit is stayed pending final action on the appeal by the Regional Commission or the Commission, and the City shall within five working days of the receipt of such notice, deliver to the Executive Director copies of all relevant documents and materials used by the City in its consideration of the permit application.

If no appeal is taken within 20 working days of the date of the notice of the City's decision to issue a permit is deemed received by the Executive Director, the applicant may commence utilization of the permit. If no timely appeal is taken from the City's decision to deny a permit, such decision is final.

Neither an applicant nor any other aggrieved party may appeal the approval, conditional approval, or disapproval of any permit to the Regional Commission unless and until all of the City's appeal procedures for such permit have been taken, and a decision thereon has been made.

- **J. Revocation.** Any permit application filed or approved under the provisions of this section or Code may be immediately terminated or revoked by the permit granting authority upon a finding that one or more of the following grounds exist:
 - 1. That inaccurate, erroneous or incomplete information was filed or presented in conjunction with said Permit application.
 - 2. That names and addresses of all property owners as shown on the records of the City Engineer or of the County Assessor, were not provided within the required radius of the involved property in conformity with the requirements of this section and Code. (Amended by Ord. No. 181,595, Eff. 4/10/11.)
 - 3. That the addresses of all residential occupancies within one hundred feet of each boundary of the site of the proposed development were not provided.
 - 4. That the applicant failed to post and maintain the required notice at the project site in accordance with Subsection E of this section.
- **K.** Exception. Notwithstanding any other provisions of this section or Code, an applicant may file an application for a Permit at any point of the project approval process relating to his or her Development. However, upon initiation of the project approval process by the applicant, said applicant shall sign and notarize a form prescribed for this purpose which shall contain the following:
 - 1. A statement advising the applicant that no permits or permission for a Development in the Coastal Zone shall be issued unless and until a Permit has been approved in accordance with the provisions of this section.
 - 2. A statement relieving the City of any legal or other responsibility in the event that failure to apply for a Permit results in, or contributes to, a violation of Section 65950, 65951 or 65952 of the California Government Code.
- L. Violations. Any violation of the provisions of this section and Code relating to the processing of permits shall be subject to enforcement and penalties of Chapter 9 of the California Coastal Act of 1976 and subsequent amendments thereto.
- M. Charges For Notification. No person requesting notification of any application, hearing or decision by any permit granting authority or any notification of hearing or decision on any appeal therefrom shall be required to bear the cost of any such notification.
- N. Extensions of Permits. (Added by Ord. No. 171,424 Eff. 1/4/97.) Prior to the expiration of a Coastal Development Permit, an applicant may apply to the initial approving authority of the original permit for an extension of the permit for a period of one year. This request shall automatically extend the expiration date of the permit until the approving authority has acted upon the request and the approving authority's action becomes effective. However, if construction has not commenced at the time the application for extension is made, construction may not commence during the period of the automatic extension until the approving authority has acted upon the request and it becomes effective. The application shall state the reasons for the request and shall be accompanied by

evidence of a valid, unexpired permit and of the applicant's continued legal ownership interest in the property. The applicant shall also furnish to the City the information required in Subsection E. of this section.

The approving authority, in considering the request for extension, shall determine whether there are changed circumstances that may affect the consistency of the project with the findings required under Subsection G. of this section.

If the approving authority determines that there are no changed circumstances that may affect the consistency of the project with the findings required under Subsection G. of this section, notice of the determination, including a summary of the procedures set forth in this subsection, shall be posted on the subject property by the applicant and shall be mailed, by first class mail by the appropriate City agency, to all persons who testified at any public hearing on the original permit and left their names and addresses, or submitted written testimony or to any other persons requesting notice.

If no written objection to the determination is received within 10 working days of the posting and mailing, the extension shall be approved.

If the approving authority determines that, due to changed circumstances, the proposed development is no longer consistent with the findings required in Subsection G. of this section, or if objection is made to the determination of consistency, the approving authority shall set the matter for public hearing and give notice in accordance with the provisions of Subsection F. of this section. In addition, the approving authority shall notify any persons who objected to the approving authority's determination of consistency.

The approving authority shall make a determination based on the facts presented at the public hearing. If the proposed development is determined to be consistent with the findings required in Subsection G. of this section, the extension shall be approved. If the proposed development is determined to be inconsistent with these requirements, the extension shall be denied.

Notice of any action taken by the approving authority on an application for an extension of a permit shall be provided as set forth in Subdivision 3. of Subsection G. of this section.

Any action taken by the approving authority on an application for an extension of a permit is appealable to the first City appellate body referenced in Subsection H. of this section in the same manner as an appeal of the original permit as set forth in Subsection H.

The notification procedures and the procedures applicable to appeals to the Coastal Commission set forth in Subsection I. of this section are applicable to applications for extensions of permits.

O. Amendments To Permits. (Added by Ord. No. 171,424 Eff. 1/4/97.)

- 1. The holder of a Coastal Development Permit may apply to amend the permit by filing a written application with the initial approving authority who approved the original permit. The application shall contain a description of the proposed amendment, the reason for the amendment, together with maps, plans or any other information as may be required by the approving authority, and shall be accompanied by evidence of a valid, unexpired permit and of the applicant's continued legal ownership interest in the property. The applicant shall also furnish to the City the information required in Subsection E. of this section. If the application is deemed complete and accepted, the approving authority shall determine if the requested amendment constitutes an immaterial or material change to the permit.
- 2. For applications representing immaterial changes, the approving authority shall prepare a written notice containing the same information required for the notice of the original application for a Coastal Development Permit, a description of the proposed amendment and a summary of the procedures outlined in this subsection. The notice shall be posted on the subject property by the applicant and shall also be mailed, by first class mail by the appropriate City agency, to all persons who testified at any public hearing on the original permit and left their names and addresses, or submitted written testimony or to any other persons who requested to be notified. If no written objection is received by the approving authority within 10 working days of the posting and mailing, the approving authority shall approve the amendment provided the following findings are made:
 - (a) that the proposed amendment will not lessen or avoid the intended effect of the original permit, as approved or conditioned consistent with the findings required in Subsection G. of this section, unless the proposed amendment is necessitated by a change in circumstances, and the applicant has presented newly discovered material which he or she could not, with reasonable diligence, have discovered and produced before the original permit was granted; and
 - (b) that the proposed amendment will not lessen or eliminate any conditions imposed for the purpose of protecting a

coastal resource or coastal access consistent with the findings required by Subsection G. of this section; and

- (c) that all of the findings required by Subsection G. of this section can still be made; and
- (d) that the proposed amendment will not result in any increase in the density or intensity of the project; and
- (e) that the proposed amendment will not cause any adverse impact on surrounding properties.
- 3. For applications representing material changes, applications whose immateriality has been challenged or applications for amendments which affect coastal resource or coastal access protection as required by California Public Resources Code Section 30604, the approving authority shall set the matter for public hearing and shall give notice in accordance with the provisions of Subsection F. of this section. The approving authority shall also notify all persons who objected to the approving authority's determination of immateriality. If the approving authority can make the findings contained in Subdivision 2. of this subsection, it shall approve the application for amendment to the permit. If the approving authority cannot make the findings referenced above, the application for amendment shall be denied.
- 4. Notice of any action taken by the approving authority on an application for an amendment to a permit shall be provided as set forth in Subdivision 3. of Subsection G. of this section.
- 5. Any action taken by the approving authority on an application for an amendment to a permit is appealable in the same manner as an appeal on the original permit as set forth in the Subsection H. of this section.
- 6. The notification procedures and the procedures applicable to appeals to the Coastal Commission set forth in Subsection I. of this section are applicable to applications for amendments to permits.

EXHIBIT 13

Print

Los Angeles Planning and Zoning

SEC. 12.40. LANDSCAPE - GENERAL REQUIREMENTS. (Added by Ord. No. 170,978, Eff. 5/13/96, Oper. 7/13/96.)

A. Purpose.

- 1. To bring greater order and certainty to the development process.
- 2. To respond to State-level mandates for action in such areas as water conservation, energy conservation, enhancement of water quality, and amelioration of air quality.
- 3. To increase the amount and quality of appropriate landscaping appurtenant to all land uses in the City.
- 4. To establish a minimum level of regulation that protects the public and at the same time allows for design flexibility.
- **B. Prohibitions.** Notwithstanding any provisions of Chapter 1 of this Code to the contrary, the Department of Building and Safety shall not issue any building, grading, or use of land permit for any Project unless the Department of City Planning determines that the proposed landscaping will meet the provisions of Sections 12.40 through 12.43 of this Code and has been assured that any proposed landscaping will be installed.
 - **C.** Exceptions. The provisions of Sections 12.40 through 12.43 of this Code shall not apply to:
 - 1. Any Project involving replacement of an earthquake hazardous building demolished as a result of an enforcement of the Earthquake Safety Ordinance (Division 88, Article 1, Chapter IX of the Los Angeles Municipal Code.)
 - 2. Any Project for which a building permit is required
 - (a) in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition, or
 - (b) in order to rebuild as a result of destruction by fire, earthquake, or other natural disaster.
 - 3. Any Project regulated by Subparagraph (i) of Section 12.04.05 B 1 (a) of this Code.
 - 4. Any Project which has obtained a still-valid discretionary land use approval from the City prior to the operative date of this section, and which also required approval of landscape documents.
 - 5. Any Project where plans were accepted by the Department of Building and Safety for plan check prior to the operative date of this ordinance. This exception does not apply to any Project where changes were later made to the Project which increase the gross square footage or number of parking spaces by more than five percent. This exception shall no longer be valid if construction is not commenced within one year of the date of issuance of

the permit.

- 6. Any landscape that is designated a Historic-Cultural Monument.
- 7. Cemeteries.
- **D. Definitions.** Whenever the following terms are used in Sections 12.40 through 12.43 they shall be construed as defined below. Words and phrases not defined herein shall be construed as defined in Sections 12.03, and in the Guidelines adopted by the City Planning Commission pursuant to Subsection F below.

Grass - Any relatively low-growing living ground cover of the family Poaceae (Graminae), usually mown. Includes, but is not limited to, members of the species Agropyron (Wheat Grass), Agrostis (Bent Grass, Redtop), Bouteloua (Blue Grama Grass), Buchloe (Buffalo Grass), Cynodon (Bermudagrass), Festuca (Fescue), Lolium (Rye Grass), Poa (Bluegrass), Stenotaphrum (St. Augustine Grass), Zoysia (Korean Grass). Does not include members of the family Poaceae (Graminae), that are usually not mown, such as members of the species Aristidia (Triple-Awned Grass), Miscanthus (Eulalia Grass), Muhlenbergia (Deer Grass).

Landscape Practitioner - Any person licensed by the State of California to design, install or maintain landscape or irrigation systems. Any person specifically exempted by the State from the licensing requirements in the field of landscape or land management. Any owner who designs, installs or maintains landscaping or irrigation systems on his or her own property.

Lawn Area - Any relatively low-growing, living, ground cover, typically (but not necessarily) mown, that will withstand foot traffic, and that requires dry-season irrigation greater than that required by Common Bermudagrass (Cynodon dactylon). Includes Dichondra and Clovers (Trifolium species.)

Native (Plant) - Any (plant) species indigenous to the Los Angeles area existing before European settlement, as identified in James Hendrickson's The Jepson Manual, or its successor standard reference, as adopted by the Director of Planning.

Native (Plant) Community - A recurring combination of native (plant) species that reflects parallel responses to similar combinations of environmental conditions, as identified in Robert F. Holland's "Preliminary Descriptions of the Terrestrial Natural Communities of California," or its successor standard reference, as adopted by the Director of Planning.

Permeable - A material that permits water penetration to a soil depth of 18 inches or more, including non porous surface material poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area of loosely laid material such as crushed stone or gravel.

Project - Any use of land, construction or addition which includes more than 2,000 gross square feet of impermeable surface. A Project shall include new parking areas and additions to existing parking areas constructed with impermeable paving and new parking buildings. A Project shall not include construction of or addition to one-family dwellings, nor shall a Project include any structure or use of land which is permeable.

- **Stream** Any perennial or intermittent stream or river identified on United State Geological Survey Maps.
- **Wetland** Any natural lake, intermittent lake, pond, intermittent pond, marsh, swamp, seep or spring identified on United States Geological Survey Maps.
- E. Landscape Point System. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) The Department of City Planning shall not approve proposed landscape for any Project unless the landscape satisfies the requirements of the landscape point system, as established by the City Planning Commission. A Project that satisfies any landscape requirements of Sections 12.40 through 12.43 of this Code or any other sections of this Code, may accrue points.
- F. Approvals. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) The Director of Planning shall have the authority to issue approvals under Sections 12.40 through 12.43 of this Code. The Director shall review and approve or disapprove the proposed landscape. These decisions shall be based on the requirements for application submittal established by the City Planning Commission. The City Planning Commission shall adopt and revise, as necessary, guidelines to implement the provisions of Sections 12.40 through 12.43. The Director may also grant exemptions from Sections 12.40 through 12.43 if he or she finds that these landscaping requirements are inappropriate due to the temporary nature of the Project.

G. Certificate of Substantial Completion.

- 1. When the approved landscape has been substantially installed, a landscape practitioner shall file a certificate of substantial completion certifying to the Department of City Planning, that the proposed landscape required in Sections 12.40 through 12.43 of this Code has been substantially provided on the Project.
- 2. Substantial completion may be guaranteed by the applicant, in lieu of actual installation. A performance bond, certificate of deposit, letter of credit, surety deposit, or other instrument satisfactory to the City Attorney, in any amount equal to the cost of the landscape, shall be posted with the City to ensure satisfactory completion of the landscape.
- 3. Nothing in this subsection shall be construed to prevent the Department of Building and Safety from issuing a certificate of occupancy, when otherwise permitted or required.

H. Relationship To The Provisions of The Los Angeles Municipal Code.

- 1. Existing "Q" Conditions, "D" Development Limitations or "F" Funded Improvement Classifications. In the case of conflicts between Sections 12.40 through 12.43 of this Code with existing "Q" conditions, "D" development limitations or "F" funded improvements classifications, the existing "Q" conditions, "D" development limitations or "F" funded improvement classifications shall control.
- 2. **Existing Specific Plans**. In the case of conflicts between Sections 12.40, 12.42 and 12.43 of this Code with existing specific plans, the provisions of the following existing specific plans shall control: Central City West Specific Plan, Colorado Boulevard Specific Plan, Devonshire-Topanga Specific Plan, Granada Hills Specific Plan, Mulholland Scenic Parkway Specific Plan (controls over Section 12.42 only), Pacific Palisades Commercial

Village Specific Plan, Park Mile Specific Plan, Playa Vista Specific Plan, Porter Ranch Specific Plan (controls over Section 12.43 only), Reseda Central Business District Specific Plan, San Vicente Scenic Corridor Specific Plan, Valley Village Specific Plan, the Venice Coastal Zone regulations, Ventura-Cahuenga Boulevard Corridor Specific Plan, Warner Center Specific Plan, and Wilshire-Westwood Scenic Corridor Specific Plan. In the case of conflicts between Sections 12.40 through 12.43 of this Code with the provisions of the Mount Washington Specific Plan or the Foothill Boulevard Corridor Specific Plan, the more restrictive provisions shall control. (Amended by Ord. No. 171,694, Eff. 9/26/97.)

- 3. Future Specific Plans, "Q" Conditions, "D" Development Limitations or "F" Funded Improvement Classifications. Future specific plans, "Q" conditions, "D" development limitations or "F" funded improvement classifications may impose alternate landscape requirements, if they expressly state that the specific plan's, "Q" conditions's, "D" development limitation's or "F" funded improvement classification's landscape requirements are intended to supersede the standards set forth in Sections 12.40 through 12.43 of this Code.
- **I.** If any provision of Sections 12.40 through 12.43 conflicts with Article 7, Chapter V of this Code, Article 7, Chapter V shall control.
- **J.** Unless specifically prohibited by this Code, any existing features and techniques that fulfill the requirements of Sections 12.40 through 12.43 of this Code may be used to satisfy the requirements of these sections. The provisions of Sections 12.40 through 12.43 of this Code shall not require the removal of any existing structures or features nor prohibit any existing, installed landscape techniques. Where conflicts arise, all efforts shall be made to conform to the provisions of Sections 12.40 through 12.43 of this Code in a reasonable and practical manner.

EXHIBIT 14

CHAPTER IX BUILDING REGULATIONS

Article

- 1 Buildings [Building Code]
- 1.5 Los Angeles Residential Code
- 2 Elevator Code
- 3 Electrical Code
- 4 Plumbing
- 5 Mechanical Code
- 6 Miscellaneous
- 7 Boilers, Unfired Pressure Vessels and Other Equipment
- 8 General Administrative Provisions
- 9 Green Building Code

ARTICLE 1 BUILDINGS [BUILDING CODE]

(Article 1, Chapter IX Amended by Ord. No. 179,324, Eff. 12/10/07, Oper. 1/1/08.)

Division

- 1 Administration
- 2 Definitions and Abbreviations
- 3 Use or Occupancy
- 4 Special Use and Occupancy
- 5 General Building Heights and Areas
- 6 Types of Construction
- 7 Fire-resistant Materials and Construction
- 8 Interior Finishes
- 9 Fire-protection Systems
- 10 Means of Egress
- 11 Accessibility
- 12 Interior Environment
- 13 Energy Conservation
- 14 Exterior Wall Coverings
- 15 Roofs and Roof Structures
- 16 Structural Forces
- 17 Structural Tests and Inspection
- 18 Soils and Foundations
- 19 Concrete
- 20 Aluminum
- 21 Masonry
- 22 Steel
- 23 Wood
- 24 Glass and Glazing

- 25 Gypsum Board and Plaster
- 26 Plastic
- 27 Electrical Systems
- 28 Mechanical Systems
- 29 Plumbing Systems
- 30 Elevators and Conveying Systems
- 31 Special Construction
- 32 Encroachments into the Public Right-of-Way
- 33 Safeguards During Construction
- 34 Existing Structures
- 35 Uniform Building Code Standards
- 61 Special Hazard Areas
- 62 Signs
- 63 Additional Provisions for Specific Uses
- 67 Security Provisions
- 70 Grading, Excavations and Fills
- 71 Methane Seepage Regulations
- 72 Fire District Regulations
- 81 Existing Buildings and Structures General Requirements
- 82 Change of Occupancy, Use and Rating Classification
- 83 Relocation Permit
- 85 Alternative Building Standards for Joint Living and Work Quarters
- 86 Special Provisions for Existing Buildings
- 88 Earthquake Hazard Reduction in Existing Buildings
- 89 Abatement of Buildings, Structures, Premises and Portions Thereof Which Constitute a Nuisance or Are Hazardous, or Substandard
- 90 Nuisance Abatement and Discontinuance of Land Use and Discretionary Zoning Approvals; Relocation Assistance; Enforcement
- 91 Earthquake Hazard Reduction in Existing Tilt-up Concrete Wall Buildings
- 92 Voluntary Earthquake Hazard Reduction in Existing Wood Frame Residential Buildings with Weak Cripple Walls and Unbolted Sill Plates
- 93 Voluntary Earthquake Hazard Reduction in Existing Wood Frame Residential Buildings with Soft, Weak or Open Front Walls
- 94 Voluntary Earthquake Hazard Reduction in Existing Hillside Buildings
- 95 Voluntary Earthquake Hazard Reduction in Existing Reinforced Concrete Buildings and Concrete Frame Buildings with Masonry Infills
- 96 Voluntary Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms

DIVISION 1 ADMINISTRATION

C4: -	
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- 91.101 Title, Purpose, and Scope.
- 91.102 Unsafe Buildings or Structures.
- 91.103 Violations.
- 91.104 Organization and Enforcement.
- 91.105 Appeals.
- 91.106 Permits.
- 91.107 Fees.
- 91.108 Inspection.
- 91.109 Certificate of Occupancy.
- 91.110 Responsibility of Permittee.
- 91.111 Code Revision.
- 91.112 Grading Certificate.

SEC. 91.101. TITLE, PURPOSE, AND SCOPE.

91.101.1. Title. (Amended by Ord. No. 181,758, Eff. 8/8/11.) This article shall be known as the Los Angeles Building Code or Building Code or LABC, a portion of the Los Angeles Municipal Code (LAMC), and wherever the word Code is used in this article it shall mean the Los Angeles Building Code. Article 1.5 of Chapter IX of the LAMC shall collectively be known as the Los Angeles Residential Code or LARC. The provisions of the LARC for one- and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures. In addition to the LARC, Sections of Chapters 1, 11A, 11B, 17, 31B, 34, 63, 67, 70, 71, 72, 81, 89, 92, 93 and 96 of the LABC shall also be applicable to one- and two-family dwellings and townhouses unless stated otherwise.

- b. Report fees for minor work may be reduced to one half of the calculated fee, as determined by the Department.
- c. Fees are based on single projects and contiguous properties.
- d. Additional fees for division of land review shall be collected as required by Section 91.107.8.2.
- e. The fees in this table shall be increased by 50 percent, when the reports are reviewed during off-hours at the request of the applicant and acceptance by the Department.

TABLE NO. 1-D (Amended by Ord. No. 171,185, Eff. 7/22/96.)

GRADING PERMIT FEES

GRADING	FEE
100 cubic yards	\$160.00
or less	Ψ100.00
101 - 1,000	\$160.00 for the first 100 cubic yards, plus \$135.00 for each
cubic yards	additional 100 cubic yards or fraction thereof.
1,001 - 10,000	\$1,375.00 for the first 1,000 cubic yards, plus \$150.00 for each
cubic yards	additional 1,000 cubic yards or fraction thereof.
10,001 -	\$2,725.00 for the first 10,000 cubic yards, plus \$500.00 for each
100,000 cubic	additional 10,000 cubic yards or fraction thereof.
yards	additional 10,000 cubic yards of fraction thereof.
100,001 cubic	\$7,225.00 for the first 100,000 cubic yards, plus \$250.00 for each
yards or more	additional 10,000 cubic yards or fraction thereof.

DIVISION 2 DEFINITIONS AND ABBREVIATIONS

(Division Amended by Ord. No. 179,324, Eff. 12/10/07, Oper. 1/1/08.)

Section

91.200 General. 91.202 Definitions.

SEC. 91.200. GENERAL.

Chapter 2 of the CBC is adopted by reference with the following exceptions, modifications and additions:

91.201.4.Terms Not Defined. Where terms, phrases and words are not defined they shall have the ordinarily accepted meaning as the context implies. The definitions in *Webster's Third New International Dictionary of the English Language, Unabridged* shall be considered as providing ordinarily accepted meanings.

SEC. 91.202. DEFINITIONS.

Section 202 of the CBC is adopted by reference, except that the following CBC definitions are not adopted:

BUILDING LINE

DEPARTMENT

The following definitions are also adopted:

BOARD is the Board of Building and Safety Commissioners of the City of Los Angeles.

BUILDING CODE (CODE) is the Los Angeles City Building Code, Article 1 of Chapter IX of the Los Angeles Municipal Code.

BUILDING LINE is any private property line coterminous with a public way; or a building line established by City ordinance.

BUILDING OFFICIAL is the Superintendent of Building for the City of Los Angeles Department of Building and Safety.

CALIFORNIA BUILDING CODE (**CBC**) is Part 2, Title 24 of the California Code of Regulations as adopted by the California Building Standards Commission and published as the 2007 Edition of the California Building Code which in part incorporates by adoption the 2006 Edition of the International Building Code.

CHIEF OF THE FIRE DEPARTMENT is the Fire Chief of the Los Angeles Fire Department or a duly authorized representative.

CITY is the City of Los Angeles, California.

DEPARTMENT is the Department of Building and Safety.

ELECTRICAL CODE is the Los Angeles City Electrical Code, Article 3 of Chapter IX of the Los Angeles Municipal Code.

ELEVATOR CODE is the Los Angeles City Elevator Code, Article 2 of Chapter IX of the Los Angeles Municipal Code.

FIRE CODE is the Los Angeles City Fire Code, Article 7 of Chapter V of the Los Angeles Municipal Code.

FIRE DISTRICT is any portion of the City of Los Angeles as described in Division 72 of this Code.

FOUNDATION-ONLY PERMIT is a building permit issued for that portion of a building, which constitutes the footings for the building and which, subject to the approval of the Department, may include those portions of the building below the grade level.

GRADING shall mean soil excavation or fill or any combination of soil excavation or fill and shall include the conditions resulting from any soil excavation or fill.

GRAFFITI shall mean any form of unauthorized inscription, word, figure or design which is marked, etched, scratched, drawn, sprayed, painted or otherwise affixed to or on any surface of public or private property, including, but not limited to buildings, walls, signs, structures or places, or other surfaces, regardless of the nature of the material of that structural component. (Amended by Ord. No. 180,708, Eff. 7/6/09.)

INDUSTRIAL CATERING TRUCK. An industrial catering truck is a motor vehicle used for the purpose of dispensing and selling liquids from sanitary dispensers and/or ready-to-eat food and beverages that have been prepared and sealed or packaged on premises so long as the owner and operator have a valid health permit authorizing the preparation of food. The above items may be prepared on any industrial catering truck so long as the owner and operator have a valid health permit for that preparation.

MECHANICAL CODE is the Los Angeles City Mechanical Code, Article 5 of Chapter IX of the Los Angeles Municipal Code.

OCCUPANCY is the purpose for which a building, or part of a building, is used or intended to be used. The term "Occupancy" as used in this Code shall include the room housing that occupancy and the space immediately above a roof or structure if used or intended to be used for other than a shelter.

PLUMBING CODE is the Los Angeles City Plumbing Code, Article 4, Chapter IX of the Los Angeles Municipal Code.

SUPERINTENDENT OF BUILDING is the General Manager of the Department of Building and Safety of the City of Los Angeles or a duly authorized representative.

TEMPORARY shall mean buildings and facilities intended for use at one location for not more than 120 days and seats intended for use at one location for not more than 90 days.

VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) is a Fire District in the City of Los Angeles established by the Board of Forestry and the Office of the State Fire Marshal and described in Division 72, Article 1 of Chapter IX of the Los Angeles Municipal Code.

DIVISION 3 USE OR OCCUPANCY

(Division Amended by Ord. No. 172,592, Eff. 6/28/99, Oper. 7/1/99.)*

Section

91.300 Basic Provisions.

EXHIBIT 15

wall noun 'woll

plural -s

- **1 a** (1): a high thick masonry structure forming an enclosure chiefly for defense against invasion
 - <hurled stones and spears at the attackers from the wall>
 - usually used in plural
 - <citizens ran to defend the walls of the city>
 - (2): a masonry fence around a garden, park, or estate
 - <the wall of the villa follows the road for miles>
 - **b**: a rampart of considerable height and thickness and usually great length serving as a fortification (as on a border between territories or countries)
 - <the great Chinese wall extended for more than 1500 miles>
 - **c**: a structure that serves to hold back pressure (as of water or sliding earth) see RETAINING WALL, SEAWALL
- 2: a vertical architectural member used to define and divide space
 - <a continuously curving wall gives the building its shape>
 - *especially*: one of the sides of a room or building that connects the floor and ceiling or foundation and roof
 - <the inside walls are all movable London Calling>
 - <the house has a glass wall facing the garden>
 - see CAVITY WALL, FACED WALL, NONBEARING PARTITION, PARTY WALL, STORAGE WALL
- 3: the side of a footpath next to buildings
 - <the passenger who takes the wall brushes the dim glass with his sleeve Charles Dickens>
- 4 a: an extreme or desperate position usually used in the phrase to the wall
 - <schools whose teachers ... were driven to the wall financially Dixon Wecter>
 - <pushing them to the wall in the competitive struggle T. W. Arnold>
 - **b**: a state of defeat, failure, or ruin usually used in the phrase to the wall
 - <let the weakest go to the wall Art & Industry>
 - <since the war, several ... magazines have gone to the wall P. W. Crowcroft>

- **5** walls plural: a physical, intellectual, or spiritual area of influence
 - <evident to those outside our academic walls J. B. Conant>
- 6 a: the external layer of structural material surrounding an object
 - <surgical instruments for penetrating the wall of the body>
 - <muscle wall>
 - often used in plural
 - <staves form the walls of a barrel>
 - <stomach walls>
 - **b** (1): one of the surfaces of country rock lying adjacent to a vein, ore deposit, or coal seam (2): one of the surfaces of a geological fault zone see FOOTWALL, HANGING WALL
- 7 a (1): something resembling a wall in appearance
 - <a towering mountain wall>
 - <a wall of water, 75 feet high, ... rushed upon the city American Guide Series: Pennsylvania>
 - <a stream flowing between the valley walls>
 - (2): something that resembles a wall in function especially by establishing limits or providing defense
 - <a sovereign state would be outside the American tariff walls S. F. Bemis>
 - <two men hurt on the football team's forward wall>
 - <going through the enemy's wall in linear formation Tom Wintringham>
 - **b**: something immaterial or intangible that acts as a barrier to communication, understanding, or accomplishment
 - <the wall of reserve the old man had built around himself Ben Riker>
 - <bre><bre>down the wall of condescension Charles Angoff>
 - <unable to break through the wall of employer resistance Frank O'Leary>
- 8: the arrangement of tiles previous to the drawing of hands in a Mah-Jongg game
 - up against the wall
 - : in or into a tight or difficult situation
 - <high costs ... have finally driven a ghastly number of colleges and universities up against the wall G. W. Bonham>
 - up the wall slang
 - : into a state of intense agitation, annoyance, or frustration
 - <the steady crunch-crunch drove [him] up the wall Cyra McFadden>

Origin of WALL

Middle English, from Old English weall rampart, wall; akin to Old Saxon wal rampart, Middle High German wall; all from a prehistoric West Germanic word borrowed from Latin vallum rampart set with palisades, wall, from vallus stake, palisade; akin to Sanskrit vala beam, pole, Gothic walus stick, staff, Old Norse völr round stick, valr round, Latin volvere to roll — more at VOLUBLE

First Known Use: before 12th century (sense 1a(1))

Pronunciation Symbols

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EXHIBIT 16



April 8, 2016

J16031

Hello,

My name is Raymond Steinberg, S.E. I am a Registered Civil Engineer and Registered Structural Engineer in the State of California. A current copy of my curriculum vitae is attached hereto as Exhibit "A."

I have provided expert structural/civil engineering testimony at deposition approximately 100 times and have testified as an expert structural/civil engineer at trial or arbitrations approximately 50 times.

Important highlights regarding my educational background include:

- Bachelor of Science in Civil Engineering, University of Illinois, 1968
- Master of Science in Civil Engineering, University of Southern California, 1975
- Certificate in Earthquake Engineering, U.C.L.A.

In addition, I spent approximately 11 years of my career (1969 – 1979) working at the Los Angeles City Department of Building and Safety, which included time spent performing tasks such as plan check for compliance with the Los Angeles City Building Code, Zoning Code, and Grading Code and investigation of proposed changes to the Los Angeles City Building Code as part of the Research Bureau of the Los Angeles Building Department.

From 1979 through the present, in addition providing forensic engineering consultation, I have provided services as a consulting structural and civil engineer, performing the design of a variety of projects including a number of wood frame, steel, and concrete structures varying in size from one to six stories; shoring and underpinning of existing structures and retaining walls; and a number of earthquake rehabilitation and fire damage repair projects.

Thus, based on my experience, education, and accreditation, I am very familiar with the City of Los Angeles Building Code ("Code"), including the meanings of terms used therein, including their "ordinary" meanings and their meanings as used in a technical or professional capacity.

As used in the Code and as understood as its "ordinary meaning," the word "wall," with reference to external walls, means the external vertical load-bearing components of a structure. In the case of a wall constructed out of wood framing, the term "wall" refers to the structure

comprised of the studs themselves because the studs are the only part of the "wall" that carry any vertical loads. This definition excludes any components attached to the wall, including, for example: stucco, drywall, plaster, insulation, electrical wiring, oriented strand board, plywood, siding, windows, and doors. This is because those components do not carry of the vertical load, and thus do not provide any meaningful support sufficient to be considered a part of the actual "wall." Rather, those components are merely decorative or irrelevant to the structural function of the wall and thus functional only for non-structural purposes such as temperature control, providing electrical access, or providing protection to the contents of the structure from the outside elements.

In context, the Code's use of the word "wall" bears out this interpretation. For example, the Code specifically provides that, "Exterior walls, and the associated openings, shall be designed and constructed to resist safely the superimposed loads required by Division 16 of this Code. In no case shall veneer be considered as part of the wall in computing strength or deflection, nor shall it be considered a part of the required thickness of the wall." (Code, § 91.1403.3.)

"Veneer," in this context, refers to external sheets of wood which are attached to a wall; veneer in this context refers to external sheets of wood or other materials. (See Webster's Unabridged Dictionary definition, http://unabridged.merriam-webster.com/unabridged/veneer ["a thin sheet of wood cut or sawed from a log and adapted for adherence to a smooth surface (as of wood)"].)

Further, when designing and constructing exterior walls of wood composition, the load calculations may not include any vertical load-bearing properties of components such as plywood, veneer, siding, windows, or doors. These elements are specifically *excluded* from the meaning of a "wall" in such calculations. To the contrary, in a wood frame structure, it is the wood studs which must account for, and be calculated, designed and built to support, the structure's vertical loads.

In my experience as a plan check engineer working for the LADBS, a consulting engineer, and as a forensic expert, the above represents how I have always interpreted the meaning of a "wall" with reference to the external walls of a wood frame structure. Or course, this would remain true in the context of a remodel of an existing structure.

I have reviewed the Coastal Commission Staff Report in Appeal Number A-5-VEN-16-0006, dated March 24, 2016 ("Staff Report"). Further, I have also reviewed the Venice Local Coastal Program Land Use Plan's ("LUP") definition of "Remodel" as found on page I-15 therein.

The LUP states: "In the coastal zone, a remodel is an improvement to an existing structure in which no more than fifty percent (50%) of the exterior walls are removed or replaced." (LUP, pp. I-15 – I-16.)

The LUP also states that "The following words or phrases, whenever used in this land use plan, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.20.2B, 12.03 and 12.40 D of the Los Angeles Planning and Zoning Code (See Definitions Appendix). Words and phrases not defined therein shall be construed as defined in Chapter 4 of the Los Angeles Building Code, if defined therein."

Given that the definition of "wall" is not provided in the Los Angeles Planning and Zoning Code or the Los Angeles Building Code, the dictionary definition and the "ordinary meaning," as used in the Los Angeles Building Code, applies.

The Staff Report states:

"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 50 percent guideline should retain its siding, drywall/plaster, windows, doors, and electrical components." (Staff Report, pp. 7-8.)

This comment appears to provide a definition for the term "external wall" as used in the LUP, and, by extension, as used in the Building Code. However, as discussed above, this definition of a wall as including the non-vertical-load bearing components is inconsistent with the Building Code, as well as inconsistent with the standard meaning of a "wall" in structural engineering when referring to a wood frame constructed structure.

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Sincerely,

Raymond Steinberg CSA Structural Engineers SE # 1936

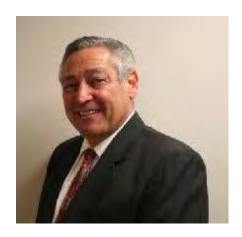
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Ray Steinberg C.V. EXHIBIT A



CURRICULUM VITAE



Raymond E. Steinberg Structural Engineer CSA Structural Engineers

14407 Gilmore St. Suite 201 Van Nuys, CA 91401 (818) 786-6181 949 Miners Ridge Ct. # 2 Incline Village, NV 89451 (818) 786-6181

Professional Qualifications:

Bachelor of Science in Civil Engineering, University of Illinois, 1968.

Master of Science in Civil Engineering, University of Southern California, 1975.

Certificate in Earthquake Engineering, U.C.L.A.

Registered Civil Engineer State of California, April 20, 1971. CE # 20353

Registered Structural Engineer State of California, December 11, 1974. SE # 1936

Registered Civil/Structural Engineer State of Nevada, November 17, 2000. CE # 014676

Professional Experience:

1979 - Present:

Mr. Steinberg started the firm of Raymond E. Steinberg & Associates in July of 1979. Since that time the firm has performed the design of a variety of projects including a number of wood frame, steel, and concrete structures varying in size from one to six stories. Other miscellaneous projects include shoring and underpinning of existing structures, retaining walls, and a number of earthquake rehabilitation and fire damage repair projects.

1976 - 1978

Mr. Steinberg was employed as a part time teacher at the University of California at Northridge teaching various courses in concrete and steel design to students in the Department of Engineering.

1969 - 1979

Approximately 11 years with the Los Angeles City Department of Building and Safety. Approximately five years was spent in the Van Nuys Office performing a variety of tasks including plan check for compliance with the Los Angeles City Building Code, Zoning Code, and Grading Code.

Approximately four years working for the Research Bureau of the Los Angeles Building Department. During this period, experience was gained concerning research into new material and new procedures in design and construction. Mr. Steinberg was responsible for the review of unusual construction techniques and construction problems; he was responsible for the review and approval of site specific seismology reports. Also, during this period, Mr. Steinberg was assigned responsibility for the investigation of proposed changes to the Los Angeles City Building Code.

Approximately two years experience as Assistant to the General Manager of the Department of Building and Safety. During this period of time, Mr. Steinberg was assigned a variety of tasks designed to assist the manager of the Department of Building and Safety and the administration of the department. This included preparation of speeches to various civic groups, preparation of documents for the department, and assisting in the assessment of the needs and purchase of equipment necessary for the operation of the Los Angeles City Department of the Building and Safety and the servicing of its 900 employees.

1968

One year with the City of Los Angeles Bureau of Engineering on various projects and street design.

Professional Organizations:

Van Nuys Chamber of Commerce

Building Industry's Association

The Earthquake Engineering Research Institute

Structural Engineers Association of California

Masonry Society

Consulting Structural Engineers Society

Committees and Positions Held:

Mr. Steinberg has served as a member of the Board of Directors of the Structural Engineers Association and has been on a number of committees in that organization, including the Seismic Response Committee co-chairing that committee, the Timber Code Committee, and the Earthquake Hazard Reduction Committee, serving as Chairman for over 3 years. Also, he is on the Membership Committee of the Earthquake Engineering Research Institute, and has been President of the Consulting Structural Engineers Society. Mr. Steinberg is also a member of the Los Angeles City Council's Earthquake Preparedness Committee.

Papers and Publications:

Mr. Steinberg has prepared many papers. For the Los Angeles Department of Building and Safety he has prepared training lectures on Concrete Design and Timber Design. Also he prepared a 1978 Seminar entitled "Living With The Seismic Code."

He has prepared many seminars dealing with Earthquake Hazard Mitigation. Seminars include hazard reduction in unreinforced masonry buildings, the use of Division 88 of the Los Angeles City Code, the use of the ABK Methodology and the RGA for Los Angeles City. Seminars have been prepared for building owners, engineers, architects, building inspectors and contractors. Seminars have been presented in San Francisco, Salt Lake City, Utah, Los Angeles, Santa Monica and Long Beach. He has also testified before the California State Seismic Safety Commission in Sacramento.

Mr. Steinberg is an Emergency Service Volunteer team leader and lecturer. He has responded to the Loma Prieta, Landers, Big Bear, and the Northridge earthquakes.

LECTURES / PUBLICATIONS:

1. From Training Lectures and Notes for the Los Angeles City Department of Building and Safety.

Division 25 and Wood Frame Construction 1976 Division 26 Part I Concrete Design Flexure, 1976 Division 26 Part II Concrete Design Shear and Torsion 1976

2. From Symposium Living With The Seismic Code March 7th and 14th, 1978.

Plan Irregularities

 From Structural Engineers Association of Southern California, Lecture for Owners of Unreinforced Masonry Buildings, February 1981, Earthquake Hazard Reduction in Unreinforced Masonry Buildings.

4. From Earthquake Hazard Mitigation In Unreinforced Masonry By SEAOSC/1983

Costs Data For Compliance 5/27/83

Update/1968

5. From Lecture Series For The Masonry Society & SEAONC.

Distribution of Forces 9-26-86

6. From Testimony Before The State of California Seismic Safety Commission 12/11/86

Costs and Housing Impacts of Unreinforced Masonry Building Rehabilitation

- 7. Lecture Entitled "Achieving Urban Conservation and Minimizing Earthquake Risk" 10/28/87 Long Beach, Sponsored by the Coalition to preserve Historic Long Beach. Part VII Case Study on Load Bearing Unreinforced Masonry.
- 8. From Earthquake Engineering Research Institute Annual Meeting San Francisco 2-9-89. "The A.B.K. Methodology, An Objective View of An Innovative Approach"
- 9. A Forum On Earthquake Reinforcing By the Structural Engineering Association of Southern California.

4/30/90 - Riverside 2/20/90 - Santa Monica

- 10. "An Introduction To The Uniform Code For Building Conservation Appendix A Chapter 1".
- 3/21/91 Structural Engineers Association of Salt Lake City, Utah
- 11. Training lectures for Emergency Service Volunteers for the State Of California Office Of Emergency Services.
- 12. Mr. Steinberg participated in a seminar in Istanbul Turkey titled, "Turkish Earthquake Mitigation Program", sponsored by the Turkish-American Business Association and the Turkish American Chamber of Commerce. He presented a paper titled, "Retrofit of Existing Buildings", 1/18/00.

HONORS:

- 1. Certificate of Appreciation City of Los Angeles Department of Building and Safety 8/17/79
- 2. Award of Appreciation Structural Engineer's Association of Southern California 1982-1983
- 3. S. B. Barns Award of Engineers Excellence Structural Engineers Association of Southern California 1990

MEMBERSHIP IN SCIENTIFIC AND PROFESSIONAL SOCIETIES:

Includes Offices and Positions held.

Structural Engineers Association of California:

Chairman Public Relations Committee
Board of Directors
Co-Chairman Seismic Response Committee
Chairman Hazardous Buildings Committee
California State Emergency Services Volunteer
Emergency Service Team Leader
Emergency Service Lecturer
Volunteer Urban Search & Rescue Team

Earthquake Engineering Research Institute:

Member of the Membership Committee

Consulting Structural Engineers Association:

Secretary/Treasurer 1984 Chairman of Convention Committee 1989-1990 President 1985

Building Industries Association

EXHIBIT 17

DEPARTMENT OF CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ

RENEE DAKE WILSON VICE-PRESIDENT

ROBERT L, AHN
CAROLINE CHOE
BICHARD KATZ
JOHN W. MACK
SAMANTHA MILMAN
VERONICA PADILLA
DANA M. PERLMAN

JAMES K. WILLIAMS COMMISSION EXECUTIVE ASSISTANT II (213) 978-1300

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI

EXECUTIVE OFFICES 200 N, Spring Street, Room \$25 Los Angres, CA 90012-4801

VINCENT P. BERTONI, AICP DIRECTOR (213) 978-1271

USA M. WEBBER, AICP DEPUTY DIRECTOR (213) 978-1274

> JAN ZATORSKI DEPUTY DIRECTOR (213) 978-1273

FAX: (213) 978-1275

INFORMATION http://pleming.lacity.org

February 9, 2016

SENT VIA EMAIL TO <u>SKLANDUSELAW@GMAIL.COM</u>, NOT FOLLOWED BY U.S. MAIL

Steve:

RE: Public Records Act Request For Records Regarding CA Coastal Commission Email

This letter is in response to your request dated February 8, 2016, seeking from the Department of City Planning pursuant to the California Public Records Act (CPRA) records relating to the above.

The Department of City Planning has determined it is in possession of a document responsive to your request. The document has been provided in the same email that contained this letter. Please let me know if you have any questions. I can be reached at 213-978-1260.

Sincerely,

Beatrice Pacheco Custodian of Records

BP:bp

----- Forwarded message -------

From: Posner, Chuck@Coastal < Chuck.Posner@coastal.ca.gov>

Date: Tue, Jul 16, 2013 at 2:57 PM

Subject: Example of a bad exemption - remodel vs. new house

To: "david Weintraub (david.weintraub@lacity.org)" <david.weintraub@lacity.org> Co: "greg.shoop@lacity.org" <greg.shoop@lacity.org>, "Henry, Teresa@Coastal"

<Teresa.Henry@coastal.ca.gov>

Hi David – We came across the attached LA City Coastal Exemption (ZA-2013-1340-CEX) while reviewing the copies of city exemptions forwarded to our office last week. The project is a major remodel of an existing single-family residence. The proposed "remodel", however, includes the removal of more than fifty-percent of the exterior walls of the existing house.

We would like to remind your staff of the "50% rule"; the guideline which Coastal Commission staff implements in the coastal zone on a consistent basis. We have used this guideline as a way to distinguish between improvements to existing houses (which may qualify for a coastal exemption) and new construction (which requires a coastal development permit/de minimis waiver). In general, if a project involves the removal of more than fifty-percent of the exterior wails of the existing house, then it would be considered demolition and new construction, and not an improvement to an existing structure. The new construction of a single-family residence would not be exempt from coastal development permit requirements.

In this case (2317 Clark Ave.), the error is not significant enough, in our opinion, to ment any corrective action (the applicant did pay a much higher fee for the City Exemption than they would have paid for a de minimis waiver) assuming the project complies with all requirements of the Venice Specific Plan. We only write this reminder so our staffs can implement the Coastal Commission's regulations in a fair and consistent manner. Please call me If you have any questions.

Tharles A. Posner

Coastal Program Analyst

California Coastal Commission

200 Oceangate - Tenth Floor

Long Beach, CA 90802

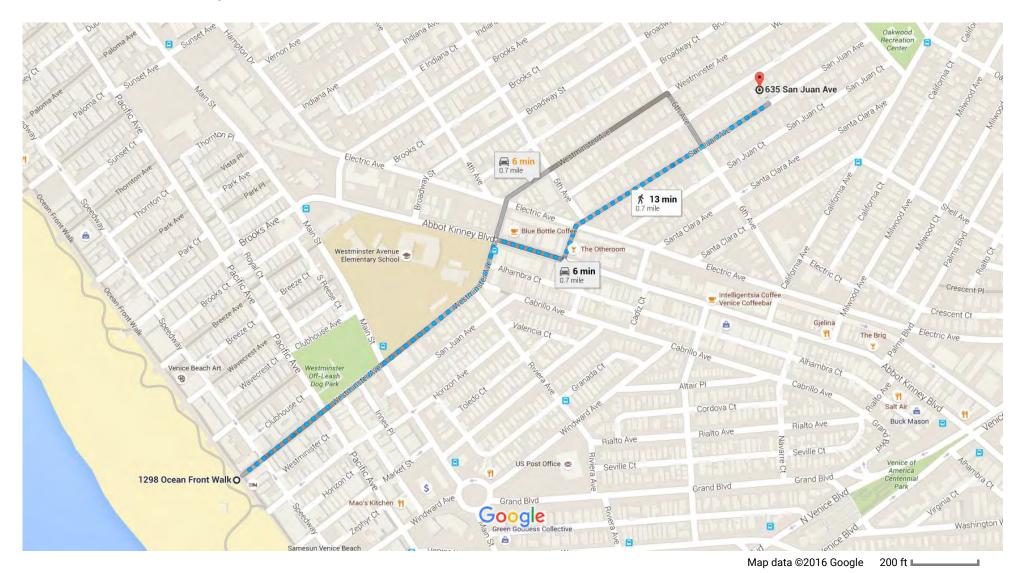
(562) 590-5071

Chuck.posner@coastal.ca.gov



1298 Ocean Front Walk, Venice, CA 90291 to 635 San Juan Ave, Venice, CA 90291

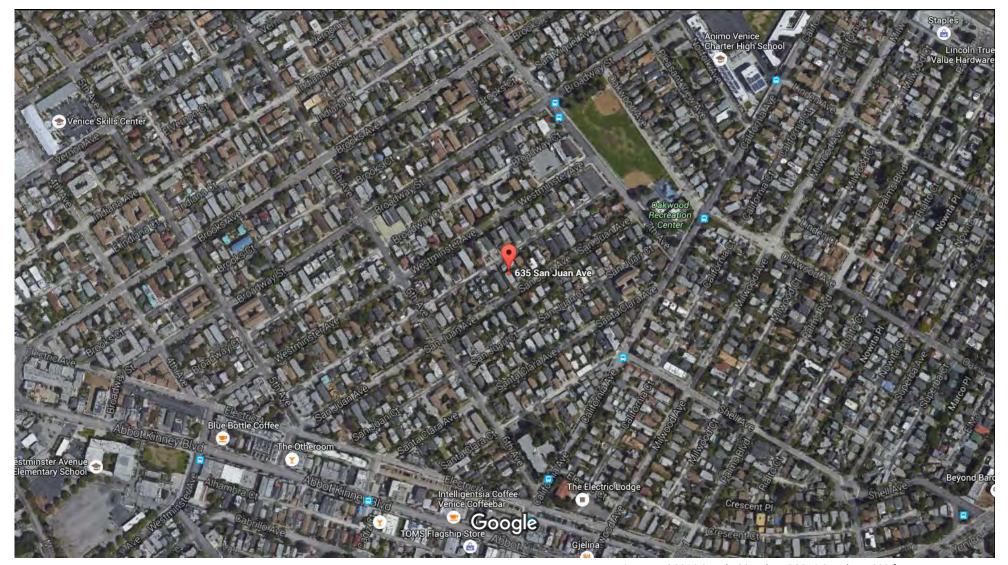
Walk 0.7 mile, 13 min



Google Maps

Google Maps

635 San Juan Ave



Imagery ©2016 Google, Map data ©2016 Google 200 ft ■

Google Maps

re-pair intransitive verb \ri-'per\

inflected form(s): -ed/-ing/-s

1 a: to betake oneself: GO

<summoned me to repair immediately to the lobby — Horace Sutton>

b: to go habitually: RESORT

<sacred trees to which they *repair* at various times, but especially before harvest — J. G. Frazer>

c: to go to a specified place for a specified purpose

<repair to the second-floor cafe to drink tea and coffee — C. S. Coon>

<repairing to their villages in the rainy season to plant their plots — R. H. Lowie>

d: to go for the purpose of assembling: RALLY

<raise a standard to which the wise and honest can repair — George Washington>

<a standard of ethical professional conduct to which all architects of good will might *repair*— G. B. Cummings>

2 obsolete: RETURN

<all to Athens back again repair — Shakespeare>

Origin of REPAIR

Middle English *repairen*, from Middle French *repairer*, *repairier* to return, go back to one's own country, dwell, from Old French *repairier*, from Late Latin *repatriare* to go back to one's own country, from Latin *re-* + Late Latin *-patriare* (from Latin *patria* native country) — more at EXPATRIATE

First Known Use: 14th century (sense 1a)

Pronunciation Symbols

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main-tain transitive verb \(')mān-'tān, mən-\

inflected form(s): -ed/-ing/-s

- 1 : to keep in a state of repair, efficiency, or validity : preserve from failure or decline <exercise ... sufficient to *maintain* bodily and mental vigor H. G. Armstrong>
- 2 a: to sustain against opposition or danger: back up: DEFEND, UPHOLD
 <only fast ironclad cruisers could maintain the position of the Union against other naval powers H. K. Beale>
 - **b**: to uphold in argument: contend for
 - <maintains his logical position>
- 3 : to persevere in : carry on : keep up : CONTINUE
 - <members of the ... tribe maintain native customs with ceremonial dances New York Times>
 - <the husband could be certain of maintaining a certain standard of living Saturday</p>
 Review>
 - <in addition to maintaining his news schedule he served as a fire warden Current
 Biography>
- **4 a**: to provide for: bear the expense of: SUPPORT
 - <the lady of beauty is maintained as the pampered wife of a wealthy man Lucy
 Crockett>
 - <two homes, with 145 beds, are *maintained* for the age and indigent *Americana Annual*>
 - **b**: SUSTAIN
 - <Most are gas giants on extreme orbits around stars that make them either scorching hot or far too cold to *maintain* life as we know it. Margaret Munro, *The Gazette* (Montreal, Quebec), 25 Apr. 2007>
- 5 : to affirm in or as if in argument : ASSERT, DECLARE
 <maintained that this government was untrustworthy Collier's Year Book>
 <was maintaining ... that "modern society could hardly look worse" Saturday Review>
- **6**: to assist (a party to legal action) so as to commit maintenance

Origin of MAINTAIN

Middle English *mainteinen, maintenen*, from Old French *maintenir*, from Medieval Latin *manutenēre*, from Latin *manu tenēre* to know for certain, literally, to hold in the hand, from *manu* (ablative of *manus* hand) + *tenēre* to hold — more at MANUAL, THIN

First Known Use: 14th century (sense 1)

Related to MAINTAIN

Synonyms: conserve, keep up, preserve, save

Antonyms: deny, gainsay

Related Words: service; support, sustain; care (for), husband, manage; defend, guard, protect, safeguard, screen, shield; cure, fix, heal, remedy; mend, patch, rebuild, reconstruct, rehabilitate, rejuvenate, restore

Near Antonyms: disregard, ignore, neglect; break, damage, destroy, harm, hurt, impair, injure, ruin, wreck

Synonym Discussion: assert, defend, vindicate, justify: maintain indicates firm, convinced, persistent upholding of something as true, just, valid, or acceptable

<maintain that the whole educational scheme of our schools and colleges should be recast, and that a much larger portion of it should be devoted to modern languages and to history — R. B. Merriman>

<stubbornly *maintained* his views in any argument even to insisting upon certain observations which subsequently were shown to be practically impossible — Witmer Stone>

assert may indicate a setting forth of something as true, valid, or existent with or without aggressive determination to convince and to silence opposition

<that rigid sect which asserts that all real science is precise measurement — Havelock Ellis>

<in Elizabethan drama, the critic is rash who will assert boldly that any play is by a single
hand — T. S. Eliot>

<what I contend myself with asserting here you can scarcely deny — A. T. Quiller-Couch>

defend may apply to a stating as true in the face of attack, objection, or disbelief, often as a calm apologist without the aggressiveness suggested by assert

<defended his action by saying it was the best and quickest way — S. H. Holbrook>

<called upon to *defend* his action against Russian charges that undesirable persons remained in office — *Current Biography*>

vindicate suggests an adducing with force, cogency, logic, truth, or evidence that overwhelms doubt, hesitancy, denial, or opposition

<the aesthetic apologies by which artists and art critics *vindicate* artistic activity — Bernard Smith>

<have all vindicated ourselves and received responsible positions — John Dos Passos>

justify indicates an appeal to a standard of law or right or to an accepted rule or measure to show the truth, validity, or propriety of something

<justified the right of revolution not upon the ground of hostile acts of the people but upon usurpations of authority upon the part of those to whom such authority has been delegated — W. S. Myers>

<justified his seizure of power on the grounds of an alleged conspiracy by the government to control the elections — Americana Annual>

Pronunciation Symbols

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im-prove-ment noun \-vm=nt\

plural -s

1 : the act or process of improving: such as

a: profitable employment or use

<the improvement of one's time in reading>

b: BETTERMENT

<went to college not for a degree but for professional improvement>

AMELIORATION

<the improvement of the patient's state of health>

c: the enhancement or augmentation of value or quality: an increasing of profitableness, excellence, or desirability

<an improvement of farm stock>

<an improvement of the property by building several outbuildings and a new barn>

<an improvement in living standards>

2 a: the state of being improved; especially: enhanced value or excellence

<saw a great improvement in the man's health and frame of mind>

<pleased by the improvement of the transportation system>

b: an instance of such improvement: something that improves in this way: such as (1): a permanent addition to or betterment of real property that enhances its capital value and that involves the expenditure of labor or money and is designed to make the property more useful or valuable as distinguished from ordinary repairs — see BENEFICIAL IMPROVEMENT, NECESSARY IMPROVEMENT, VOLUNTARY IMPROVEMENT (2): an alteration or addition to an existing subject of invention or discovery that does not destroy its identity or essential character but accomplishes greater efficiency or economy: a modification improving and making more valuable an existing discovery or invention

Origin of IMPROVEMENT

alteration of Middle English *emprowment* profitable investment, profitable cultivation of land, from Anglo-French *emprouement*, from *emprouer* + Old French *-ment*

First Known Use: circa 1550 (sense 1)

Related to IMPROVEMENT

Synonyms: advancement, breakthrough, enhancement, advance, refinement

Antonyms: setback

Related Words: quantum leap; amelioration, boost, heightening, increase, melioration, strengthening, upgrade, uplift, upswing, uptrend, upturn; betterment, development, elaboration, evolution, expansion, gestation, growth, maturation, perfection, ripening; civilization, edification, education, enlightenment; renaissance, renascence, revival; discovery, find, windfall; innovation, invention

Near Antonyms: breakdown, collapse, crash; hindrance, impediment, stumbling block; decadence, decay, declension, decline, decrease, degeneration, descent, deterioration, diminishment, downgrade, ebbing, failing, flagging, languishment, lapse, lessening, reduction, sinking, slowing, weakening, worsening; detriment, disablement, drawback, glitch, impairment, shortcoming

Pronunciation Symbols

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fix-ture noun \'fikschə(r)\

plural -s

1 : the act of fixing : the state of being fixed

<its final definite fixture for the 25th was probably due to an attempt to harmonize it with the pre-Christian Roman calendar — G. G. Coulton>

2 a: something that is fixed or attached as a permanent appendage or a structural part

<hanging glass fixtures>

<a plumbing fixture>

specifically: an electric lighting device usually ornamental and permanently mounted in place

<fixtures providing enough light to read by>

b (1): a device for supporting work during machining without guiding the cutting tools (2): a similar device for holding parts in the correct position during assembly or testing

c (1): a chattel that has been so wrought into or annexed to realty (as a house) that it may be regarded as legally a part of it usually depending upon such considerations as whether it may be removed without irreparable damage, whether the parties (as landlord and tenant) regarded or are presumed by law to have regarded it as removable, whether its annexation was intended to be permanent and to further the purposes for which the structure is designed, or whether its annexation is really necessary to the contemplated use of the structure or only ornamental or convenient — called also *immovable fixture* — opposed to *fitting* (2): such a chattel still legally the property of the annexer — called also *movable fixture* (3): a chattel (as shelving or machinery) annexed to realty for purposes of trade or manufacture and legally still the property of the annexer — called also *trade fixture*

d: an accessory or article that serves a special purpose

<an efficient cooking stove ... alone represented the twentieth century in the fixtures of the house — Arnold Bennett>

<this new display fixture has been carefully designed to build you year-round sales —</p>
Circle & Monogram>

3 a (1): one of a scheduled series of sporting events (as a game, contest, race)

<the winner will then meet the leader of the western section where several fixtures have still to be played — Weekly Scotsman>

(2): a regularly scheduled event (as a festival or exhibition)

<a three-monthly classified calendar of fixtures — Britain: Information & Events>

<submitting a fairly large team of $2^{1}/_{2}$ -year-old rams at this *fixture* — *Westralian Farmers* Co-op. Gazette>

<racegoers feel there should be more fixtures there — Sydney (Australia) Bulletin>

b: a familiar, invariably present, or permanent item, element, or feature in some particular setting

<a simile so vivid that it has become a fixture in anthologies — Bernard DeVoto>

<resolved to make foreign economic aid a budget fixture as long as the cold war lasts —
Newsweek>

especially: a person of long and continued association (as through residence or employment) with some place, activity, or other setting

<now a *fixture* in the stock department, being a member of the office force there — *Nightmare*>

<the year in which he became a fixture at second base — Current Biography>

<a fixture in most rosters of the world's best-dressed women — Time>

Origin of FIXTURE

modification (influenced by mixture) of Late Latin fixura, from Latin fixus + -ura -ure

First Known Use: 1598 (sense 1)

Related to FIXTURE

Synonyms: institution

Related Words: first lady, grand old man; icon (also ikon), symbol; dean, elder statesman

Pronunciation Symbols

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635 - 637 San Juan	Ave. Proje	ect .		
Payee name	<u>Date</u>	<u>Amount</u>	Pay to	Work Scope
LADBS_1519_Building				
Permit	11/19/2015	\$28,374.60	LADBS	Building Permit
Margarito Frescas #698040	11/24/2015	\$5,000.00	Margarito Frescas	
		, ,	Nichols Lumber and Hard	Lumber and Hard Ware
Nichols #608555-1	12/1/2015	\$430.00	Ware Co	order
Roberto Rodriguez				
#151208	12/8/2015	\$8,000.00	Roberto Rodriguez	Foundation and Excavation
Margarito Frescas #698041	12/8/2015	\$3,000.00	Margarito Frescas	Demolition
		. ,		
Margarito Frescas #698042	12/9/2015	\$4,000.00	Margarito Frescas	Demolition
LEV Bobcat #216, 218	12/9/2015		LEV Bobcat Works	concrete cutting
				Methane testing and
EFI #6781412356	12/9/2015	\$2,700.00	EFI Global	reporting
LEV Bobcat #219	12/11/2015	\$3,050.00	LEV Bobcat Works	Dirt Trucks, concrete trucks
			Nichols Lumber and Hard	Lumber and Hard Ware
Nichols #616228-1	12/12/2015	\$3,738.45	Ware Co	order
5M #15-175	12/14/2015	\$4,400.00	5M Constracting Inc	abatement
LADWP Power	12/15/2015	\$4,306.10	LADWP	Temprorary Power
LEV Bobcat #230	12/16/2015	\$1,205.00	LEV Bobcat Works	Dirt Trucks
Roberto Rodriguez				
#151217	12/17/2015		Roberto Rodriguez	Foundation Work
LEV Bobcat #236	12/17/2015	\$1,360.00	LEV Bobcat Works	Dirt Trucks
LEV Bobcat #231, 220,				
232	12/17/2015	\$4,585.00	LEV Bobcat Works	Dirt Trucks, excavation

Payee name	<u>Date</u>	<u>Amount</u>	Pay to	Work Scope
Hugo Juarez \$6,000	12/21/2015	\$6,000.00	Hugo Juarez	Plumbing Underground
National Rental #4320838			National Construction	
COD	12/29/2015	\$663.41	Rentals	Job site fence
Roberto Rodriguez				
#160107	1/7/2016	\$3,000.00	Roberto Rodriguez	Foundation Work
				Bobcat loader, Dirt load,
LEV Bobcat #239	1/7/2016	\$2,500.00	LEV Bobcat Works	Sand load
				Bobcat loader, Dirt load,
LEV Bobcat #243	2/5/2016	\$2,220.00	LEV Bobcat Works	Sand load
				fabrication and instalation
				in the field of structures
Leon Welding #803	2/9/2016	\$5,000.00	Leon Welding	steel
Margarito Frescas #160216	2/16/2016	\$600.00	Margarito Frescas	
Roberto Rodriguez				
#160311	3/10/2016	\$500.00	Roberto Rodriguez	Wall Reinforce
0000 Loop Activity	3/10/2016			
0000 Loan Activity SeleneFinance	2/9/2016	\$37,252.05	Lender	Loan monthly payment
Seletier marice	1/9/2016			
<u>TOTAL</u>		<u>\$137,284.61</u>		



DEPARTMENT OF BUILDING AND SAFETY

LA Department of Building and Safety LA MITC 104074991 11/19/2015 1:27:33 PM

BLDG PERMIT RES	\$1,704.60
ELECT PERMIT RES	\$443.20
HTG/REF PERMIT RES	\$221.60
PLBG PERMIT RES	\$443.20
BLDG PLAN CHECK	\$1,534.14
BLDG PLAN CHECK	\$767.07
EI RESIDENTIAL	\$38.02
ONE STOP SURCH	\$103.04
SYSTEMS DEV FEE	\$309.11
CITY PLANNING SURCH	\$240.35
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$200.29
SCHOOL DEV RES	\$9,448.32
CA BLDG STD COMMISSION SURCHAR	GE \$12.00
BLDG PLAN CHECK	\$0.00

\$15,474.94 Sub Total:

Permit #: 150141000002378 Building Card #: 2015LA56666

Receipt #: 0104515245



LA Department of Building and Safety LA MITC 104074991 11/19/2015 1:27:51 PM

BLDG PERMIT RES	\$1,633.20
ELECT PERMIT RES	\$424.63
HTG/REF PERMIT RES	\$212.32
PLBG PERMIT RES	\$424.63
BLDG PLAN CHECK	\$0.00
BLDG PLAN CHECK	\$0,00
EI RESIDENTIAL	\$35.79
ONE STOP SURCH	\$54.61
SYSTEMS DEV FEE	\$163.83
CITY PLANNING SURCH	\$97.99
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$81.66
SCHOOL DEV RES	\$9,072.00
CA BLDG STD COMMISSION SURCHAR	GE \$12.00
BLDG PLAN CHECK	\$0.00

\$12,222.66 Sub Total:

Permit #: 150141000002377 Building Card #: 2015LA56667 Receipt #: 0104515246



DEPARTMENT OF BUILDING AND SAFETY

LA Department of Building and Safety LA MITC 104074991 11/19/2015 1:28:14 PM

GRADING PERMIT	\$295.00
GRADING PLAN CHECK	\$265.50
ONE STOP SURCH	\$11.21
SYSTEMS DEVT FEE	\$33.63
CITY PLANNING SURCH	\$33.63
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$28.03
GRADING PLAN CHECK	\$0.00

\$677.00 Sub Total:

Permit #: 150301000007986 Building Card #: 2015LA56668 Receipt #: 0104515247



LA Department of Building and Safety LA MITC 104074991 11/19/2015 1:27:38 PM

Permit #: 150141000002378 \$15,474.94 Permit #: 150141000002377 \$12,222.66 Permit #: 150301000007986 \$677.00

Total: \$28,374.60

Check \$28,374.60

Payment 5,000.00 5,000.00

5,000.00

Rev 2/14

11/23/2015

Margarito Fresc	as			11/23/2015
Date Type R 11/23/2015 Bill	reference	Original Amt. 5,000.00	Balance Due 5,000.00	Check Amount
Chase Checking (101	Demo Start (635 Sa	an Juan)		
10063/10063 673689 (5/15)			ш	
			6980	10
	NAME ADDRESS CITY, STATE, ZIP SOLD BY CASH	MOND ROCKANDE ON AC	Construct.	2A DO OUT
	QUAN.	DESCRIPTION	PRICE AMU	DUNT
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	5			
	7	-		
	8	PAID.	>	
	9 10	NOV 2 3 2015	1	
	-		.0	

12

RECEIVED BY

KEEP THIS SLIP FOR REFERENCE

A-4705 T-46527/46528

Nichols

Nichols Lumber & Hardware Co 13470 Dalewood Street Baldwin Park, CA 91706 FAX: (626) 962-1067

PHONE: (626) 960-4802

SOLD TO:	TAKEOFF CA 626-429-3218
SHIP TO:	

CUST NO: *9 TERMS: DISC 10TH NET 11TH DATE: 12/1/15

TIME: 9:41

RESALE NO:

CLERK: DKC SALESPERSON: DK DEREK C

TERMINAL: 567

APPLY TO:

TAX: CAL DEFAULT L'A COUNTY

REFERENCE: ROCKPORT (635 E. SAN JUAN)

JOB NO: 000 DEL. DATE: 11/24/15

VENICE	12. (1 2. (1) 2. (1)	CA 90291		OF	RDER: 6	08555/1
NE QTY 1 1.00 2 3 4 5 5 6 7 7 8 9 0 1 1 2 2	D EA	SKU TAKEOFF	DESCRIPTION MATERIAL TAKE OFF DEPOSIT I agree to pay the cost of the material take-off prepared from my plans or specifications. Any payment or deposit paid will be re-imbursed or applied to the purchase of materials listed on the Nichols Lumber estimate. Material take-offs are estimates only. No guarantee of accuracy is expressed or implied. Please check carefully.	1.00		430.00 *N

TAXABLE NON-TAXABLE

0.00 430.00

SUBTOTAL

SUBTOTAL

430.00

430.00

DEPOSIT AMT BALANCE DUE

430.00

TAX AMOUNT 430.00 TOTAL

TOT WT: 0.00

Received By

Nichols Lumber & Hardware Co. 13470 Dalewood St Baldwin Park, CA 91706 626-960-4802 Fax 626-962-1067

CREDIT CARD AUTHORIZATION

ORDER/INV#	SALI	ESPERSON	
CARD HOLDER NAME			
CARD HOLDER BILLING ADDRESS			
CITY	STATE_	Z11P	·
·			
DELIVERY ADDRESS			
CTTY	STATE		
A DD HAI DDD ATALLA	TRE		
THIS SIGNATURE AUT	THORIZES CREDIT CARD PANY FOR THE INVOICE	PAYMENT TO NICE	HOLS LUMBER & TED BELOW
THIS SIGNATURE AUT HARDWARE COM	THORIZES CREDIT CARD PANY FOR THE INVOICE	PAYMENT TO NICE AND AMOUNT STA	TED BELOW
THIS SIGNATURE AUT HARDWARE COM ARD TYPE MC	THORIZES CREDIT CARD PANY FOR THE INVOICE VISA AME	PAYMENT TO NICE	TED BELOW
THIS SIGNATURE AUTHARDWARE COM ARD TYPE MC ARD NUMBER	THORIZES CREDIT CARD PANY FOR THE INVOICE VISA AME	PAYMENT TO NICE AND AMOUNT STA ERICAN EXPRESS	TED BELOW
THIS SIGNATURE AUT HARDWARE COM ARD TYPE MC ARD NUMBER KPIRATION DATE	THORIZES CREDIT CARD PANY FOR THE INVOICE	PAYMENT TO NICE AND AMOUNT STA ERICAN EXPRESS	TED BELOW
THIS SIGNATURE AUT HARDWARE COM ARD TYPE MC ARD NUMBER KPIRATION DATE	THORIZES CREDIT CARD PANY FOR THE INVOICE	PAYMENT TO NICE AND AMOUNT STA ERICAN EXPRESS	TED BELOW
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THIS SIGNATURE AUTHARDWARE COM CARD TYPE MC ARD NUMBER XPIRATION DATE OLLAR AMOUNT \$\$\$ AID ON ACCOUNT ###	THORIZES CREDIT CARD PANY FOR THE INVOICE VISA AME	PAYMENT TO NICH AND AMOUNT STA ERICAN EXPRESS	TED BELOW

		PROPOSAL NO.
0 1 1		SHEET NO.
Roberto J Rod	Viguez	DATE / /
ROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT	1- /- /
	1000000	
DOCK PORT CONSTRUCTI	ON 635 SAN	JUAN AVE
DDRESS	VENICE	
	DATE OF PLANS	
HONE NO.	ARCHITECT	
We hereby propose to furnish the materials and perform the labor necessary	essary for the completion of	
Company Type	. N	and and
FOUNDATION EXCAVATI	ON DOWN MAY	MENI
DAID		
PAID		
A DEC 0.0 2015 A	0/0	^^
A DEC 0 8 2015	8/0	00
D		
BY: #1565 \$ 81000		
All material is guaranteed to be as specified, and the above work to be	performed in accordance with the drawings	s and specifications submitted for above work and
completed in a substantial workmanlike manner for the sum of		
Dollars (\$) with payments to be made as follow	S.
	X-	
Any alteration or deviation from above specifications involving extra costs		
will be executed only upon written order, and will become an extra charge	Respectfully	
over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.	submitted ———————	
	Per	
	Note — this proposal may be with	ndrawn by us if not accepted within days.
	OFDIANOF OF DOODS A	
	CEPTANCE OF PROPOSAL	In the work as energified. Dayments will be made as
The above prices, specifications, and conditions are satisfactory and a outlined above.	are nereby accepted. Too are authorized to o	to the work as specified. Fayments will be made as
Videnies above.	O'control	
	Signature	

Signature

Date.

adams D8118

Proposal

3-12

COCT

Roberto Rodriguez

Date Type Refe

12/8/2015 Bill

Type Reference

Original Amt. 8,000.00 Balance Due 8,000,00

12/8/2015 Discount

Payment 8,000.00 8,000.00

Check Amount

PAYMERORD

Chase Checking (101

1st Pay Foundation Excavation (635 San Juan)

8,000.00







Margarit Frescas 1-18/15

\$2000 00

San Juan Demo Paymont Av

698041 CUSTOMER'S ORDER NO. CHARGE ON ACCT. AMOUNT PRICE DESCRIPTION IND DRAW 3000 10 KEEP THIS SLIP FOR REFERENCE A-4705 T-46527/46528

Marga	rito Fres	cas				12/8/2015	
Date 12/8/2015		Reference	0	riginal Amt. 4,000.00	Balance Due 4,000.00 C	Discount heck Amount	Payment 4,000.00 4,000.00
			N				
			RE	G	9 Pr		

Chase Checking (101 Demo (635 San Juan)

4,000.00

Rev 2/14



10063/10063 673689 (5/15)



M	nguito Frescos	691	8042
1	FR'S ORDER NO IDAT	E	
NAME .		2-9-	15
RA	YMOND		
ADDRESS	37 SAN TURN		
CITY, STAT	37 SAN JUAN		
SOLD BY	CASH C.O.D. CHARGE ON ACCT.	MDSE RE	TD. PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT
1	FINAL PAYMENT		4000-
2			
3			
4			
5			
6	9		
7	PAID		
8	P	P	
9	DEC 0 8 2015	1	
10	Ď	Ď	
	BY: #1564 68,00	0.	
11			
			1
11			

LEV Bob Coot Works

\$2400=

San Juan Bub Cest Works.
12/9/15

1567









L.E.V. Bobcat Works

1300 W. 37th Pl.

Los Angeles CA, 90007

Office: (818) 539-5920

INVOICE

Cell: (818) 626-6526

Customer:

Rockport Development

1619 W. Garvey Ave. N. #207

West Covina CA 91790

(626) 373-1234

Date 12/07/2015

Invoice #

216

Job Site Add:

635 San Juan Ave.

Los Angeles CA, 90024

Date / Description

Price

Hours/QTY

Total

12/7/2015

1,400.00

1,400.00

Subtotal

1,400.00

Tax

Total \$

1,400.00

Please Make Check Payable to : L.F.V. Bobcat Works

Thank you for your business!

^{*} Due Upon Receipt

L.E.V. Bobcat Works

INVOICE

1300 W. 37th Pl.

Los Angeles CA, 90007

Office: (818) 539-5920

Cell: (818) 626-6526

Customer:

Rockport Development 1619 W. Garvey Ave N. West Covina CA 91790

Date 12/09/2015

Invoice #

1,000.00

218

Job Site Add: 635 San Juan Ave Venice CA 90291

12/9/2015 Concrete Cutting

Date / Description	Price	Hours/QTY	Total

Subtotal 1,000.00 Tax

Please Make Check Payable to: L.E.V. Bobcat Works

Thank you for your business!

Total \$ 1,000.00

^{*} Due Upon Receipt



Remit by mail: EFI Global, Inc

2877 Momentum Place Chicago, IL 60689-5328

IRS - 34-2028648

Remit by Wire or ACH transfer:

Beneficiary Bank: Fifth Third Bank

WIRE ABA: 042000314, SWIFT FTBCUS3CXXX

6781412356

INVOICE

ACH ABA: 071923909
Account Name: EFI Global Inc
Account Number: 9992305228

ANTIONIS SIMOS THE CODE SOLUTION 1125 W. 6TH STREET LOS ANGELES CA 90017

				Invoice Number
G				02
O			Terms: Net 30 Days	6781412356
03 Billing Type	04 File Number	05 Customer Code	06 Product Code	e 07 Invoice Date
2	9836000618	705363	K54	12/9/2015
08 Your File Number			09 Date of Occu	ır. 10 Date Assigned
APN:4239-024-04	41		11/4/2019	5 11/4/2015
11				
	AND DEDODENIA	AND 007 F 04N WIAN AVEN		04 00004

METHANE TESTING AND REPORTING 635 AND 637 E. SAN JUAN AVENUE, LOS ANGELES, CA 90291

Reference:

PROFESSIONAL SERVICES:

Services	2,700.00
Expenses	0.00
Total	2,700.00

EFI Global, Inc.

Fixed Fee Services

Our File Number: 9836000618 Invoice Number: 6781412356

Service Description	Quantity	Price Each	Extension
Methane Testing and Reporting	1.00	2,700.00	2,700.00
Total Fixed Fee Services			2.700.00
Total Fixed Fee Services			2,700.00

L.E.V. Bobcat Works

1300 W. 37th Pl.

Los Angeles CA, 90007

Office: (818) 539-5920

INVOICE

Cell: (818) 626-6526

Customer:

Rockport Development 1619 W. Garvey Ave N. West Covina CA 91790

Date 12/11/2015

Invoice #

219

Job Site Add:

635 San Juan Ave Venice CA 90291

Date / Description	Price	Hours/QTY	Total
12/11/2015 Concrete Trucks Dirt Trucks	450.00 340.00	3 5	1,350.00 1,700.00
		Su	ubtotal 3,050.00
		Ta T o	otal \$ 3,050.00

^{*} Due Upon Receipt

Please Make Check Payable to : L.E.V. Bobcat Works

Thank you for your business!

CHR CHK

Nichols

Nichols Lumber & Hardware Co 13470 Dalewood Street Baldwin Park, CA 91706 FAX: (626) 962-1067

PHONE: (626) 960-4802

CASH CUSTOMER 1COD01 ATTN DRIVER COLLECT CASH OR

ROCKPORT CONSTRUCTION

635 EAST SAN JUAN AVE CALL BEFORE PLEASE

VENICE CA 90291 626-429-3218

SHIP

CUST NO: 16 TERMS: DISC 10TH NET 11TH

DATE: 12/12/15 CLERK: DKC

TIME: 11:05

CHECK IF INVOICE HAS COD STAMP

RESALE NO:

SALESPERSON: DK DEREK C

TERMINAL: 566

TAX: CAL DEFAULT L'A COUNTY

APPLY TO:

REFERENCE: ROCKPORT/RAYMOND ZHANG

JOB NO: 001 DEL, DATE: 12/14/15

ORDER: 616228/1

		-	g is setti ole lietu titi g≭ T	D46 (1) (44786)	V					
DINE	QTY	UМ	SKU	DESCRIPTION		UNITS	PRICE/	PER	EXTENSION	14. A.W
1	10.00	ΕÁ	HDU5	HDU5-SDS2.5 HOLDOWN		10.00	18;29	/EA	182.90	Đ
2	4.00	EΑ	HDU8	HDU8-SDS2.5 HOLDOWN		4.00	31.76	/EA	127.04	D
3			HDU4	HDU4-SDS2.5 HOLDDOWN		15.00	14.93	/EA	223.95	D
4	10.00		AT5810	5/8"x 10" ALL THREAD ROD ZINC		10.00	11.69	/EA	116.90	Ð
5		١.								
6	1.00	EΑ	RET6	TON #6 REBAR 3/4" 67 PCS GRD 60		1.00	696.00		696.00	
7	1.00	EΑ	RET5	TON #5 REBAR 5/8" 96 PCS GRD 60		1.00	696.00			
В	1.00	ĘΑ	RET4	TON #4 REBAR 1/2" 150 PCS GRD 40		1.00	696.00		696.00	
9,	133.00	EΑ	RE3	3/8"X20" #3 REBAR GRADE 40		133.00	2.79			
10	15.00	EΑ	TW	ROLL TIE WIRE		15.00	3.95			
11	20.00	EΑ	2079960	BLADE 7" METAL CUT-OFF		20.00	2.69		1	
12	9.00	EΑ	71311	BRN JERSEY GLOVE		9.00	1.43		12. 87	
13	1.00	EΑ	1020841	6' FBRGLS STEP LDDR		1.00	59,99		59.99	
14	100.00	EΑ	PB3	3" PLACEMENT BLOCK W/W		100.00	0.39	ÆΑ	39.00	С
15					1	And the second				
16	1.00	EΑ	VENICE	DEL- VENICE		1.00	95.00	/EA	95.00	*
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TAXABLE : NON-TAXABLE 3429.77 0.00 SUBTOTAL

3429.77

SUBTOTAL

3429.77

DEPOSIT AMT BALANCE DUE 3738.45 0.00

> BANKCARD PAYMENT

3738.45

308.68 TAX AMOUNT 3738.45 TOTAL

MID: 800001001556

TOT WT: 6000.00

APP: 09320J

XR: 616261

_xDeliver

Received By



Remediation Specialists

Invoice

Date:	12/14/2015
Invoice #	15-175
P.O.#	

Bill To:

Rockport Developement, Inc. 1619 Garvey Ave. Ste. 207 West Covina, CA 91790 **Project:**

San Juan Abatement

Description	Qty	Rate	Amount
5M Contracting has provided for the abatement at 635 San Juan in Venice.			
Our abatement was based on the survey completed by EEC. Essentially, the abatement was "straight forward" with:			
-roofing mastics -water heater vent piping			
-heat system vent piping -two layers of floortile and mastic			
Abatement-	1	4,400.00	4,400.00
All work is complete!		Total	\$4,400.00

RY ELECTRIC SERVICE

Conserve Energy and Save \$\$\$\$! Visit www.ladwp.com

Department of Water and Power Payment Event # 800598441120 187 MONTEREY HOLDING LLC West LA-4 Latisha M 12-15-2015 01:13PM

electric service:

here are companies that rent out poles. DWP does not erect poles. It may be tter for location of the pole. To contact a pole spotter, please call Service

uilding and Safety (DBS). (Please note that there might a delay in installing the ication is different from the address that DBS approves it for.) Please bring a e of application.

rice center; pay the fees and applicable deposit. (Please note that the service

card payments at this time.)

****	4 TOTAL - 10	406
Account #	Amount Paid	Balance
8005984881	\$1,200.00	0.00
2952333878	\$3,106.10	0.00

Total Payments	\$4,306.10	

ist be prepared to take responsibility for the billing. If not, a signed letter of ary credit information of the individual, corporation or partnership. The letterhead.

Secretary of State)

8005984881 Check \$4,306.10

d CDL of the corporate officers

1 a corporation's name, we need:

\$4,306 10 Total Tendered

or General Partnership name, we need:

ip number (from Secretary of State)

Thank You Call 1-800-DIAL-DWP Thanks For Letting Us Serve You

d CDE of the partners

idual's name, we need:

- Person's Driver's License or California ID
- 2. Person's social security number

Information Required

- Type of construction being built.
- How many amps are needed?
- 3. How many volts?
- 4. Is it single phase or multi-phase?
- 5. Is it overhead or underground?
- 6. Length of time the temp meter is needed.

Fees to be paid:

Installation time:

\$1000.00

overhead

It may take up to 3 weeks to install the meter.

\$170.00 underground

Deposit will be assessed if you are not credit established. Deposit is \$1.00 per amp. Deposit will be applied to the closing bill, after which any extra funds will be refunded to you.

Business Hours for service centers:

9:00 a.m. to 5:00 p.m.

(Monday to Friday, excluding holidays)

If you have further questions about installing the temporary electric meter, you may call our Service Planning unit at (Metro) 213 367-6937 or (Valley) 818 771-4100.

TOOU

LEV Bobcat Works Date Type Reference 12/16/2015 Bill 230

Original Amt. 1,205.00 Balance Due 1,205.00 Check Amount

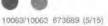
12/16/2015 Discount

Payment 1,205.00 1,205.00

Chase Checking (101 Mix Truck and Dirt Trucks (635 San Juan)

1,205.00









1300 W. 37th Pl.

Los Angeles CA, 90007

Office: (818) 539-5920

INVOICE

Cell: (818) 626-6526

Customer:

Rockport Construction 1619 W. Garvey Ave. N

West Covina CA 91790

Date 12/14/2015

Invoice #

230

Job Site Add:

635 San Juan Ave. Venice CA 90291

Date / Description	Price	Hours/QTY	Total
12/14/2015 Mix truck Dirt Trucks	525.00 340.00	#1 2	525.00 680.00
		Ta	ubtotal 1,205.00 ax otal \$ 1,205.00

^{*} Due Upon Receipt

Please Make Check Payable to : L.E.V. Bobcat Works

TITLE. Roberto J. Rodniguez

Proposal

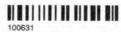
SHEET NO.

	DATE
ROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT:
NAME	ADDRESS
ROCK PORT CONSTRUCTION	V 635 E SAN JUAN
ADDRESS	DECEMBER /17 /2015
	DATE OF PLANS
PHONE NO.	ARCHITECT
FRONE NO.	1000000
We hereby propose to furnish the materials and perform the labor ne	ecessary for the completion of
FOUNDATION WORK	
- CONDITTON TORKS	
DAID	
P	
P 250 17 2015	
DEC 17 2013	
DEC 17 2015	3 060
DV: \$1582 \$3,000,	2,000
D1A1	
All material is guaranteed to be as specified, and the above work to	be performed in accordance with the drawings and specifications submitted for above work and
completed in a substantial workmanlike manner for the sum of	20 portormod in advordance than the distrings are aparticular and an armings are aparticular and an armings are aparticular and armings are approximated an armings are approximated and armings are approximated armings are approximated and armings are approximated and armings are approximated and armings are approximated and arminess are approximated and arminess are approximated arminess are appro
	with accordants to be made as fallows
Dollars (\$) with payments to be made as follows.
Any alteration or deviation from above specifications involving extra costs	December of
will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes,	Respectfully submitted
accidents, or delays beyond our control.	
	Per
	Note — this proposal may be withdrawn by us if not accepted within days.
	ACCEPTANCE OF PROPOSAL
	ACCEPTANCE OF PROPOSAL
The above prices, specifications, and conditions are satisfactory an outlined above.	d are hereby accepted. You are authorized to do the work as specified. Payments will be made as
	Signature
2	Cignoture
Date	Signature
2 1 DOI10	3-1

158.
675 San Tuan P A Y M E N T \$ 3, w 3 202

12/17/15 R E C O R D







JUUL

LEV Bobcat Works

Date Type Reference
12/17/2015 Bill 236

12

Original Amt. 1,360.00 Balance Due

12/22/2015 Discount

Check Amount

Payment 1,360.00 1,360.00

PAYMEN

12/17 Dirt Trucks (635 San Juan)

1,360.00



Chase Checking (101





1300 W. 37th Pl.

Los Angeles CA, 90007

Office: (818) 539-5920

INVOICE

Cell: (818) 626-6526

Customer:

Rockport Construction 1619 W. Garvey Ave. N. West Covina CA 91790 Date 12/17/2015

Invoice #

236

Job Site Add:

635 San Juan Ave. Venice CA 90291

Date / Description	Price	Hours/QTY	Total
12/17/2015 Dirt Trucks	340.00	#4	1,360.00

Subtotal

1,360.00

Tax

Total \$

1,360.00

Please Make Check Payable to : L.E.V. Bobcat Works

^{*} Due Upon Receipt

Date Type Reference 12/17/2015 Bill 231 12/17/2015 Bill 220 12/17/2015 Bill 232 Original Amt. 1,020.00 2,565.00 1,000.00

1,020.00 2,565.00

1,000.00

12/18/2015 Discount

Payment 1,020.00 2,565.00 1,000.00

4,585.00

Check Amount

PAYMOR

Chase Checking (101

.

10063/10063 673689 (5/15)

100631

4,585.00



1300 W. 37th Pl.

Los Angeles CA, 90007

Office: (818) 539-5920

INVOICE

Cell: (818) 626-6526

Customer:

Rockport Construction 1619 W. Garvey Ave. N

West Covina CA 91790

Date 12/16/2015

Invoice #

231

Job Site Add:

635 San Juan Ave. Venice CA 90291

Date / Description	<u>Price</u>	Hours/QTY	Total
12/16/2015 Dirt Trucks	340.00	#3	1,020.00

Subtotal

1,020.00

Tax

Total \$

1,020.00

Please Make Check Payable to: L.E.V. Bobcat Works

^{*} Due Upon Receipt

1300 W. 37th Pl. Los Angeles CA, 90007

Office: (818) 539-5920

Cell: (818) 626-6526

Customer:

Rockport Construction 1619 W. Garvey Ave N. West Covina CA 91790 Date 12/12/2015

Invoice #

INVOICE

220

Job Site Add:

635 San Juan Ave Venice CA 90291

Date / Description	<u>Price</u>	Hours/QTY	<u>Total</u>
12/12/2015 Mix Truck	525.00	1	525.00
Dirt Trucks	340.00	6	2,040.00
		Subtota Tax	al 2,565.00
		Total \$	2,565.00

^{*} Due Upon Receipt

Please Make Check Payable to : L.E.V. Bobcat Works

1300 W. 37th Pl.

Los Angeles CA, 90007

Office: (818) 539-5920

INVOICE

Cell: (818) 626-6526

Customer:

Rockport Construction 1619 W. Garvey Ave. N

West Covina CA 91790

Date 12/16/2015

Invoice #

232

Job Site Add:

635 San Juan Ave. Venice CA 90291

Date / Description	<u>Price</u>	Hours/QTY	Total

12/16/2016 Footing/ Excavation

1,000.00

1,000.00

Subtotal

1,000.00

Tax

Total \$

1,000.00

Please Make Check Payable to: L.E.V. Bobcat Works

^{*} Due Upon Receipt



Hugo Juarez 717 Griffith st San Fernando C,A

DATE: PO#

December 21/2015

Invoice

BILL TO: FOR:

635 San Juan ave Venice C,A

raymond@rockpotdevelopm,com

DESCRIPTION	QTY	RATE	AMOUNT
Invoice #1			\$
This is to get start plumbing undergroun and provided materials			\$6000
otes:			5
Total for projet at 635 San Juan ave		TAX RATE	
\$58,000		SALES TAX	\$
	LESS	PAYMENTS	
	BAI	ANCE DUE	\$ 52,000

NATIONAL CONSTRUCTION RENTALS, INC.

P.O. BOX 4503

PACOIMA, CA 91333-4503

30068554 Customer # Invoice # 4320838 Job Site # 0006 Invoice Date: 12/14/2015 Ticket # 906348 Due Date: 12/29/2015 Our Local Office # (323) 838-1800 Terms: NET 15 DAYS Inside Salesperson: CINTHYA Ordered by: RAYMOND CHANG

Purchase Order #

ROCKPORT DEVELOPMENT

1619 WEST GARVEY AVE N SUITE 207

WEST COVINA, CA 91790

Job Address: 635 SAN JUAN AVE

Cross St: City: VENICE, CA 90291

Site Contact: RAYMOND CHANG **Site Phone:** 626-429-3218

Page: 1

Quantity	Description	Term	From/Thru	Rate	Total
1	200 AMP OVERHEAD COMMERCIAL METER POLE (INSTALL & REMOVAL)	1	12/09/15	490.00	490.00
1	200 AMP OVERHEAD COMMERCIAL METER POLE	1	12/09/15 - 01/06/16	49.00	49.00
1	HAND DIG CHARGE	1	12/09/15	60.00	60.00
1	HAND CARRY POLE	1	12/09/15	60.00	60.00

Subtotal: \$659.00 Tax: \$4.41 Total: \$663.41 COD Payment Received: \$663.41 Net Total Due: \$0.00

Customer No: 30068554 Invoice No: 4320838

Robeto J - Rodriguéz

			DATE ORDERED	ORDER TAKEN BY	Invoice
SOLD TO	ROCKPORT CONSTRUCTION		PHONE NO.	CUSTOMER ORDER	#
	SUCKTORT CONSTRUCTION		JOB LOCATION SAN SUAN JOB PHONE	635 STARTING DATE	
			TERMS		
оту.	MATERIAL UNIT	TAMOUNT	DESC	RIPTION OF WORK	
	FOMIDAZIONI (1200)				
	FOUNDATION WORK				
	3,000				
			MISCE	LLANEOUS CHARGES	18-3
	PAID		TOT	AL MISCELLANEOUS	
	P 2 2		LABOR	HRS. RATE	AMOUNT
	BY: \$1599 \$3,000.				
	TOTAL MATERIAL	LS		TOTAL LABOR	
WORK ORDE	ERED			TOTAL LABOR	
DATE ORDER	RED			TOTAL MATERIALS	
DATE COMP	LETED		TO	TAL MISCELLANEOUS	
CUSTOMER APPROVAL SIG	GNATURE		_	SUBTOTAL	
AUTHORIZED	SIGNATURE		-	GRAND TOTAL	3,000

1599

Roberto Rodriguez Date

1/7/2016

Type Reference

Original Amt. 3,000.00

Balance Due 3,000.00 Check Amount

1/7/2016 Discount

Payment 3,000.00

2nd Pay Foundation Excavation (635 San Juan)

3,000.00



Chase Checking (101





CUOI

LEV Bobcat Works

Date 1/7/2016 Type Reference Bill 239 Original Amt. 2,500.00 Balance Due 2,500.00

1/11/2016 Discount

Payment 2,500.00 2,500.00

Check Amount

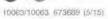
PAYMERORD

Chase Checking (101

12/19/15 Change Order (635 San Juan)

2,500.00









1300 W. 37th Pl. Los Angeles CA, 90007 Office: (818) 539-5920 INVOICE

Cell: (818) 626-6526

Customer:

Rockport Construction 1619 W. Garvey Ave. West Covina CA 91790

Date 01/07/2016

Invoice #

239

Job Site Add:

635 San Juan Ave Venice CA 90291

Date / Description	Price	Hours/QTY	<u>Total</u>
12/19/2015 Change Order	2,500.00		2,500.00

Subtotal

2,500.00

Tax

Total \$

2,500.00

Please Make Check Payable to : L.E.V. Bobcat Works

^{*} Due Upon Receipt

1300 W. 37th Pl.

Los Angeles CA, 90007

Office: (818) 539-5920

Cell: (818) 626-6526

Customer:

Rockport Construction Inc.

1619 W. Garvey Ave N Ste. 205

West Covina CA 91790

Date 02/05/2016

Invoice #

243

Job Site Add:

635 San Juan Ave Venice CA 90291

Date / Description	<u>Price</u>	Hours/QTY

2/5/2016 Bobcat loader 640.00 Dirt/concrete load 550.00 Sand Load 480.00

2 1,100.00 480.00 1

Subtotal

INVOICE

2,220.00

640.00

Tax

Total \$

2,220.00

Entered 2/8/16

Please Make Check Payable to : L.E.V. Bobcat Works

Thank you for your business!

#8

^{*} Due Upon Receipt

Date 2/5/2016

Type Reference Bill 243 Original Amt. 2,220.00 Balance Due 2,220.00

2/8/2016 Discount

Payment 2,220.00 2,220.00

Check Amount

PA

Chase Checking (101 2/5/16 Dirt Truck (635 San Juan)

2,220.00







2/8/2016

PAY TO THE ORDER OF

LEV Bobcat Works

\$ **2,220.00

8 PROTECTED AGAINST FRAUD 8



LEV Bobcat Works 1300 W 37th PI Los Angeles, CA 90007

MEMO

2/5/16 Dirt Truck (635 San Juan)

"OO1652" :322271627:

680181018

1652

LEV Bobcat Works

Date 2/5/2016 Type Reference 243 Bill

Original Amt. 2,220.00 Balance Due 2,220.00 2/8/2016 Discount

Check Amount

Payment 2,220.00 2,220.00

Chase Checking (101 2/5/16 Dirt Truck (635 San Juan) 2,220.00

1652

LEV Bobcat Works

Date 2/5/2016

Type Reference 243 Bill

Original Amt. 2,220.00

AY WIE I

Balance Due 2,220.00 2/8/2016 Discount

Check Amount

Payment 2,220.00 2,220.00

Chase Checking (101 2/5/16 Dirt Truck (635 San Juan)



Rev 2/14







From: LEON WELDING Contractors Invoice 2414 E. ST ST LD CD. 90058 323-289-1926 WORK PERFORMED AT: 635 SON JUAN AVE. VENICE CA. 90291 OUR BID NO YOUR WORK ORDER NO 2-9-16 # 803 DESCRIPTION OF WORK PERFORMED FABRICATION AND INSTALATION IN THE FIELD OF STRUCTURSL STEEL. SCORDING TO THE PUNKS, THIS 506 INLLUXED DEPUTY INSPECTION AND RENT THE CRUNE TO INSTALL THE STEEL BEDM 75+5\$ \$ 25,000. 2-10-16' DEPOSIT: \$ 5,000. All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and wasecompleted in a substantial workmanlike manner for the agreed sum of __ Dollars (\$ in accordance with our Agreement Proposal

1653 JPMORGAN CHASE BANK, NA Rockport Construction Inc. **West Covina Branch** West Covina, CA 91790 90-7162/3222 1619 W Garvey Ave N Ste 205 West Covina, CA 91790 (626) 373-1234 **Details on Back** PAY TO THE ORDER OF Thousaind 0 **DOLLARS** & PROTECTED AGAINST FRAUD & Intuit® CheckLock™ Secure Check MEMO "OO1653" :322271627: 680181018

1653

1653

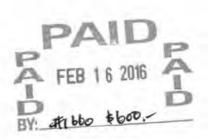


...............

I MARGARITO FRESCAS RECEIVED 600. - FROM
RAYMOND FOR THE TOB AT VENICE ON SAN JUAN

2/16/2016.

Margant Fresen



635 San Juan Frank Hauling Touch Hauling Tou

10063/10063 673689 (5/15)

100631

Rev 2/14

1660

Roberto - JAVIER - Rodriguez

A-2817-3817 / T-3866

					Job	Invoice
			DATE ORDERED	ORDER TA	KEN BY	
OLD TO			PHONE NO.	CUSTOME	R ORDER#	
Roberto / ROCKPORT	CON	TRUCTIO	JOB LOCATION			
			JOB PHONE	STARTING	DATE	
				JAMIN	DAIL	
			TERMS			
QTY. MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK			
SAN JUAN, WALL					ASSESSED	
RE INSFORCE						
1,0 , -, -, -, -						
Entered on 3/10/2016						
0.2.						
			-			
			MIS	CELLANEOUS (HARGES	
			_	TOTAL MISCELLANEOUS HRS. RATE		
PAID			LABOR			AMOUNT
P			EADON.	inno.	HAIL	AMOUNT
MAR 11 2016						
BY: #1699 \$ 500.						
BY: # 1699 \$ 500.						
TOTAL MATERIALS		TOTAL LABOR				
RK ORDERED			10	TOTAL	1 1000	
ORDERED			S00		LABOR	
			TOTAL MATERIALS			
E COMPLETED			/	TOTAL MISCELL	ANEOUS	
DMER				SU	BTOTAL	
OVAL SIGNATURE					TAX	
THORIZED SIGNATURE			GRAND TOTAL			

וטסס

Roberto Rodriguez Type Reference Date 3/10/2016

Original Amt. 500.00 Balance Due 500.00

3/11/2016 Discount

Check Amount

Payment 500.00 500.00

Chase Checking (101 Wall Reinforce (635 San Juan)

500.00







Loan Activity

Loan Number: 0003134038

Property Address: 635 SAN JUAN AVE LOS ANGELES, CA 90291-0000

Borrower Name: 187 MONTEREY HOLDING LLC

Balances:

Principal balance: \$1,525,000.00

Escrow balance: \$0.00 Unpaid late charges: \$0.00

Disclosure: The transactions displayed within the payment history reflect funds that you have paid and do not necessarily represent funds that are due.

	view all	view payments	view escrow				
Effective Date	Description	Principal	Interest	Escrow	Amount Paid	Escrow Balance	Principal Balance
03/10/2016	Payment Applied	\$0.00	\$12,116.43	\$0.00	\$12,116.43	\$0.00	\$1,525,000.00
02/09/2016	Funds Applied	\$0.00	\$13,584.94	\$0.00	\$0.00	\$0.00	\$1,525,000.00
01/14/2016	Payment Reversal	\$530.24-	\$13,054.70-	\$0.00	\$0.00	\$0.00	\$1,525,000.00
02/09/2016	Payment Applied	\$530.24	\$13,054.70	\$0.00	\$13,584.94	\$0.00	\$1,524,469.76
01/15/2016	Principal Adjustment	\$165,000.00-	\$0.00	\$0.00	\$0.00	\$0.00	\$1,525,000.00
01/14/2016	Payment Applied	\$0.00	\$11,550.68	\$0.00	\$11,550.68	\$0.00	\$1,360,000.00
12/09/2015	Principal Adjustment	\$0.00	\$372.60	\$0.00	\$0.00	\$0.00	\$1,360,000.00
12/08/2015	Loan Setup	\$1,360,000.00-	\$0.00	\$0.00	\$0.00	\$0.00	\$1,360,000.00
				Total	\$37,252.05		

 $@\ 2016\ Black\ Knight\ Technology\ Solutions,\ LLC.\ All\ Rights\ Reserved.\ \underline{Privacy\ Statement}\\$

1 of 1 3/28/2016 4:39 PM

EXHIBIT 26

































San Juan Ave

1113 5th Ave. (corner of San Juan Ave.)



Image capture: Jan 2016 © 2016 Google

Los Angeles, California

Street View - Jan 2016





7th Ave

914-918 7th Avenue.



Image capture: Jan 2016 © 2016 Google

Los Angeles, California Street View - Jan 2016



EXHIBIT 27













































EXHIBIT 28





EXHIBIT 29



Application #: "

Plan Check #: LA07586

Event Code:

15014 - 10000 - 02377

Last Status: Verifications in Progress

Printed: 11/02/15 03:21 PM

Bldg-Addition GREEN - MANDATORY

1 or 2 Family Dwelling Regular Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Status Date: 10/20/2015

Plan Check I. TRACT

BLOCK LOT(s) 30 OCEAN PARK VILLA TRACT M

COUNTY MAP REF # M B 4-48

PARCEL ID# (PIN#) 108B145 529

2. ASSESSOR PARCEL# 4239 - 024 - 041

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles

LADBS Branch Office - WLA Council District - 11

Certified Neighborhood Council - Venice

Community Plan Area - Venice

Census Tract - 2732.00 Coastal Zone Cons. Act - YES

District Map - 108B145

Energy Zone - 6

Earthquake-Induced Liquefaction Area - Yes

Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - 4.7

Thomas Brothers Map Grid - 671-H5

ZONES(S): RD1.5-1

4. DOCUMENTS

ZI - ZI-2406 Dir Inter of Venice SP for S SPA - Venice Coastal Zone ZA - ZA-2014-2514-CDP **RENT-YES**

ORD - ORD-121312 SPA - Los Angeles Coastal Transportatic ORD - ORD-164844-SA1630 ORD - ORD-168999 ORD - ORD-172019 ORD - ORD-172897 ORD - ORD-175693

ORD - ORD-175694 DTRM - DIR-2014-2824-DI

CPC - CPC-12582 CPC - CPC-1984-226-SP

5. CHECKLIST ITEMS

YC - YV-13545-SM

Special Inspect - Concrete>2.5ksi

Special Inspect - Field Welding Special Inspect - Impervious Methane Membrane Special Inspect - Non-Destructive Testing

Special Inspect - S.M.R. Frame-Steel Special Inspect - Structural Observation Special Inspect - Structural Wood (periodic)

Fabricator Reqd - Shop Welds

Fabricator Regd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

187 MONTEREY HOLDING LLC

1654 EL CAMINO ST

POMONA CA 91768

Applicant: (Relationship: Agent for Owner)

LOUIS KIM -

672 S. LAFAYETTE PARK PL 42

LA CA 90057

(213) 739-0955

7. EXISTING USE

(02) Duplex

8. DESCRIPTION OF WORK

ADDITION TO EXISITNG DUPLEX W/ATTACHED GARAGE. ADD 1 STORY TO EXISTING 2 STORY DUPLEX TO CREATE A 3 STORY DUPLEX. THIS IS FOR THE FRONT BLDG ADJOINING THE STREET, "COMPLY WITH DEPARTMENT ORDER effective date 1 1/20/2008, PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

9. # Bidea on Site & Use: 1 OF 2 TV=400,000

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By: John Vasquez

OK for Cashier:

DAS PC By:

Coord, OK:

Signature:

Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 51402377

IATION Final Fe	Period	
	PC Valuation:	
12,222.66	Planning Gen Plan Maint Surcharg	81,66
1,633.20	School District Residential Level 1	9,072.00
	CA Bldg Std Commission Surchar	12.00
424.63	Green Building	
212.32	Permit Issuing Fee	0.00
424.63		
0.00		
0.00		
35.79		
54.61		
163.83		
97.99		
10.00		
	Total Bond(s) Due:	
	12,222.66 1,633.20 424.63 212.32 424.63 0.00 0.00 35.79 54.61 163.83 97.99	12,222.66 Planning Gen Plan Maint Surcharg 1,633.20 School District Residential Level 1 CA Bldg Std Commission Surchar 424.63 Green Building 212.32 Permit Issuing Fee 424.63 0.00 0.00 35.79 54.61 163.83 97.99 10.00

PROPOSED USE

12. ATTACHMENTS

Plot Plan



A STRUCTURE INVENTORY (Note: Numeric measurement (P) Floor Area (ZC): +90 Sqft / 2229 Sqft (P) Height (BC): Feet (P) Height (ZC): Feet (P) Length: +48.5 Feet / 48.5 Feet (P) Stories: +1 Stories / 3 Stories (P) Width: +22 Feet / 22 Feet (P) Dwelling Unit: 0 Units / 2 Units (P) NFPA-13D Fire Sprinklers Thru-out (P) Steel Moment Frame (P) Wood (Plywood, OSB, etc.)Shearwall) Methane Site Design Le (P) R3 Occ. Group; +90 Sqf (P) U Occ. Group; +855 Sqf	vel V - assumed, no testing t/2229 Sqft t/855 Sqft Auto+Bicycle): +4 Stalls / 4 ! ldg: Stalls ldg: Stalls Auto+Bicycle): Stalls ite: Stalls	ic value")	15014 -	10000 - 0237
14. APPLICATION COMMENTS: ** Approved Seismic Gas Shut-Off Valve may be required ### Approved Seismic Gas Shut-Off Valve may be required.	. **				
6. CONTRACTOR, ARCHITECT & ENGINEER NAME (E) KIM, HONG KOOK	ADDRESS 839 S MUIRFIELD RD,	LOS ANGELES, CA 90005	CLASS	LICENSE # C64529	PHONE#
LAN CHECK EXPIRATION: Unless a shorter period	of time has been established by an official	action, plan check approval expires one and a h	alf years after	the plan check fee	has been paid.

635 E SAN JUAN AVE

Courier	?(Yes or No)
() P.C.	() N.P. () S.P.I.
OD.A	.S.
USE:	15014 - 10000 - 02377
Ъ	Plan Check Number - Regular PC
8	B15LA07586FO
Submitt	al Date: 06/01/2015

Submittal Date: 06/01/2015	
Notes:	
PC Engr:	
() Ready for Pick-up	



DBS The City of Los Angeles Department of Building and Safety

637 E SAN JUAN AVE 90291

Application / Permit 15014-10000-02377

Plan Check / Job No. B15LA07586

Group Building **Type** Bldg-Addition

Sub-Type 1 or 2 Family Dwelling

Primary Use (2) Duplex

Work Description ADDITION TO EXISITNG DUPLEX W/ATTACHED GARAGE. ADD 1 STORY TO EXISTING 2

STORY DUPLEX TO CREATE A 3 STORY DUPLEX. THIS IS FOR THE FRONT BLDG

ADJOINING THE STREET. "COMPLY WITH DEPARTMENT ORDER effective date 11/20/2008.

PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

Permit Issued Issued on 11/19/2015

Issuing Office Metro

Current Status Issued on 11/19/2015

Permit Application Status History

Submitted	6/1/2015	APPLICANT
Assigned to Plan Check Engineer	6/18/2015	JOHN VASQUEZ
Corrections Issued	7/6/2015	JOHN VASQUEZ
Reviewed by Supervisor	7/7/2015	CHARLES CHANG
Building Plans Picked Up	7/7/2015	APPLICANT
Green Plans Picked Up	7/7/2015	APPLICANT
Applicant returned to address corrections	9/2/2015	JOHN VASQUEZ
Applicant returned to address corrections	10/9/2015	JOHN VASQUEZ
Applicant returned to address corrections	10/20/2015	JOHN VASQUEZ
Applicant returned to address corrections	11/2/2015	JOHN VASQUEZ
Applicant returned to address corrections	11/9/2015	JOHN VASQUEZ
Plan Check Approved	11/17/2015	JOHN VASQUEZ
Issued	11/19/2015	LADBS

Permit Application Clearance Information

Miscellaneous	Cleared	7/23/2015	JUSTIN BILOW
ZA Case	Cleared	7/23/2015	JUSTIN BILOW
Address approval	Cleared	7/27/2015	ARNULFO NUNO
Eng Process Fee Ord 176,300	Cleared	7/27/2015	ARNULFO NUNO
Hydrant and Access approval	Cleared	7/27/2015	ROBERT DUFF
Permit	Cleared	7/27/2015	ARNULFO NUNO
Sewer availability	Cleared	7/27/2015	ARNULFO NUNO
Specific Plan	Cleared	7/30/2015	PEDRO AYALA
Housing rent stabilization	Cleared	8/4/2015	CHARLES GARCIA
Frnt yard landscape/Water mgmt	Cleared	8/14/2015	CASSANDRA ZWEEP
Low Impact Development	Cleared	8/19/2015	MARTIN FRAGOSO
Roof/Waste drainage to street	Cleared	8/19/2015	KARAN PATEL
Specific Plan	Cleared	10/22/2015	JULIET OH
Coastal Zone	Cleared	11/3/2015	ULISES GONZALEZ

Contact Information

Contractor	Rockport Construction Inc; Lic. No.: 1002010-B	1619 WEST GARVEY AVENUE N #207 WEST COVINA, CA 91790
Engineer	Kim, Hong Kook; Lic. No.: C64529	839 S MUIRFIELD RD LOS ANGELES, CA 90005

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.



Application #: **

Plan Check #: _ _ △ A07586

15014 - 10000 - 02378 Printed: 11/02/15 03:23 PM

Event Code:

Bldg-Addition GREEN - MANDATORY

I or 2 Family Dwelling Regular Plan Check Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Verifications in Progress

Status Date: 10/20/2015

L.TRACT BLOCK OCEAN PARK VILLA TRACT M

LOT(s) 39

COUNTY MAP REF #

M B 4-48

ORD - ORD-168999

PARCEL ID # (PIN #) 108B145 529

1. ASSESSOR PARCEL# 4239 - 024 - 041

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles

LADBS Branch Office - WLA Council District - 11

Certified Neighborhood Council - Venice Community Plan Area - Venice

Census Tract - 2732.00 Coastal Zone Cons. Act - YES

District Map - 108B145

Energy Zone - 6

Earthquake-Induced Liquefaction Area - Yes

Methane Hazard Site - Methane Buffer Zone Near Source Zone Distance - 4.7

Thomas Brothers Map Grid - 671-H5

ZONES(S); RD1.5-1

4. DOCUMENTS

ZI - ZI-2406 Dir Inter of Venice SP for S SPA - Venice Coastal Zone ZA - ZA-2014-2514-CDP YC - YV-13545-SM

RENT - YES

PROPOSED USE

ORD - ORD-172019 ORD - ORD-121312 ORD - ORD-172897 SPA - Los Angeles Coastal Transportatic ORD - ORD-164844-SA1630 ORD - ORD-175693 ORD - ORD-175694 DTRM - DIR-2014-2824-DI CPC - CPC-12582

CPC - CPC-1984-226-SP

5. CHECKLIST ITEMS

Special Inspect - Concrete>2.5ksi Special Inspect - Field Welding Special Inspect - Grade Beam/Caisson Special Inspect - Impervious Methane Membrane Special Inspect - Non-Destructive Testing Special Inspect - S.M.R. Frame-Steel

Special Inspect - Structural Observation Special Inspect - Structural Wood (periodic)

Fabricator Regd - Shop Welds

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

187 MONTEREY HOLDING LLC

1654 EL CAMINO ST

POMONA CA 91768

Tenant:

Applicant: (Relationship: Agent for Owner)

LOUIS KIM -

672 S. LAFAYETTE PARK PL 42

LA CA 90057

(213) 739-0955

7. EXISTING USE

(01) Dwelling - Single Family

(07) Garage - Private

8. DESCRIPTION OF WORK

ADDITION TO SFD W/ATTACHED GARAGE. ADD 2 STORY TO 1 STORY SFD TO CREATE 3 STORY SINGLE FAMILY DWELLING W/ PARKING. THIS IS FOR THE REAR BUILDING ADJOINING THE ALLEY "COMPLY WITH DEPARTMENT ORDER effective date 11/20/2008. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE

9. # Bides on Site & Use: 2 OF 2 TV=400,000

19. APPLICATION PROCESSING INFORMATION

BLDG, PC By: John Vasquez OK for Cashier:

DAS PC By: Coord, OK:

Signature:

Date

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 51402378

Signature.	Duc.	
11. PROJECT VALUATION & FEE INFORM	ATION Final Fee Period	
Permit Valuation: \$292,448	PC Valuation:	
FINAL TOTAL Bldg-Addition	15,474.94 Planning Gen Plan Maint Surcharg	200.29
Permit Fee Subtotal Bldg-Addition	1,704.60 School District Residential Level 1	9,448.32
Energy Surcharge	CA Bldg Std Commission Surchar	12.00
Electrical	443.20 Green Building	
HVAC	221,60 Permit Issuing Fee	0.00
Plumbing	443.20	
Plan Check Subtotal Bldg-Addition	1,534.14	
Off-hour Plan Check	767.07	
E.Q. Instrumentation	38.02	
O.S. Surcharge	103.04	
Sys. Surcharge	309.11	
Planning Surcharge	240.35	
Planning Surcharge Misc Fee	10.00	
Sewer Cap ID:	Total Bond(s) Due:	
10 ANYTA CHIMPNES		

12. ATTACHMENTS

Plot Plan



13. STRUCTURE INVENTORY (Note: Numeric measureme	ot data in the format "number / number" impli	er "change in numeric value / total resulting numer	ic value")	15014 -	10000 - 02378
(P) Floor Area (ZC): +2078 Sqft / 2702 Sqft (P) Height (BC): Feet (P) Height (ZC): Feet (P) Length: +41.5 Feet / 41.5 Feet (P) Stories: +2 Stories / 3 Stories (P) Width: +28 Feet / 28 Feet (P) Dwelling Unit: 0 Units / 1 Units (P) NFPA-13D Fire Sprinklers Thru-out (P) Steel Moment Frame (P) Wood (Plywood, OSB, etc.)Shearwall) Methane Site Design Lev (t') R3 Occ. Group: +2078 S (P) U Occ. Group: +434 Sqft (P) Parking Req'd for Bldg (the Compact for Bldg (the P) Provided Compact for Bldg (the P) Provided Standard for Bldg (the P) Provided Compact for Site (the P) Provided Standard for Site (the P) Provided Standard for Site (the P) Provided Standard for Site (the P) Type V-B Construction	qft / 2702 Sqft / 434 Sqft Auto+Bicycle): +2 Stalls / 3 ! dg: Stalls dg: Stalls uto+Bicycle): Stalls te: Stalls			
14. APPLICATION COMMENTS: * Approved Seismic Gas Shut-Off Valve may be required	j. **	=			
15. BUILDING RELOCATED FROM:					
16. CONTRACTOR, ARCHITECT & ENGINEER NAME (E) KIM, HONG KOOK	ADDRESS 839 S MUIRFIELD RD,	LOS ANGELES, CA 90005	CLASS	LICENSE N C64529	PHONE#
		ction, plan check approval expires one and a b	olf venen near	the plan short for	has been paid

635 E SAN JUAN AVE

Courier	?(Yes	or No)	
() P.C.		() N.P.	() S.P.I.
OD.A	.S.	G.P.I.	() D.P.I.
USE:	15014 - 10000 - 02378		
Plan Check Number - Regular P		gular PC	
0	B15LA07586FO		
Submitt	al Date	: 06/01/2015	
Notes:			



Department of Building and Safety

635 E SAN JUAN AVE 90291

Application / Permit 15014-10000-02378

Plan Check / Job No. B15LA07586

Group Building

Type Bldg-Addition

Sub-Type 1 or 2 Family Dwelling **Primary Use** (1) Dwelling - Single Family

Work Description ADDITION TO SFD W/ATTACHED GARAGE, ADD 2 STORY TO 1 STORY SFD TO CREATE 3

STORY SINGLE FAMILY DWELLING W/ PARKING. THIS IS FOR THE REAR BUILDING ADJOINING THE ALLEY "COMPLY WITH DEPARTMENT ORDER effective date 11/20/2008.

PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE.

Permit Issued Issued on 11/19/2015

Issuing Office Metro

Current Status Issued on 11/19/2015

Permit Application Status History

Submitted	6/1/2015	APPLICANT
Assigned to Plan Check Engineer	6/18/2015	JOHN VASQUEZ
Corrections Issued	7/6/2015	JOHN VASQUEZ
Reviewed by Supervisor	7/7/2015	CHARLES CHANG
Building Plans Picked Up	7/7/2015	APPLICANT
Green Plans Picked Up	7/7/2015	APPLICANT
Applicant returned to address corrections	9/2/2015	JOHN VASQUEZ
Applicant returned to address corrections	10/9/2015	JOHN VASQUEZ
Applicant returned to address corrections	10/20/2015	JOHN VASQUEZ
Applicant returned to address corrections	11/2/2015	JOHN VASQUEZ
Applicant returned to address corrections	11/9/2015	JOHN VASQUEZ
Plan Check Approved	11/19/2015	JOHN VASQUEZ
Issued	11/19/2015	LADBS

Permit Application Clearance Information

Address approval	Cleared	7/27/2015	ARNULFO NUNO
Eng Process Fee Ord 176,300	Cleared	7/27/2015	ARNULFO NUNO
Hydrant and Access approval	Cleared	7/27/2015	ROBERT DUFF
Permit	Cleared	7/27/2015	ARNULFO NUNO
Sewer availability	Cleared	7/27/2015	ARNULFO NUNO
Miscellaneous	Cleared	7/28/2015	HERMAN VAN BUREN
ZA Case	Cleared	7/28/2015	HERMAN VAN BUREN
Specific Plan	Cleared	7/30/2015	PEDRO AYALA
Housing rent stabilization	Cleared	8/4/2015	CHARLES GARCIA
Frnt yard landscape/Water mgmt	Cleared	8/14/2015	CASSANDRA ZWEEP
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Roof/Waste drainage to street	Cleared	8/19/2015	KARAN PATEL
Green Code	Cleared	9/3/2015	MARCUS LEVIAS
Specific Plan	Cleared	10/22/2015	JULIET OH
Coastal Zone	Cleared	11/3/2015	ULISES GONZALEZ

Contact Information

Architect	Pink, Joseph; Lic. No.: C33102	1130 W SHORB ALHAMBRA, CA 91803
Contractor	Rockport Construction Inc; Lic. No.: 1002010-B	1619 WEST GARVEY AVENUE N #207 WEST COVINA, CA 91790
Engineer	Kim, Hong Kook; Lic. No.: C64529	839 S MUIRFIELD RD LOS ANGELES, CA 90005

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.

CALIFORNIA COASTAL COMMISSION

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



Th₁₆c

Appeal Filed: 1/04/16
Sub. Issue Found: 2/11/16
Staff: M. Revell-LB
Staff Report: 3/24/16
Hearing Date: 4/14/16

STAFF REPORT: APPEAL - DE NOVO

Application Number: A-5-VEN-16-0006

Applicant/Agent: Louis Kim

Appellants: Pam Anderson, Lydia Ponce, and Bill Przylucki

Project Location: 635 E. San Juan Ave., Venice, City of Los Angeles

Project Description: Remodel and addition to a 3 unit residential complex,

consisting of the following: 1) Duplex: Removal of 889 square feet from the first and second floor of an existing 2,139 square foot duplex, and addition of a new 1,027 square foot third floor, resulting in an approximately 2,229 square foot, three story duplex; and 2) Single Family Residence: Removal of 24 square feet from the existing 624 square foot single family residence, and addition of a new 1,070 square foot second story and 872 square foot third story. The resulting

three story single family residence will consist of

approximately 2,518 square feet.

Staff Recommendation: Reject the permit exemption request and find that the proposed

development requires a Local Coastal Development Permit.

SUMMARY OF STAFF RECOMMENDATION:

On February 11, 2016 the Commission found that the appeal of Local Coastal Exemption No. DIR-2015-3993-CEX, issued by the City of Los Angeles, *raised a substantial issue* with respect to the grounds on which the appeal was filed. The Commission is now required to hold a de novo hearing. Staff recommends that the Commission determine that the proposed development requires a coastal development permit because the development on the site is the demolition of residential structures and construction of new residential structures, and is not an improvement to

A-5-VEN-16-0006 (Louis Kim) Appeal – De Novo

a structure other than a single family residence, and is therefore non-exempt "development" as defined in the Coastal Act. Therefore, the proposed project is non-exempt "development" as defined in the Coastal Act. The proposed development must obtain a local coastal development permit from the City of Los Angeles Department of City Planning.

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	C DEVELOPMENT REQUIRES A COASTAL DEVELOPMENT PERMIT	5

Hearing Procedures: The Commission will take public testimony at this de novo hearing. Please visit the Commission desk outside of the hearing room, prior to the hearing on this item, for further details about providing public comment during the hearing.

APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit 1 – Project Location/Vicinity Map

Exhibit 2 – City-Issued Exemption to CDP/DIR-2015-3993-CEX

Exhibit 3 – Appeal

Exhibit 4 – Photo of 635 E. San Juan Ave. Prior to Demolition

Exhibit 5 – Photo of Demolition

I. MOTION AND RESOLUTION

Motion:

I move that the Commission approve Claim of Exemption No. A-5-VEN-16-0006 for the development proposed by the applicant.

Staff recommends a **NO** vote. Failure of this motion will result in denial of the *claim of exemption* and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby denies the Claim of Exemption for the proposed development on the ground that the development is not exempt from the permitting requirements of the Coastal Act and adopts the findings set forth below.

II. SINGLE PERMIT JURISDICTION AREA

Within the areas specified in Section 30601, which is known in the City of Los Angeles permit program as the *Single Permit Jurisdiction* area, the City of Los Angeles has been granted the authority to issue Exemptions to Coastal Development Permit Requirements, but the City's actions on exemption requests are appealable to the Coastal Commission. The proposed project site is located within the *Single Permit Jurisdiction Area*.

III. FINDINGS AND DECLARATIONS

A. Project Description and Location

The project site is located in Southeast Venice at 635 San Juan Ave. within the City's Single Permit Jurisdiction, about three-quarters of a mile inland of the beach (**Exhibit 1**). The lot area is 5,222 square feet, and is zoned RD 1.5-1 (Restricted Density Multiple Dwelling). According to Los Angeles County Assessors Records, prior to the demolition of the structures, the site was developed with two structures consisting of three residential units: one 624 square foot single story structure; and one 2,139 square foot, two story, two-unit structure (**Exhibit 4**). The proposed scope of work listed in the City's Local Coastal Exemption, DIR-2015-3993-CEX, describes the proposed project as:

"Remodel and addition to existing two story duplex consisting of 1,027 square foot third story addition. Project will remove 44% of existing exterior walls. Remodel and addition to existing one story single family dwelling consisting of 1,070 square foot second story and 892 square foot third story addition. Project will remove 49% of existing exterior walls." (Exhibit 2).

The City of Los Angeles does not retain copies of plans for projects they deem as exempt, so Commission staff did not receive any plans with the requested City record. According to plans

submitted by the applicant, the proposed project consists of a remodel and addition to a 3 unit residential complex, consisting of the following: 1) Duplex: Removal of 889 square feet from the first and second floor of an existing 2,139 square foot duplex, and addition of a new 1,027 square foot third floor, resulting in an approximately 2,229 square foot, three story duplex; and 2) Single Family Residence: Removal of 24 square feet from the existing 624 square foot single family residence, and addition of a new 1,070 square foot second story and 872 square foot third story. The resulting three story single family residence will consist of approximately 2,518 square feet.

Commission staff was notified on December 24, 2015, that although the City's Local Coastal Exemption (DIR-2015-3993-CEX) was issued for an addition *to a structure other than a single-family residence*, most (more than fifty percent) of the structures had been demolished, leaving only a portion of the outside framing remaining. "Demolition" of the structure was not proposed or approved as a part of the Coastal Exemption.

B. PROJECT HISTORY

On November 3, 2015, the Los Angeles Department of City Planning issued a Coastal Exemption (DIR-2015-3993-CEX) for development proposed on the project site. The applicant's name listed on the City's exemption form is Louis Kim. The exemption form states that the proposed development is: "Remodel and addition to existing two story duplex consisting of 1,027 square foot third story addition. Project will remove 44% of existing exterior walls. Remodel and addition to existing one story single family dwelling consisting of 1,070 square foot second story and 892 square foot third story addition. Project will remove 49% of existing exterior walls." (Exhibit 2). On November 19, 2015, the City Department of Building and Safety issued Building Permit No. 15014-10000-02377, and demolition commenced at the project site. The City failed to forward a copy of the Coastal Exemption to the Coastal Commission's South Coast District Office in Long Beach Office; thus the twenty working-day appeal period for this matter did not commence or expire prior to the submittal of the appeal on December 24, 2015, by Ms. Anderson (Exhibit 3). 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 for a coastal development permit or exemption by the City of Los Angeles can be appealed to the Commission.

On February 11, 2016, the Commission found that a substantial issue exists with respect to the grounds on which the appeal was filed. The Commission's finding of Substantial Issue voided Local Coastal Exemption No. DIR-2015-3993-CEX, and the Commission is now required to hold a de novo hearing on the applicant's request for a coastal exemption.

C. DEVELOPMENT REQUIRES A COASTAL DEVELOPMENT PERMIT

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 664l0 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 45ll).

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 provides, in part:

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**:

- (b) Improvements to any structure other than a single-family residence or public works facility; provided, however, that the commission shall specify, by regulation, those types of improvements which (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. Any improvement so specified by the commission shall require a coastal development permit.
- (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.

Section13252 California Tittle 14 Regulations 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.

Section 13253 Improvements to Structures, Other than Single-Family Residences and Public Works Facilities That Require Permits

- (a) For purposes of Public Resources Code Section 30610(a) where there is an existing structure, other than a single-family residence or public works facility, the following shall be considered a part of that structure:
- (1) All fixtures and other structures directly attached to the structure;
- (2) Landscaping on the lot.

The grounds for this appeal are that the project is not exempt development as defined in the Coastal Act and so a coastal development permit should have been required. The City's interpretation of a "remodel" is based on the City's uncertified municipal code, not the provision of the Coastal Act.

The proposed project does not qualify for an exemption under Coastal Act Section 30610(a). Coastal Act Section 30610(a) allows improvements to any structure other than a single-family residence or public works facility without a coastal development permit. In this case, the applicant demolished nearly both existing structures as part of her proposed development. When an applicant proposes demolition of all or nearly all of a structure as part of a proposal for new development, there can no longer be an "existing structure" subject for improvement on the site.

The proposed project also does not qualify for an exemption under Coastal Act Section 30610(d). Coastal Act Section 30610(d) allows for repair and maintenance activities on existing structures so long as the repair and maintenance does not result in an addition to, or enlargement or expansion of, the structure. Under section 13252 of the Commission's regulations, if the repair and maintenance results in the replacement of 50 percent or more of the existing structure, then the project constitutes a replacement structure and the entire structure must be in conformity with applicable policies of Chapter 3 of the Coastal Act.

In determining whether the project constitutes the replacement of 50 percent or more of the structure, Commission staff analyzes what percentage of which components and how much of each component of the structure is being replaced. A single family residence or duplex 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 to a one-story house 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. 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. For example, when an older structure is enlarged from one story to two-story, more than fifty percent of the components may need to be replaced due to termite infestation and/or dry rot, which are typical of Southern California homes.

In this exemption the City has asserted that even though all that remains of the structures are some of the exposed studs of the previously existing framing (completely stripped of siding, drywall, plaster, doors, windows, or electrical components), that the "walls" of the structure remain. Commission staff disagrees with this assertion. When a "remaining wall" is used as a

A-5-VEN-16-0006 (Louis Kim) Appeal – De Novo

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 50 percent guideline should retain its siding, drywall/plaster, windows, doors, and electrical components. Further, staff has confirmed during a recent site visit that the majority of the studs/framing for the previously existing structure on site has been replaced as well.

In this case, prior to the demolition of the structures, the site was developed with two structures consisting of three residential units: one 624 square foot single story structure; and one 2,139 square foot, two story, two-unit structure. The existing walls of the original structures built in 1930 would not be adequate to bear the loads of one and two more additional stories which almost triple the mass and height of the original structures.

To date, all that remains of the former structures at the subject site is a portion of the exterior framing. On-site observations made by staff and photographic evidence demonstrate that the roof, siding, subfloor, and most of the walls have been removed (**Exhibit 5**). The amount of the structures that have been removed far exceeds fifty percent of the existing structures. Demolition, reconstruction, or substantial redevelopment of a project site are not exempt under any section or provision of the Coastal Act, or the Commission's Regulations and require a coastal development permit.

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

- (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.

As discussed, within the areas specified in Section 30601, which is known in the City of Los Angeles permit program as the *Single Permit Jurisdiction* area, the City of Los Angeles has the authority to issue coastal development permits. The proposed project site is located within the *Single Permit Jurisdiction Area*. For the reasons discussed in detail above, the proposed project constitutes the substantial demolition of two existing structures consisting of three residential units: one 624 square foot single story structure; and one 2,139 square foot, two story, two-unit structure, which is not exempt under any policy or provision of the Coastal Act or the Commission's Regulations. Therefore, the proposed project requires a local coastal development permit, processed by the City of Los Angeles. The appellants have expressed their concerns regarding the alleged inconsistencies between the proposed project's mass, scale and character with that of the surrounding community. The local coastal development permit process is the process during which the proposed development will be reviewed for its consistency with the Coastal Act and local land use regulations. Because the evidence does not support the City's action in exempting the proposed project from Coastal Act permitting requirements, *Coastal Exemption No. A-5-VEN-16-0006* is denied.

A-5-VEN-16-0006 (Louis Kim) Appeal – De Novo

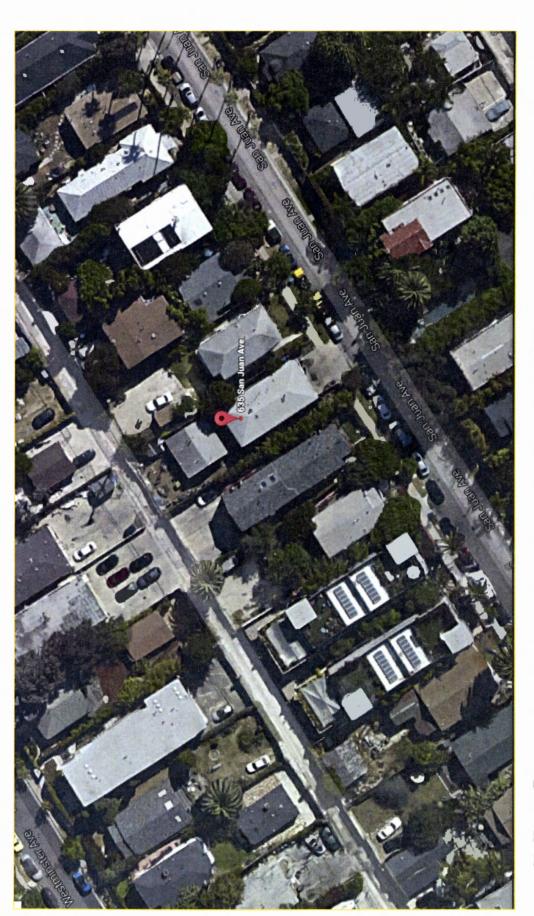
Appendix A – Substantive File Documents

1. City of Los Angeles Certified Land Use Plan for Venice (2001)



COASTAL COMMISSION

EXHIBIT#	1
PAGE	OF_2



COASTAL COMMISSION

EXHIBIT#______PAGE______OF_____

South Coast Region

JAN 2 7 2016





213- 537-0158

Phone Number:

Signature:

CALIFORNIA COASTAL COMMISSION

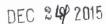
- 10 T N -	DID 005 2002 (FX
CASE NO.	: DIR-2015-3993- CEX
TO:	California Coastal Commission South Coastal District 200 Oceangate, 10 th Floor Long Beach, CA 90802-4302 (562) 590-5071
	Los Angeles Department of City Planning Development Services Center (DSC) 201 North Figueroa Street Los Angeles, CA 90012
SUBJECT:	COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY
RemodeAdditionProjects	mstances shall a Coastal Exemption be issued for the following scopes of work: els which involve the removal of 50% or more of existing exterior walls a, demolition, removal or conversion of any whole residential units (unless required by LADBS) by which involve significant grading or boring in a Special Grading or Landslide area ange of use (to a more or less intensive use)
OWNER	/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)
PROJECT ADD	RESS: 635 - 637 E. SAN JUAN AVE, VENICE, LA 90191 IPTION: LOT 39 BLOCK M TRACT OCEAN PARK VILLA
ZONE: RD	
	COPE OF WORK: -RELIABLE AND ADDITION TO LE) 2 STORY DUPLEN CONSISTING F THIRD STORY APPLITIONS PROJECT WILL REMOVE 444% OF CE) EXTERIOR WALLS.
	APPHTION to CE) I STORY STO CONSISTING OF 1,070 SF QND STORY &
	RO STORY ADDITION. PROJECT VALL REMOVE 49% OF (E) EXPERIOR WALS.
	CHECK NUMBER(s): 15014-10000-02377 15014-10006-02378
Note: If there is lescription. The	related work to be pulled under a separate permit, please include in the above project reason for this is so Planning Staff can evaluate the project as a whole and to avoid or another CEX for any subsequent permits related to the original scope of work.
pplicant Name:	Louis KIM COASTAL COMMISSION
failing Address:	1125 W 6TH ST, STE 205, LOS ANGELES, CA 90017 7

E-mail Address: Louis @ thecotes HBIT

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 <u>not</u> 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. Michael LoGrande
Director of Planning
Issued By: Signature
Ulises Gonzaliz
Print Name and Title
Date: 11/3/15
nvoice No.: 26622 Receipt Number: 0/02 COASTAL COMMISSI
Attached: Copy of Invoice with Receipt No. Copy of related Building & Safety Clearance Summary Worksheet(s) EXHIBIT # 1 PAGE 12

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE 200 OCEANGATE, 10TH FLOOR LONG BEACH, CA 90802-4416 VOICE (562) 590-5071 FAX (582) 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: Pam Anderson & Lydia Ponce & POWER

Mailing Address:

615 San Juan Ave

City:

Venice

Zip Code:

90291

Phone:

310-383-3124

SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

Brief description of development being appealed:

Coastal Exemption for "Remodel and addition to existing 2-story duplex consisting of 1,027 sq ft 3rd story addition. Project will remove 44% of existing exterior walls. Remodel and addition to existing 1story SFD consisting of 1,070 sq ft 2nd story & 892 sq ft 3rd story addition. Project will remove 49% of existing exterior walls."

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

635 San Juan Ave. APN: 423-902-4041. Cross street: 6th Avenue

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

 \mathbf{x} 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:	COASTAL COMMISSION
DATE FILED:	
DISTRICT:	EXHIBIT # 3

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5.	Decision being appealed was made by (che	ck one):
x	Planning Director/Zoning Administrator City Council/Board of Supervisors Planning Commission Other	
6.	Date of local government's decision:	November 3, 2015
7.	Local government's file number (if any):	DIR-2015-2993-CEX
SEC	TION III. Identification of Other Interes	sted Persons
Give	the names and addresses of the following pa	arties. (Use additional paper as necessary.)
a.	Name and mailing address of permit applications	ant:
Louis	Kim, The Code Solution, 1125 W. 6th St., Ste 205, L	.A., CA 90017
th		those who testified (either verbally or in writing) at her parties which you know to be interested and
(3)		
(4)		COASTAL COMMISSIO
		EXHIBIT # 3

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

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.

This project was originally being processed with a CDP for the demo of 3 existing apartment units, to be replaced by 3 new condos with attached covered ground-level parking. The City Hearing took place on December 18, 2014. It was discovered during the process that the HCID Mello Act letter for the determination of affordable units had not been properly done, and so it was requested. It was received on January 13, 2015. Thereafter, several L.A. Department of Building & Safety approvals were made with respect to complying with department orders, changing out windows, water damage, "termite damage/dry rot repair less than 10% of replacement cost of residential buildings," "restucco for single-family dwellings and duplexes only," "replacement of damaged framing members (less than 10% of replacement costs of building) for houses and duplexes (not including decks)," etc. On November 3, 2015 a Coastal Exemption was approved by City Planning.

See attached Coastal Exemption form (Ex A) and VNC letter (Ex B) for detailed information.

It appears likely that this project was filed as a Coastal Exemption in order to bypass the CDP process and its requirements for compatibility with the surrounding neighborhood for mass, scale and character, and in order to attempt to evade the Mello Act law. As a Coastal Exemption filing it will not be required to adhere to the Coastal Act Chapter 3 or to be consistent with the certified Venice Land Use Plan, nor will it have any Public Due Process at all. It is unacceptable that this obvious work around would be allowed. Those responsible for protecting and preserving the unique and special Community of Venice would naturally want to prevent this from happening.

By not properly enforcing and considering the mass, scale and character of this neighborhood, the City has abdicated responsibility to the citizens of the surrounding neighborhood.

Please insist on proper analysis of compatibility of developments to the unique and special neighborhoods of the Venice Community. Venice is one of the few remaining Coastal Communities in the State, and should be protected as a resource of great importance to the State and its Coastal Zone, as per the Coastal Act and as per the Coastal Communities Coastal Communities in the State, and should be protected as a resource of great importance to the State and its Coastal Zone, as per the Coastal Act and as per the Coastal Communities in the State, and should be protected as a resource of great importance to the State and its Coastal Zone, as per the Coastal Act and as per the Coastal Communities in the State, and should be protected as a resource of great importance to the State and its Coastal Zone, as per the Coastal Act and as per the Coastal Communities in the State, and should be protected as a resource of great importance to the State and its Coastal Zone, as per the Coastal Act and as per the Coastal Communities in the State and its Coastal Zone, as per the Coastal Act and as per the Coastal Communities in the State and its Coastal Zone, as per the Coastal Act and as per the Coastal Communities in the State and Its Coastal Coastal Communities in the State and Its Coastal Coas

PAGE 3 OF 9



COASTAL EXEMPTION (CEX)

CASE NO .: DIR- 2015-2993- CEX

	California Coastal Commission South Coastal District 200 Oceangate, 10 th Floor Long Beach, CA 90802-4302 562) 590-5071
[os Angeles Department of City Planning Development Services Center (DSC) On North Figueroa Street On Angeles, CA 90012
SUBJECT: C	OASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY
RemodeAddition,Projects	istances shall a Coastal Exemption be issued for the following scopes of work: Is which involve the removal of 50% or more of existing exterior walls demolition, removal or conversion of any whole residential units (unless required by LADBS) which involve significant grading or boring in a Special Grading or Landslide area use of use (to a more or less intensive use)
OWNER/	APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)
PROJECT ADDR	RESS: 635 - 639 E. SAN JUAN AVE, VENICE, LA 90191
LEGAL DESCRI	PTION: LOT 39 BLOCK M TRACT CCEAN PARK VILLA
ZONE: RD !	5 -1 COMMUNITY PLAN: VENICE
PROPOSED SC	OPE OF WORK: - REMODEL AND APOSTICN to LE) 2 STORY DUPLEN CONSISTENG
	THIRD STORY APPOITION PROJECT WILL REMOVE 444% OF CE) EXTERIOR WALLS.
	APPETITUM TO CE) I STORY STD CONSUSTING OF 1,0 TO SF SIND STORY &
#2 SF 3K	o study apolitical. Project wall remove 49% of (6) Extersion walls
RELATED PLAN	CHECK NUMBER(s): 15014-10000-02377 , 15016-10000-02378
description. The r	elated work to be pulled under a separate permit, please include in the above project eason for this is so Planning Staff can evaluate the project as a whole and to avoid another CEX for any subsequent permits related to the original scope of work.
Applicant Name:	Louis KIM
Mailing Address:	1125 W 6TH ST , STE 205, LOS ANGELTS CA STREET
Phone Number:	213- 537-0158 E-mail Address: Louis @ thecodesolution com MISSION
Signature:	EXHIBIT# 5
	PAGE 1 OF 9

EXAG

	THIS SECTION FOR OFFICE USE ONLY
with f Coas not: chang	application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance the provisions of Section 3010 of the California Coastal Act. A determination has been made that a tal Development Permit is not required for the preceding described project based on the fact that it does (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a ge in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, 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 <u>not</u> 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.
	<u>Demolitions required by LADBS</u> . 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,
codes	exemption in no way excuses the applicant from complying with all applicable policies, ordinances, and regulations of the City of Los Angeles. This exemption shall not apply if the project is not stent 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.

Michael LoGr Director of Pl		1 2	
Issued By:	Signature	AC	
	Signature	1	
	Ulises	Gonzaliz	
	Print Name and Title		CONTRACTOR OF THE PARTY OF THE
Date:	11/3/15		
Invoice No.:	26622	Receipt Number: 0/02	508 242
Attached:			

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

COASTAL COMMISSION

EXHIBIT#



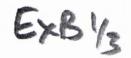
Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



BY EMAIL

Faisal.Roble@lacity.org Robert.Manford@lacity.org December 21, 2015



Faisal A. Roble Principal City Planner, Division Head **Project Implementation Division** West/Coastal/South and Harbor Geo/Areas L.A. Department of City Planning 200 N. Spring Street, 6th Flr Los Angeles, CA 90012

Robert Manford **Environmental Affairs Officer** Los Angeles Housing + Community Investment Department Finance and Development Division Environmental and Land Use Services Section 1200 W. 7th Street, 8th Flr Los Angeles, CA 90017

Project Location:

635 San Juan Ave (3 units), Oakwood Subarea

RD1.5 zone, General Plan Land Use Plan designation: Multiple-

Family Residential Low Medium II

3 units have been deemed Replacement Affordable Units by HCID in a determination dated January 13, 2015 (Exhibit A)

Former Case Nos:

ZA-2014-2514-CDP and ENV-2014-2515-CE

Current Case Nos:

DIR-2015-3140-VSO and DIR-2015-3993-CEX

Former Project:

CDP for the demolition of 3 existing apartment units, to be replaced by 3 new condominiums, with attached covered groundlevel parking. (The City Hearing took place on December 18, 2014. It was discovered during the process that the HCID Mello Act letter for the determination of affordable units had not been properly done, and so it was requested. It was received after the

December 18, 2014 City Hearing, on January 13, 2015.)

Current Project:

VSO for "Remodel and additions to an existing duplex and SFD

located on 1 lot"; and

Coastal Exemption for "Remodel and addition to existing 2-story duplex consisting of 1,027 sq ft 3rd story addition. Project will remove 44% of existing exterior walls. Remodel and addition to existing 1-story SFD consisting of 1,070 sq ft 2nd story & 892 sq ft 3rd story addition. Project will remove 49% of existing exterior

walls."

Dear Faisal and Robert.

COASTAL COMMISSION

The Venice Neighborhood Council (VNC) Land Use & Planning Committee original project for this property under the Former Case Nos and Project Description (see above



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ExB 3/3

project was put on hold in order to obtain the required HCID determination of Replacement Affordable Units. The HCID letter, dated January 13, 2015 (Exhibit A), determined that three affordable units exist at 635 San Juan Ave. Subsequently, the processing for the project was changed from a CDP to a Coastal Exemption (see Current Case Nos and Project Description, above).

In order for the VNC to continue with the hearing for this project, please confirm whether the three affordable units determined by HCID on January 13, 2015 apply to the Current Project.

Please don't hesitate to contact me if you have any questions in this regard.

Yours truly,

Mike Newhouse

President

Venice Neighborhood Council

Mil De Muche

CC:

Honorable 11th District Councilmember Mike Bonin Tricia Keane, Planning Deputy 11th District Ezra Gale, Planning Deputy 11st District Jack Ainsworth, Coastal Commission Senior Deputy Director Steve Hudson, Coastal Commission Deputy Director Kevin Jones, City of L.A. Mello Act Coordinator Bill Przylucki, POWER Suzanne Browne, Legal Aid Foundation of L.A. Richard A. Rothschild, Western Center on Law & Poverty, Inc. Steve Clare, Venice Community Housing Linda Lucks, Venice Community Housing Liz Jun, The Code Solution Mark Kleiman, former LUPC Staff on project Maury Ruano, LUPC Staff Gabriel Ruspini, former LUPC Staff on project Rushmore Cervantes, HCID Rosalind Barden, HCID Marites Cunanan, HCID Rex Lee, HCID Mei Mei Cheng, HCID

Attachment

Exhibit A-HCID Letter dated January 13,2015

COASTAL COMMISSION

EXHIBIT# 3



Venice Neighborhood Council

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ExB 3/2





Live Giumilli, Mino Anamene II Cesantie, General Manage

Date:

January 13, 2015

To:

Kevin Jones, City Planner City Planning Department

From

Robert Manford, Environmental Affairs Officer

Los Angeles Housing and Community Investment Department

Subject:

Mello Act Determination for

635 East San Juan Avenue, Venice, CA 90291

Based on information provided by the owner, 187 Monterey Holding LLC, a California Limited Liability Company, the Los Angeles Housing and Community Investment Department (HCfDLA) has determined that three (3) affordable units exist at 635 East San Juan Avenue, Venice, CA 90291.

The property consists of a triplex building comprised of a three (3) bedroom and two two (2) bedrooms. Per the statement provided by the owner, they are proposing to demolish the triplex and construct a two (2) unit condominium. Baystone Holding, LLC acquired the property on February 13, 2014 and conveyed the deed to 187 Monterey Holding LLC on May 22, 2014. As of January 12, 2015, a building permit has not been filled. Baystone Holding, LLC is the managing member of 187 Monterey Holding LLC.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act requires that HCIDLA collect monthly housing cost data for at least the previous three years. The owner's Mello application statement was received by HCIDLA on December 3, 2014. HCIDLA must collect data from: December, 2011 through December, 2014.

Per the owner, all units are currently vacant and have been since June 2014. Irving Campbell, a previous owner, had rented the three (3) units per the lease agreements obtained by 187 Monterey Holding LLC. The lease for Unit 635 #1 began on January 2010 and had a housing cost that averaged \$2,500 per month for approximately three (3) years. The lease for Unit 635 #2 began on February 2010 and had a housing cost that averaged \$2,200 per month for approximately three (3) years. The lease for Unit 635 #3 began on March 2010 and had a housing cost that averaged \$2,360 per month for approximately three (3) years. All leases are assumed to have terminated effective December 31, 2012.

Although a closing utility bill for November 2014 was provided. HCIDLA could not determine the occupancy anti/or vacancy status during the period from January 2013 to December 2014. The three (3) units are found to be affordable due to insufficient documentation.

Los Angeles Housing and Community Investment Department File 187 Monterey Holding LLC, a California Limited Liability Company, Owner Richard A. Rothschild, Western Center on Law and Poverty, Inc. Susanne Browne, Legal Aid Foundation of L.A HCIDLA Rent Stabilization Ordinance Unit

RM MAC:RB:rl

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COASTAL COMMISSION

EXHIBIT # 3
PAGE 8 OF 9

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

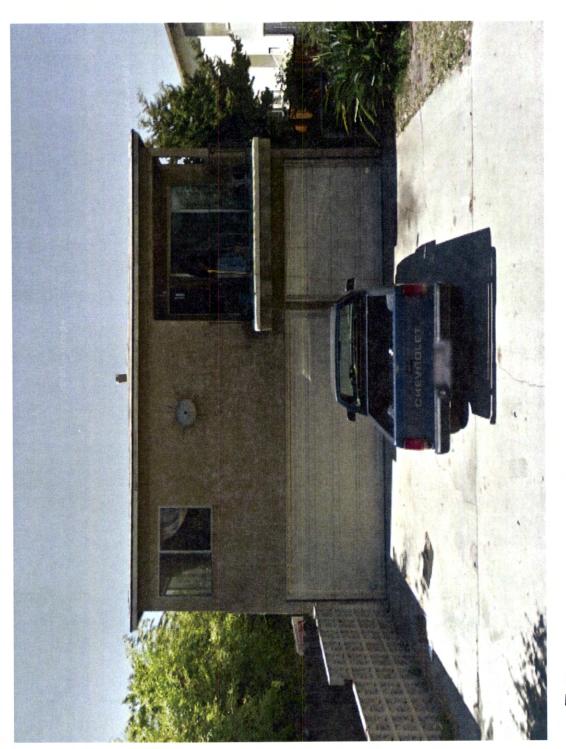
SECTION V. Certification

The information and facts stated above are correct * Signal	to the best of my/our knowledge. 12/22/15 and Reature of Appellant(s) or Authorized Agent
Date:	* Dec. 22 nd, 2015
Note: If signed by agent, appellant(s) must	st 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.

ı	Signature of Appellant(s)
Date:	

COASTAL COMMISSION

EXHIBIT # 3
PAGE 9 OF 9



COASTAL COMMISSION

EXHIBIT	# 4	
PAGE_	OF_	

