

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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(562) 590-5071



The&f

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original staff report

ADDENDUM

April 8, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **APPEAL NO. A-5-VEN-16-0028 (Fry) AND APPEAL NO. A-5-VEN-16-0027 (Permits By Toni) FOR THE COMMISSION MEETING OF THURSDAY, APRIL 14, 2016.**

PUBLIC CORRESPONDENCE

Commission staff received one (1) 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.

ADDITIONAL FINDINGS

Commission staff recommends modifications to the staff report dated March 30, 2016.

The following paragraph shall be added to the De Novo section of the staff report:

C. 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, resulting in the alteration of the size of the structure, without a valid coastal development permit. Any development activity, that is not otherwise exempt, which is not the case here, conducted in the coastal 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.

The applicant is requesting that the Commission find the proposed development to be exempt. Denial of this application pursuant to the staff recommendation will result in violations remaining on the property. The Commission's enforcement division will consider options to address said violations as a separate matter.

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.

Oshida, Caitlin@Coastal

From: Lydia Ponce <venicelydia@gmail.com>
Sent: Friday, April 08, 2016 6:20 AM
To: Oshida, Caitlin@Coastal
Subject: 2819 Grayson Ave (A-5-VEN-16-0028 and A-5-VEN-16-0027)
Attachments: Beachhead_Article_Jon_Wolff_April3,2016.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

California Coastal Commission

Coastal Staff & Coastal Commissioners

200 Oceangate, 10th Floor

Long Beach, CA 90802

Re. SUPPORT OF Coastal Exemption Appeal

2819 Grayson Ave (A-5-VEN-16-0028 and A-5-VEN-16-0027)

Hearing date: Thursday April 14, 2016

Agenda Item 17.e. & f.

Coastal Staff and Honorable Commissioners,

**Please consider the attached very poignant article by one of our talented Free Venice Beachhead reporters,
as pertains to your decision on this very important Appeal. Your support is essential and invaluable to the Venice
Community's efforts to keep Venice Venice.**

For the love of Venice.....

Sincerely yours,

Lydia Ponce

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.

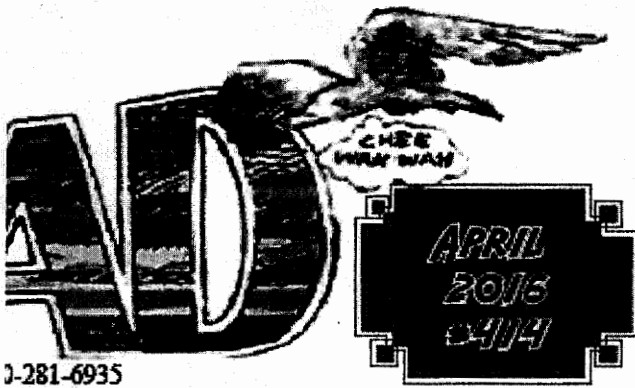
To the owners and companies that are demolishing every building in Venice and replacing them with big ugly boxes, the people of Venice don't matter. The neighbors who don't want to live in the shadow of some new concrete monstrosity don't matter. All the "little people" don't matter. To a development 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 be damned. 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.



3-281-6935

VENICE 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 taller 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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Filed: 3/4/2016
 49th Day: 4/22/2016
 Staff: C. Oshida – LB
 Staff Report: 3/30/2016
 Hearing Date: 4/14/2016

STAFF REPORT: APPEAL – SUBSTANTIAL ISSUE AND DE NOVO

Local Government: City of Los Angeles

Local Decision: Claim of Exemption to Coastal Development Permit Requirement

Appeal Numbers: A-5-VEN-16-0028 and A-5-VEN-16-0027

Applicant/Agents: Craig A. Fry and Toni Tardino

Appellants: Judy Esposito, Pamela Harbour, and Frank DeFurio.

Project Location: 2819 Grayson Avenue, Venice, City of Los Angeles

Project Description: Appeal of City of Los Angeles Local Coastal Exemption No. DIR-2015-3901-CEX for a remodel of an existing 832 square foot, single family dwelling and new attached 2-car garage and demolition of the existing garage; in conjunction with Appeal of City of Los Angeles Local Coastal Exemption No. DIR-2016-68-CEX for a 26’x8’ pool, 6’x8’ spa, and pool equipment.

Staff Recommendation: Find Substantial Issue with City of Los Angeles’ Claim of Exemption and deny Coastal Exemption

Important Hearing Procedure Note: The Commission will not take testimony on this “substantial issue” recommendation unless at least three commissioners request it. The Commission may ask questions of the applicant, any aggrieved person, the Attorney General or the executive director prior to determining whether or not to take testimony regarding whether the appeal raises a substantial issue. If the Commission takes testimony regarding whether the appeal raises a substantial issue, testimony is generally and at the discretion of the Chair limited to 3 minutes total per side. Only the applicant, persons who opposed the application before the local government (or their representatives), and the local government shall be qualified to testify during this phase of the hearing. Others may submit comments in writing. If the Commission finds that the appeal raises a substantial issue, the de novo phase of the hearing will follow, unless it has been postponed, during which the Commission will take public testimony.

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission determine that a **substantial issue exists** with respect to the grounds on which the appeal has been filed for the following reason: the development on the site is the demolition of a residential structure and construction of a single-family residence, and is not an

improvement to an existing single family residence, and is therefore non-exempt “development” as defined in the Coastal Act. Commission staff was notified on March 4, 2016 that although the City’s Local Coastal Exemption, DIR-2015-3901-CEX was issued for a remodel *to an existing single family dwelling*, the entire structure had been demolished, with the exception of portions of the wood framing **(Exhibit 4)**. 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*. 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. A coastal development permit must be obtained for the development. Commission Staff recommends that the Commission **deny the claim of exemption** and find that the proposed project requires a local coastal development permit, and return this matter to the City for processing. The **motions** to carry out the staff recommendation are on **pages 4 and 10**.

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APPENDICES

Appendix A - Substantive File Documents

EXHIBITS

- Exhibit 1 – Project Location /Vicinity Map
- Exhibit 2 – City-Issued Exemption/DIR-2015-3901-CEX
- Exhibit 3 – Appeal of DIR-2015-3901-CEX
- Exhibit 4 – Photo of Subject Site Before and After Demolition
- Exhibit 5 – City-Issued Exemption/DIR-2016-68-CEX
- Exhibit 6 – Appeal of DIR-2016-68-CEX
- Exhibit 7 – Plans provided by Applicant

I. MOTION AND RESOLUTION

MOTION I: *I move that the Commission determine that Appeal No. A-5-VEN-16-0028 raises NO Substantial Issue with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act.*

MOTION II: *I move that the Commission determine that Appeal No. A-5-VEN-0027, raises NO Substantial Issue with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act.*

Staff recommends a **NO** vote on both motions. Failure of this motion will result in a de novo hearing on the applications, and adoption of the following resolution and findings. Passage of this motion will result in a finding of No Substantial Issue and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the appointed Commissioners present.

RESOLUTION I:

*The Commission hereby finds that Appeal No. A-5-VEN-16-0028 presents A **SUBSTANTIAL ISSUE** with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act regarding consistency with Chapter 3 policies of the Coastal Act.*

RESOLUTION II:

*The Commission hereby finds that Appeal No. A-5-VEN-16-0027 presents A **SUBSTANTIAL ISSUE** with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act regarding consistency with Chapter 3 policies of the Coastal Act.*

II. APPELLANTS' CONTENTIONS

On March 4, 2016, the Commission received appeals of Local Coastal Exemption Nos. DIR-2015-3901-CEX (**Exhibit 2**) and DIR-2016-68-CEX (**Exhibit 5**) from Judy Esposito, Pamela Harbour, and Frank DelFurio. The appeals contend that more than 50% of the structure will be demolished, the mass and scale of the locally-approved project is inconsistent with the community character of the area and therefore is inconsistent with the Venice certified Land Use Plan (LUP) and the Chapter 3 policies of the Coastal Act, and because the project will result in new development, the City is required to review the project for conformance with the Mello Act. For the reasons stated above, the appellants contend that the City-approved project does not qualify for an exemption and requires the review afforded through the coastal development permit process.

III. LOCAL GOVERNMENT ACTION

On November 16, 2015, the Los Angeles Department of City Planning issued a Coastal Exemption (DIR-2015-3901-CEX) for development proposed at 2819 Grayson Avenue, Venice, Los Angeles. The applicant listed on the City's exemption form is Craig A. Fry. The exemption form states that the proposed development is: "*Remodel of a [existing] single family dwelling with less than 49%*

replacement, demo of existing garage” (Exhibit 2) (emphasis added). On November 19, 2015, the City of Los Angeles Department of Building and Safety issued Building Permit No. 15014-30000-04558, and demolition commenced at the project site. The Coastal Commission’s South Coast District Office in Long Beach received a copy of the Coastal Exemption from the City on February 4, 2016 (**Exhibit 2**). On March 4, 2016, the appellants submitted the appeal (A-5-VEN-16-0028) to the Commission’s South Coast District Office (**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 by the City of Los Angeles can be appealed to the Commission. On March 7, 2016, a Notification of Appeal was sent to the Los Angeles Department of City Planning and the applicant, notifying them of the appeal of the City’s coastal exemption determination, and therefore the decision was stayed pending Commission action of the appeal.

Then on January 11, 2016, the Los Angeles Department of City Planning issued an additional Coastal Exemption (DIR-2016-68-CEX) for development proposed on the proposed site. The applicant listed on the City’s exemption form is Toni Tardino. The exemption form states that the proposed development is: “*New 26’ x 8’ pool and 6’ x 8’ spa, per standard plan #268; new pool equipment”* (**Exhibit 5**) (emphasis added). On January 13, 2016, the City of Los Angeles Department of Building and Safety issued Building Permit No. 16047-20000-00023. The Coastal Commission’s South Coast District Office in Long Beach received a copy of the Coastal Exemption from the City on February 4, 2016 (**Exhibit 5**). On March 4, 2016, the appellants submitted the appeal (A-5-VEN-16-0027) to the South Coast District Office (**Exhibit 6**). The appeal of the City’s action was determined to be valid because it was received prior to the expiration of the twenty working-day period in which any action by the City of Los Angeles can be appealed to the Commission. On March 7, 2016, a Notification of Appeal was sent to the Los Angeles Department of City Planning and the applicant, notifying them of the appeal of the City’s coastal exemption determination, and therefore the decision was stayed pending Commission action of the appeal.

IV. APPEAL PROCEDURES

Section 30600(b) of the Coastal Act provides that prior to certification of its Local Coastal Program (LCP), a local jurisdiction may, with respect to development within its area of jurisdiction in the coastal zone and consistent with the provisions of Sections 30604, 30620 and 30620.5, establish procedures for the filing, processing, review, modification, approval or denial of a coastal development permit. Pursuant to this provision, the City of Los Angeles developed a permit program in 1978 to exercise its option to issue local coastal development permits. Sections 13301-13325 of Title 14 of the California Code of Regulations provide procedures for issuance and appeals of locally issued coastal development permits. Section 30602 of the Coastal Act allows *any* action by a local government on a coastal development permit application evaluated under Section 30600(b) to be appealed to the Commission. The standard of review for such an appeal is the Chapter 3 policies of the Coastal Act. [Cal. Pub. Res. Code § 30625.]

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

section 13111 of Title 14 of the California Code of Regulations, including, among other requirements, providing the specific grounds for appeal and a summary of the significant question raised by the appeal.

The action currently before the Commission is to find whether there is a “substantial issue” or “no substantial issue” raised by the appeal of the local government’s decision. Sections 30621 and 30625(b)(1) of the Coastal Act require a de novo hearing of the appealed project unless the Commission determines that no substantial issue exists with respect to the grounds for appeal.

In this case, Commission staff recommends a finding of **substantial issue**. If the Commission decides that the appellants’ contentions raise no substantial issue as to conformity with Chapter 3 of the Coastal Act, the action of the local government becomes final. Alternatively, if the Commission finds that a substantial issue exists with respect to the conformity of the action of the local government with the Chapter 3 policies of the Coastal Act, the local government’s action (exemption) is voided and the Commission holds a public hearing in order to review the application as a de novo matter. [Cal. Pub. Res. Code §§ 30621 and 30625.] Section 13321 of the Coastal Commission regulations specifies that de novo actions will be heard according to the procedures outlined in Sections 13114 and 13057-13096 of the Commission’s regulations.

If there is no motion from the Commission to find no substantial issue, it will be presumed that the appeal raises a substantial issue and the Commission will move to the de novo phase of the public hearing on the merits of the application. A de novo public hearing on the merits of a coastal development permit application uses the Chapter 3 policies of the Coastal Act. The certified Venice Land Use Plan (LUP) is used as guidance. Sections 13110-13120 of Title 14 of the California Code of Regulations further explain the appeal hearing process.

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

V. SINGLE/DUAL PERMIT JURISDICTION AREAS

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

VI. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The project site is located in Southeast Venice at 2819 Grayson Avenue within the City’s Single Permit Jurisdiction, about 0.3-mile inland of the beach and approximately 480 feet southeast of the Venice Canals (**Exhibit 1**). The lot area is 5,096.8 square feet, and is zoned R1-1-O (One Family Zone in the Los Angeles Zoning Code). According to Los Angeles County Records, prior to the demolition of the structure, the site was developed with a one-story, 832 square-foot single-family residence constructed in 1948 (**Exhibit 4**). The scope of work listed in the City’s Coastal Exemption, DIR-2015-3901-CEX, describes the proposed project as:

“Remodel of a [existing] single family dwelling with less than 49% replacement, demo of existing garage” (Exhibit 2).

Commission staff was notified on March 4, 2016 that although the City’s Local Coastal Exemption, DIR-2015-3901-CEX was issued for a remodel *to an existing single family dwelling*, the entire structure had been demolished, with the exception portions of the wood framing (**Exhibit 4**). 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.

A second Local Coastal Exemption, DIR-2016-68-CEX, was then issued by the City for the same property and describes the proposed project as:

“New 26’x8x pool and 6’x8’ spa per standard plan #268. New pool equipment” (Exhibit 5).

Commission staff was notified on March 4, 2016 that the City’s Local Coastal Exemption No. DIR-2016-68-CEX was an improvement to the existing single family dwelling at 2819 Grayson Avenue. However, the entire structure had been demolished, with the exception portions of the wood framing, thus, there is no existing structure to “add on” to or improve (**Exhibit 4**).

B. FACTORS TO BE CONSIDERED IN SUBSTANTIAL ISSUE ANALYSIS

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

1. The degree of factual and legal support for the local government’s decision that the development is consistent or inconsistent with the relevant provisions of the Coastal Act;
2. The extent and scope of the development as approved or denied by the local government;
3. The significance of the coastal resources affected by the decision;

4. The precedential value of the local government’s decision for future interpretations of its LCP; and,
5. Whether the appeal raises local issues, or those of regional or statewide significance.

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

Staff is recommending that the Commission find that **a substantial issue exists** with respect to whether the local government action conforms to the provisions of Chapter 3 of the Coastal Act for the reasons set forth below.

C. SUBSTANTIAL ISSUE ANALYSIS

As stated in Section IV of this report, the Commission shall hear an appeal unless it determines that no substantial issue exists as to conformity with Chapter 3 policies of the Coastal Act.

The grounds for this appeal are that the project is not an improvement to an existing single-family residence, and is therefore non-exempt “development” as defined in the Coastal Act and so a coastal development permit should have been required.

Section 30610, Developments Authorized Without Permit, states:

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

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

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

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

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

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

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

*(b) Unless destroyed by natural disaster, **the replacement of 50 percent or more of a single family residence**, seawall, revetment, bluff retaining wall, breakwater, groin or any other*

structure is not repair and maintenance under Section 30610(d) but instead constitutes a replacement structure requiring a coastal development permit.

To date, all that remains of the former single family residence 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 and replaced with new material (**Exhibit 4**). The amount of the structure that has been removed far exceeds fifty percent of the structure. 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.* 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. Therefore, the proposed development is not exempt from the permitting requirement and the applicant must obtain a coastal development permit. This appeal raises a substantial issue as to conformity with the Chapter 3 policies of the Coastal Act because the development, which did not obtain a coastal development permit, has not yet been reviewed for conformity with the Chapter 3 policies.

Consequently, since more than fifty percent of the existing family residence has been demolished, the City’s issuance of Local Coastal Exemption, DIR-2016-68-CEX for an *improvement to the existing single family dwelling* is not valid because there is no existing structure to “add on” to or improve (Section 13250.a.2); DIR-2016-68-CEX should not have been issued.

Applying the five factors listed in the prior section clarifies that the appeal raises “a substantial issue” with respect to Chapter 3 of the Coastal Act, and therefore, does meet the substantiality standard of Section 30625(b)(1), because the nature of the proposed project and the local government action are not consistent with policies of Chapter 3 of the Coastal Act.

The first factor is the degree of factual and legal support for the local government’s decision that the development is exempt from coastal development permit requirements. Issuing an Exemption for a project with the scope of work that includes a “*Remodel of a [existing] single family dwelling with less than 49% replacement, demo of existing garage*” could be, on its face, consistent with the Coastal Act, although the very large size of the addition (2,597 square feet) in relation to the size of the existing structure (832 square feet) might suggest that the proposed development was more than an “improvement” to a single family residence. In any case, the fact is that most of the entire structure, with the exception of some of the wood framing, has been demolished. Thus, there is no existing structure to “add on” to or improve, which as a result, invalidates the exemption. Additionally, City staff states that at the time it issued this coastal exemption, it did not retain copies of the plans for the proposed development that it exempted from coastal development permit requirements. There are no plans in the City record for Commission staff to review to determine whether the City properly determined that an exemption was appropriate. Therefore, the Coastal Commission finds that the City does not have an adequate degree of factual and legal support for its exemption determination.

The second factor is the extent and scope of the development as approved or denied by the local government. As discussed, the demolition of most of the structure that occurred on the property exceeded the scope of what was authorized under the coastal exemption, which invalidates the exemption. Los Angeles County records indicate that the structure that was demolished was an 832 square foot house constructed in 1948. The proposed project to be constructed as a result of the City

issued Exemption is a first and second floor addition to the existing single family dwelling, which would result in a 2,597 square foot addition to that structure, disregarding the structural integrity of the aged foundation and framing. 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 house 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. The full extent and scope of the proposed, large project will be reviewed by the City through the local coastal development permitting process.

The third factor is the significance of the coastal resources affected by the decision. The significant coastal resource is community character. Other coastal resources could be affected. The City's coastal exemption process was utilized in this case instead of the coastal development permit process, during which the proposed development would be reviewed for consistency with Chapter 3 policies, and specifically for consistency with the character of the surrounding area. Community character issues are particularly important in Venice. Although this exemption relates only to one project, the erosion of community character is a cumulative issue, and the City's cumulative exemption of numerous large-scale remodel and demolition projects has a significant impact on Venice's character. See, e.g., staff report dated 1/28/16 for Appeal No. A-5-VEN-16-0005.

The fourth factor is the precedential value of the local government's decision for future interpretations of its LCP. The City does not currently have a certified LCP. Issuing exemptions for proposed projects that result in the construction of new residences much larger than the original structure circumvents the coastal development permit process and its requirement for public participation, and sets a bad precedent. The abuse of the City's coastal exemption process in order to avoid obtaining a coastal development permit for new development is a recurring problem. See, e.g., staff report dated 1/28/16 for Appeal No. A-5-VEN-16-0006.

The final factor is whether the appeal raises local issues, or those of regional or statewide significance. Although this appeal raises specific local issues, exempting new residential structures from the coastal development process will have potential negative and cumulative impacts to the coast. New structures must be properly reviewed through the local coastal development permit process and monitored by the City in order to protect coastal resources. Therefore, the City's approval does raise issues of statewide significance.

In conclusion, the primary issue for the appeal is that the development is actually the replacement of the existing single family residence with a new single family residence, and therefore a coastal development permit must be obtained in order to ensure that it conforms to the policies of the certified LUP and the Chapter 3 policies of the Coastal Act. Therefore, Commission staff recommends that the Commission find that the appeal raises a substantial issue as to conformity with Chapter 3 policies.

VII. MOTION AND RESOLUTION – DE NOVO PERMIT

Motion I: *I move that the Commission **approve** Claim of Exemption No. A-5-VEN-16-0028 for the development proposed by the applicant.*

Motion II: *I move that the Commission **approve** Claim of Exemption No. A-5-VEN-16-0027 for the development proposed by the applicant.*

Staff recommends a **NO** vote to both motions. Failure of this motion will result in denial of the claims 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 I:

The Commission hereby denies the Claim of Exemption for the 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.

Resolution II:

The Commission hereby denies the Claim of Exemption for the 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.

VIII. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION

The actual project as documented on the project site and by plans submitted to the Commission by the applicant (**Exhibit 7**) is the demolition of a one-story, 832 square foot, single-family residence and construction of a new two-story, 2,597 square foot, single-family residence on a 5,096.8 square foot lot in Southeast Venice. To date, the entire structure had been demolished, with the exception of portions of the wood framing (**Exhibit 4**). In addition, DIR-2016-68-CEX was issued for a new pool and spa, as an improvement to the existing residence, however, because of the aforesaid demolition, there is no existing structure to “add on” to or improve because of said demolition and thus, no exemption can be given to construct a pool as an improvement to an existing single family residence.

B. 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 66410 of the

Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

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

Coastal Act Section 30610 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:***

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

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

Section 13252 of the Commission's regulations states in relevant part:

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

The grounds for this appeal are that the project is not exempt development as defined in the Coastal Act and, as such, the applicant must obtain a coastal development permit for the proposed development. The City's interpretation of a "remodel" is based on the City's uncertified municipal code, not the applicable provisions 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 existing single-family residences without a coastal development permit. In this case, the applicant demolished nearly the entire single family residence as part of the proposed development. When an applicant has already

demolished all or nearly all of a single-family residence, there can no longer be an “existing single-family residence” 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 single family residences so long as the repair and maintenance does not result in an addition to, or enlargement or expansion of, the single family home. 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 requiring a coastal development permit 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 existing single family residence, Commission staff analyzes what percentage of which components and how much of each component of the house is being replaced. A single family residence consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition and augmentation that is necessary to build the proposed remodel. If 50 percent or more of the total of these components are being replaced, then the project would not qualify as exempt development, and must obtain a coastal development permit pursuant to Section 30600(a) of the Coastal Act. Typically, the addition of a complete second story 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 substantial reconstruction/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 house 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 structure is 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 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 structure, the site was developed with a single story 832square foot single family residence constructed in 1948. According to DIR-2015-3901-CEX the resulting project would add a *“Remodel of a [existing] single family dwelling with less than 49% replacement, demo of existing garage.”* The existing walls of a structure built in 1948 would not be adequate to bear the loads of an additional story which more than doubles the mass and height of the original structure.

To date, all that remains of the former single family residence 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 4**). The amount of the structure that has been removed far exceeds fifty percent of the existing structure. 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.

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

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

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

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

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

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

As discussed, 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 an existing 832 sq. ft., one-story single family residence and construction of a new 2,597 sq. ft., 2-story single family residence, which, in the Venice coastal zone, is not exempt under any section or provision of the Coastal Act, or the Commission's Regulations and require a coastal development permit. 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-16-0028* is denied.

Consequently, because of the above stated determinations found on DIR-2015-3901-CEX in combination with Coastal Act Section 30610(a), DIR-2016-68-CEX, for a new pool and spa, is invalidated because more than 50 percent of the existing single family residence has been demolished, therefore there is no existing structure to “add on” to or improve and, as a result, no exemption can be granted as an improvement to an existing structure for the new pool and spa. Because the evidence does not support exempting the proposed project from Coastal Act permitting requirements, *Coastal Exemption No. A-5-VEN-16-0027* is also denied.

Appendix A – Substantive File Documents

1. City of Los Angeles Certified Land Use Plan for Venice (2001)
2. Appeal File A-5-VEN-16-0005
3. Appeal File A-5-VEN-16-0006

Location Map: 2819 Grayson Avenue, Venice

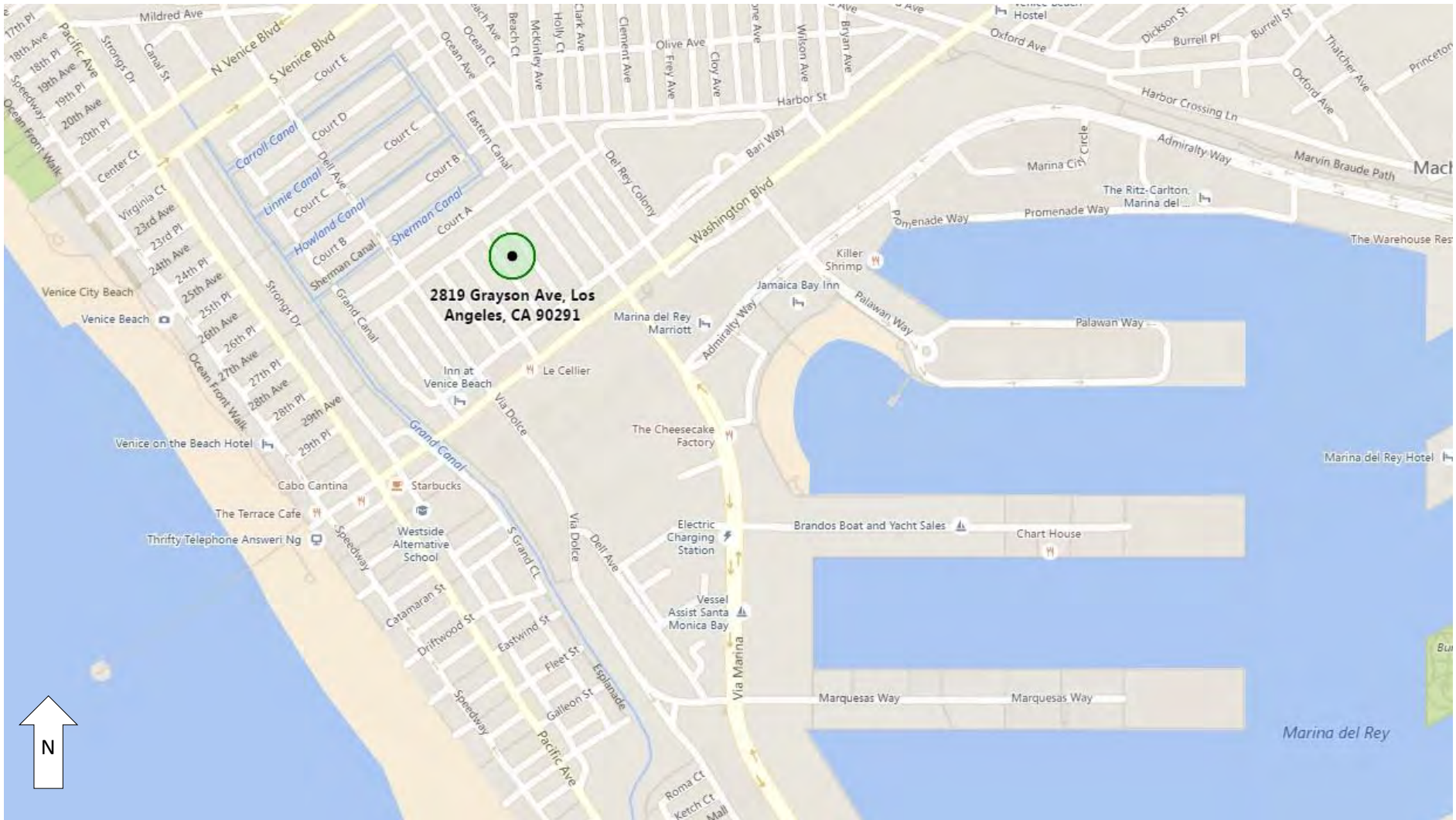


Photo credit: Google Maps



Vicinity Map: 2819 Grayson Avenue, Venice



Photo credit: Google Maps



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South Coast Region

Scanned

Application:

COASTAL EXEMPTION (CEX)

FEB 04 2016

CALIFORNIA
COASTAL COMMISSION

CASE NO.: DIR 2015-3901-CEX

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

Revised to add garage to
scope of work description
11/10/2015 - CLK dr JLF

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

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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

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

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

PROJECT ADDRESS: 2819 S. GRAYSON AVE

LEGAL DESCRIPTION: LOT 142 BLOCK None TRACT TR 6088B

ZONE: _____ COMMUNITY PLAN: Venice

PROPOSED SCOPE OF WORK: Remodel of a single Family Dwelling, w/ less than 49% replacement, Demo of existing garage

RELATED PLAN CHECK NUMBER(s): 15014-30000-04558

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

Applicant Name: CRAIG A FLY

Mailing Address: 1010 ARROYO PARKWAY #6 PALMDENA CA 91105

Phone Number: 626 665-9525 E-mail Address: CRAIGFLY@me.com

Signature: Cy C



THIS SECTION FOR OFFICE USE ONLY

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

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

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

Michael LoGrande
Director of Planning

Issued By:

Vince Quintaveau
Signature

Vince Quintaveau, City Plann. Assoc.
Print Name and Title

Date:

10/26/2015

Invoice No.:

26500

Receipt Number:

010,505149

Attached:

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



STATE OF CALIFORNIA - THE RESOURCES AGENCY

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE

200 OCEANGATE, 10TH FLOOR

LONG BEACH, CA 90802-4416

VOICE (562) 590-5071 FAX (562) 590-5084

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MAR 4 2016

CALIFORNIA
COASTAL COMMISSION

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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

SECTION I. Appellant(s)

Name: Judy Esposito, Frank DeFurio, Pamela Harbour

Mailing Address: 2341 Boone Ave

City: Venice

Zip Code: 90291

Phone: 310-650-7781

SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

Remodel of a single-family dwelling with less than 49% replacement, demo of existing garage

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

2819 Grayson Ave, APN: 422-702-2024, 28th Ave

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

Approval; no special conditions

Approval with special conditions:

Denial

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

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-5-VEN-16-0028

DATE FILED: 3-4-16

DISTRICT: South Coast

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

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

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

6. Date of local government's decision: November 16, 2015

7. Local government's file number (if any): DIR-2015-3901-CEX (Revised)

SECTION III. Identification of Other Interested Persons

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

a. Name and mailing address of permit applicant:

Craig A. Fry, 1010 Arroyo Parkway #6, Pasadena, CA 91105

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

(1)

(2)

(3)

(4)

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

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

State law requires that 50% or more of the structure be maintained in order to qualify as an existing structure for purposes of a Coastal Exemption. This project cannot be considered an addition to and/or a remodel of an existing single-family dwelling when it is clear that the very large size of the addition, vs. the fact that most of the entire existing structure is to be demolished, leaves little existing structure to add onto or improve, which indicates that the development is much more than an “improvement” to a single-family dwelling. It is therefore non-exempt “development” as defined in the Coastal Act, and thus a CDP should be required.

There are separate building permits for demo of the garage and for “Foundation revision for SFD addition.” The garage is also subject to the 50% of the structure requirement, as per CCR 13250 (attached). A revision for the foundation should also be reviewed to determine whether it meets the requirements, as it could be a piece meal of the building permits to avoid detection of a greater amount of replacement of the structure.

The CEX for the construction of the swimming pool is also being appealed, as it should be included in the overall CDP for the project.

The structural integrity of the aged foundation and framing must also be considered when deciding whether such a project (3 stories) can be done while maintaining 50% or more of the existing structure. Such large projects are likely to require a full demolition of the existing structure, which is development that requires a CDP.

These two CEX’s must be revoked and the related building permits must be revoked, and the Applicant must be required to obtain a CDP. This should be done ASAP, as construction is underway and must be stayed immediately so that the proper permits may be obtained.

The size and scope of the project also necessitate a review of the project for consistency under the CDP process, because the proposed new single-family dwelling is inconsistent with the Community Character policies of the Venice Land Use Plan, the L.A. General Plan and relevant Community Plan for Venice and City Codes. Also, the nature of the proposed project and the City’s action are not consistent with the policies of Chapter 3 of the Coastal Act. Because an issue exists with respect to the conformity of the CEX action by the City with the Chapter 3 policies of the Coastal Act, the City’s exemption action is invalid and must be voided/revoked.

The City’s Coastal Exemption process is being used to avoid the CDP process, during which the proposed development would be reviewed for consistency with the character of the surrounding area.



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

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

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

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

Adjacent neighbors, property owners and residents in the surrounding area, and all Venice residents would be harmed by this project, as well as the cumulative effect of this project and other such projects.

Not only would there be adverse effects on adjacent and surrounding properties (without an associated public process including Notice, a Public Hearing, transparency, and an Appeal right), but there would be a significant adverse impact on the Community Character of Venice, which is a protected Coastal Resource. This has the result of significantly reducing the long-term value of the Venice Coastal Zone Community and the current and future Quality of Life for all residents of Venice.

In addition, processing of this type of project using a Coastal Exemption may result in the avoidance of a Mello Act Compliance review and Determination, and thus there is a potential for loss of Affordable Units in the Venice Coastal Zone, which is a significant and very material loss of low-income housing.

This project constitutes the development of a new single-family residence, and therefore the Coastal Exemption and the Building Permit must be revoked immediately (or clearances stopped if the building permit is not yet issued), and a CDP must be obtained in order to ensure that the project conforms to the policies of the certified LUP and Chapter 3 of the Coastal Act, and local land use regulations.



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

SECTION V. Certification

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

Judith Espinoza Frank DeSanto
Pamela Harbours
Signature of Appellant(s) or Authorized Agent

Date: March 4, 2016

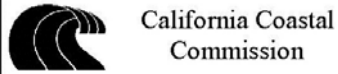
Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

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

Signature of Appellant(s)

Date: _____



Department of City Planning Case Summary & Documents

Los Angeles, CA
 Fair
 60.0 F
 Winds: 3.5 mph
 City / County Traffic

Case Number Ordinance Zoning Information CPC Cards

Case Number: Search Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: DIR-2015-3901-CEX
Case Filed On: 10/26/2015
Accepted for review on: 10/26/2015
Assigned Date: 10/26/2015
Staff Assigned: PIO VINCENT QUITORIANO
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 0:00
DIR Action: APPROVED
DIR Action Date: 10/26/2015
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

1 Case Documents found for Case Number: DIR-2015-3901-CEX

Type ^	Scan Date	Signed	
Initial Actions (1)			
Application	10/27/2015	Yes	View

Primary Address

Address	CNC	CD
2819 S GRAYSON AVE 90291 Venice 11		

[View All Addresses](#)

Project Description: REMOVE EXISTING SFD TO LEAVE A PORTION OF EXT WALLS AND FOUNDATION. ADDITION FOR A 2-STORY W/. ATTACHED 2 GARAGE. LESS THAN 49% REPLACEMENT.

Requested Entitlement: COASTAL EXEMPTION PERMIT.

Applicant:

Representative:

Permanent Link: <http://planning.lacity.org/Pdiscaseinfo/CaseId/MjA00TM30>



Section 30610 Developments authorized without permit

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

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

Section 13250 Improvements to Existing Single-Family Residences

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

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

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

(3) Landscaping on the lot.

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

Section 13252 Repair and Maintenance Activities That Require a Permit

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



EXCERPTS FROM

VENICE

certified Land Use Plan

Preservation of Venice as a
Special Coastal Community *

Policy I. E. 1. General. Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale. New development within the Venice Coastal Zone shall respect the scale and character of community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.

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

Exhibit 3



California Coastal Commission

ZIMAS

Search

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2819 S GRAYSON AVE
Font: A A A
PIN: 105A147 65
2819 S GRAYSON AVE
ZIP Code: 90291
PIN Number: 105A147 65
Lot/Parcel Area (Calculated): 5,006.8 (sq ft)
Thomas Brothers Grid: PAGE 671 - GRID J7
Assessor Parcel No. (APN): 4227022024
Tract: TR 8008
Map Reference: M B 108-58/50
Block: None
Lot: 142
Arb (Lot Cut Reference): None
Map Sheet: 105A147

Jurisdictional

Planning and Zoning

Assessor

Assessor Parcel No. (APN): 4227022024

Ownership (Assessor)

Owner1

Address

Ownership (Bureau of Engineering, Land Records)

Owner

Address

APN Area (Co. Public Works)*: 0.117 (ac)

Use Code: 0100 - Single Residence

Assessed Land Val: \$67,563

Assessed Improvement Val: \$14,677

Last Owner Change: 10/06/16

Last Sale Amount: \$1,753,017

Tax Rate Area: 67

Deed Ref No. (City Clerk): 77248

Deed Ref No. (City Clerk): 77247

Deed Ref No. (City Clerk): 1524083-84

Deed Ref No. (City Clerk): 1336028

Building 1

Year Built: 1948

Building Class: D68

Number of Units: 1

Number of Bedrooms: 2

Number of Bathrooms: 1

Building Square Footage: 832.0 (sq ft)

Building 2: No data for building 2

Building 3: No data for building 3

Building 4: No data for building 4

Building 5: No data for building 5

Case Numbers

Recent Activity: DIR-2015-3804-VSO

Recent Activity: DIR-2015-3901-CE

Recent Activity: DIR-2008-4703-DI

Recent Activity: DIR-2015-4174-CEX

Recent Activity: DIR-2018-68-CEX

City Planning Commission: CPC-2005-1052-CA

City Planning Commission: CPC-2000-4046-CA

City Planning Commission: CPC-1998-118-LCP

City Planning Commission: CPC-1987-818-CP

City Planning Commission: CPC-1984-228-SP

City Planning Commission: CPC-17629

Ordinance: ORD-175894

Ordinance: ORD-175693

Ordinance: ORD-172687

Ordinance: ORD-172019

Ordinance: ORD-168099

Ordinance: ORD-130335

Director of Planning: DIR-2014-2824-DI

Environmental: ENV-2008-8253-ND

Environmental: ENV-2004-2691-CE

Environmental: ENV-2002-5836-SP

Environmental: ENV-2001-846-ND

Citywide/Code Amendment Cases

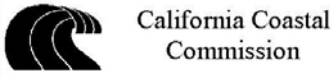
Additional

Seismic Hazards

Economic Development Areas

Public Safety





2819 S GRAYSON AVE 90291

Application / Permit 15014-30000-04558
Plan Check / Job ... B15WL05152
Group Building
Type Bldg-Addition
Sub-Type 1 or 2 Family Dwelling
Primary Use (f) Dwelling - Single Family
Work Description REMOVE EXIST SFD TO LEAVE PORTION OF EXT. WALLS AND FOUNDATION. REBUILD IRR TWO STORY SFD WITH ATTACHED TWO CAR GARAGE.
Permit Issued Issued on 11/19/2015
Issuing Office West Los Angeles
Current Status Issued on 11/19/2015

Permit Application Status History

Submitted	10/2/2015	APPLICANT
Assigned to Plan Check Engineer	10/15/2015	DOUGLAS NAKATANI
Green Plans Picked Up	10/19/2015	APPLICANT
Corrections Issued	10/20/2015	DOUGLAS NAKATANI
Reviewed by Supervisor	10/22/2015	FELIX FIGUEROA
Building Plans Picked Up	10/22/2015	APPLICANT
Applicant returned to address corrections	11/6/2015	DOUGLAS NAKATANI
Plan Check Approved	11/19/2015	DOUGLAS NAKATANI
Issued	11/19/2015	LADBS

Permit Application Clearance Information

Coastal Zone	Cleared	10/26/2015	VINCENT QUITORIANO
Specific Plan	Cleared	10/26/2015	SOCORRO YUMUL
Eng Process Fee Ord 176,300	Cleared	10/27/2015	LEE GUILBEAUX
Low Impact Development	Cleared	10/27/2015	MARTIN FRAGOSO
Roof/Waste drainage to street	Cleared	10/27/2015	LEE GUILBEAUX
Sewer availability	Cleared	10/27/2015	LEE GUILBEAUX
Public Works-Highway Ded.	OK for CofO	10/27/2015	LEE GUILBEAUX
Green Code	Cleared	10/30/2015	BRYAN MEYER



Contact Information

Architect Walters, Jonathan A; Lic. No.: C33220

4634 LAURELGROVE AVENUE STUDIO CITY, CA 91604

Contractor Owner-Builder

Inspector Information

BOB DUNN, (310) 914-3981

Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

Deputy Drilled-In Anchors	12/24/2015	No Access for Inspection	KENNETH NAGLE
Excavation/Setback/Form/Re-Bar	12/31/2015	Approved	KENNETH NAGLE
Footing/Foundation/Slab	12/31/2015	Partial Approval	KENNETH NAGLE
METHANE-Barrier	12/31/2015	Approved	KENNETH NAGLE
METHANE-Subgrade	12/31/2015	Approved	KENNETH NAGLE
Deputy Reinf. Concrete	1/4/2016	Conditional Approval	NEWTON GERHARDT
Gas Test	1/19/2016	Approved	RONALD WEBER
Pre-Inspection	1/19/2016	Approved	RONALD WEBER
Underground Mechanical	1/19/2016	Approved	RONALD WEBER
Deputy Drilled-In Anchors	1/20/2016	Conditional Approval	RONALD WEBER
Floor/Roof Diaphragm/Shear Wall	1/21/2016	Approved	RONALD WEBER
Floor/Roof Diaphragm/Shear Wall	1/28/2016	Partial Approval	KENNETH NAGLE
PLUMBING-Rough	2/18/2016	Approved	BOB DUNN



2819 S GRAYSON AVE 90291

Application / Permit 15014-30001-04558
Plan Check / Job ... B15WL06300
Group Building
Type Bldg-Alter/Repair
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description REVISE PERMIT 15014-30000-04558 FOUNDATION REVISION FOR SFD ADDITION. NO CHANGE IN SIZE OR AREA.
Permit Issued Issued on 12/10/2015
Issuing Office West Los Angeles
Current Status Issued on 12/10/2015

Permit Application Status History

Submitted	12/10/2015	APPLICANT
Assigned to Plan Check Engineer	12/10/2015	DOUGLAS NAKATANI
Issued	12/10/2015	LADBS

Permit Application Clearance Information

No Data Available.

Contact Information

Architect Waiters, Jonathan A; Lic. No.: C33220 4634 LAURELGROVE AVENUE STUDIO CITY, CA 91604
Contractor Owner-Builder

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.



2819 S GRAYSON AVE 90291

Application / Permit 16047-20000-00023
Plan Check / Job ... B16VN00147
Group Building
Type Swimming-Pool/Spa
Sub-Type 1 or 2 Family Dwelling
Primary Use (20) Pool/Spa - Private
Work Description NEW 26' X 8' POOL AND 6' X 8' SPA PER STD. PLAN #268
Permit Issued Issued on 1/13/2016
Issuing Office Valley
Current Status Issued on 1/13/2016

Permit Application Status History

Submitted	1/7/2016	APPLICANT
Assigned to Plan Check Engineer	1/7/2016	SIAVOSH POURSAZHIAN
Corrections Issued	1/7/2016	JEFFREY TANGONAN
Plan Check Approved	1/13/2016	OMID HEDAYAT
Issued	1/13/2016	LADBS

Permit Application Clearance Information

Eng Process Fee Ord 176,300	Cleared	1/7/2016	RICHARD SOUTHERLAND
Sewer availability	Cleared	1/7/2016	RICHARD SOUTHERLAND
Coastal Zone	Cleared	1/11/2016	HERMINIGILDO AGUSTIN
Miscellaneous	Cleared	1/11/2016	HERMINIGILDO AGUSTIN

Contact Information

Contractor	Agam Pool And Spa Inc; Lic. No.: 993464-C53	12524 HATTERAS STREET	VALLEY VILLAGE, CA 91607
Engineer	Lacher, Todd Lee; Lic. No.: C67656	1201 N TUSTIN AVE	ANAHEIM, CA 92807

Inspector Information

BOB DUNN, (310) 914-3981

Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

1-26-16

Exhibit 3

Page 15 of 27



California Coastal
Commission



2-21-16





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



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

Case Number	DIR 2015-3894-VSO	Date: 10/26/2015
Project Address	2819 S Grayson Avenue (TR 6098; Block: None; Lot 142)	
Zoning: R1-14-O	Subarea: Oakwood-Milwood-Southeast Venice	
Project Description	Remodel & 2-story addition to (E) 1-story SFD w/ detached 2-car garage. Project will remove/alter 44% of the (E) exterior walls. (PCIS 15014-30000-04558) Demo (E) detached 2-car garage. (PCIS 15019-30000-03902; 11/19-15)	
Existing Use: 1-story SFD & detached 2-car garage	Proposed Use: same but 2 stories & attached 2-car garage	
Applicant Name	Thomas James Capital Inc (o) / Craig Fry (a); (626) 865-9525	
Applicant Address	1010 Arroyo Parkway, #6, Pasadena, CA 91105	

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

In the DUAL JURISDICTION

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

In the SINGLE JURISDICTION

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

ANYWHERE in the Coastal Zone

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

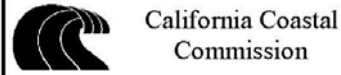
This application has been reviewed by the staff of the Metro Plan Implementation Division, and the proposed project complies with the provisions of the Venice Coastal Zone Specific Plan including all development requirements contained in Section 9, 10.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations

Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure (RAS)	10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.	NA	<input checked="" type="checkbox"/>
10.G.2. Density	R1 zones: (per LAMC) 1 dwelling unit	(E) 1-story SFD into 2-story SFD. No new unit.	<input checked="" type="checkbox"/>
10.G.3. Height	Flat Roof – 25 feet; Varied Roofline – 30 feet, roof having a slope in excess of 2":12"	28' varied roofline (slope of 4:12)	<input checked="" type="checkbox"/>
10.G.4. Access	Alley	Maintain access from rear alley	<input checked="" type="checkbox"/>
13. Parking	SF - 2-3 spaces per unit pending width Where 50% of more of (E) exterior walls are removed/replaced, provide a min total of 3pkg spaces accessed from alley. Proj affects 44% of (E) exterior walls.	Maintain (E) two-car garage Sec.13.B. Exception	<input checked="" type="checkbox"/>

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.

Socorro Smith-Yumul
 Venice Unit, (213) 978-1208



tion & Docu... +

discaseinfo/Caseld/MjA00T Search

Department of City Planning

Case Summary & Documents

Los Angeles, CA
 Fair
 60.0 F
 Winds: 3.5 mph
 City / County Traffic

Case Number Ordinance Zoning Information CPC Cards

Case Number: DIR-2015-3894-VSO Search Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: DIR-2015-3894-VSO
Case Filed On: 10/26/2015
Accepted for review on: 10/26/2015
Assigned Date: 10/26/2015
Staff Assigned: SOCORRO SMITH-YUMUL
Hearing Waived / Date Waived : Yes / 10/26/2015
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED
DIR Action Date: 10/26/2015
End of Appeal Period:
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
2819 S GRAYSON AVE 90291 Venice	11	

[View All Addresses](#)

Project Description: REMODEL & 2-STORY ADDITION TO (E) 1-STORY SFD W/ DETACHED 2-CAR GARAGE; PROJECT REMOVES/ALTERS 44% OF THE (E) EXTERIOR WALLS

Requested Entitlement: REMODEL & 2-STORY ADDITION TO (E) 1-STORY SFD W/ DETACHED 2-CAR GARAGE; PROJECT REMOVES/ALTERS 44% OF THE (E) EXTERIOR WALLS

Applicant: [Company: THOMAS JAMES CAPITAL INC]

Representative: CRAIG FRY [Company:]

Permanent Link: <http://planning.lacity.org/Pdiscaseinfo/CaseId/MjA00T150>

11 Case Documents found for Case Number: DIR-2015-3894-VSO

Type ^	Scan Date	Signed	
Initial Actions (6)			
Administrative Compliance Letter	11/20/2015	Yes	View
Demolition Plan	11/20/2015	Yes	View
Elevation Plan	11/20/2015	Yes	View
Floorplan	11/20/2015	Yes	View
Roof Plan	11/20/2015	Yes	View
Title Sheet	11/20/2015	Yes	View
Approved Plans (5)			
Demolition Plan	11/20/2015	Yes	View
Elevation Plan	11/20/2015	Yes	View
Floorplan	11/20/2015	Yes	View
Roof Plan	11/20/2015	Yes	View
Title Sheet	11/20/2015	Yes	View

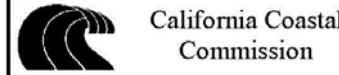


Table with multiple columns of text, likely a list of materials or specifications.

ABBREVIATIONS
1. METRIC MEASUREMENTS...
2. DIMENSIONS...
3. FINISHES...

METHANE DESIGN NOTE

1. METHANE DESIGN NOTE...
2. DESIGN...
3. NOTES...

PROJECT DATA

PROJECT DATA

GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

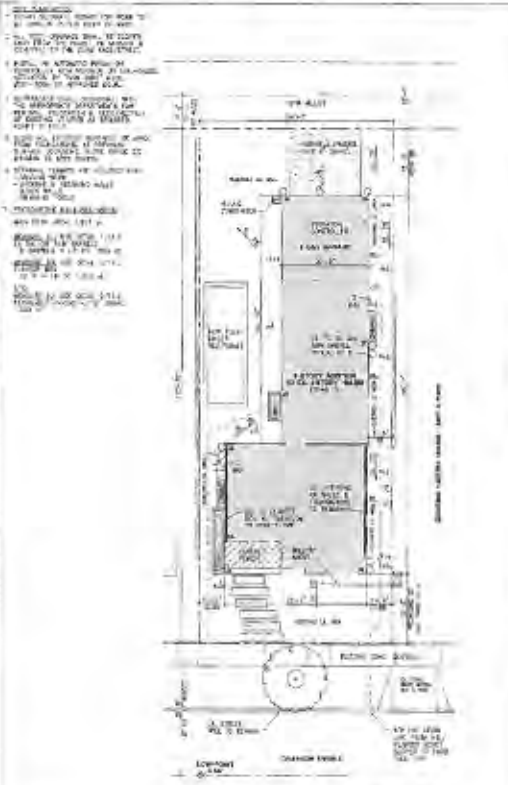
GENERAL NOTES

1. GENERAL NOTES...
2. NOTES...

PROJECT AREAS

PROJECT AREAS

House Addition
2819 Grayson Avenue
Los Angeles, California 90291



PLANS APPROVED as required by
CASE NO. 10-121-15
Planner: [Signature]

Community Planning Bureau
City of Los Angeles Planning Dept.
Date: 10/21/15

ARCHITECTURAL SHEETS

- 101 GENERAL NOTES
102 OVER FLOOR & NOTES
103 FINISHES SPEC SHEETS
104 CRACKER PLAN
105 FLOOR PLAN
106 SECOND FLOOR PLAN
107 ROOM & WINDOW DETAILS
108 EXTERIOR ELEVATIONS & TRIM SCHEDULE
109 EXTERIOR ELEVATIONS
110 EXTERIOR ELEVATIONS
111 DETAILS
112 DETAILS
113 ROOM & WINDOW SCHEDULES
114 ROOM & WINDOW DETAILS
115 FLOOR & WINDOW DETAILS
116 FLOORING SCHEDULE
117 FINISHES & TRIM SCHEDULES

STRUCTURAL SHEETS

- 201 GENERAL NOTES
202 FOUNDATION PLAN
203 FLOOR FRAMING PLAN
204 ROOF TRUSS PLAN
205 DETAILS
206 DETAILS
207 DETAILS
208 DETAILS
209 DETAILS
210 HAND-PAINT DETAILS

SHEET INDEX

- 101-117 ARCHITECTURAL SHEETS
201-210 STRUCTURAL SHEETS

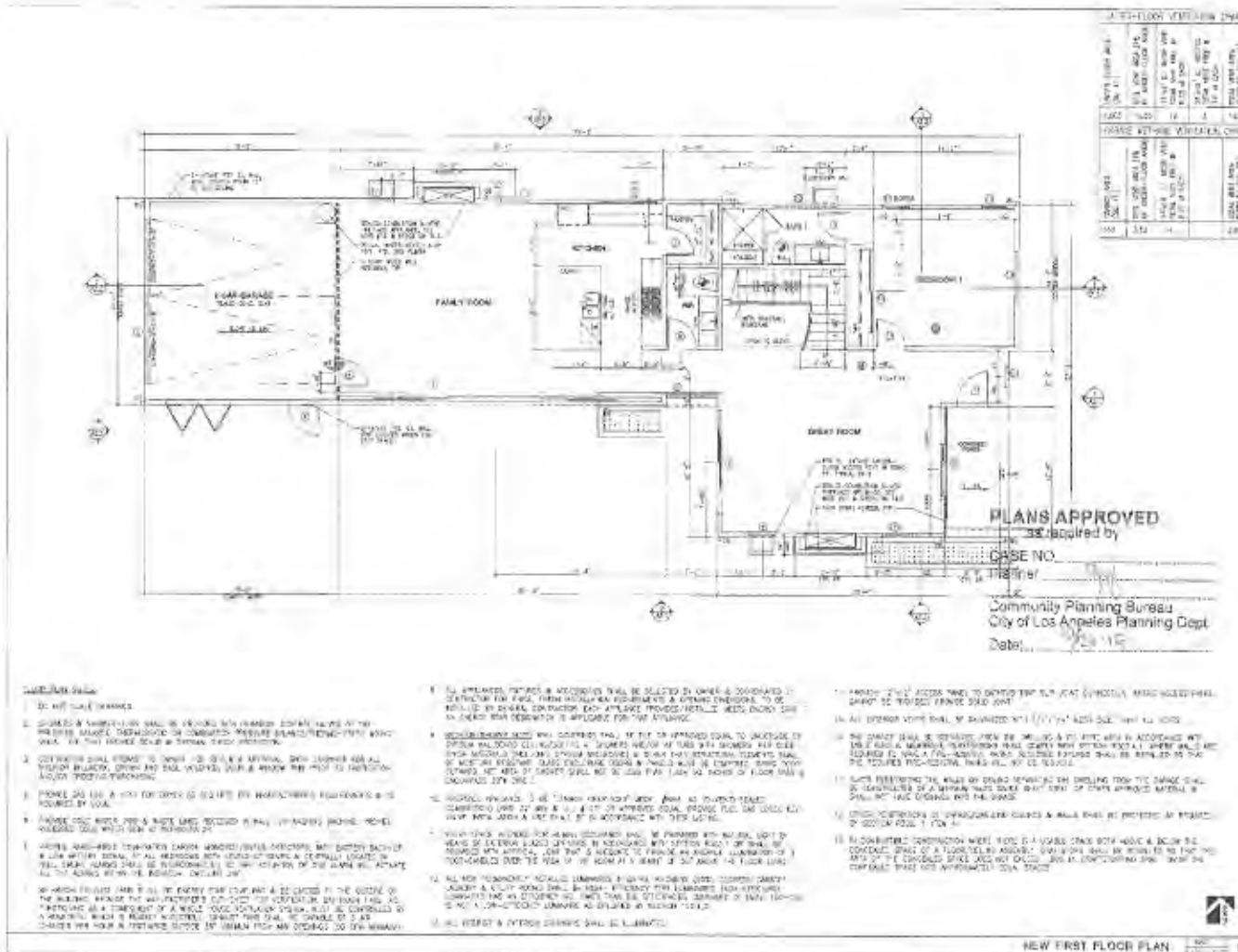
SYMBOLS LEGEND

- 1. FINISHES...
2. FINISHES...
3. FINISHES...

PROJECT DIRECTORY

PROJECT DIRECTORY

scalda logo
Residence Addition
2819 Grayson Avenue
Los Angeles, CA 90291
TITLE SHEET
10-121-15
T1.0



scala

ARCHITECTS

2810 DIXON AVENUE
LOS ANGELES, CA 90029

RESIDENCE ADDITION

2810 Dixon Avenue
Los Angeles, CA 90029

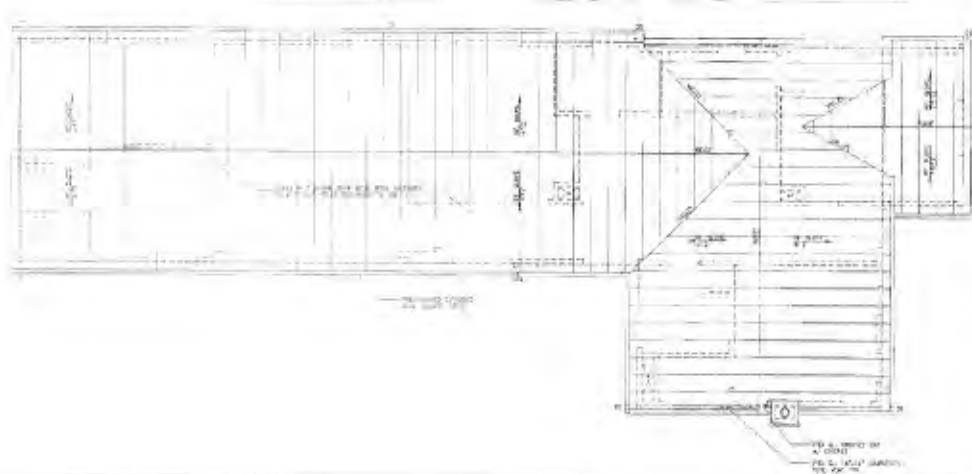
NEW FIRST FLOOR PLAN

DATE: 12/15/11

SCALE: 1/8" = 1'-0"

A.1.1

- Notes:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT REGULATIONS AND THE CALIFORNIA BUILDING CODE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES PLANNING DEPARTMENT REGULATIONS AND THE CALIFORNIA PLANNING CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES FIRE DEPARTMENT REGULATIONS AND THE CALIFORNIA FIRE CODE.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES HEALTH DEPARTMENT REGULATIONS AND THE CALIFORNIA HEALTH CODE.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES PUBLIC WORKS DEPARTMENT REGULATIONS AND THE CALIFORNIA PUBLIC WORKS CODE.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES POLICE DEPARTMENT REGULATIONS AND THE CALIFORNIA POLICE CODE.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER DEPARTMENT REGULATIONS AND THE CALIFORNIA WATER CODE.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES AIR POLLUTION CONTROL DEPARTMENT REGULATIONS AND THE CALIFORNIA AIR POLLUTION CONTROL CODE.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LANDmarks DEPARTMENT REGULATIONS AND THE CALIFORNIA LANDmarks CODE.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES HISTORIC PRESERVATION DEPARTMENT REGULATIONS AND THE CALIFORNIA HISTORIC PRESERVATION CODE.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES CULTURAL HERITAGE DEPARTMENT REGULATIONS AND THE CALIFORNIA CULTURAL HERITAGE CODE.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES COMMUNITY DEVELOPMENT DEPARTMENT REGULATIONS AND THE CALIFORNIA COMMUNITY DEVELOPMENT CODE.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ECONOMIC DEVELOPMENT DEPARTMENT REGULATIONS AND THE CALIFORNIA ECONOMIC DEVELOPMENT CODE.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES HOUSING DEPARTMENT REGULATIONS AND THE CALIFORNIA HOUSING CODE.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES LABOR RELATIONS DEPARTMENT REGULATIONS AND THE CALIFORNIA LABOR RELATIONS CODE.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES OCCUPATIONAL SAFETY AND HEALTH DEPARTMENT REGULATIONS AND THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH CODE.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES PUBLIC UTILITIES DEPARTMENT REGULATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES TRANSPORTATION DEPARTMENT REGULATIONS AND THE CALIFORNIA TRANSPORTATION CODE.
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES UTILITIES DEPARTMENT REGULATIONS AND THE CALIFORNIA UTILITIES CODE.
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WATER SUPPLY DEPARTMENT REGULATIONS AND THE CALIFORNIA WATER SUPPLY CODE.
 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE MANAGEMENT DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE MANAGEMENT CODE.
 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE REUSE DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE REUSE CODE.
 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE TO ENERGY DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE TO ENERGY CODE.
 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE TO FUELS DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE TO FUELS CODE.
 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE TO PRODUCTS DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE TO PRODUCTS CODE.
 26. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE TO ENERGY AND WASTE TO FUELS DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE TO ENERGY AND WASTE TO FUELS CODE.
 27. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE TO ENERGY AND WASTE TO PRODUCTS DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE TO ENERGY AND WASTE TO PRODUCTS CODE.
 28. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE TO FUELS AND WASTE TO PRODUCTS DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE TO FUELS AND WASTE TO PRODUCTS CODE.
 29. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE TO ENERGY, WASTE TO FUELS, AND WASTE TO PRODUCTS DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE TO ENERGY, WASTE TO FUELS, AND WASTE TO PRODUCTS CODE.
 30. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES WASTE TO ENERGY, WASTE TO FUELS, AND WASTE TO PRODUCTS DEPARTMENT REGULATIONS AND THE CALIFORNIA WASTE TO ENERGY, WASTE TO FUELS, AND WASTE TO PRODUCTS CODE.



ATMOSPHERIC VENTILATION CHART

WIND SPEED (MPH)	WIND DIRECTION	WIND PRESSURE (PSF)	WIND UPLIFT (PSF)	WIND DOWN DRAFT (PSF)	WIND SIDE DRAFT (PSF)	WIND UP DRAFT (PSF)	WIND DOWN DRAFT (PSF)	WIND UP DRAFT (PSF)	WIND DOWN DRAFT (PSF)
75	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
100	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
125	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
150	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
175	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
200	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
225	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
250	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
275	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
300	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

- SEE PLAN BELOW
- DO NOT SCALE DRAWING
 - VERIFY PRE-FABRICATED STRUCTURE COMPLIANCE WITH APPLICABLE CODES FOR ADDITIONAL INFORMATION
 - ALL ROOF JOINTS SHALL BE PROPERLY DETAILLED WITH WEATHER STRIPPING AND FLASHING
 - VERIFY ALL JOINTS AND CONNECTIONS SHALL BE PROPERLY DETAILLED
 - VERIFY ALL JOINTS AND CONNECTIONS SHALL BE PROPERLY DETAILLED
 - VERIFY ALL JOINTS AND CONNECTIONS SHALL BE PROPERLY DETAILLED

NEW ROOF PLAN



SCALD ENGINEERING
 1400 W. 10TH STREET
 LOS ANGELES, CA 90015
 TEL: 213.475.1111
 WWW.SCALD.COM

PLANS APPROVED
 as required by
 CASE NO. _____
 Planner _____
 Community Planning Bureau
 City of Los Angeles Planning Dept.
 Date: 11/16/17

Residence Addition
 2819 Grayson Avenue
 Los Angeles, CA 90071

NEW ROOF PLAN & ROOF DETAILS

DATE: OCTOBER 12, 2017
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 18-018 **A1.3**



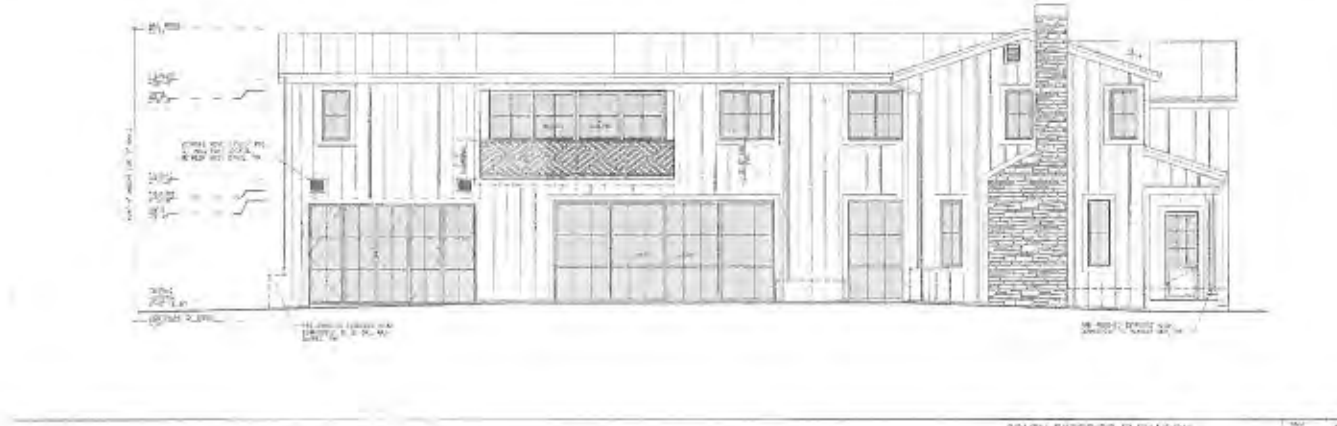
DESCRIPTION	FINISH	UNIT PRICE	QUANTITY	TOTAL PRICE
1. EXTERIOR WALL FINISH	EXTERIOR WALL FINISH	1.00	100	100.00
2. EXTERIOR ROOF FINISH	EXTERIOR ROOF FINISH	1.00	100	100.00
3. EXTERIOR FLOOR FINISH	EXTERIOR FLOOR FINISH	1.00	100	100.00
4. EXTERIOR CEILING FINISH	EXTERIOR CEILING FINISH	1.00	100	100.00
5. EXTERIOR DOOR FINISH	EXTERIOR DOOR FINISH	1.00	100	100.00
6. EXTERIOR WINDOW FINISH	EXTERIOR WINDOW FINISH	1.00	100	100.00
7. EXTERIOR BALCONY FINISH	EXTERIOR BALCONY FINISH	1.00	100	100.00
8. EXTERIOR STAIR FINISH	EXTERIOR STAIR FINISH	1.00	100	100.00
9. EXTERIOR PORCH FINISH	EXTERIOR PORCH FINISH	1.00	100	100.00
10. EXTERIOR DRIVEWAY FINISH	EXTERIOR DRIVEWAY FINISH	1.00	100	100.00
11. EXTERIOR LANDSCAPE FINISH	EXTERIOR LANDSCAPE FINISH	1.00	100	100.00
12. EXTERIOR SIGNAGE FINISH	EXTERIOR SIGNAGE FINISH	1.00	100	100.00
13. EXTERIOR LIGHTING FINISH	EXTERIOR LIGHTING FINISH	1.00	100	100.00
14. EXTERIOR PAINT FINISH	EXTERIOR PAINT FINISH	1.00	100	100.00
15. EXTERIOR STAIN FINISH	EXTERIOR STAIN FINISH	1.00	100	100.00
16. EXTERIOR SEALING FINISH	EXTERIOR SEALING FINISH	1.00	100	100.00
17. EXTERIOR POLISHING FINISH	EXTERIOR POLISHING FINISH	1.00	100	100.00
18. EXTERIOR WAXING FINISH	EXTERIOR WAXING FINISH	1.00	100	100.00
19. EXTERIOR CLEANING FINISH	EXTERIOR CLEANING FINISH	1.00	100	100.00
20. EXTERIOR REPAIR FINISH	EXTERIOR REPAIR FINISH	1.00	100	100.00

- NOTES:
1. FINISH SAMPLES TO BE PROVIDED BY ARCHITECT & OWNER.
 2. ALL FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE FINISH SCHEDULE. FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE FINISH SCHEDULE.
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EXTERIOR FINISH SCHEDULE 3



WEST EXTERIOR ELEVATION 1



SOUTH EXTERIOR ELEVATION 2



ARCHITECTURAL
 1000 W. 10TH ST.
 LOS ANGELES, CA 90015
 TEL: (213) 480-1000
 WWW.SCALAARCHITECTS.COM



PLANS APPROVED
 as required by

CASE NO. _____
 Planner _____

Community Planning Bureau
 City of Los Angeles Planning Dept.
 Date: 12/14/17

Residence Addition
 2870 Grayson Avenue
 Los Angeles, CA 90091

EXTERIOR ELEVATIONS

NO. 15070 2/2017
 DATE 02/14/17

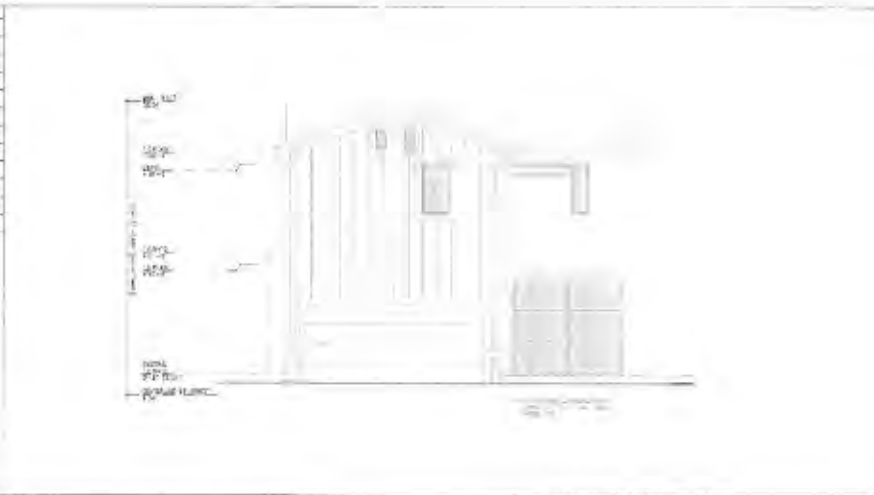
NO. 15070 2/2017
 DATE 02/14/17

A2.1



DESCRIPTION	MANUFACTURER	ITEM/NOTES	COLOR/GRANITE
1. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
2. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
3. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
4. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
5. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
6. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
7. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
8. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
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10. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
11. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
12. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
13. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
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16. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
17. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
18. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
19. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK
20. 1/2" x 1/2" x 1/2" BRICK	UNION BRICK CO.	UNION BRICK	UNION BRICK

- NOTES:**
1. FINISH SCHEDULE TO APPLY TO ALL INTERIOR & EXTERIOR FINISHES.
 2. ALL SURF SHALL HAVE SFC. SHALL BE FINISHED WITH A FINISH OF 1/8" TO 1/4" INCLUDING PAINT OR GROUT. THE "CONCRETE" FINISH IS TO BE FINISHED WITH A FINISH OF 1/8" TO 1/4".
 3. ALL EXTERIOR WALLS SHALL BE FINISHED & COATED AS SHOWN.
 4. ALL EXTERIOR WALLS SHALL BE FINISHED & COATED AS SHOWN.
 5. ALL EXTERIOR WALLS SHALL BE FINISHED & COATED AS SHOWN.
 6. ALL EXTERIOR WALLS SHALL BE FINISHED & COATED AS SHOWN.
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 19. ALL EXTERIOR WALLS SHALL BE FINISHED & COATED AS SHOWN.
 20. ALL EXTERIOR WALLS SHALL BE FINISHED & COATED AS SHOWN.



EXTERIOR FINISH SCHEDULE

3

EAST EXTERIOR ELEVATION

1



EXTERIOR FINISH SCHEDULE

3

NORTH EXTERIOR ELEVATION

2



SCALDA ARCHITECTURE
 2819 GARDEN AVENUE
 LOS ANGELES, CA 90007
 TEL: 310.441.1111
 WWW.SCALDA.COM



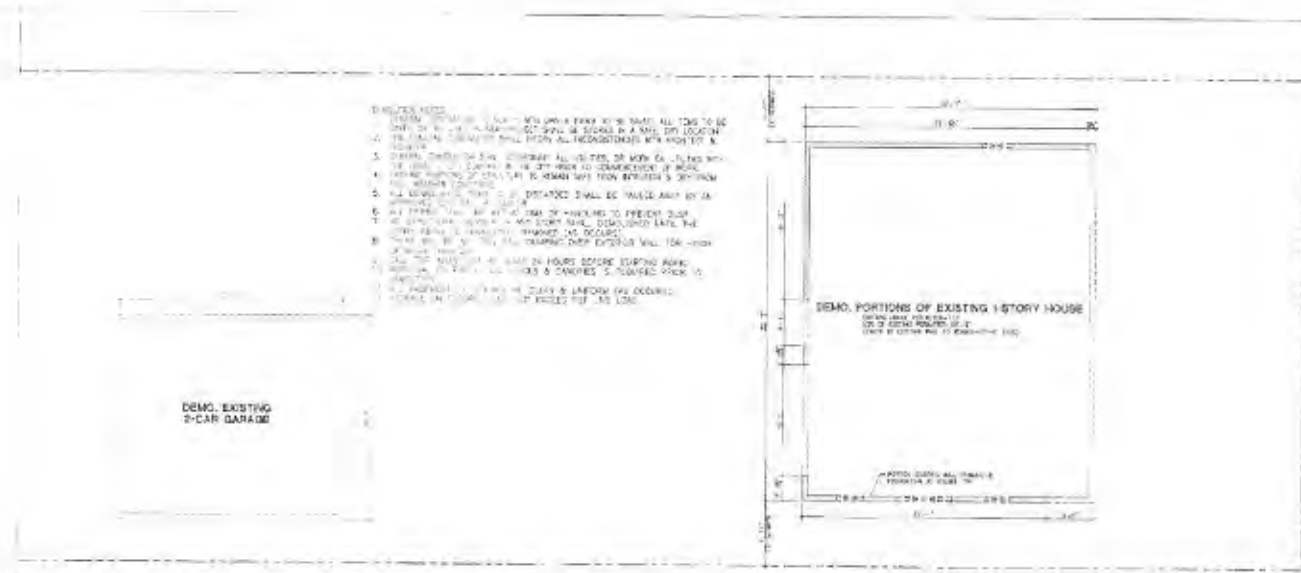
PLANS APPROVED
 as required by
 CASE NO. _____
 Planner _____
 Community Planning Bureau
 City of Los Angeles Planning Dept.
 Date: 9/20/18

Residence Addition
 2819 Garden Avenue
 Los Angeles, CA 90007

EXTERIOR ELEVATIONS

DATE: 09/20/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A2.2



SCALDA ENGINEERING
 2579 CREAYSON AVENUE
 LOS ANGELES, CA 90027
 TEL: 310.441.1111
 FAX: 310.441.1112
 WWW.SCALDA.COM



REVISIONS

NO. 1: DEMOLITION PLAN SHALL BE DEMOLISHED

NO. 2: DEMOLITION PLAN SHALL BE DEMOLISHED

NO. 3: DEMOLITION PLAN SHALL BE DEMOLISHED

15-0101 PERS. DATA SHEET/FORM
 15-0102 SIGN SHEET/FORM
 15-0103

PLANS APPROVED
 as required by
 CASE NO. _____
 Planner: SCALDA
 Community Planning Bureau
 City of Los Angeles Planning Dept.
 Date: 11/15/14

Residence Addition
 2579 Creayson Avenue
 Los Angeles, CA 90027

DEMOLITION PLAN

15-0101	11/15/14
15-0102	11/15/14
15-0103	11/15/14
D1.0	



DEMOLITION NOTES:

1. GENERAL: ALL MATERIALS TO BE DEMOLISHED SHALL BE STORED IN A SAFE, DRY LOCATION. THE DEMOLITION CONTRACTOR SHALL RESOLVE ALL INCONSISTENCIES WITH ARCHITECT & ENGINEER.
2. DEMOLITION CONTRACTOR SHALL GUARANTEE ALL UTILITIES OR WORK ON UTILITIES WITH THE LOCAL UTILITY COMPANY & THE CITY PRIOR TO COMMENCEMENT OF WORK.
3. EXISTING PORTIONS OF STRUCTURE TO REMAIN SAFE FROM COLLAPSE & FREE FROM ALL WEATHER CONDITIONS.
4. ALL DEMOLISHED ITEMS TO BE DISCARDED SHALL BE HAULLED AWAY BY AN APPROVED CITY OF L.A. HAULIER.
5. ALL STEEL TRUSS ROOF JOINTS AT TIME OF HANDLING TO PREVENT DUST.
6. NO STRUCTURAL MEMBER IN ANY STORY SHALL DEMOLISHED UNTIL THE OTHER STORY IS COMPLETELY BRANDED (AS REQUIRED).
7. TRUSS WILL BE NO LONGER BEARING OVER EXISTING WALL FOR HEIGHT OF MORE THAN 20.
8. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
9. APPROVAL OF PARTITION COVERED & CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
10. ALL DEMOLITION TO BE CLEAN & UNIFORM (AS REQUIRED).
11. DEMOLITION SHALL NOT EXCEED PERmissible LOAD.



MESSINA ENGINEERING SERVICES
 11000 WILSON BLVD
 SUITE 100
 LOS ANGELES, CA 90024
 (310) 554-1100



ALL SYMBOLS

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING PORTION OF CONCRETE FOUNDATION TO REMAIN WITH STRUCTURAL REINFORCEMENT
- EXISTING PORTION OF WOOD FLOOR WALL TO BE SPANNED FOR NEW DOOR, WINDOW, ETC.

8/27/15 PLAN CHECK CORRECTED
 8/28/15 PLAN CHECK SUBMITTED
 8/28/15

Residence Addition
 2819 Grayson Avenue
 Los Angeles, CA 90029

DEMOLITION PLAN

PLANS APPROVED
 as required by

CASE NO. _____
 Planner *[Signature]*
 Community Planning Bureau
 City of Los Angeles Planning Dept.
 Date *10/28/15*



Photo of 2819 Grayson Avenue Before Demolition



Photo credit: Google Maps



Photo of 2819 Grayson Avenue, 1-26-2016



Photo credit: Robin Rudisill

Photo of 2819 Grayson Avenue, 3-10-2016



Photo credit: California Coastal Commission Staff

Scanned

APPLICANT

COASTAL EXEMPTION (CEX)

CASE NO.: DIR 2016-68 - CEX

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

RECEIVED
South Coast Region

FEB 04 2016

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

CALIFORNIA
COASTAL COMMISSION

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

- Under no circumstances shall a Coastal Exemption be issued for the following scopes of work:
- Remodels which involve the removal of 50% or more of existing exterior walls
 - Addition, demolition, removal or conversion of any whole residential units (unless required by LADBS)
 - Projects which involve significant grading or boring in a Special Grading or Landslide area
 - Any change of use (to a more or less intensive use)

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

PROJECT ADDRESS: 2819 Grayson Ave

LEGAL DESCRIPTION: LOT 142 BLOCK ✓ TRACT 6098

ZONE: R1-1-O COMMUNITY PLAN: Venice

PROPOSED SCOPE OF WORK:

New 26' X 8' Pool and 6' X 8' SPA
per Std plan #268
New pool equipment

RELATED PLAN CHECK NUMBER(s): 16047-20000-00023

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

Applicant Name: Toni Tardino
 Mailing Address: 12521 Hatters St., Valley Village, CA 91607
 Phone Number: 310 800 8731 E-mail Address: Permits by toni
 Signature: [Signature] @gmail.com

HA
1/11/16



THIS SECTION FOR OFFICE USE ONLY

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

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

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

Michael LuGrande
Director of Planning

Issued By:

Signature

Print Name and Title

Date:

Invoice No.:

Receipt Number:

Attached:

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

Exhibit 6

Page 1 of 6



California Coastal
Commission

LONG BEACH, CA 90802-4416
VOICE (562) 590-5071 FAX (562) 590-5084

DES AGENCY

COMMISSION

RECEIVED

South Coast Region

EDMUND G. BROWN JR., Governor

MAR 4 2016



CALIFORNIA
COASTAL COMMISSION

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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

SECTION I. Appellant(s)

Name: Judy Esposito, Frank DeFurio, Pamela Harbour

Mailing Address: 2341 Boone Ave

City: Venice

Zip Code: 90291

Phone: 310-650-7781

SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

New 26' x 8' pool & 6' x 8' spa, per standard plan #268; new pool equipment.

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

2819 Grayson Ave, APN: 422-702-2024, 28th Ave

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

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

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

TO BE COMPLETED BY COMMISSION:

APPEAL NO:

A-5-VEN-16-0027

DATE FILED:

3-7-2016

DISTRICT:

South Coast



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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

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

6. Date of local government's decision: January 11, 2016

7. Local government's file number (if any): DIR-2016-68-CEX

SECTION III. Identification of Other Interested Persons

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

a. Name and mailing address of permit applicant:

Toni Tardino, Permits by Toni, 12524 Hatteras St., Valley Village, CA 91607

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

(1)

(2)

(3)

(4)

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

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

State law requires that 50% or more of the structure be maintained in order to qualify as an existing structure for purposes of a Coastal Exemption. This project cannot be considered an addition to and/or a remodel of an existing single-family dwelling when it is clear that the very large size of the addition, vs. the fact that most of the entire existing structure is to be demolished, leaves little existing structure to add onto or improve, which indicates that the development is much more than an "improvement" to a single-family dwelling. It is therefore non-exempt "development" as defined in the Coastal Act, and thus a CDP should be required.

There are separate building permits for demo of the garage and for "Foundation revision for SFD addition." The garage is also subject to the 50% of the structure requirement, as per CCR 13250 (attached). A revision for the foundation should also be reviewed to determine whether it meets the requirements, as it could be a piece meal of the building permits to avoid detection of a greater amount of replacement of the structure.

The CEX for the construction of the swimming pool is also being appealed, as it should be included in the overall CDP for the project.

The structural integrity of the aged foundation and framing must also be considered when deciding whether such a project (3 stories) can be done while maintaining 50% or more of the existing structure. Such large projects are likely to require a full demolition of the existing structure, which is development that requires a CDP.

These two CEX's must be revoked and the related building permits must be revoked, and the Applicant must be required to obtain a CDP. This should be done ASAP, as construction is underway and must be stayed immediately so that the proper permits may be obtained.

The size and scope of the project also necessitate a review of the project for consistency under the CDP process, because the proposed new single-family dwelling is inconsistent with the Community Character policies of the Venice Land Use Plan, the L.A. General Plan and relevant Community Plan for Venice and City Codes. Also, the nature of the proposed project and the City's action are not consistent with the policies of Chapter 3 of the Coastal Act. Because an issue exists with respect to the conformity of the CEX action by the City with the Chapter 3 policies of the Coastal Act, the City's exemption action is invalid and must be voided/revoked.

The City's Coastal Exemption process is being used to avoid the CDP process, during which the proposed development would be reviewed for consistency with the character of the surrounding area.



Community Character is a significant Coastal Resource, particularly in Venice, which is designated by the Coastal Commission as a "Special Coastal Community." In numerous Coastal Commission reports and decisions, Venice is a Coastal Resource. As a primarily residential community, residential development is a significant factor in determining Venice's Community Character. Although this Coastal Exemption relates only to one project, the erosion of Community Character is a cumulative issue, and the City's cumulative exemption of numerous large-scale addition/remodel projects (and the usual associated demolition exceeding 50% of the existing structure) has a significant adverse impact on Venice's Community Character, which is also evidenced by the significant Community concern expressed in numerous other appeals of Coastal Exemptions.

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

The Coastal Commission-certified Venice Land Use Plan, used as guidance for determining conformity with Chapter 3, indicates in Policy 1. E. 2. that "... All new development *and renovations should respect the scale, massing and landscape of existing residential neighborhoods.*" However, the City does not perform such a review for Coastal Exemptions, including for this project.

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

Adjacent neighbors, property owners and residents in the surrounding area, and all Venice residents would be harmed by this project, as well as the cumulative effect of this project and other such projects.

Not only would there be adverse effects on adjacent and surrounding properties (without an associated public process including Notice, a Public Hearing, transparency, and an Appeal right), but there would be a significant adverse impact on the Community Character of Venice, which is a protected Coastal Resource. This has the result of significantly reducing the long-term value of the Venice Coastal Zone Community and the current and future Quality of Life for all residents of Venice.

In addition, processing of this type of project using a Coastal Exemption may result in the avoidance of a Mello Act Compliance review and Determination, and thus there is a potential for loss of Affordable Units in the Venice Coastal Zone, which is a significant and very material loss of low-income housing.

This project constitutes the development of a new single-family residence, and therefore the Coastal Exemption and the Building Permit must be revoked immediately (or clearances stopped if the building permit is not yet issued), and a CDP must be obtained in order to ensure that the project conforms to the policies of the certified LUP and Chapter 3 of the Coastal Act, and local land use regulations.



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

SECTION V. Certification

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

Judith Espinoza
Pamela Harbour
Signature of Appellant(s) or Authorized Agent

Date: March 4, 2016

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

Section VI. Agent Authorization

I/We hereby
authorize _____

to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date: _____



caseinfo/Caseld/MJA2MD Search

Department of City Planning
Case Summary & Documents

Los Angeles, CA
Fair
60.0 F
Winds: 3.5 mph
City / County Traffic

Case Number Ordinance Zoning Information CPC Cards

Case Number: DIR-2016-68-CEX Search Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: DIR-2016-68-CEX	1 Case Documents found for Case Number: DIR-2016-68-CEX		
Case Filed On: 01/11/2016	Type ^	Scan Date	Signed
Accepted for review on: 01/11/2016	Initial Actions (1)		
Assigned Date: 01/11/2016	Application	01/22/2016	Yes View
Staff Assigned: DENISE BOONE MARIE			
Hearing Waived / Date Waived : No /			
Hearing Location:			
Hearing Date / Time: 0:00			
DIR Action: APPROVED			
DIR Action Date: 01/11/2016			
End of Appeal Period:			
Appealed: No			
BOE Reference Number:			
Case on Hold?: No			

Primary Address

Address	CNC	CD
2819 S GRAYSON AVE 90291 Venice 11		

[View All Addresses](#)

Project Description: CONSTRUCTION OF A NEW 26-FOOT BY 8-FOOT POOL AND 6-FOOT BY 8-FOOT SPA

Requested Entitlement: COASTAL EXEMPTION TO ALLOW THE CONSTRUCTION, USE AND MAINTENANCE OF A NEW 26-FOOT BY 8-FOOT POOL AND 6-FOOT BY 8-FOOT SPA.

Applicant: TONI TARDINO [Company:]

Representative:

Permanent Link: <http://planning.lacity.org/Pdiscaseinfo/CaseId/MJA2MDAx0>

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	DESCRIPTION	MANUFACTURER	STYLE/CAT. NO.	COLOR/REMARKS
1A	7/8" EXTERIOR PLASTER CEMENT	OMEGA PRODUCTS OR APPROVED EQ.	SMOOTH-TROWELED PLASTER FINISH	ELASTOMERIC PAINT FINISH COLOR '4B'
1B	CEMENTUOUS BATTEN BOARD SIDING	JAMES HARDIE OR APPROVED EQ.	4"x10" SMOOTH PANELS w/ 2.5"x3/4" BATTENS	NON-ELASTOMERIC PAINT '4B' I.C.C. #NER-405
2A	ALUMINIUM FRAMED DOORS & WINDOWS	JELD-WEN OR APPROVED EQUAL	-	BRONZED ALUMINIUM FINISH TEMPERED & DUAL-GLAZED
2B	WOOD ENTRY DOOR	T.M. COBB OR APPROVED EQUAL	FRENCH DOOR	TEMPERED, DUAL-GLAZING PAINT FINISH, CLOLOR T.B.D.
3A	PRE-FINISHED ALUM. DOWNSPOUTS/GUTTERS	BY G.C.	RECTANG. EXTRUDED ALUMINIUM/OGEE GUTTERS	PRE-FINISH (MATCH ADJ. MATERIAL)
4A	PAINT ON METAL FLASHING & C.J.	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	MATCH ADJ. MATERIAL
4B	PAINT ON PLASTER & SIDING	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	COLOR: WHISPER PRIME + ELASTOMERIC PAINT
4C	PAINT ON PLASTER 2	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	COLOR: T.B.D. PRIME + ELASTOMERIC PAINT
4D	PAINT ON METAL RAILINGS/IRONWORK	RUST-OLEUM OR APPROVED EQ.	PROTECTIVE ENAMEL GLOSS	COLOR: STAINLESS STEEL (GRIND & PRIME AS REQ.)
5A	STANDING SEAM METAL ROOF	CUSTOM-BILT METALS OR APPROVED EQ.	CS-100 CAP SEAM 18.5" SPACING	COLOR TO BE DETERMINED I.C.C. #ESR-2048
6A	FAUX STONE VENEER	EL DORADO STONE OR APPROVED EQ.	RUSTIC LEDGE	COLOR TO BE DETERMINED I.C.C. #ESR-1215

- NOTES:
- PROVIDE SAMPLES TO OWNER OF ALL INTERIOR & EXTERIOR FINISHES.
 - ALL SIDING SHALL, TRIM, ETC. SHALL BE INSTALLED OVER 2-LAYERS OF 15 LB. BUILDING PAPER OR DUPONT "TYVEK" HOUSE-WRAP #1055-B (I.C.C. #ESR-2375). INSTALL PER MANUFACTURER.
 - ALL SIDING, TRIM, ETC. SHALL BE MITERED & CAULKED AT JOINTS/SEAMS.
 - RAIN DOWNSPOUTS NOT SHOWN FOR GRAPHIC CLARITY. GENERAL CONTRACTOR TO PROVIDE AS REQUIRED (MINIMUM PER FLOOR & ROOF PLANS).
 - ALL MECHANICAL, PLUMBING, ETC. OUTLETS/EXHAUST LOCATIONS SHALL NOT OCCUR AT FRONT/ STREET ELEVATION OF THE ROOF PLANES. PAINT ALL ITEMS TO MATCH ROOF SHINGLE.
 - PROVIDE ELASTOMERIC PAINT FINISH TO ALL EXPOSED CEMENT PLASTER. ELASTOMERIC PAINT TO CONTAIN 100% ACRYLIC BINDERS. APPLY TO A MINIMUM OF 12 MIL. DRY THICKNESS.
 - ALL DECK WATERPROOFING SHALL BE BY: "PLI-DECK SYSTEMS, INC." SYSTEM #2097 OR APPROVED EQUAL (I.C.C. #ESR-2097 / L.A.R.R. #25375).
 - FAUX MASONRY VENEER SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. INSTALL OVER CEMENT PLASTER BACKING (BROWN COAT-MOISTENED) & 1/2" THICK TYPE N OR S MORTAR. FASTENERS FOR ROOF COVERINGS SHALL COMPLY WITH CBC SECTION 1507.3.6.

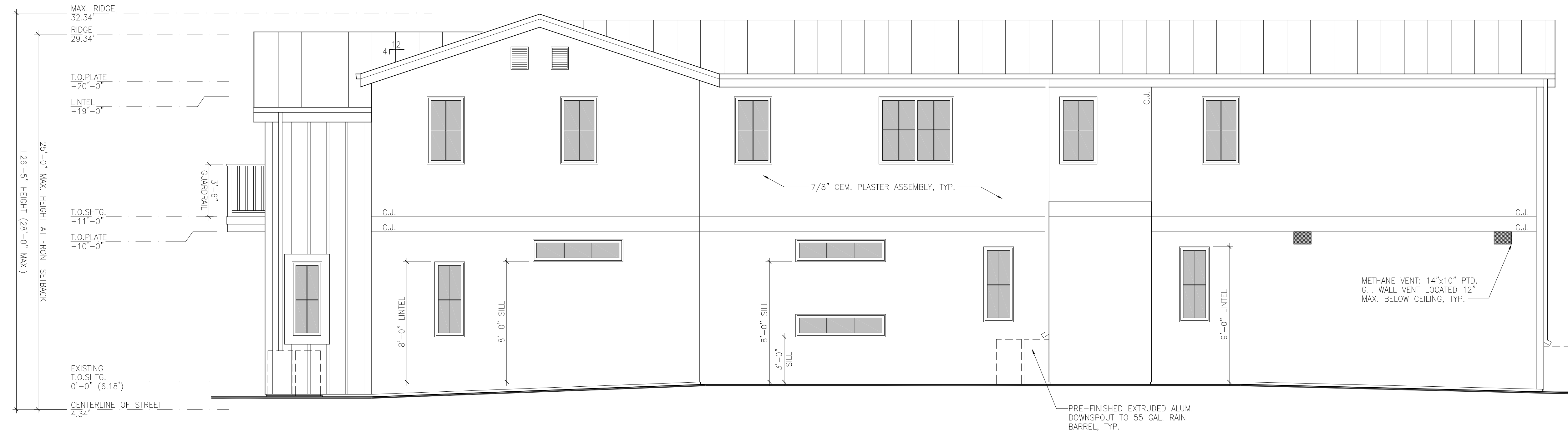


EXTERIOR FINISH SCHEDULE

SCALE: NONE 3

EAST EXTERIOR ELEVATION

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



NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0" 2

Exhibit 7
Page 1 of 8

California Coastal Commission

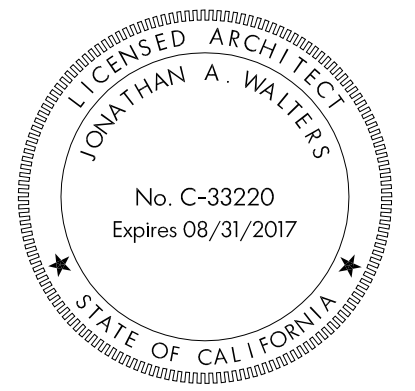
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10/22/15	PLAN CHECK CORRECTIONS
10/02/15	PLAN CHECK SUBMITTAL
rev. date	description

Residence Addition
2819 Grayson Avenue
Los Angeles, CA. 90291

EXTERIOR ELEVATIONS	
title	
AS NOTED	SEPTEMBER 12, 2015
scale	project date
D.BIBAWI	OCTOBER 23, 2015
project manager	plot date
15-049	A2.2
job no.	sheet

	DESCRIPTION	MANUFACTURER	STYLE/CAT. NO.	COLOR/REMARKS
1A	7/8" EXTERIOR PLASTER CEMENT	OMEGA PRODUCTS OR APPROVED EQ.	SMOOTH-TROWELED PLASTER FINISH	ELASTOMERIC PAINT FINISH COLOR '4B'
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5A	STANDING SEAM METAL ROOF	CUSTOM-BILT METALS OR APPROVED EQ.	CS-100 CAP SEAM 18.5" SPACING	COLOR TO BE DETERMINED I.C.C. #ESR-2048
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- NOTES:
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 - FASTENERS FOR ROOF COVERINGS SHALL COMPLY WITH CBC SECTION 1507.3.6.

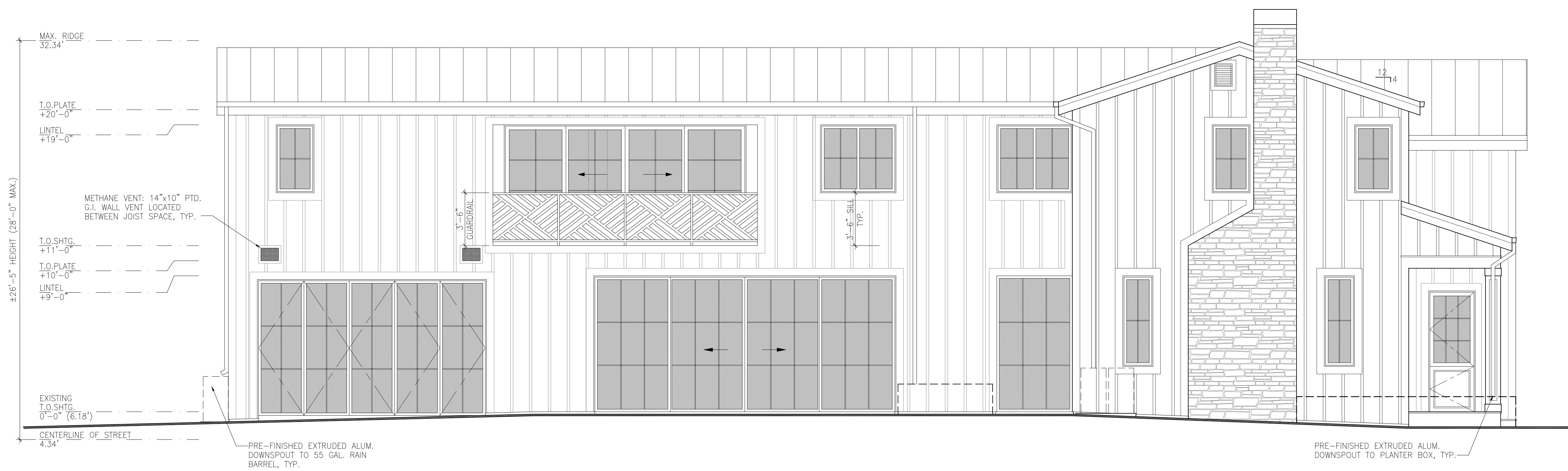


EXTERIOR FINISH SCHEDULE

SCALE: NONE 3

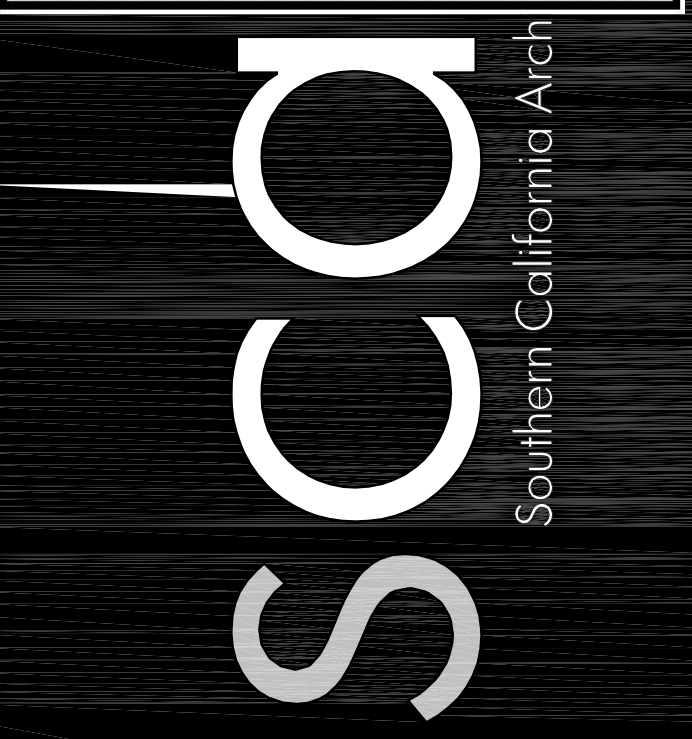
WEST EXTERIOR ELEVATION

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



SOUTH EXTERIOR ELEVATION

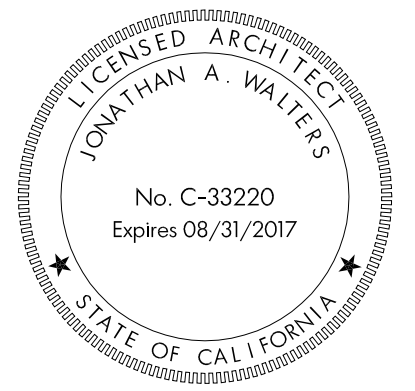
SCALE: 1/4" = 1'-0" 2



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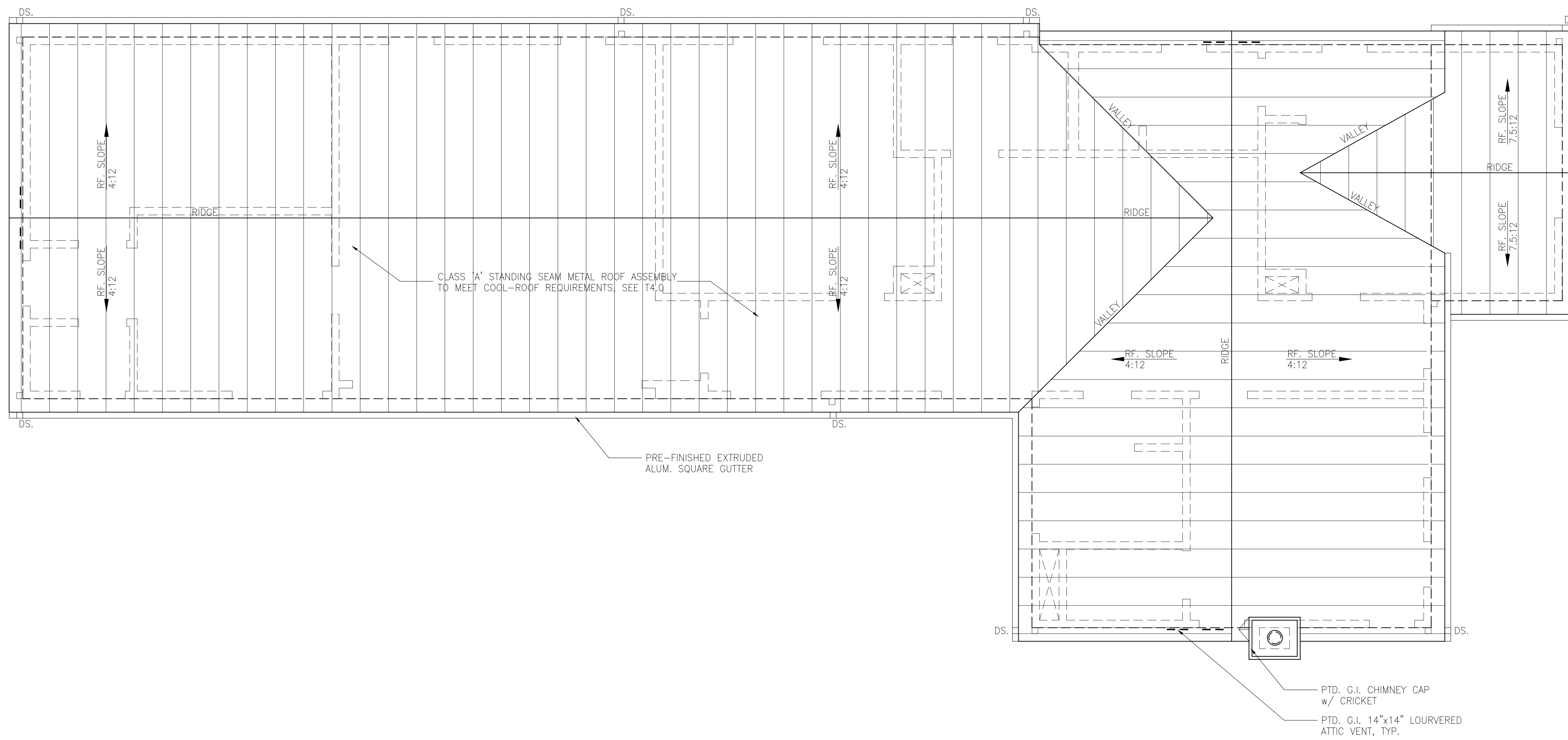
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10/22/15	PLAN CHECK CORRECTIONS
10/02/15	PLAN CHECK SUBMITTAL
rev. date	description

Residence Addition
2819 Grayson Avenue
Los Angeles, CA. 90291

EXTERIOR ELEVATIONS	
title	
AS NOTED	SEPTEMBER 12, 2015
scale	project date
D.BIBAWI	OCTOBER 23, 2015
project manager	plot date
15-049	A2.1
job no.	sheet



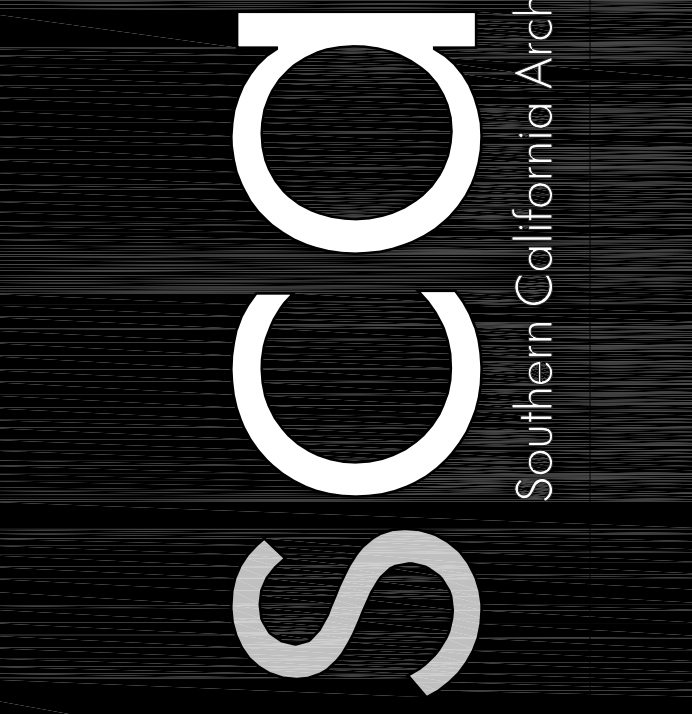
ROOF LOCATION	ATTIC AREA (SQ. FT.)	REQ. VENT AREA (@ 1/150 SQ. FT.)	14"x18" WALL VENT TOTAL VENT FREE @ 1.75 sf EACH	14"x14" WALL VENT TOTAL VENT FREE @ 1.36 sf EACH	4"x14" C.G. VENT TOTAL VENT FREE @ 0.38 sf EACH	TOTAL VENT AREA SUPPLIED (SQ. FT.)
FRONT LOWER ROOF	78	0.52	-	-	2	0.76
REAR UPPER ROOF	350	2.33	2	-	-	3.50
MIDDLE UPPER ROOF	767	5.12	-	4	4	5.44

ROOF PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- PROVIDE PRE-FINISHED EXTRUDED ALUMINUM DOWNSPOUTS AS REQUIRED. SEE PLANS FOR ADDITIONAL INFORMATION.
- ALL VENTS SHALL HAVE 1/4" CORROSION RESISTANT METAL WIRE MESH ON ATTIC SIDE. PAINT EXPOSED VENTS.
- PAINT ALL ROOF PENETRATIONS SHALL BE THOROUGHLY SEALED.
- INSTALL ALL ROOFING, VENTS, ETC. PER EACH MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS.
- FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. NO LINE CONTACT PERMITTED.

NEW ROOF PLAN

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



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	10/22/15	PLAN CHECK CORRECTIONS
	10/02/15	PLAN CHECK SUBMITTAL

Residence Addition
2819 Grayson Avenue
Los Angeles, CA. 90291

NEW ROOF PLAN & ROOF DETAILS

AS NOTED	SEPTEMBER 12, 2015
scale	project date
D.BIBAWI	OCTOBER 23, 2015
project manager	plot date
15-049	A1.3
job no.	sheet



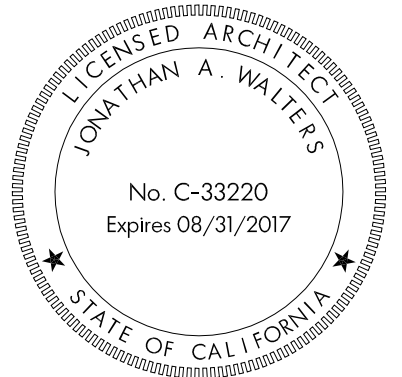
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WALL SCHEDULE

EXISTING	2x STUD WALL w/ 5/8" GYPSUM BOARD, EACH
NEW	2x INTERIOR STUD WALL w/ 5/8" GYPSUM BOARD, EACH SIDE (PROVIDE "GREENBOARD" AT WET/DAMP AREAS)
NEW	2x EXTERIOR STUD WALL w/ 5/8" GYPSUM BOARD & R-13 BATT INSULATION. AT EXTERIOR SIDE, PROVIDE EXT. FINISH PER SCHEDULE

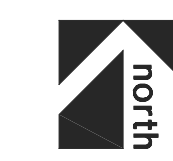
10/22/15	PLAN CHECK CORRECTIONS
10/02/15	PLAN CHECK SUBMITTAL
rev.	date description

Residence Addition
2819 Grayson Avenue
Los Angeles, CA. 90291

project

NEW SECOND FLOOR PLAN

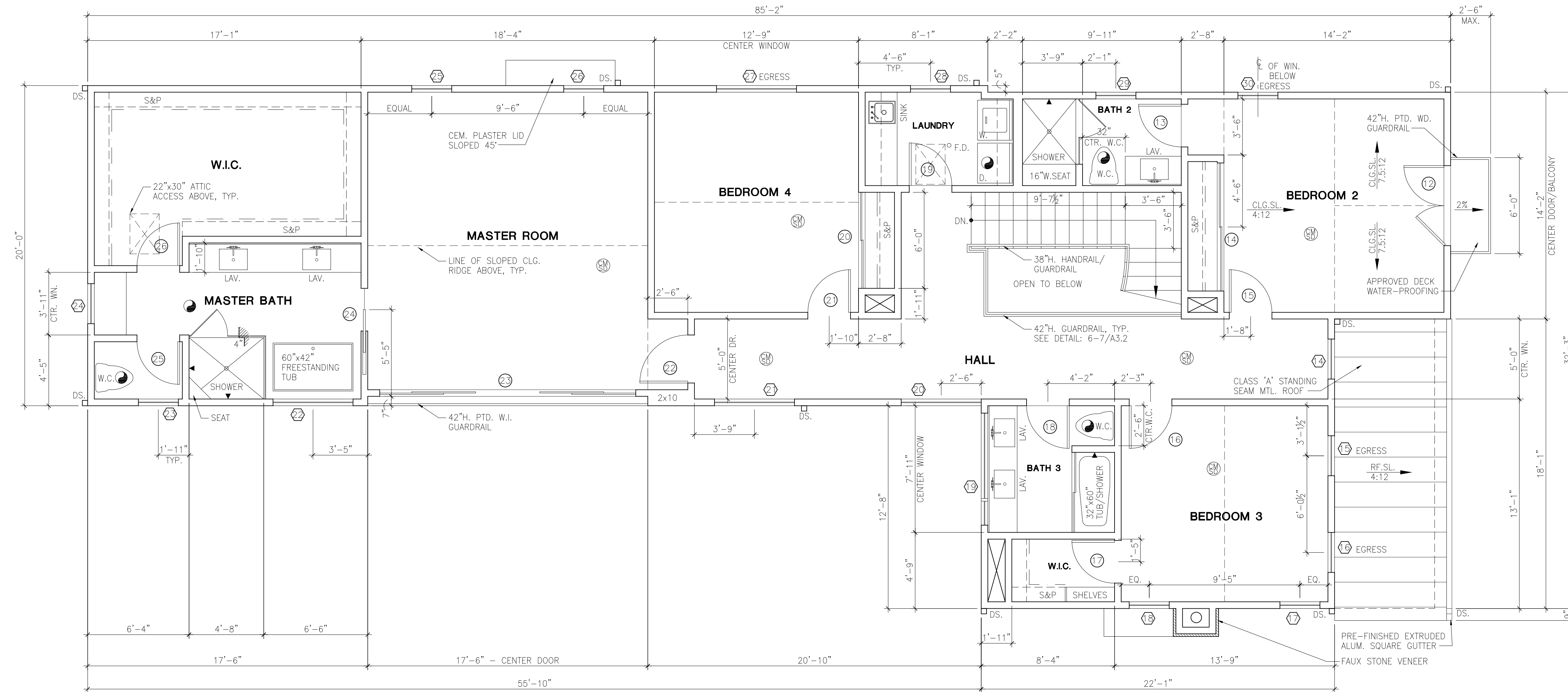
AS NOTED	SEPTEMBER 12, 2015
scale	project date
D.BIBAWI	OCTOBER 23, 2015
project manager	plot date
15-049	A1.2
job no.	sheet



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

1

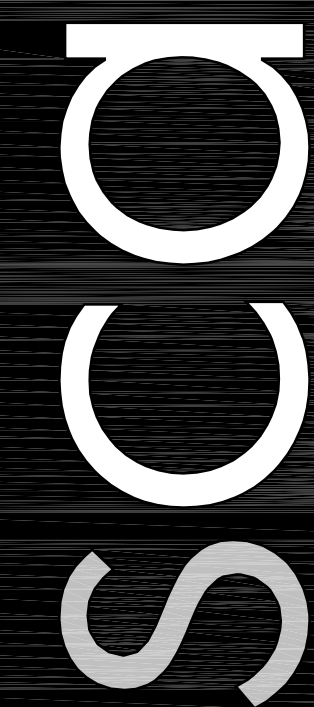
NEW SECOND FLOOR PLAN



FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- SHOWERS & SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMO-STATIC MIXING VALVE TYPE THAT PROVIDE SCALD & THERMAL SHOCK PROTECTION.
- CONTRACTOR SHALL PROVIDE TO OWNER, FOR REVIEW & APPROVAL, SHOP DRAWINGS FOR ALL INTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR & WINDOW TRIM PRIOR TO FABRICATION AND/OR ORDERING/PURCHASING.
- PROVIDE GAS LINE & VENT FOR DRYER AS REQUIRED PER MANUFACTURER'S REQUIREMENTS & AS REQUIRED BY CODE.
- PROVIDE COLD WATER BIBB & WASTE LINES RECESSED IN WALL FOR WASHING MACHINE. PROVIDE RECESSED COLD WATER BIBB AT REFRIGERATOR.
- PROVIDE HARD-WIRED COMBINATION CARBON MONOXIDE/SMOKE DETECTORS, WITH BATTERY BACK-UP & LOW BATTERY SIGNAL, AT ALL BEDROOMS BOTH LEVELS OF STAIRS & CENTRALLY LOCATED IN HALL. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT & BE DUCTED TO THE OUTSIDE OF THE BUILDING. PROVIDE THE MANUFACTURER'S CUT-SHEET FOR VERIFICATION. BATHROOM FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH IS READILY ACCESSIBLE. EXHAUST FANS SHALL BE CAPABLE OF 5 AIR-CHANGES PER HOUR & DISCHARGE OUTSIDE 36" MINIMUM FROM ANY OPENINGS (50 CFM MINIMUM).

- ALL APPLIANCES, FIXTURES & ACCESSORIES SHALL BE SELECTED BY OWNER & COORDINATED BY CONTRACTOR FOR PRICE, FINISH INSTALLATION REQUIREMENTS & OPENING DIMENSIONS. TO BE INSTALLED BY GENERAL CONTRACTOR. EACH APPLIANCE PROVIDED/INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.
- BATHTUB/SHOWER NOTE:** WALL COVERINGS SHALL BE TILE OR APPROVED EQUAL TO UNDERSIDE OF GYPSUM WALLBOARD CEILING/SOFFITS AT SHOWERS AND/OR AT TUBS WITH SHOWERS. PER CODE, FINISH MATERIALS (INCLUDING GYPSUM WALLBOARD) & OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS & PANELS MUST BE TEMPERED, SWING DOOR OUTWARD. NET AREA OF SHOWER SHALL NOT BE LESS THAN 1,024 SQ. INCHES OF FLOOR AREA & ENCOMPASS 30"Ø CIRCLE.
- FIREPLACE APPLIANCE TO BE "LENNOX FIREPLACES" MODEL #RAVL-42 (D-VENT) SEALED COMBUSTION) (ANSI Z21.88b & U.L. #127) OR APPROVED EQUAL. PROVIDE FUEL GAS LOOSE KEY VALVE. INSTALLATION & USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- ALL NEW PERMANENTLY INSTALLED LUMINAIRES IN BATHS, KITCHENS (50%), CLOSETS, GARAGES, LAUNDRY & UTILITY ROOMS SHALL BE HIGH-EFFICIENCY TYPE LUMINAIRES. HIGH-EFFICIENCY LUMINAIRES HAS AN EFFICIENCY NO LOWER THAN THE EFFICIENCIES CONTAINED IN TABLE 150-C & IS NOT A LOW-EFFICIENCY LUMINAIRE AS SPECIFIED BY SECTION 150(k)2.
- ALL INTERIOR & EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
- PROVIDE 12"x12" ACCESS PANEL TO BATHTUB TRAP SLIP JOINT CONNECTION. WHERE ACCESS PANEL CANNOT BE PROVIDED, PROVIDE SOLID JOINT.
- ALL EXTERIOR VENTS SHALL BE GALVANIZED WITH 1/4"x1/4" MESH SIZE. PAINT ALL VENTS.
- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING & ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTIVE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTIVE RATING WILL NOT BE REDUCED.
- DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No.26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL & SHALL NOT HAVE OPENINGS INTO THE GARAGE.
- OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS & WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS A USABLE SPACE BOTH ABOVE & BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 sf. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL SPACES.



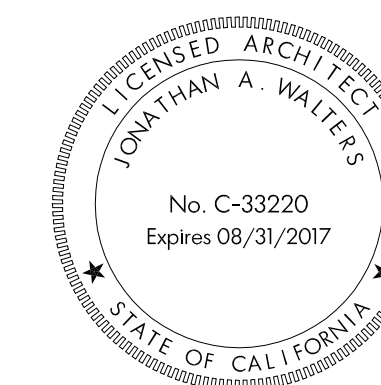
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WALL SCHEDULE

EXISTING	2x STUD WALL w/ 5/8" GYPSUM BOARD, EACH
NEW	2x INTERIOR STUD WALL w/ 5/8" GYPSUM BOARD, EACH SIDE (PROVIDE "GREENBOARD" AT WET/DAMP AREAS)
NEW	2x EXTERIOR STUD WALL w/ 5/8" GYPSUM BOARD & R-13 BATT INSULATION. AT EXTERIOR SIDE, PROVIDE EXT. FINISH PER SCHEDULE

10/22/15	PLAN CHECK CORRECTIONS
10/02/15	PLAN CHECK SUBMITTAL
rev.	date description

Residence Addition
2819 Grayson Avenue
Los Angeles, CA. 90291

project

NEW FIRST FLOOR PLAN

title

AS NOTED	SEPTEMBER 12, 2015
scale	project date

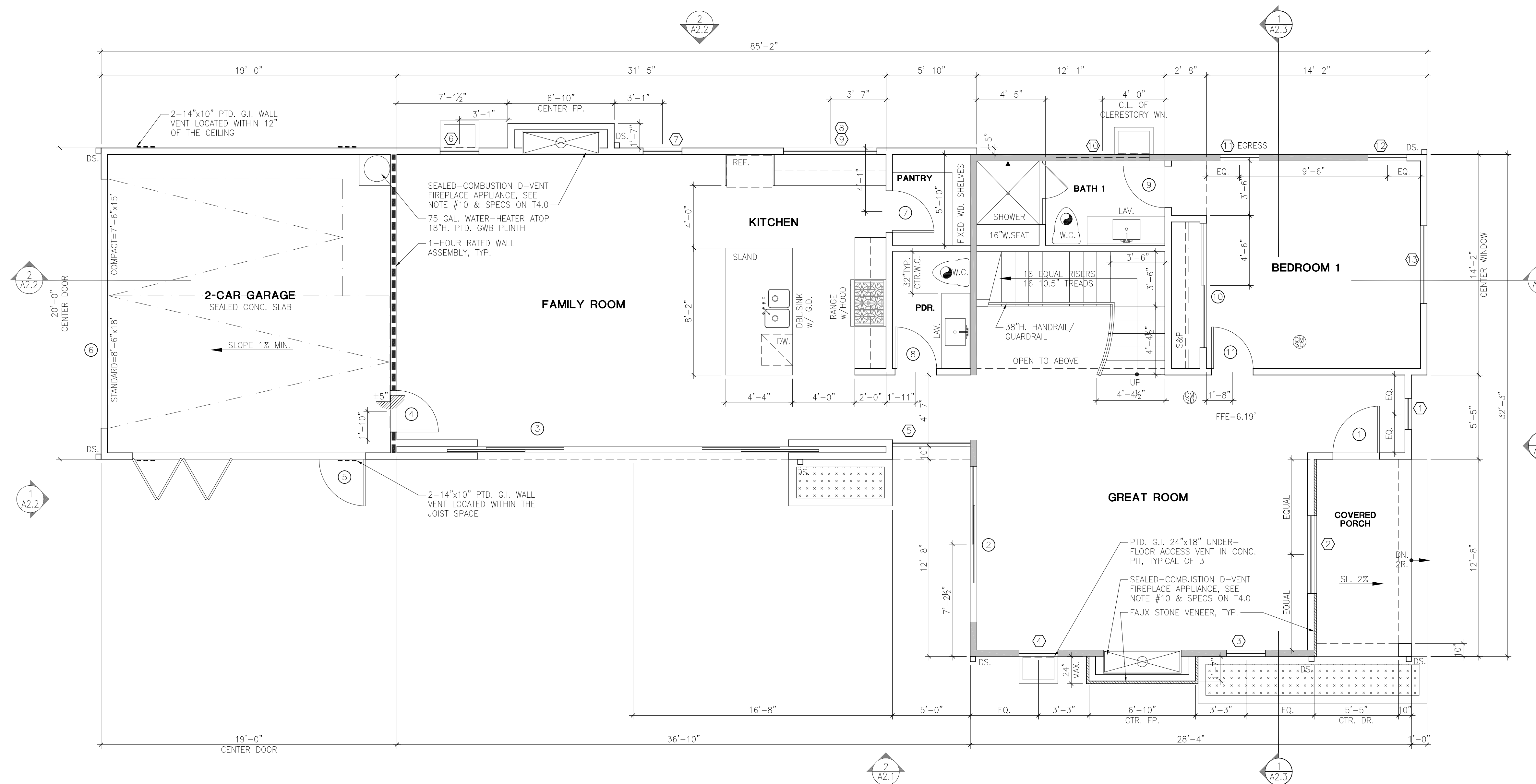
D.BIBAWI	OCTOBER 23, 2015
project manager	plot date

15-049

A1.1

job no. sheet

UNDER-FLOOR VENTILATION CHART				
UNDER-FLOOR AREA (SQ. FT.)	REQ. VENT AREA (1% OF UNDER-FLOOR AREA)	14"x4" G.I. MESH VENT TOTAL VENT FREE @ 0.38 sf EACH	24"x18" G.I. ACCESS TOTAL VENT FREE @ 3.0 sf EACH	TOTAL VENT AREA SUPPLIED (SQ. FT.)
1,603	16.03	19	3	16.22
GARAGE METHANE VENTILATION CHART				
GARAGE AREA (SQ. FT.)	REQ. VENT AREA (1% OF UNDER-FLOOR AREA)	14"x10" G.I. MESH VENT TOTAL VENT FREE @ 0.97 sf EACH		TOTAL VENT AREA SUPPLIED (SQ. FT.)
352	3.52	4		3.88



FLOOR PLAN NOTES:

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- SHOWERS & SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMO-STATIC MIXING VALVE TYPE THAT PROVIDE SCALD & THERMAL SHOCK PROTECTION.
- CONTRACTOR SHALL PROVIDE TO OWNER, FOR REVIEW & APPROVAL, SHOP DRAWINGS FOR ALL INTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR & WINDOW TRIM PRIOR TO FABRICATION AND/OR ORDERING/PURCHASING.
- PROVIDE GAS LINE & VENT FOR DRYER AS REQUIRED PER MANUFACTURER'S REQUIREMENTS & AS REQUIRED BY CODE.
- PROVIDE COLD WATER BIBB & WASTE LINES RECESSED IN WALL FOR WASHING MACHINE. PROVIDE RECESSED COLD WATER BIBB AT REFRIGERATOR.
- PROVIDE HARD-WIRED COMBINATION CARBON MONOXIDE/SMOKE DETECTORS, WITH BATTERY BACK-UP & LOW BATTERY SIGNAL, AT ALL BEDROOMS BOTH LEVELS OF STAIRS & CENTRALLY LOCATED IN HALL. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT & BE DUCTED TO THE OUTSIDE OF THE BUILDING. PROVIDE THE MANUFACTURER'S CUT-SHEET FOR VERIFICATION. BATHROOM FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH IS READILY ACCESSIBLE. EXHAUST FANS SHALL BE CAPABLE OF 5 AIR-CHANGES PER HOUR & DISCHARGE OUTSIDE 36" MINIMUM FROM ANY OPENINGS (50 CFM MINIMUM).

- ALL APPLIANCES, FIXTURES & ACCESSORIES SHALL BE SELECTED BY OWNER & COORDINATED BY CONTRACTOR FOR PRICE, FINISH INSTALLATION REQUIREMENTS & OPENING DIMENSIONS. TO BE INSTALLED BY GENERAL CONTRACTOR. EACH APPLIANCE PROVIDED/INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.
- BATHTUB/SHOWER NOTE:** WALL COVERINGS SHALL BE TILE OR APPROVED EQUAL TO UNDERSIDE OF GYPSUM WALLBOARD CEILING/SOFFITS AT SHOWERS AND/OR AT TUBS WITH SHOWERS. PER CODE, FINISH MATERIALS (INCLUDING GYPSUM WALLBOARD) & OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS & PANELS MUST BE TEMPERED, SWING DOOR OUTWARD. NET AREA OF SHOWER SHALL NOT BE LESS THAN 1,024 SQ. INCHES OF FLOOR AREA & ENCOMPASS 30"Ø CIRCLE.
- FIREPLACE APPLIANCE TO BE "LENNOX FIREPLACES" MODEL #RAVL-42 (D-VENT) SEALED COMBUSTION) (ANSI Z21.88b & U.L. #127) OR APPROVED EQUAL. PROVIDE FUEL GAS LOOSE KEY VALVE. INSTALLATION & USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- ALL NEW PERMANENTLY INSTALLED LUMINAIRES IN BATHS, KITCHENS (50%), CLOSETS, GARAGES, LAUNDRY & UTILITY ROOMS SHALL BE HIGH-EFFICIENCY TYPE LUMINAIRES. HIGH-EFFICIENCY LUMINAIRES HAS AN EFFICIENCY NO LOWER THAN THE EFFICIENCIES CONTAINED IN TABLE 150-C & IS NOT A LOW-EFFICIENCY LUMINAIRE AS SPECIFIED BY SECTION 150(k)2.
- ALL INTERIOR & EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.
- PROVIDE 12"x12" ACCESS PANEL TO BATHTUB TRAP SLIP JOINT CONNECTION. WHERE ACCESS PANEL CANNOT BE PROVIDED, PROVIDE SOLID JOINT.
- ALL EXTERIOR VENTS SHALL BE GALVANIZED WITH 1/4"x1/4" MESH SIZE. PAINT ALL VENTS.
- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING & ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTIVE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTIVE RATING WILL NOT BE REDUCED.
- DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM No.26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL & SHALL NOT HAVE OPENINGS INTO THE GARAGE.
- OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS & WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS A USABLE SPACE BOTH ABOVE & BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL SPACES.

NEW FIRST FLOOR PLAN

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

1



A.B.	ANCHOR BOLT	.D.	INSIDE DIAMETER
A.C.	ASPHALTIC CONCRETE	INSUL.	INSULATION
A/C	AIR CONDITIONING	INT.	INTERIOR
A.C.I.	AMERICAN CONCRETE INSTITUTE	LAM.	LAMINATED
A.C.T.	ACOUSTIC CEILING TILE	LAV.	LAVATORY
ACT.	ACTUAL	LOC.	LOCATION
A.D.	AREA DRAIN	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	M.E.	MATCH EXISTING
A.F.G.	ABOVE FINISH GRADE	MECH.	MECHANICAL
ALUM.	ALUMINUM	MFR.	MANUFACTURER
A.N.S.I.	AMERICAN NATIONAL	MIN.	MINIMUM
		MISC.	MISCELLANEOUS

1. PROVIDE METAL TRIM OR CASING AT ALL EDGES OF PLASTERED OR DRYWALL SURFACES WHERE IT TERMINATES OR MEETS ANOTHER MATERIAL UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS, REVIEW AND UNDERSTAND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
3. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT UNLESS OTHERWISE STATED IN WRITING FROM THE OWNER.

House Addition



METHANE DESIGN NOTE

PROJECT DESCRIPTION

2-STORY ADDITION TO AN EXISTING 1-STORY SINGLE-FAMILY RESIDENCE WITH A NEW ATTACHED 2-CAR GARAGE.

CODE DATA

OCCUPANCY: R-3/U
 CONSTRUCTION TYPE: TYPE V-B
 STORIES: 2 (1 EXISTING)
 NEW HEIGHT: 28'-0" (EX.=14'-6")
 CODES: 2014 L.A.B.C.
 2014 L.A. GREEN CODE
 2014 CA. RES. CODE &

PROJECT DATA

ZONE: R1-1-0
 METHANE ZONE
 VENICE COASTAL ZONE SPECIFIC PLAN: SOUTHEAST VENICE ZONE
 PARCEL AREA: 5,096.8 SQ. FT.

LEGAL DESCRIPTION

ASSESSOR PARCEL No.: 4227-022-024
 TRACT: 6098 LOT: 142
 MAP REFERENCE: MB 108-58/59

PROJECT DATA

MADE AVAILABLE AT THE JOB SITE.

GENERAL NOTES

PROPOSED STRUCTURE AREA TABULATION (SCHOOL)

EXISTING 1st FLOOR AREA: 832 SQ. FT.
 NEW 1st FLOOR AREA: 771 SQ. FT.
 NEW 2nd FLOOR AREA: 1,826 SQ. FT.
 SUBTOTAL: 3,429 SQ. FT.

PROPOSED STRUCTURE AREA TABULATION (ZONING/BLDG.)

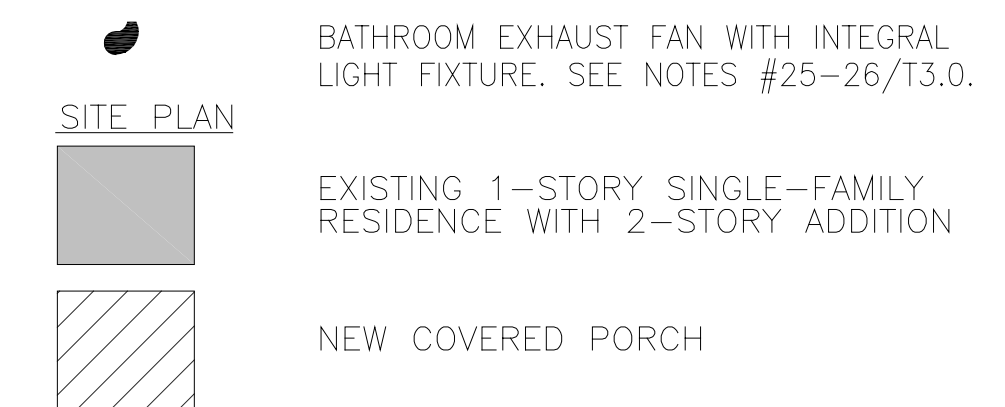
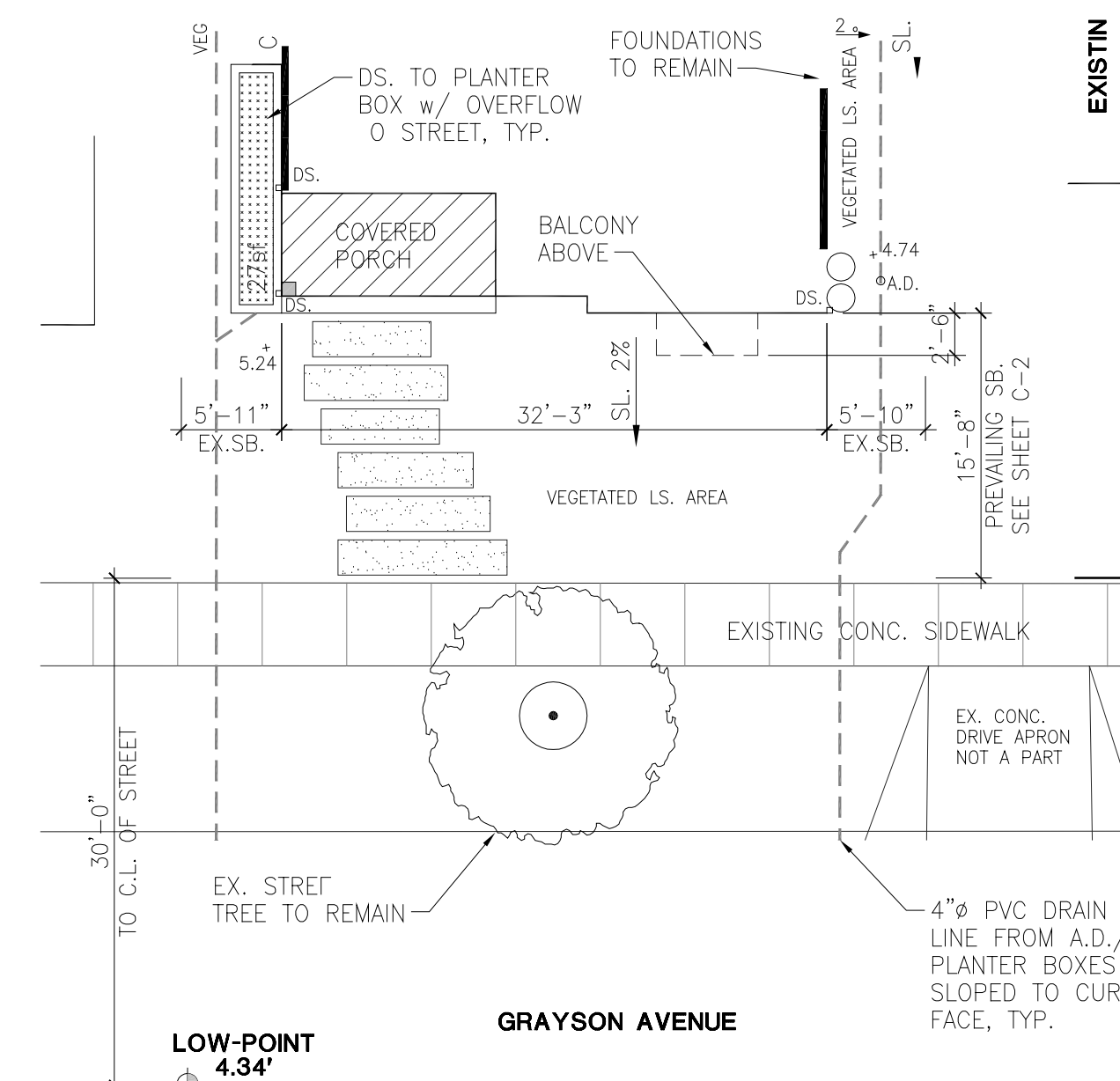
EXISTING 1st FLOOR AREA: 832 SQ. FT.
 NEW 1st FLOOR AREA: 698 SQ. FT.
 NEW 2nd FLOOR AREA: 1,740 SQ. FT.
 SUBTOTAL: 3,270 SQ. FT.
 COVERED PORCHES: 77 SQ. FT.
 SUBTOTAL: 3,347 SQ. FT.

ATTACHED 2-CAR GARAGE: 352 SQ. FT.

PROJECT AREAS

SITE PLAN

SCALE: 1"=10'-0"



SYMBOLS LEGEND

OWNERS:

THOMAS JAMES CAPITAL
 26940 ALISO VIEJO PARKWAY, SUITE 100
 ALISO VIEJO, CALIFORNIA 92656
 (949) 481-7026

ARCHITECT:

SOUTHERN CALIFORNIA ARCHITECTS
 226 N. CRESCENT DRIVE, SUITE 1A
 BEVERLY HILLS, CALIFORNIA 90210
 (310) 429-1113

STRUCTURAL ENGINEER:

MESSIHA ENGINEERING SERVICES
 9854 NATIONAL BOULEVARD, SUITE 474
 LOS ANGELES, CALIFORNIA 90034
 (310) 717-3020
 (773) 829-0158 FAX

PROJECT DIRECTORY

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

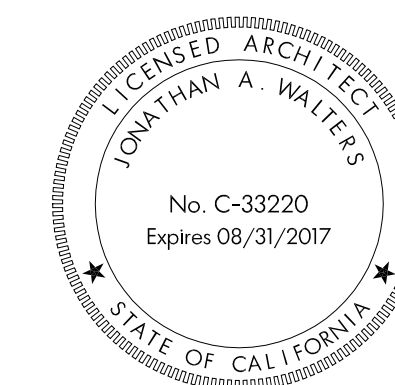
rev.	date	description
10/22/15		PLAN CHECK CORRECTIONS
10/02/15		PLAN CHECK SUBMITTAL

Residence Addition

2819 Grayson Avenue
 Los Angeles, CA. 90291

TITLE SHEET

title	
AS NOTED	SEPTEMBER 12, 2015 project date
D.BIBAWI	OCTOBER 23, 2015 plot date
15-049	T1.0
job no.	sheet



WALL SCHEDULE

- EXISTING WOOD STUD WALL TO BE DEMOLISHED
- ===== EXISTING PORTION OF CONC. FOUNDATION TO REMAIN, SEE STRUCTURAL DRAWINGS
- ====><==== EXISTING PORTION OF WOOD STUD WALL TO BE OPENED FOR NEW DOOR, WINDOW, ETC

rev.	date	description
	10/22/15	PLAN CHECK CORRECTIONS
	10/02/15	PLAN CHECK SUBMITTAL

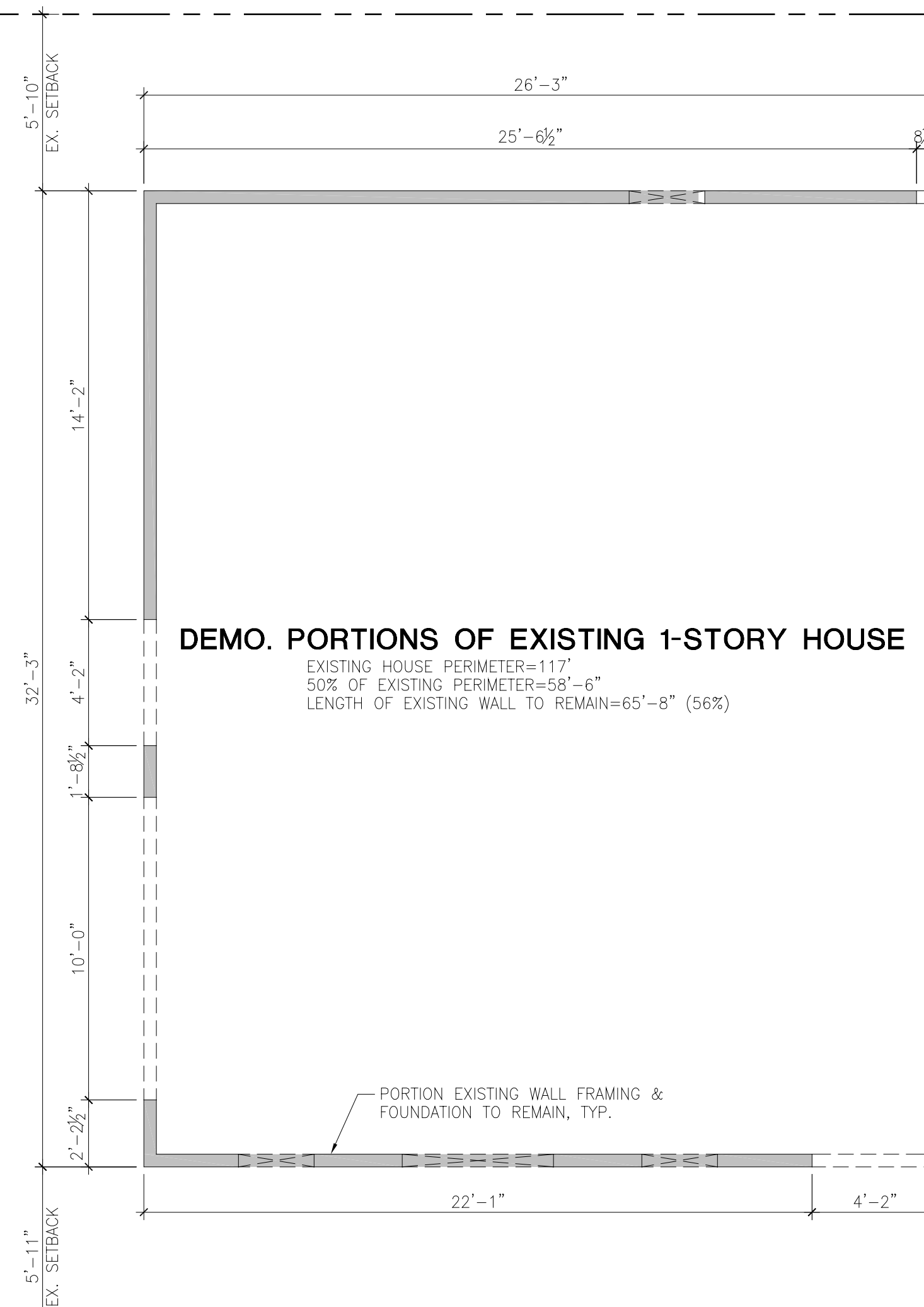
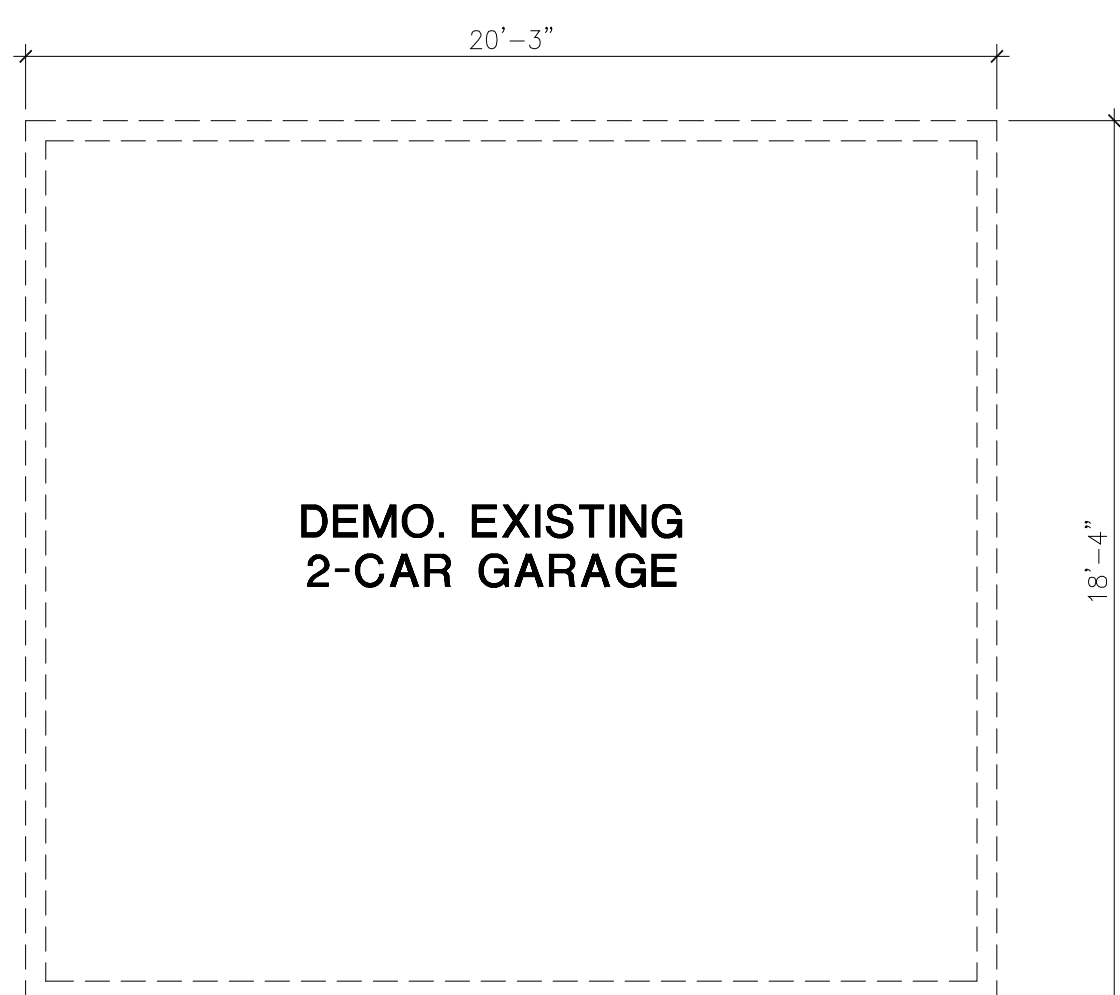
Residence Addition
2819 Grayson Avenue
Los Angeles, CA. 90291

DEMOLITION PLAN

title	DEMOLITION PLAN	
scale	AS NOTED	SEPTEMBER 12, 2015 project date
project manager	D.BIBAWI	OCTOBER 23, 2015 plot date
job no.	15-049	D1.0 sheet

DEMOLITION NOTES:

1. GENERAL CONTRACTOR TO VERIFY WITH OWNER ITEMS TO BE SAVED. ALL ITEMS TO BE SAVED OR RE-USED IN NEW PROJECT SHALL BE STORED IN A SAFE, DRY LOCATION.
2. THE GENERAL CONTRACTOR SHALL INFORM ALL INCONSISTENCIES WITH ARCHITECT & ENGINEER.
3. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITIES, OR WORK ON UTILITIES WITH THE LOCAL UTILITY COMPANY & THE CITY PRIOR TO COMMENCEMENT OF WORK.
4. EXISTING PORTIONS OF STRUCTURE TO REMAIN SAFE FROM INTRUSION & DRY FROM FOUL WEATHER CONDITIONS.
5. ALL DEMOLISHED ITEMS TO BE DISCARDED SHALL BE HAULED AWAY BY AN APPROVED CITY OF L.A. HAULER.
6. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
7. NO STRUCTURAL MEMBER IN ANY STORY SHALL DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED (AS OCCURS).
8. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR HEIGHT OF MORE THAN 25'.
9. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
10. APPROVAL OF PROTECTION FENCES & CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
11. ALL BASEMENT FILLS SHALL BE CLEAN & UNIFORM (AS OCCURS).
12. STORAGE ON FLOORS SHALL NOT EXCEED PSF LIVE LOAD.

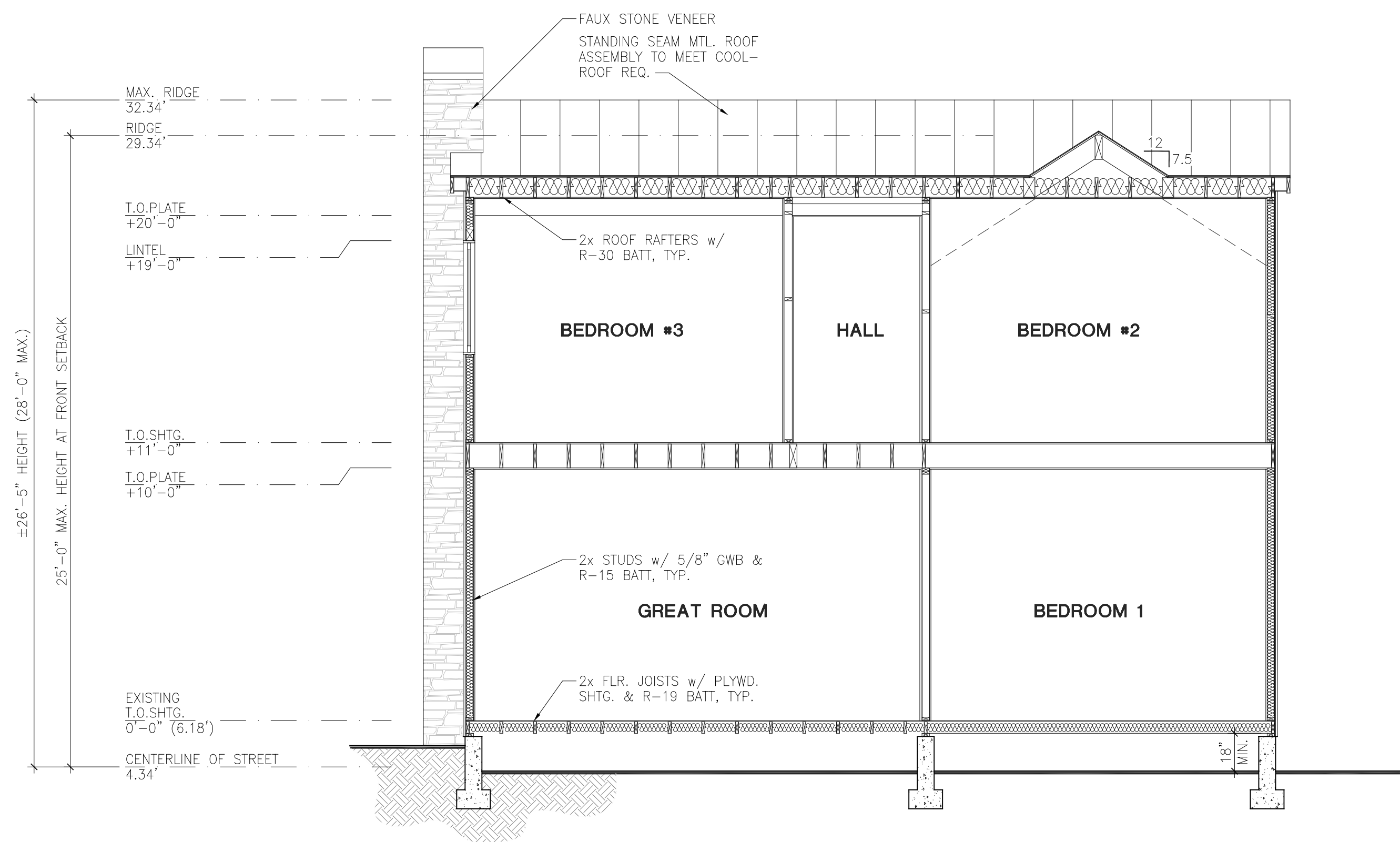


	DESCRIPTION	MANUFACTURER	STYLE/CAT. NO.	COLOR/REMARKS
1A	7/8" EXTERIOR PLASTER CEMENT	OMEGA PRODUCTS OR APPROVED EQ.	SMOOTH-TROWELED PLASTER FINISH	ELASTOMERIC PAINT FINISH COLOR '4B'
1B	CEMENTIOUS BATTEN BOARD SIDING	JAMES HARDIE OR APPROVED EQ.	4"x10" SMOOTH PANELS w/ 2.5"x3/4" BATTENS	NON-ELASTOMERIC PAINT '4B' I.C.C. #NER-405
2A	ALUMINUM FRAMED DOORS & WINDOWS	JELD-WEN OR APPROVED EQUAL	-	BRONZED ALUMINUM FINISH TEMPERED & DUAL-GLAZED
2B	WOOD ENTRY DOOR	T.M. COBB OR APPROVED EQUAL	FRENCH DOOR	TEMPERED, DUAL-GLAZING PAINT FINISH, CLOLOR T.B.D.
3A	PRE-FINISHED ALUM. DOWNSPOUTS/GUTTERS	BY G.C.	RECTANG. EXTRUDED ALUMINUM/OGEE GUTTERS	PRE-FINISH (MATCH ADJ. MATERIAL)
4A	PAINT ON METAL FLASHING & C.J.	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	MATCH ADJ. MATERIAL
4B	PAINT ON PLASTER & SIDING	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	COLOR: WHISPER PRIME + ELASTOMERIC PAINT
4C	PAINT ON PLASTER 2	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	COLOR: T.B.D. PRIME + ELASTOMERIC PAINT
4D	PAINT ON METAL RAILINGS/IRONWORK	RUST-OLEUM OR APPROVED EQ.	PROTECTIVE ENAMEL GLOSS	COLOR: STAINLESS STEEL (GRIND & PRIME AS REQ.)
5A	STANDING SEAM METAL ROOF	CUSTOM-BILT METALS OR APPROVED EQ.	CS-100 CAP SEAM 18.5" SPACING	COLOR TO BE DETERMINED I.C.C. #ESR-2048
6A	FAUX STONE VENEER	EL DORADO STONE OR APPROVED EQ.	RUSTIC LEDGE	COLOR TO BE DETERMINED I.C.C. #ESR-1215

- NOTES:
- PROVIDE SAMPLES TO OWNER OF ALL INTERIOR & EXTERIOR FINISHES.
 - ALL SIDING SHALL, TRIM, ETC. SHALL BE INSTALLED OVER 2-LAYERS OF 15 LB. BUILDING PAPER OR DUPONT "TYVEK" HOUSE-WRAP #1055-B (I.C.C. #ESR-2375). INSTALL PER MANUFACTURER.
 - ALL SIDING, TRIM, ETC. SHALL BE MITERED & CAULKED AT JOINTS/SEAMS.
 - RAIN DOWNSPOUTS NOT SHOWN FOR GRAPHIC CLARITY. GENERAL CONTRACTOR TO PROVIDE AS REQUIRED (MINIMUM PER FLOOR & ROOF PLANS).
 - ALL MECHANICAL, PLUMBING, ETC. OUTLETS/EXHAUST LOCATIONS SHALL NOT OCCUR AT FRONT/ STREET ELEVATION OF THE ROOF PLANES. PAINT ALL ITEMS TO MATCH ROOF SHINGLE.
 - PROVIDE ELASTOMERIC PAINT FINISH TO ALL EXPOSED CEMENT PLASTER. ELASTOMERIC PAINT TO CONTAIN 100% ACRYLIC BINDERS. APPLY TO A MINIMUM OF 12 MIL. DRY THICKNESS.
 - ALL DECK WATERPROOFING SHALL BE BY: "PLI-DECK SYSTEMS, INC." SYSTEM #2097 OR APPROVED EQUAL (I.C.C. #ESR-2097 / L.A.R.R. #25375).
 - FAUX MASONRY VENEER SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. INSTALL OVER CEMENT PLASTER BACKING (BROWN COAT-MOISTENED) & 1/2" THICK TYPE N OR S MORTAR.
 - FASTENERS FOR ROOF COVERINGS SHALL COMPLY WITH CBC SECTION 1507.3.6.

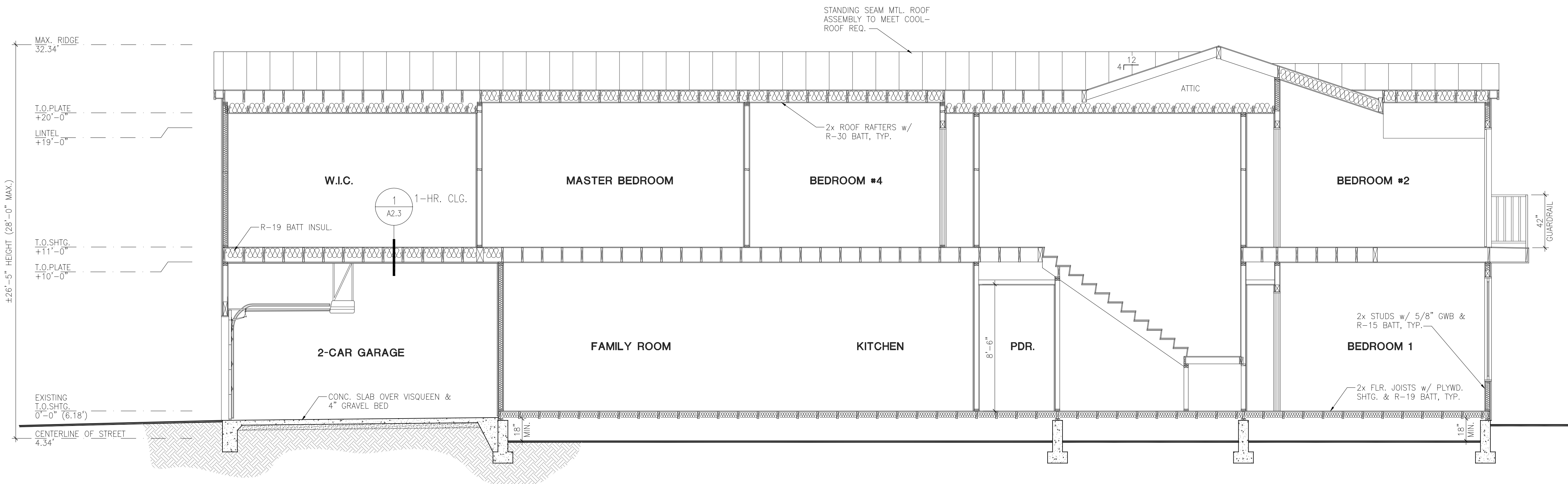
EXTERIOR FINISH SCHEDULE

SCALE: NONE 3



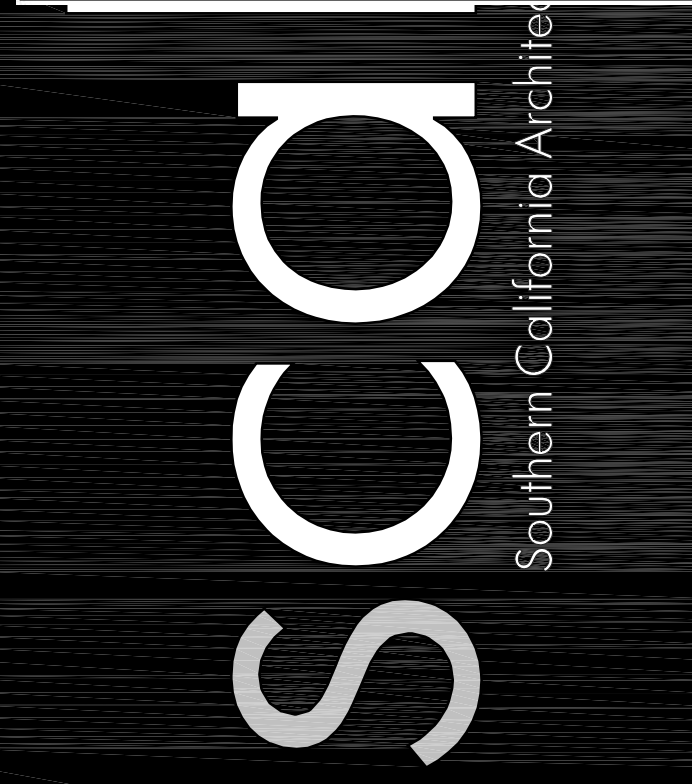
BUILDING SECTION

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



BUILDING SECTION

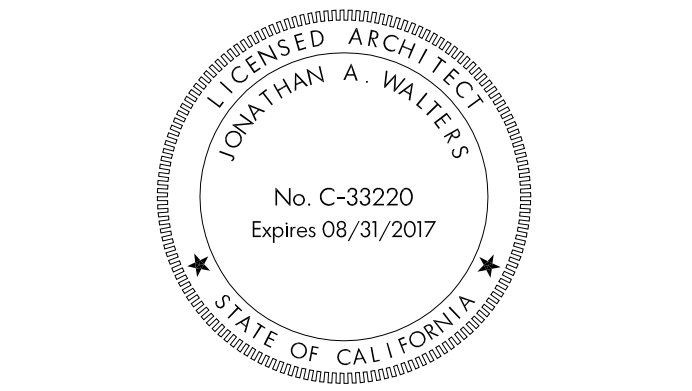
SCALE: 1/4" = 1'-0" 2



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STRUCTURAL ENGINEER
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10/22/15	PLAN CHECK CORRECTIONS
10/02/15	PLAN CHECK SUBMITTAL
rev. date	description

Residence Addition
2819 Grayson Avenue
Los Angeles, CA. 90291

BUILDING SECTIONS

AS NOTED	SEPTEMBER 12, 2015
scale	project date
D.BIBAWI	OCTOBER 23, 2015
project manager	plot date
15-049	A2.3
job no.	sheet