

CALIFORNIA COASTAL COMMISSION

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



Th17h

Click here to go to
original staff report

ADDENDUM

April 8, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **APPEAL NO. A-5-VEN-16-0031 (Fernandes) 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.

Oshida, Caitlin@Coastal

From: Lydia Ponce <venicelydia@gmail.com>
Sent: Friday, April 08, 2016 12:25 PM
To: Oshida, Caitlin@Coastal
Subject: Fwd: 932 Superba Ave (A-5-VEN-16-0031)
Attachments: Beachhead_Article_Jon_Wolff_April3,2016.pdf

Here's three...

----- Forwarded message -----

From: Lydia Ponce <venicelydia@gmail.com>
Date: Friday, April 8, 2016
Subject: 932 Superba Ave (A-5-VEN-16-0031)
To: "Rehm, Zach@Coastal" <Zach.Rehm@coastal.ca.gov>

California Coastal Commission

Coastal Staff & Coastal Commissioners

200 Oceangate, 10th Floor

Long Beach, CA 90802

Re. SUPPORT OF Coastal Exemption Appeal

932 Superba Ave (A-5-VEN-16-0031)

Hearing date: Thursday April 14, 2016

Agenda Item 17.h.

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.

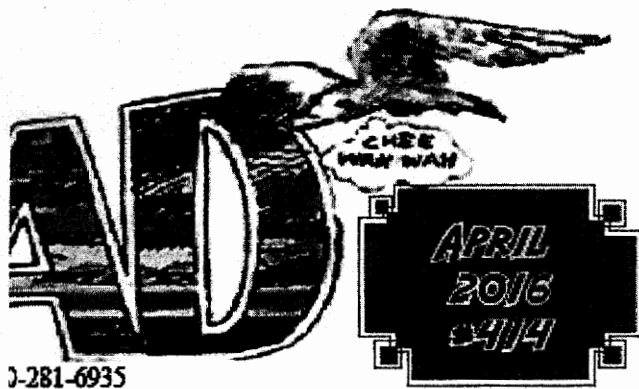
To the owners and companies that are demolishing every building in Venice and replacing them with big ugly boxes, the people of Venice don't matter. The neighbors who don't want to live in the shadow of some new concrete monstrosity don't matter. All the "little people" don't matter. To a development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



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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**Th17h**

Filed: 3/4/2016
 49th Day: 4/22/2016
 Staff: Z. Rehm – LB
 Staff Report: 4/1/2016
 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 Number: A-5-VEN-16-0031

Applicant: Fara Fernandes

Agents: Mark De La Tour and Caroline Smukler

Appellants: Mary Jack, Jeanette Koustenis, Shepard & Andrea Stern, Stephanie Waxman, Karen Brodtkin, Dennis Hicks, Jim & Janet Smith Kotos, Carollee Howes

Project Location: 932 Superba Ave., Venice, City of Los Angeles (APN: 4241-023-007)

Project Description: Appeal of City of Los Angeles Local Coastal Exemption No. DIR-2016-78-CEX for remodel of 880 sq.ft. single-family home, first-story addition of 136 sq.ft. and second-story addition of 360 sq.ft. on 3,600 sq.ft. lot, resulting in 1,376 sq.ft. home

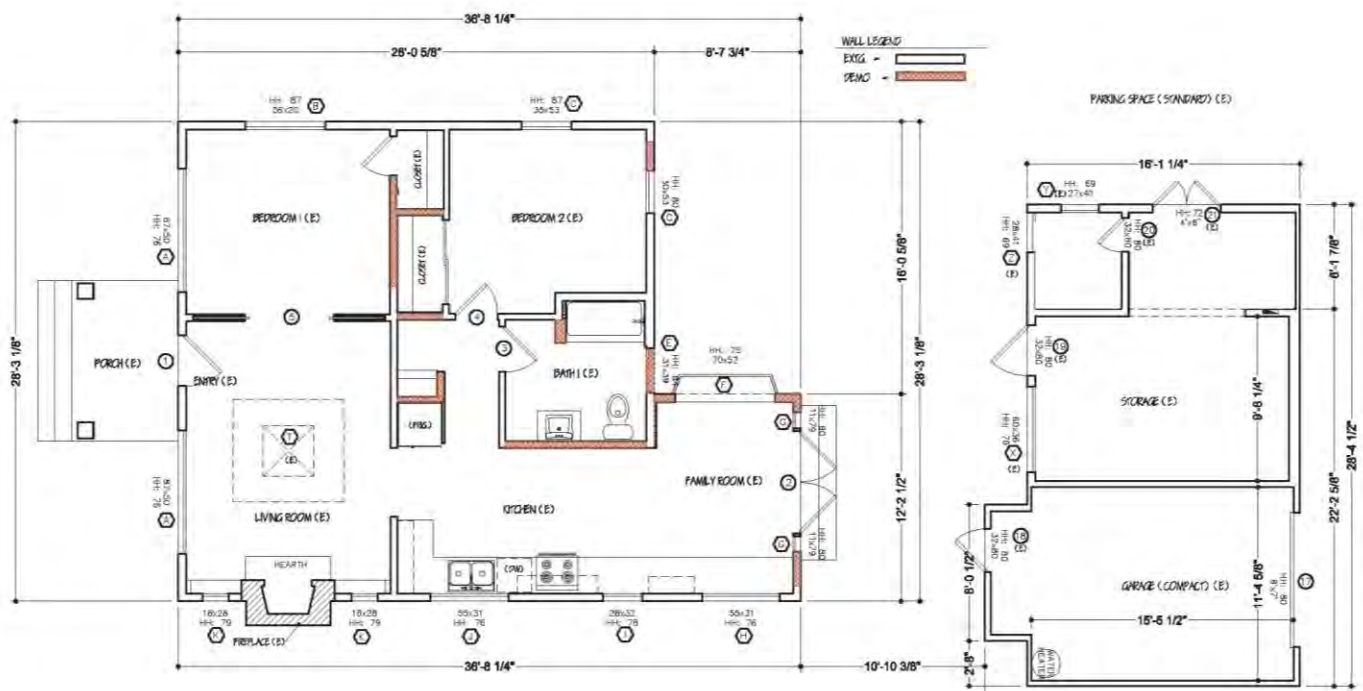
Staff Recommendation: Find Substantial Issue with City of Los Angeles Claim of Exemption and Approve Claim of Exemption

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 proposed development on the site is partial demolition of a residential structure and addition to a single-family residence, and the City of Los Angeles did not adequately analyze the scope of development or retain adequate factual support (i.e. plans) to support its exemption determination. Specifically, the project description listed on the City’s exemption determination lacks adequate specificity to ensure that the development meets the standards for an exemption set forth in the Coastal Act and the California Code of Regulations and does not require a coastal development permit. Moreover, in several recent similar exemption determinations, the City of Los Angeles has erred in issuing exemptions for development that was not exempt from coastal development permit requirements. Demolition, reconstruction, or substantial redevelopment in the Venice coastal zone are not exempt under any section or provision of the Coastal Act. In this case, based on the City’s incomplete record, it is not clear whether 50% or more of the structure are proposed to be demolished. Therefore, staff recommends the Commission find substantial issue with the City’s action.

Nevertheless, Commission staff has worked with the City and the applicant to obtain detailed plans and additional information to clarify the scope of the demolition and addition. Based on a review of the information submitted after the appeal was filed, and confirmation that it represents a more detailed description of the project originally proposed by the applicant, staff believes the proposed development can accurately be described as an interior remodel and partial second story addition to an existing structure, and is exempt from coastal development permit requirements (see demolition plan below and applicant’s plans in **Exhibit 4**). The staff therefore recommends that the Commission approve the claim of exemption, with the additional clarifying changes to the proposed project description and plans, as part of the Commission’s de novo review of the proposed development. The **motions** to carry out the staff recommendation are on **pages 4 and 11**.



Demolition plan: applicant’s architect

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APPENDICES

Appendix A - Substantive File Documents

EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Photo of Site

Exhibit 3 – Appeal

Exhibit 4 – Plans Submitted by Applicant

I. MOTION AND RESOLUTION

MOTION: *I move that the Commission determine that Appeal No. A-5-VEN-16-0031 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. Failure of this motion will result in a de novo hearing on the application, 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:

*The Commission hereby finds that Appeal No. A-5-VEN-16-0031 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 an appeal of Local Coastal Exemption DIR 2016-78-CEX from Mary Jack, Jeanette Koustenis, Shepard & Andrea Stern, Stephanie Waxman, Karen Brodtkin, Dennis Hicks, Jim & Janet Smith Kotos, and Carollee Howes (**Exhibit 3**). The City's Coastal Exemption approved a "*1st and 2nd Story Addition to Existing Single Family Dwelling.*" The appeal contends that the existing structure has been identified as potentially historic by the City of Los Angeles through its SurveyLA project and therefore historic resource impacts must be analyzed under the Coastal Act and the California Environmental Quality Act, that more than 50% of the structure will be demolished, that 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 that 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 appeal contends that the City-approved project does not qualify for an exemption and requires the review afforded through the coastal development permit process.

III. LOCAL GOVERNMENT ACTION

On January 11, 2016, the City of Los Angeles, Department of City Planning issued a Coastal Exemption (DIR 2016-78-CEX) (**Exhibit 3**) for a "*1st and 2nd Story Addition to Existing Single Family Dwelling*" The applicant name listed on the City's exemption is Mark de la Tour and the property owner is Fara Fernandes. The box checked on the City's exemption form is "Improvements to Existing Single-Family Residences." Building Permit Application No. 15014-10000-05469 was filed with the Los Angeles Department of Building and Safety on November 25, 2015 for "*1st and 2nd Story Addition to Existing Single Family Dwelling*" but has not yet been issued.

The City forwarded a copy of the Coastal Exemption to the Coastal Commission's South Coast District Office on February 4, 2016 – 24 days after the coastal exemption was issued. On March 4, 2016, the appellants submitted the appeal to the Commission's South Coast District Office. The appeal of the City's action was determined to be valid because it was received prior to the

expiration of the twenty working-day period in which any action by the City of Los Angeles can be appealed to the Commission. On March 7, 2016, a Notification of Appeal was sent to the Los Angeles Department of City Planning and the applicant, notifying each party of the appeal of DIR-2016-78-CEX, and the decision was stayed pending Commission action on the appeal.

IV. APPEAL PROCEDURES

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

After a final local action on a local CDP 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 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 – SUBSTANTIAL ISSUE

A. PROJECT LOCATION AND DESCRIPTION

The project site is located in the Oakwood subarea at 932 Superba Avenue within the City of Los Angeles Single Permit Jurisdiction Area, about 0.7 miles inland of the beach (**Exhibit 1**). The lot area is 3,600 square feet and zoned RD2-1 (Multi Family Residential) in the Los Angeles Zoning Code. The site is currently developed with a detached residential unit fronting Superba Avenue (**Exhibit 2**) and a one car garage facing the rear alley. The Los Angeles County Recorder indicates that the existing structure was constructed in 1924, although it is listed as a duplex. The applicant's representatives and the plans submitted by the applicant indicate that the garage structure in the rear of the property is not part of the subject application and is proposed to remain in place as a garage use. The scope of work provided by the applicant's representative on the City's Coastal Exemption form is "*1st and 2nd Story Addition to Existing Single Family Dwelling.*" (No further information or calculation provided on the Coastal Exemption.)

The City of Los Angeles does not retain copies of plans for projects they deem exempt from permit requirements, so the Commission did not receive any plans with the requested City record.

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 regulations 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 has 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.

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 structure and is therefore non-exempt “development” as defined in the Coastal Act and so a coastal development permit should have been required.

Coastal Act Section 30610 Developments authorized without permit, states:

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

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

*(b) **Improvements to any structure other than a single-family residence or a public works facility**; provided, however, that the commission shall specify, by regulation, those types of improvements which (1) involve a risk of adverse environmental effect, (2)*

adversely affect public access, or (3) involve a change in use contrary to any policy of this division. Any improvement so specified by the commission shall require a coastal development permit.

California Administrative Code of Regulations 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.*

Section 13253 Improvements to Structures Other than Single-Family Residences and Public Works Facilities That Require Permits, states:

(a) For purposes of Public Resources Code section 30610(b) where there is an existing structure, other than a single-family residence or public works facility, the following shall be considered a part of that structure:

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

(b) Pursuant to Public Resources Code section 30610(b), the following classes of development require a coastal development permit because they involve a risk of adverse environmental effect, adversely affect public access, or involve a change in use contrary to the policy of Division 20 of the Public Resources Code:

- (1) Improvement to any structure if the structure or the improvement is located: on a beach; in a wetland, stream, or lake; seaward of the mean high tide line; in an area designated as highly scenic in a certified land use plan; or within 50 feet of the edge of a coastal bluff;*

(2) Any significant alteration of land forms including removal or placement of vegetation, on a beach or sand dune; in a wetland or stream; within 100 feet of the edge of a coastal bluff, in a highly scenic area, or in an environmentally sensitive habitat area;

(3) The expansion or construction of water wells or septic systems;

(4) On property not included in subsection (b)(1) above that is located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resource areas as designated by the commission or regional commission an improvement that would result in an increase of 10 percent or more of internal floor area of the existing structure, or constitute an additional improvement of 10 percent or less where an improvement to the structure has previously been undertaken pursuant to Public Resources Code section 30610(b), and/or increase in height by more than 10 percent of an existing structure;

(5) In areas which the commission or regional commission has previously declared by resolution after public hearing to have a critically short water supply that must be maintained for protection of coastal recreation or public recreational use, the construction of any specified major water using development including but not limited to swimming pools or the construction or extension of any landscaping irrigation system;

(6) Any improvement to a structure where the coastal development permit issued for the original structure by the commission, regional commission, or local government indicated that any future improvements would require a development permit;

(7) Any improvement to a structure which changes the intensity of use of the structure;

(8) Any improvement made pursuant to a conversion of an existing structure from a multiple unit rental use or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold including but not limited to a condominium conversion, stock cooperative conversion or motel/hotel timesharing conversion.

(c) In any particular case, even though the proposed improvement falls into one of the classes set forth in subsection (b) above, the executive director of the commission may, where he or she finds the impact of the development on coastal resources or coastal access to be insignificant, waive the requirement of a permit; provided, however, that any such waiver shall not be effective until it is reported to the commission at its next regularly scheduled meeting. If any three (3) commissioners object to the waiver, the proposed improvement shall not be undertaken without a permit.

The project description written in the City's exemption determination lacks adequate specificity to ensure that the proposed development is actually an improvement to an existing structure rather than a new structure that must obtain a coastal development permit. Moreover, in recent similar exemption determinations, projects that have received City exemptions have demolished more than the 50 percent of the existing structure and resulted in new buildings (buildings with new foundations, floors, plumbing, walls and roofs). The City of Los Angeles Certified Land Use Plan (LUP) for Venice defines "remodel" as: *an improvement to an existing structure in which no*

more than fifty percent (50%) of the exterior walls are removed or replaced. However, 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, and doorways. 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.

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 the Chapter 3 policies of the Coastal Act.

The first factor is the degree of factual and legal support for the local government’s decision that the development is exempt from CDP requirements. Issuing an exemption for a project with the scope of work that includes “*1st and 2nd Story Addition to Single Family Dwelling*” could be, on its face, consistent with the Coastal Act, however, the placement of a second-floor addition on a one-story structure constructed in 1924 may require more demolition and replacement of existing material than is anticipated due to the unknown condition and ability to endure a new structural load. This raises concern over whether or not there will be enough of the existing structure remaining after demolition to add on to or improve, which could invalidate 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. There are no plans in the City record for the Commission to review to determine whether the City properly determined that the proposed development was exempt. Therefore, the Coastal Commission finds that the City does not have an adequate degree of factual or legal support for its exemption determination.

The second factor is the extent and scope of the development as approved or denied by the local government. The extent and scope of the locally approved development is not clear because there are no City-approved plans available to determine the scope. The City characterized the development as an addition and remodel. Such a vague description provides the possibility that more than 50% of the existing structure could be demolished, exceeding the limitation for a coastal exemption. Therefore, the full extent and scope of the City-approved project must be reviewed further.

The third factor is the significance of the coastal resources affected by the decision. The coastal resource that is affected by the locally approved project is community character, which is significant in Venice. Other coastal resources could be affected. The City’s coastal exemption process was utilized instead of the coastal development permit process, during which the proposed development would be reviewed for consistency with the character of the surrounding area. Community character issues are particularly important in Venice. Although this exemption related to only one project, the erosion of community character is a cumulative issue, and the City’s cumulative exemption of numerous large-scale remodel and demolition projects has a significant impact on Venice’s visual character. 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 like these that result in the construction of new larger residences circumvents the coastal development permit process and its requirement for public participation, and sets a bad precedent. As discussed above, significant adverse impacts to coastal resources would potentially occur, if the City's coastal exemption process is inappropriately used to avoid the coastal development permit process, during which the proposed development would be reviewed for consistency with the character of the surrounding area and would potentially set 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-16-0005.

The final factor is whether the appeal raises local issues, or those of regional or statewide significance. Although this appeal raises specific local issues, potentially exempting projects from the coastal development process that are not exempt pursuant to policies of the provisions of the certified Venice Land Use Plan or the Coastal Act 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 potential issues of statewide significance.

In conclusion, the primary issue for the appeal is whether the City of Los Angeles exemption determination can be supported by the City's administrative record. In order to determine whether the proposed development (partial demolition and remodel of an existing structure) is exempt from coastal development permit requirements, analysis of the scope of work and detailed project plans should have been required by the City. Because the City did not conduct a thorough analysis or retain adequate records, the Commission finds that the appeal raises a substantial issue as to the project's exempt status.

VII. MOTION AND RESOLUTION – DE NOVO

Motion: *I move that the Commission **approve** Claim of Exemption No. A-5-VEN-16-0031 for the development proposed by the applicant*

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

Resolution:

The Commission hereby approves the Claim of Exemption for the proposed development on the ground that the development is exempt from the permitting requirements of the Coastal Act and adopts the findings set forth below.

VIII. FINDINGS AND DECLARATIONS – DE NOVO

A. PROJECT DESCRIPTION

The Commission found that a substantial issue exists with respect to the grounds on which the appeal of the City of Los Angeles coastal exemption determination was filed. The Commission’s finding of Substantial Issue voided Local Coastal Exemption DIR-2016-78-CEX, and the Commission is now required to hold a de novo hearing on the applicant’s claim of exemption. In its de novo review, the Commission may consider additional information gathered from the City and the applicant in the time following the appeal of the City’s action. In this case, the applicant has worked with staff to provide additional detailed plans and clarify the proposed project description to more accurately describe the scope of the demolition and addition. The applicant has also assisted the Commission with an analysis of the percentage of the existing structure which will be retained as part of the proposed development.

The complete scope of work proposed by the applicant, as documented in the plans provided by the applicant (**Exhibit 4**), is demolition of a portion of the roof, demolition of approximately 50% of the interior walls, demolition of approximately 10% of exterior walls, demolition of three windows and two doors (approximately 25% of total windows and doors), construction of partial new foundation and load bearing perimeter walls, construction of 136 square foot first-story addition, construction of 360 square foot partial second-story at the rear half of the structure, and construction of a new roof on the second story. The proposed structure will be 1,376 square feet after the addition and remodel. The front facade of the structure (including framing, siding, doors, and windows) is proposed to remain intact as shown in the image in **Exhibit 2** (as also identified in the SurveyLA photograph submitted with the appeal). The new roofline, siding, and architectural detail are designed to match the existing Spanish style of the home. There is no proposed change to the one parking space provided on site. There is no proposed change to the front, side, or rear setbacks. Overall calculations derived from the architectural plans indicate that approximately 70% of the existing single family dwelling will be retained in place¹ during construction of the proposed development.

¹ Material to “retain in place” is defined as existing material and/or parts of the existing structure that will not be removed in any way at any time from its existing location at the project site.

B. COASTAL DEVELOPMENT PERMIT REQUIREMENTS

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 45ll).

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

Coastal Act Section 30610 provides, in part:

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

*(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....*

*(b) **Improvements to any structure other than a single-family residence or a public works facility**; provided, however, that the commission shall specify, by regulation, those types of improvements which (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division. Any improvement so specified by the commission shall require a coastal development permit.*

*(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 provide, 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.

Coastal Act Section 30610 allows *improvements* to existing single-family residences (and structures other than single family residences) without a coastal development permit, under specific circumstances as set forth in the Act. Under section 13252, if the repair and maintenance results in replacement of 50 percent or more of an existing structure, then the project does not repair and maintenance and requires a coastal development permit. Also, the City of Los Angeles Certified Land Use Plan (LUP) for Venice states that the definition for “remodel” is: *In the coastal zone, a remodel is an improvement to an existing structure in which no more than fifty percent (50%) of the exterior walls are removed or replaced.* Although the Coastal Act is the standard of review, the LUP serves as guidance. In discussions with the applicant and based on plans (**Exhibit 4**), no more than 10 percent of the exterior walls will be removed during the proposed project.

In determining whether the project constitutes the replacement of 50 percent or more of the existing single family residence, the Commission analyzes the percentage of various structural components proposed to be removed/replaced during construction and the percentage proposed to be retained. A single family residence consists of many components that can be measured, such as: the foundation, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition proposed as part of the remodel and addition. 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.

Often, 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 require reinforcement of the first-floor load bearing walls, often with steel framing, and/or a new foundation which would exceed the amount of change allowable under an exemption. However, plans proposed for this particular project indicate that the second-floor addition will only partially cover the existing first story, and that approximately half the roofline and 90% of the existing first floor walls (including studs, framing, siding, stucco, et al) will be retained. This project is different from other addition and remodel projects in that more than 50% of the structure will be retained, not only portions of framing of the exterior walls.

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. Built in 1924, the existing single family house may require replacement of certain components in order to support the addition; however, the addition is only on top of approximately half the first floor of the house and the applicant has been informed by Commission staff and is aware that any deviation from the proposed project including the removal of more existing materials than indicated on plans submitted to the Commission will void the exemption and trigger the requirement for a coastal development permit.

To date, no demolition or construction has been observed at the site. The applicant has not been issued a building permit and has agreed to wait to carry out construction until a valid coastal exemption is confirmed.

The architectural plans indicate that approximately 70 percent of the existing single family dwelling will be retained in place during the specific development proposed by the applicant (**Exhibit 4**). In order to support the new wood-framed addition, new underpinnings will be added to the existing foundation system to aid in carrying the new load. Minimal disturbance to the existing foundation and interior floor is proposed. Additionally, approximately 50 percent of the existing roof will be retained in place, as the new addition will only be added to the rear half of the existing structure, as well as about 90 percent of the existing exterior walls and 75% of the existing windows and doors. Existing siding will be retained and mimicked on the new addition. The interior remodel will include the demolition of approximately 50 percent of the interior walls.

In this case, based on the new project plans and clarified project description provided by the applicant, the proposed project does qualify for an exemption under Coastal Act Section 30610(a). Coastal Act Section 30610(a) allows *improvements* to existing single-family residences without a coastal development permit. In this case, the applicant is proposing to add a 496 square foot second-story addition to the existing 880 square foot single-family residence while maintaining approximately 70 percent of the existing structure. The extent of demolition and changes to the existing foundation system necessary to support the partial second-story addition will be less than 50 percent (Section 13252); therefore there will be an “existing single-family residence” subject to improvement on the site. In addition, the proposed development is not located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach. Thus, this proposed project, with the additional clarifications to the project description and the project plans provided by the applicant, constitutes an improvement to an existing single family dwelling that would be exempt from the permit requirements of the Coastal Act.

Because the proposed development is exempt from coastal development permit requirements, there is no basis for the Commission to review the appellants concerns about the potential historic nature of the structure or the Mello Act consistency of the use of the structure. Those issues may be addressed through the City of Los Angeles discretionary review process – where the City will also be required to make a California Environmental Quality Act determination.

Therefore, for the reasons discussed above, the Commission finds that the proposed project is exempt from the requirement to obtain a coastal development permit based on the standards set above (30610(a); 13250(b)). The applicant’s project plans clearly indicate that approximately 70 percent or more of the existing single family dwelling will be retained in place and the new addition will mimic the existing structure in appearance. Although the City’s exemption determination was invalidated by a Substantial Issue finding, the Commission has jurisdiction to determine permit requirements and/or issue exemption determinations anywhere in the coastal zone.

Only the project described above is exempt from the permit requirements of the Coastal Act. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete,

this exemption will become invalid, and any development occurring at that time must cease until a coastal development permit is obtained.

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

Vicinity Map: 932 Superba Ave, Venice, Los Angeles

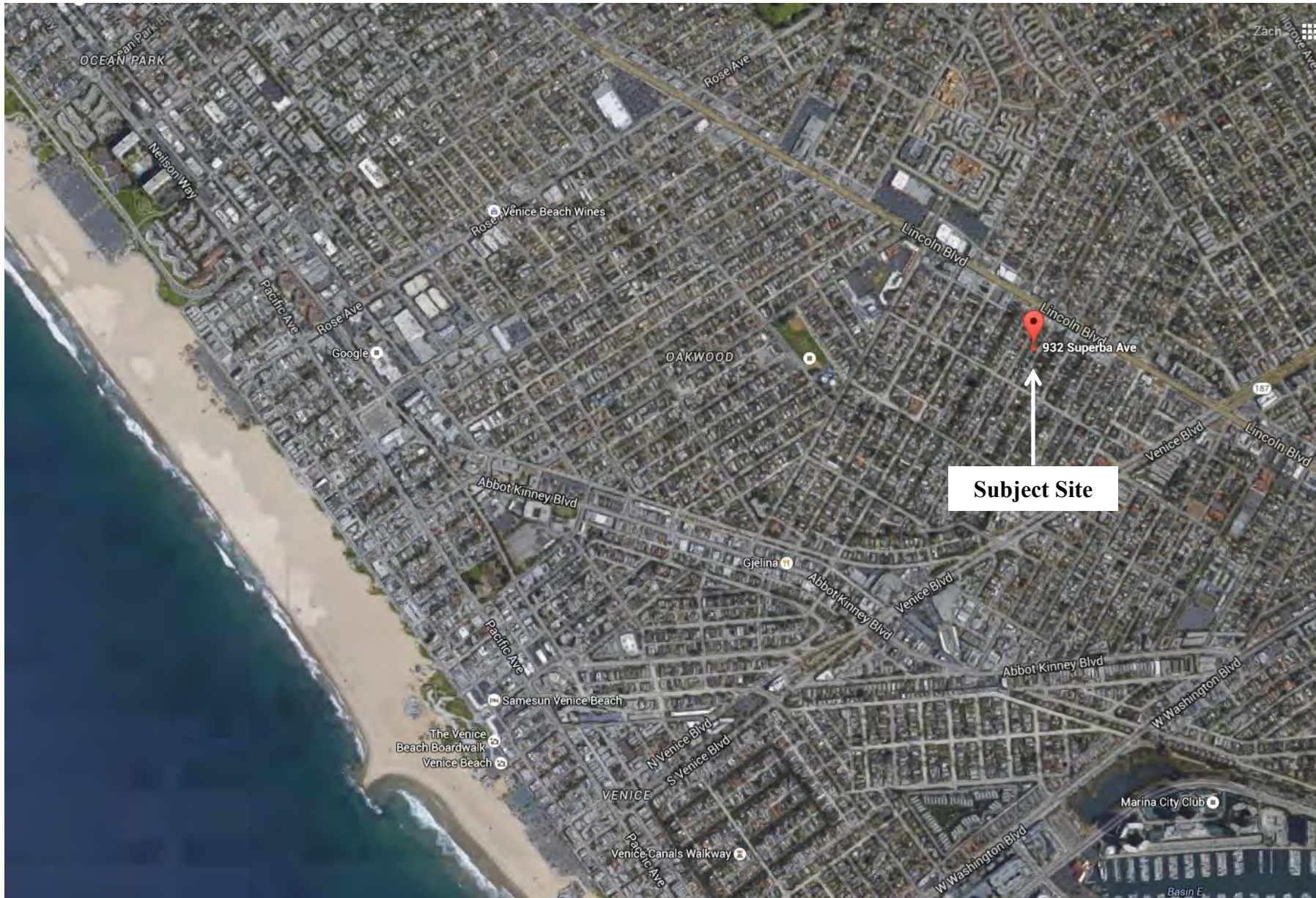


Photo credit: Google maps



Photo of 932 Superba Avenue, 3-10-2016



Photo: California Coastal Commission staff

Exhibit 3

Page 1 of 20



California Coastal
Commission

SOURCES AGENCY

AL COMMISSION

RECEIVED
South Coast Region

EDMUND G. BROWN JR., Governor

MAR - 4 2016



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

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: Mary Jack et al (see attached)

Mailing Address: 913 Marco Place

City: Venice

Zip Code: 90291

Phone: 310-821-9520

SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

1st and 2nd story addition to existing single-family dwelling

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

• 932 Superba Ave, APN: 424-102-3007, Linden 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-S-VEN-16-0031

DATE FILED: 3-4-2016

DISTRICT: South Coast



**932 Superba Ave
Coastal Exemption Appeal
March 4, 2016**

**Mary Jack
913 Marco Place
Venice, CA 90291**

**Dennis Hicks
938 Marco Place
Venice, CA 90291**

**Jeanette Koustenis
812 Superba Ave
Venice, CA 90291**

**Shepard & Andrea Stern
923 Marco Place
Venice, CA 90291**

**Stephanie Waxman
938 Marco Place
Venice, CA 90291**

**Karen Brodkin
803 Amoroso Place
Venice, CA 90291**

**Jim & Janet Smith Kotos
735 Superba Ave
Venice, CA 90291**

**Carollee Howes
815 Amoroso Place
Venice, CA 90291**



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

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-2016-78-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:

Mark de la Tour, 325 Bay St., #218, Santa Monica, CA 90405

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 (Page 3)****SECTION IV. Reasons Supporting This Appeal****PLEASE NOTE:**

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

A property in the Venice Coastal Zone that has been identified as being eligible for historic designation status in the SurveyLA must be looked at for historical resource impacts under CEQA. The City's presumption is that if the City has found it to be significant in SurveyLA that they will continue to find it significant in their environmental reviews. Sometimes the district itself is the primary historic resource, and so it's important to think about a given neighborhood as being the historic resource. Whether or not the proposed project may have an adverse affect on, or may materially impair the significance of, the historic resource must be determined. There are two levels of potential impact: the loss of a contributor or multiple contributors to a district, if a site has been identified as a contributing structure as has the site at 932 Superba Ave. Built in 1907, the structure is well over 100 years old. In addition, the impact to the overall integrity of the historic district must be considered, i.e. whether the project would materially impair its continued eligibility as an historic district. In the Coastal Zone, particularly in Venice where the City knows that there are ongoing multiple cases/project applications, the City also considers the potential for cumulative impacts under CEQA. In the Venice Coastal Zone, which has been designated as a Special Coastal Community, the history and historic structures and districts have a direct connection to that special coastal designation (see definition in excerpt of the certified Venice Land Use Plan, attached). On page 2 of the CEX, the top section reads: "A determination has been made that a CDP is not required for the preceding described project based on the fact that it does not involve a risk of adverse environmental effect." If the property has historic status, even if it's "potential" or pending, because historic resources are considered as coastal resources and as part of the environment, then there IS a risk of adverse environmental effect and a CDP is required. Thus, prior to making this determination for the CEX, it is necessary to determine a property's historical status, including its status in SurveyLA. The property at 932 Superba Ave is designated in SurveyLA as a contributing property (see attached information from the SurveyLA report), therefore this determination that the project does not involve a risk of adverse environmental effect cannot be made and the project cannot be processed with a CEX; a CDP must be obtained.

In addition, 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.

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

This CEX must be revoked and the Applicant must be required to obtain a CDP. This should be done



ASAP in order to protect this historic resource.

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

Lastly, it is not clear whether the existing structure is a single-family dwelling or a duplex/2-unit structure. The assessor information indicates a duplex or 2 units. That must be settled in the CDP process, and is definitely an issue in a CEX process.

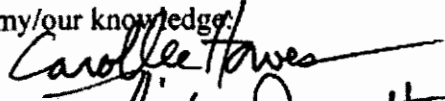
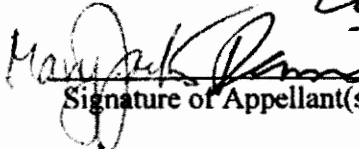
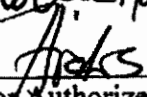


This project constitutes the development of a new single-family residence, and therefore the Coastal Exemption and the Building Permit must be revoked immediately (or clearances stopped if the building permit is not yet issued), and a CDP must be obtained in order to ensure that the project conforms 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 (Page 4)

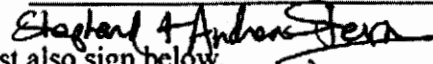
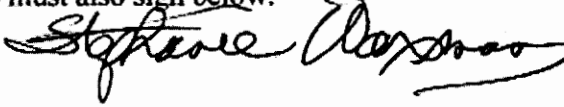



SECTION V. Certification

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





 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: _____

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California Coastal Commission



COASTAL EXEMPTION (CEX)

CASE NO.: DIR-2016-78-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: 932 W. SUPERBA AVE. LA CA 90291
 LEGAL DESCRIPTION: LOT 8 BLOCK 16 TRACT VENICE ANNEX
 ZONE: R2-1 COMMUNITY PLAN: VENICE
 PROPOSED SCOPE OF WORK: 1ST AND 2ND STORY ADDITION TO EXISTING SINGLE FAMILY DWELLING.

RELATED PLAN CHECK NUMBER(s): 15014-10000-05469

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: MARK de LA TOUR
 Mailing Address: 325 BAY ST. #218, SANTA MONICA, CALIF. 90405
 Phone Number: 310 570 2092 E-mail Address: MARKDLT@VERIZON.NET
 Signature: _____



THIS SECTION FOR OFFICE USE ONLY

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

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

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

Michael LoGrande
Director of Planning

Issued By:

Signature

Print Name and Title

Eric Claros - Planning Assistant

Date:

01/11/2016

Invoice No.:

27635

Receipt Number:

0102532564

Attached:

Copy of Invoice with Receipt No.

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



Department of City Planning Case Summary & Documents

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

Case Number Ordinance Zoning Information CPC Cards

Case Number: DIR-2016-78-CEX Search Format: AA-YYYY-1234 Example: ZA-2011-3269

Case Number: DIR-2016-78-CEX
Case Filed On: 01/11/2016
Accepted for review on: 01/11/2016
Assigned Date: 01/11/2016
Staff Assigned: ERIC CLAROS
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
932 W SUPERBA AVE 90291 Venice 11		

[View All Addresses](#)

Project Description: 1ST AND 2ND STORY ADDITION TO EXISTING SFD
Requested Entitlement: CEX FOR A 1ST AND 2ND FLOOR ADDITION TO A SINGLE FAMILY DWELLING
Applicant:
Representative:

Permanent Link: <http://planning.lacity.org/Pdiscaseinfo/CaseId/MjA2MDEx0>

1 Case Documents found for Case Number: DIR-2016-78-CEX

Type ^	Scan Date	Signed
Initial Actions (1)		
Application	01/12/2016	View

**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.



LOCATION

ASSESSMENT & TAXES

Property address	932 Superba Ave Los Angeles CA 90291	Tax year	2014-2015
Parcel ID	4241023007	Land value	\$904,086
Block	16	Building value	\$180,817
Lot	8	Total value	\$1,084,903
		Property tax	\$13,221.18

Legal description

VENICE ANNEX LOT 8 BLK 16

Land

Lot sq. ft. **3,600**
 Property class **Double, Duplex or
Two Units - 4 Stories
or Less (0200)**

Neighborhood

Neighborhood **Venice**
 Tax rate area **City-Los Angeles Td
#1 (67)**
 Assessor map [Click to view](#)
 Index map [Click to view](#)

Zoning **Two Family Dwellings
(R2)**
 Bldgs on lot **2**
 Weed hazard **No**

Building

Last Sale

Sale date **11/27/2012**
 Sale price **\$1,080,000**

Square feet **880**
 Year built **1924**
 Year last altered **1975**

Owner

Full name **Fernandes Fara**
 Address **932 Superba Ave**
 City state zip **Venice, CA 90291**

Units **1**
 Rooms **4**
 Bedrooms **3**
 Bathrooms **1**

Check the Building section for information about other buildings on this parcel.

Check the Building Contacts section for ways to reach the owner!

*930-932
?
SFD or duplex?*

A4. Maps

File

Advertise with PropertyShark



**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 13253 Improvements for Existing Structure Other Than a Single-Family Residence

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

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

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 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.



Type: Contributor
Year built: 1923
Property type/sub type: Residential-Single Family; House
Architectural style: Vernacular



Primary Address: 929 W SUPERBA AVE
Other Address: 927 W SUPERBA AVE
Type: Non-Contributor
Year built: 2000
Property type/sub type: Residential-Single Family; House
Architectural style: Other



Primary Address: 931 W SUPERBA AVE
Type: Contributor
Year built: 1924
Property type/sub type: Residential-Single Family; House
Architectural style: Spanish Colonial Revival



Primary Address: 932 W SUPERBA AVE *

Type: Contributor *

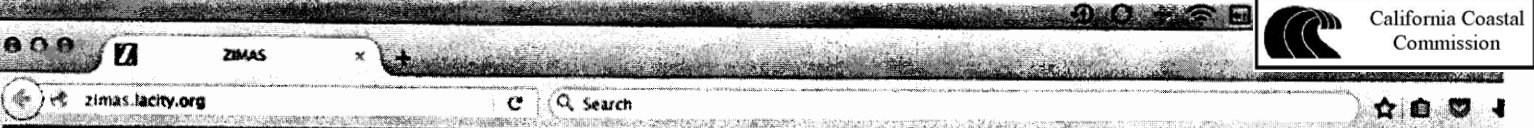
Year built: 1924

Property type/sub type: Residential-Single Family; House

Architectural style: Spanish Colonial Revival



932 Superba



ZIMAS

Search Reports Resources News Help

932 W SUPERBA AVE Fort. A A A
PIN: 1088148 155
932 W SUPERBA AVE

ZIP Code 90281
 PIN Number 1088148 155
 Lot/Parcel Area (Calculated) 3,600.2 (sq ft)
 Thomas Brothers Grid PADE 871 - GRID J5
 Assessor Parcel No. (APN) 4241023007
 Tract VENICE ANNEX
 Map Reference M B 7-300
 Block 16
 Lot 8
 Arb (Lot Out Reference) None
 Map Sheet 1088148

Jurisdictional
 Planning and Zoning

Assessor

Assessor Parcel No. (APN) 4241023007

Ownership (Assessor)

Owner

Address

Ownership (Bureau of Engineering, Land Records)

Owner

Address

APN Area (Co. Public Works) 0.083 (ac)

Use Code 0200 - 2 units (4 stories or less)

Assessed Land Val. \$236,211

Assessed Improvement Val. \$187,341

Last Owner Change 11/27/12

Last Sale Amount \$1,080,010

Tax Rate Area 87

Deed Ref No. (City Clerk) 770452

Deed Ref No. (City Clerk) 770451

Deed Ref No. (City Clerk) 321431

Deed Ref No. (City Clerk) 1800193

Deed Ref No. (City Clerk) 1800192

Deed Ref No. (City Clerk) 1579876

Deed Ref No. (City Clerk) 1426820

Deed Ref No. (City Clerk) 1281077

Building 1

Year Built 1924

Building Class DAC

Number of Units 1

Number of Bedrooms 0

Number of Bathrooms 0

Building Square Footage 352.0 (sq ft)

Building 2

Year Built 1924

Building Class S6B

Number of Units 1

Number of Bedrooms 3

Number of Bathrooms 1

Building Square Footage 880.0 (sq ft)

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-2008-4703-D1

Recent Activity DIR-2016-78-CEX

City Planning Commission CPC-2005-8262-CA

City Planning Commission CPC-2000-4916-CA

City Planning Commission CPC-1998-118-LCP

City Planning Commission CPC-1987-548-JCD

City Planning Commission CPC-1984-226-SP

City Planning Commission CPC-17632

Ordinance ORD-17699A

Ordinance ORD-175882

Ordinance ORD-172887

Ordinance ORD-172018

Ordinance ORD-168688

Ordinance ORD-120228

Director of Planning DIR-2014-2824-D1

Environmental ENV-2005-8263-LMO

Environmental ENV-2004-2891-CE

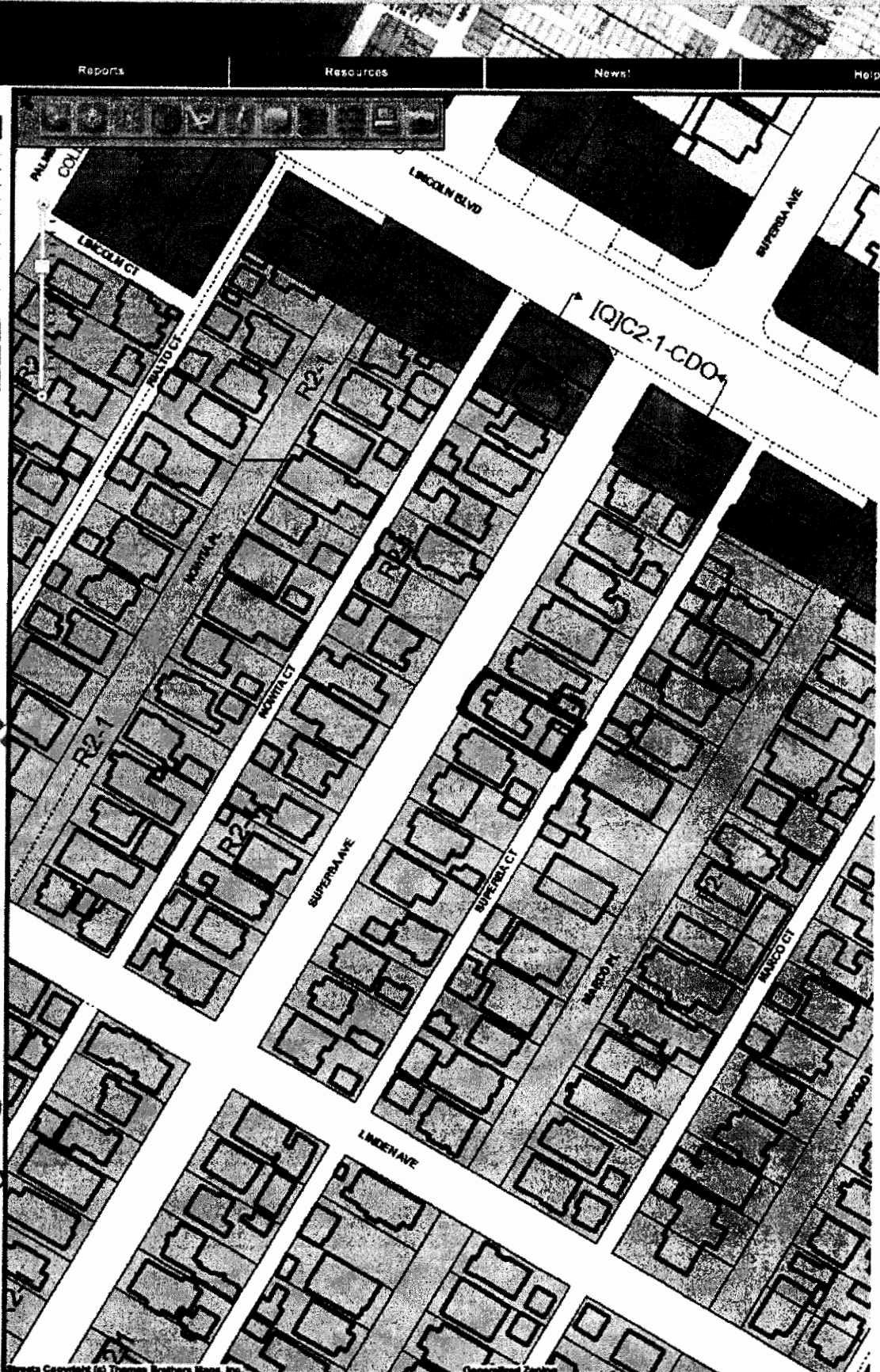
Environmental ENV-2002-8626-SP

Environmental ENV-2001-846-ND

Citywide/Code Amendment Cases

Additional

Seismic Hazards



NO VSD or SPR



Permit and Inspection Rep... X

https://www.ladbservices2.lacity.org/OnlineSen Search

LOS ANGELES 311

LA DBS Back to LADBS

DEPARTMENT OF BUILDING AND SAFETY

932 W SUPERBA AVE 90291

Application / Permit 15014-10000-05469
 Plan Check / Job ... B15LA16677
 Group Building
 Type Bldg-Addition
 Sub-Type 1 or 2 Family Dwelling
 Primary Use (1) Dwelling - Single Family
 Work Description 1st and 2nd story addition to existing single family dwelling.
 Permit Issued No
 Current Status Verifications in Progress on 2/12/2016

Permit Application Status History

Submitted	11/25/2015	APPLICANT
Assigned to Plan Check Engineer	12/17/2015	KAMRAN GHOTBI RAVANDI
Corrections Issued	12/21/2015	KAMRAN GHOTBI RAVANDI
Reviewed by Supervisor	12/22/2015	JAMESON LEE
Building Plans Picked Up	12/23/2015	APPLICANT
Green Plans Picked Up	12/23/2015	APPLICANT
Applicant returned to address corrections	2/9/2016	KAMRAN GHOTBI RAVANDI
Applicant returned to address corrections	2/12/2016	KAMRAN GHOTBI RAVANDI

Permit Application Clearance Information

Specific Plan	Not Cleared	12/20/2015	KAMRAN GHOTBI RAVANDI
Eng Process Fee Ord 176,300	Cleared	12/28/2015	ADRIAN SANCHEZ
Low Impact Development	Cleared	12/28/2015	VIJAY DESAI
Miscellaneous	Cleared	12/28/2015	JUSTIN BILOW
Roof/Waste drainage to street	Cleared	12/28/2015	ADRIAN SANCHEZ
Sewer availability	Cleared	12/28/2015	ADRIAN SANCHEZ
Housing rent stabilization	Cleared	1/8/2016	RICHARD BRINSON
Coastal Zone	Cleared	1/11/2016	ERIC CLAROS
Green Code	Cleared	2/24/2016	DAVID MATSON

Contact Information

Engineer Phillips, Craig Richard; Lic. No.: C69673 2123 VESTAL AVE LOS ANGELES, CA 90026

Inspector Information



Permit and Inspection Rep... X

https://www.ladbservices2.lacity.org/OnlineSen Search

LOS ANGELES

LA DBS Back to LADBS

DEPARTMENT OF BUILDING AND SAFETY

932 W SUPERBA AVE 90291

Application / Permit 16014-20000-00860
Plan Check / Job # B16VN02577
Group Building
Type Bldg-Addition
Sub-Type 1 or 2 Family Dwelling
Primary Use (7) Garage - Private
Work Description ADD 2'6" X 8'-0" AND 16'-0" X 16'-0" STORAGE TO (E) DETACHED ONE-CAR GARAGE PER ENGINEERING
Permit Issued No
Current Status Corrections Issued on 2/29/2016

Permit Application Status History

Submitted	2/29/2016	APPLICANT
Assigned to Plan Check Engineer	2/29/2016	SIAVOSH POURSAHAHIAN
Corrections Issued	2/29/2016	JENNIFER LEE

Permit Application Clearance Information

CPC	Cleared	2/29/2016	ANNA VIDAL
Coastal Zone	Not Cleared	2/29/2016	JENNIFER LEE
Miscellaneous	Cleared	2/29/2016	ANNA VIDAL
Specific Plan	Not Cleared	2/29/2016	JENNIFER LEE
ZI	Not Cleared	2/29/2016	JENNIFER LEE

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.



MAR - 4 2016

Posner, Chuck@Coastal

From: Robin Rudisill <willdrudi@me.com>
Sent: Friday, March 04, 2016 4:35 PM
To: Revell, Mandy@Coastal
Cc: Hudson, Steve@Coastal; Posner, Chuck@Coastal; Ainsworth, John@Coastal; Lester, Charles@Coastal
Subject: Coastal Exemption Appeal of 932 Superba Ave
Attachments: 932_Superba_Coastal_Exemption_Appeal_1of2.pdf; 932_Superba_Coastal_Exemption_Appeal_2of2.pdf

CALIFORNIA
COASTAL COMMISSION

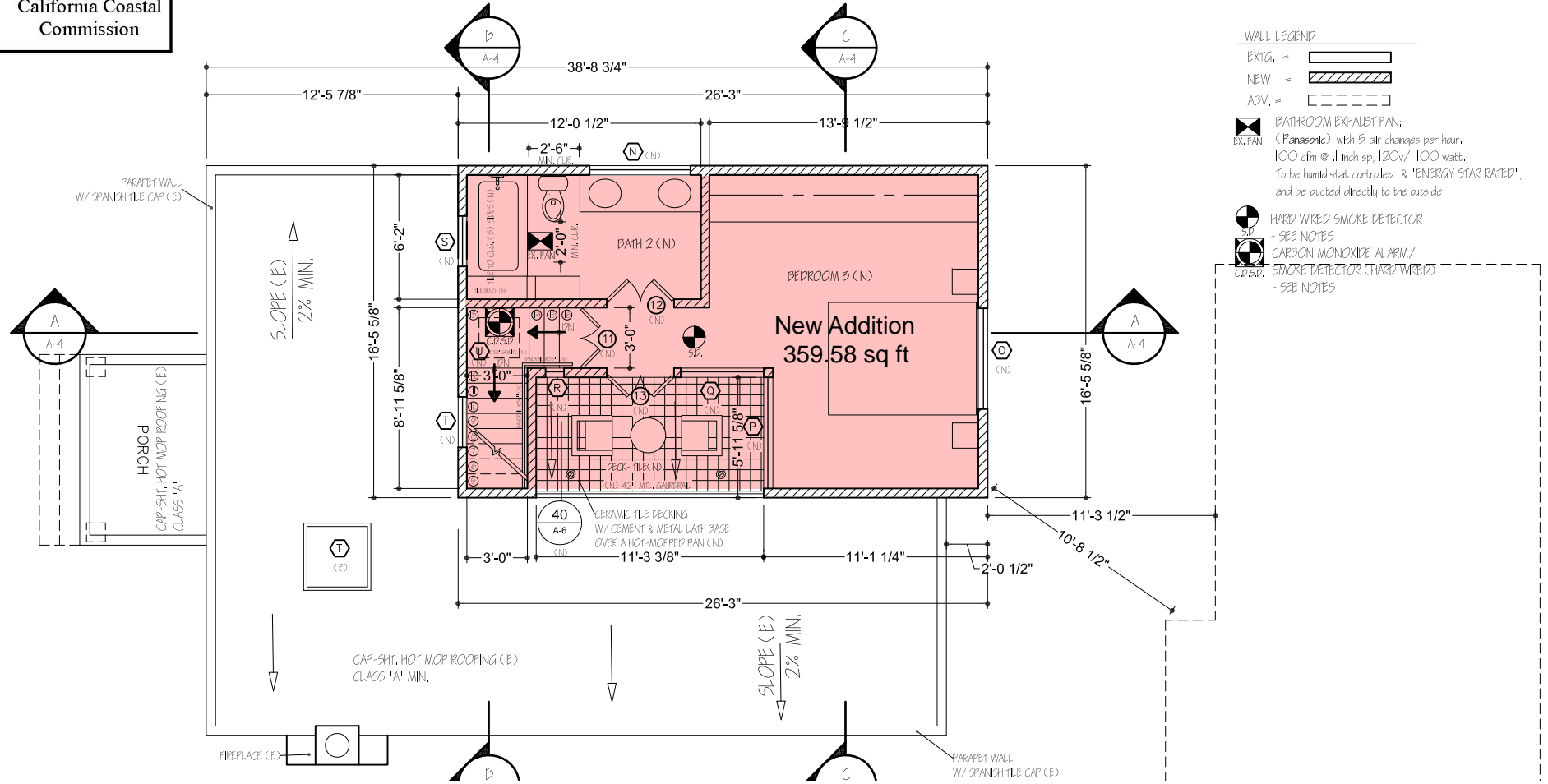
2 Attachments.

Exhibit 4

Page 2 of 9



California Coastal Commission



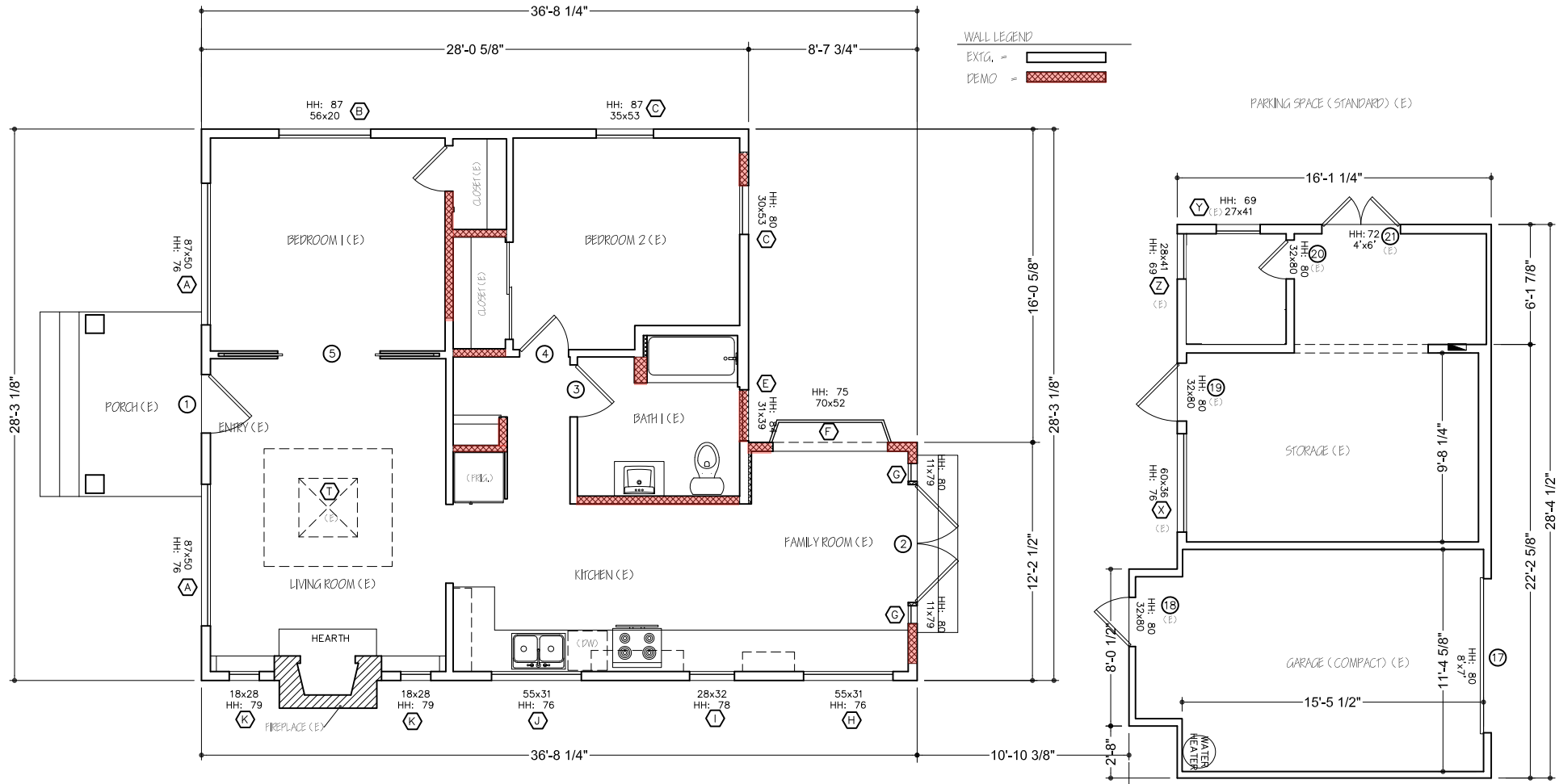
Second Floor Proposed Addition

Exhibit 4

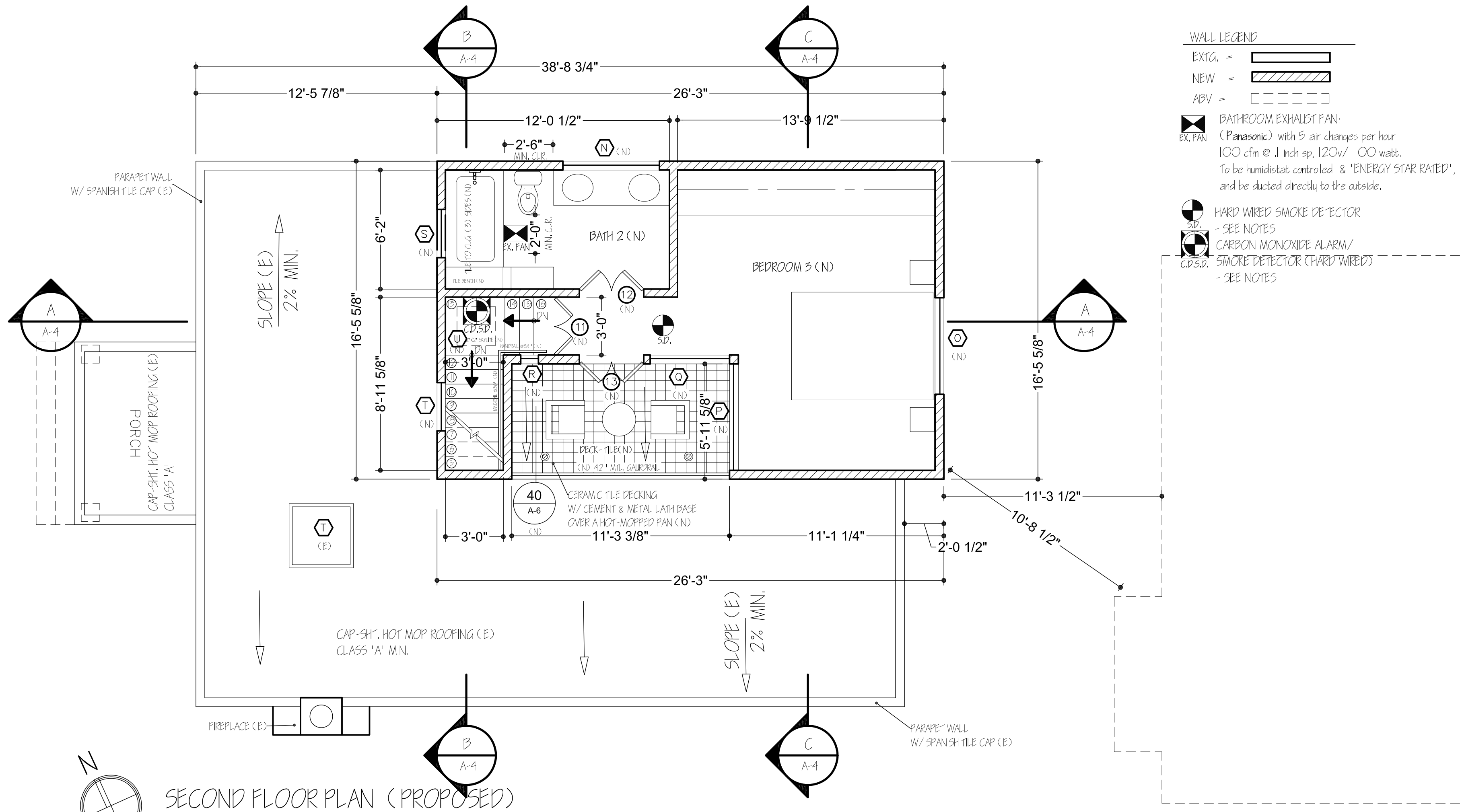
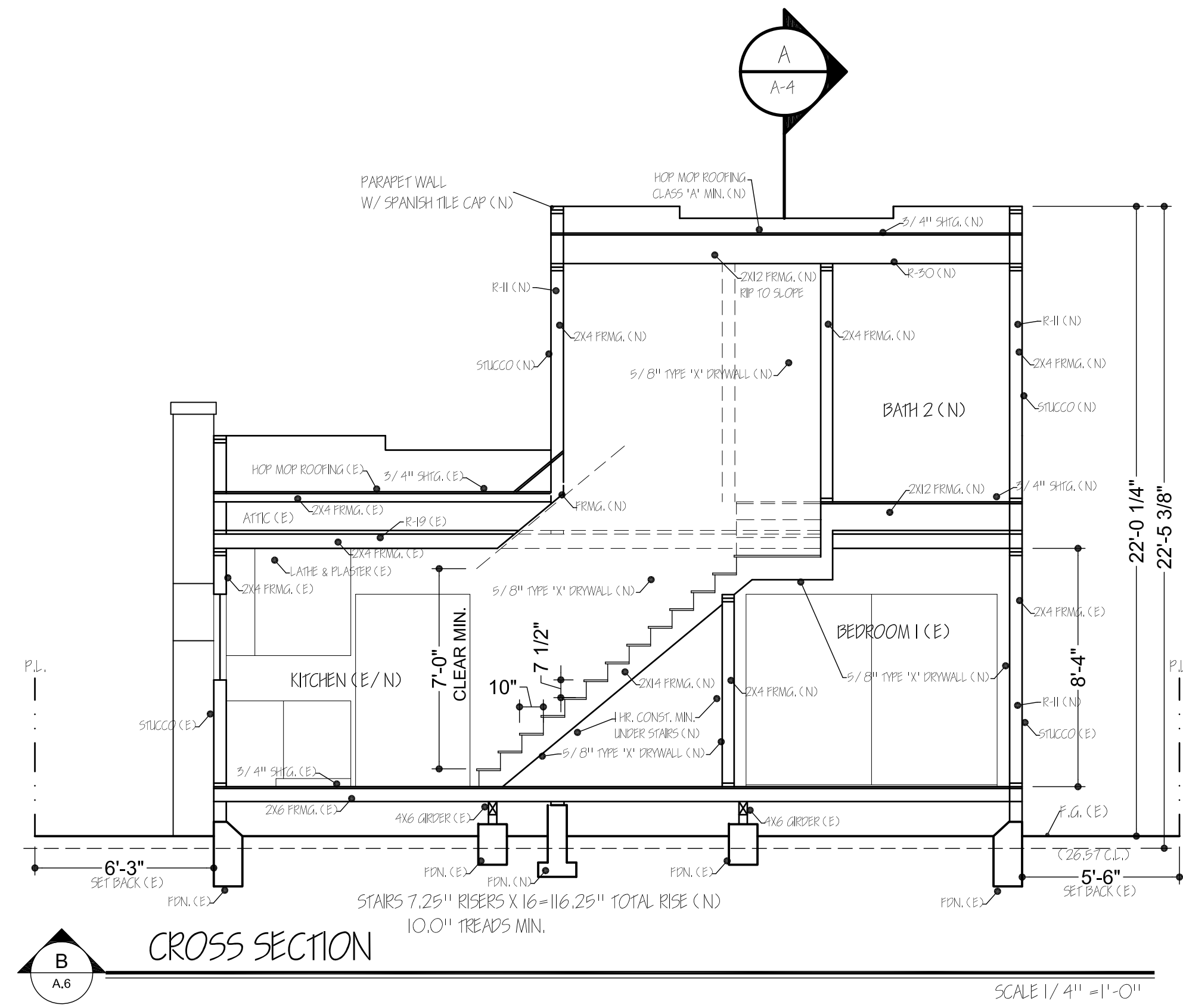
Page 3 of 9



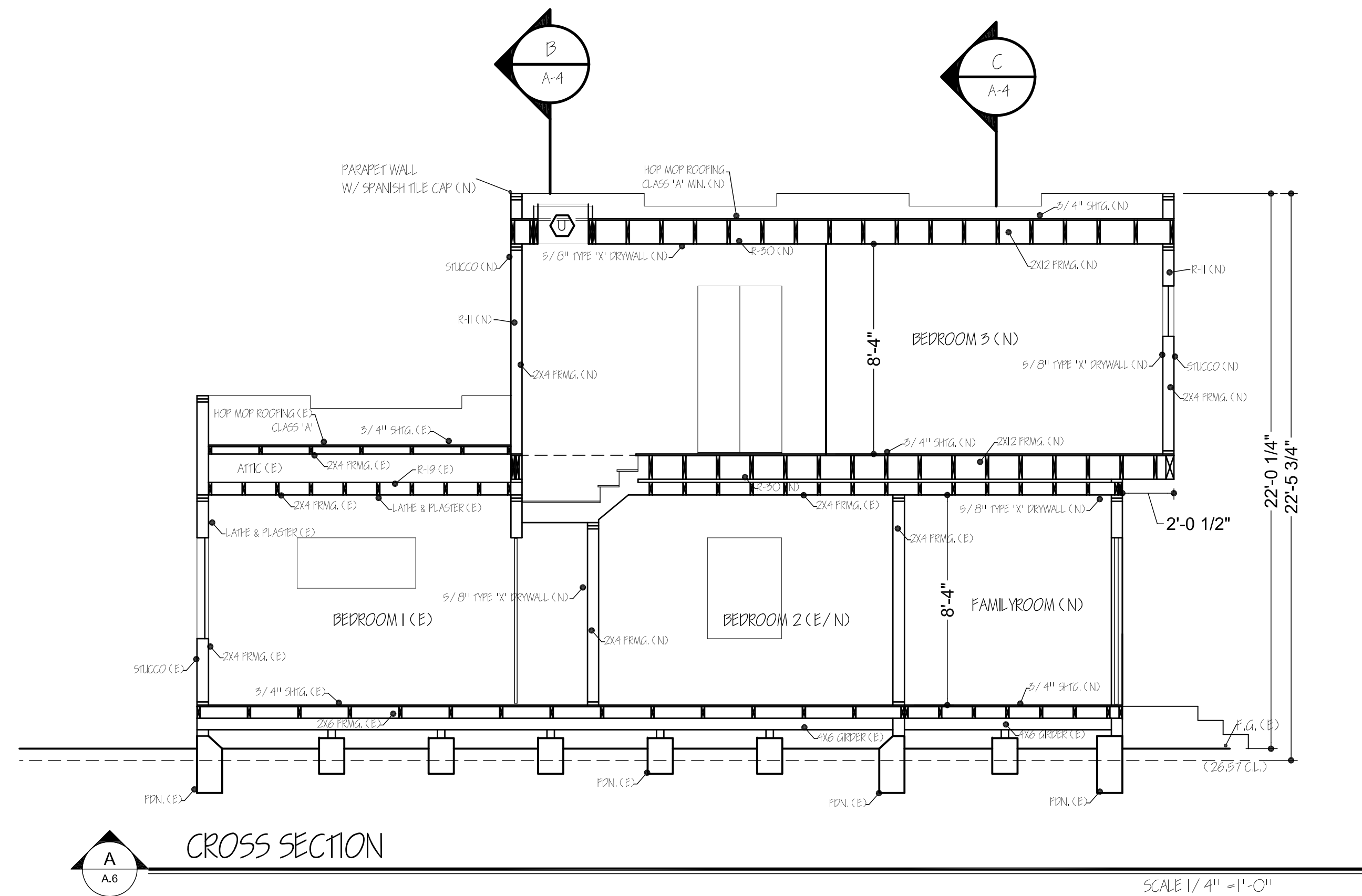
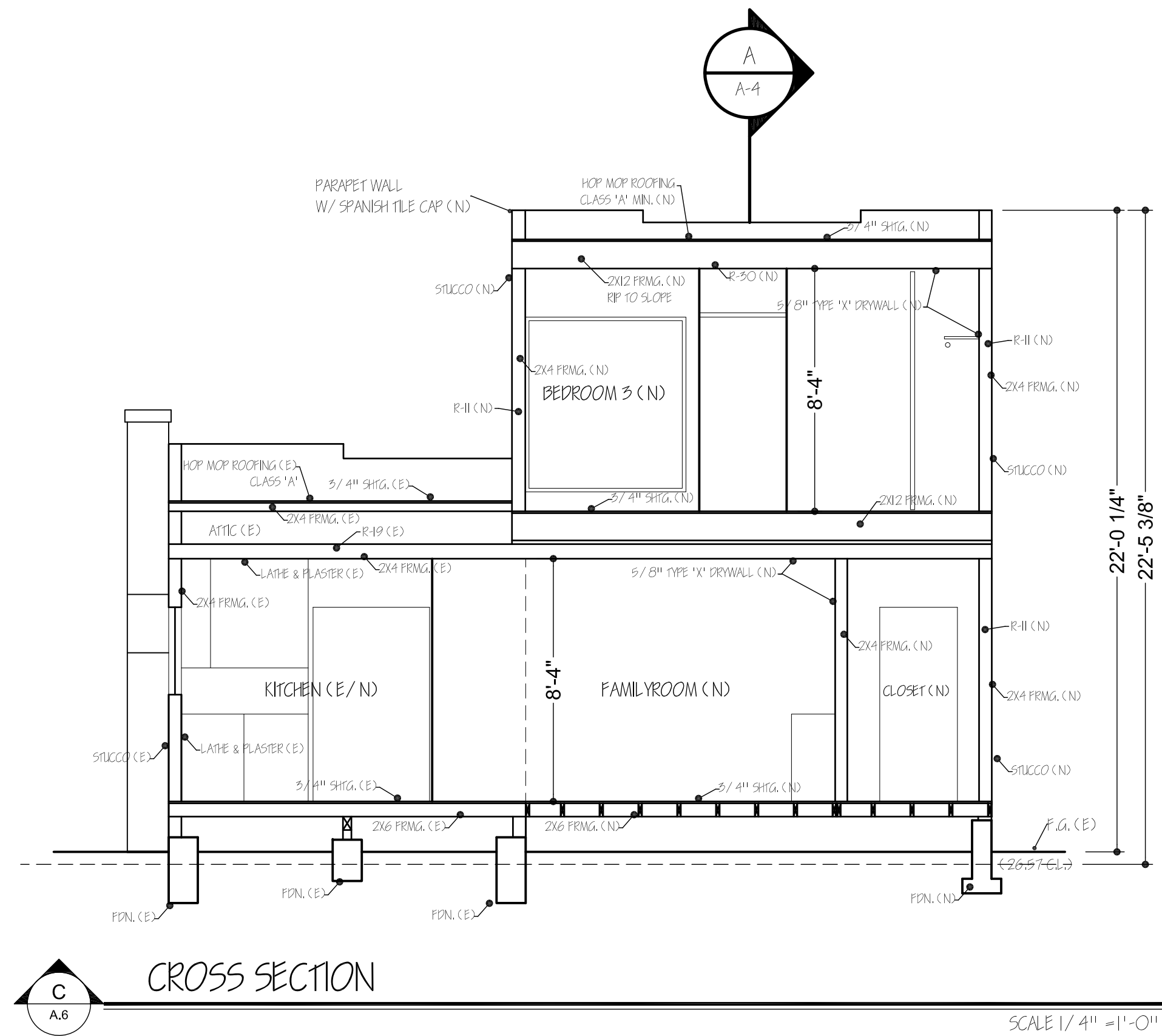
California Coastal Commission



First Floor Proposed Demolition



(N) BLDG. 366.5 SQ. FT.
(N) DECK. 67.5 SQ. FT.
(N) TOTAL 434.0 SQ. FT.



LA DBS
DEPARTMENT OF BUILDING AND SAFETY
Supplemental Plan Check Corrections Sheet for Security Requirements (2014 LABC)

Plan Check / P.C.S. application number: BISLA16677
Job Address: 122 W. SUPERBA
P.C. Engineer: _____ (E-mail: firstnamelastname@cityca.gov) Phone: _____

For instruction and other information, read the master plan check list attached.
Information Bulletins, Affidavits and forms may be obtained from our web site (www.ladbs.org)

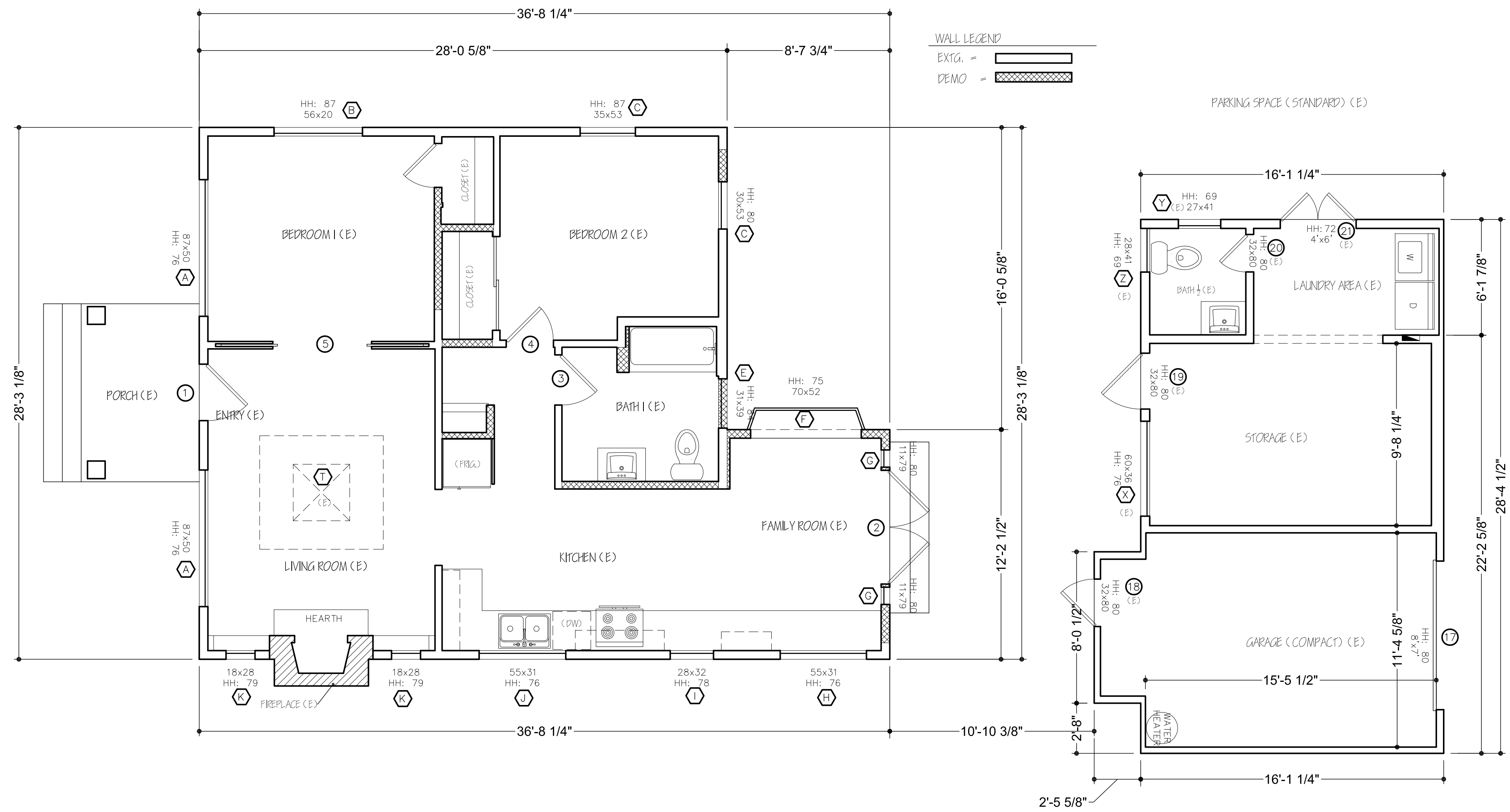
- All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door-viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6708)
- Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or similar structures. (6707)
- Wood flush-type doors shall be 1-3/8" thick minimum with solid core construction, 91.6709.1 - Door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbit to the jamb. (6709.4)
- Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. (6708)
- All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding devices for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (6709.5, 6709.7)
- Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, and S occupancies). (6709.2)
- Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
- Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less than 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except burglar-resistant material, or shall have an overall width of not less than 2 inches. Slits and rails shall be of solid lumber in thickness with overall dimensions of not less than 1-3/8 inches and 3 inches in width. (91.6709.1 Item 2)
- Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel from track while in the closed position. (6710)
- Sliding glass doors panels shall be closed and locked when subjected to the tests specified in Sec. 6717.1
- Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel board, bolt or equivalent device unless electrically operated. (6711)
- Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
- In Group B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 5 in. but less than 48 in., shall be constructed of tempered or approved burglar-resistant material or protected with metal bars or grilles (6714)
- Other operable windows shall be provided with substantial locking devices. In Group B, F, M and S occupancies, such devices shall be grille bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)
- Sliding windows shall be provided with locking devices. A device shall be installed in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 6715.1
- Sliding glass windows sash shall be closed and locked when subjected to the tests specified in Sec. 6717.2.
- Any release for metal bars, grilles, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grilles, grates or similar devices that exceeds two inches in any dimension. (6715.4)
- All other openings other than doors or glazed openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (6716.9)

REVISIONS	BY

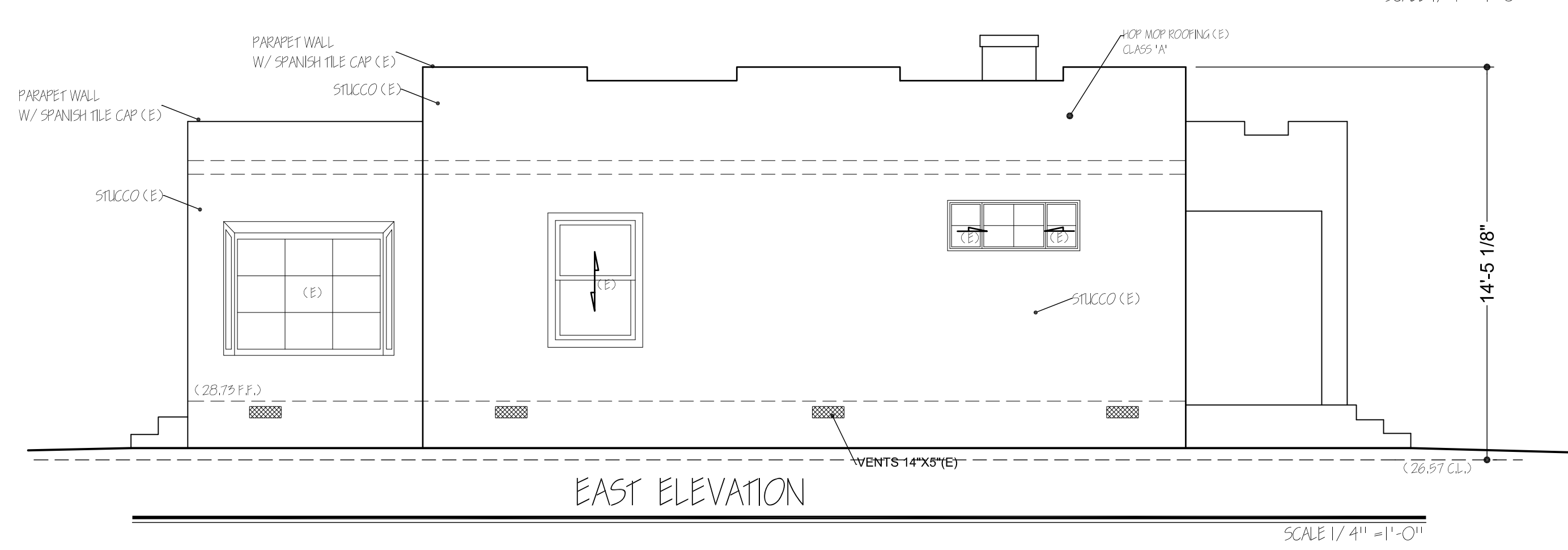
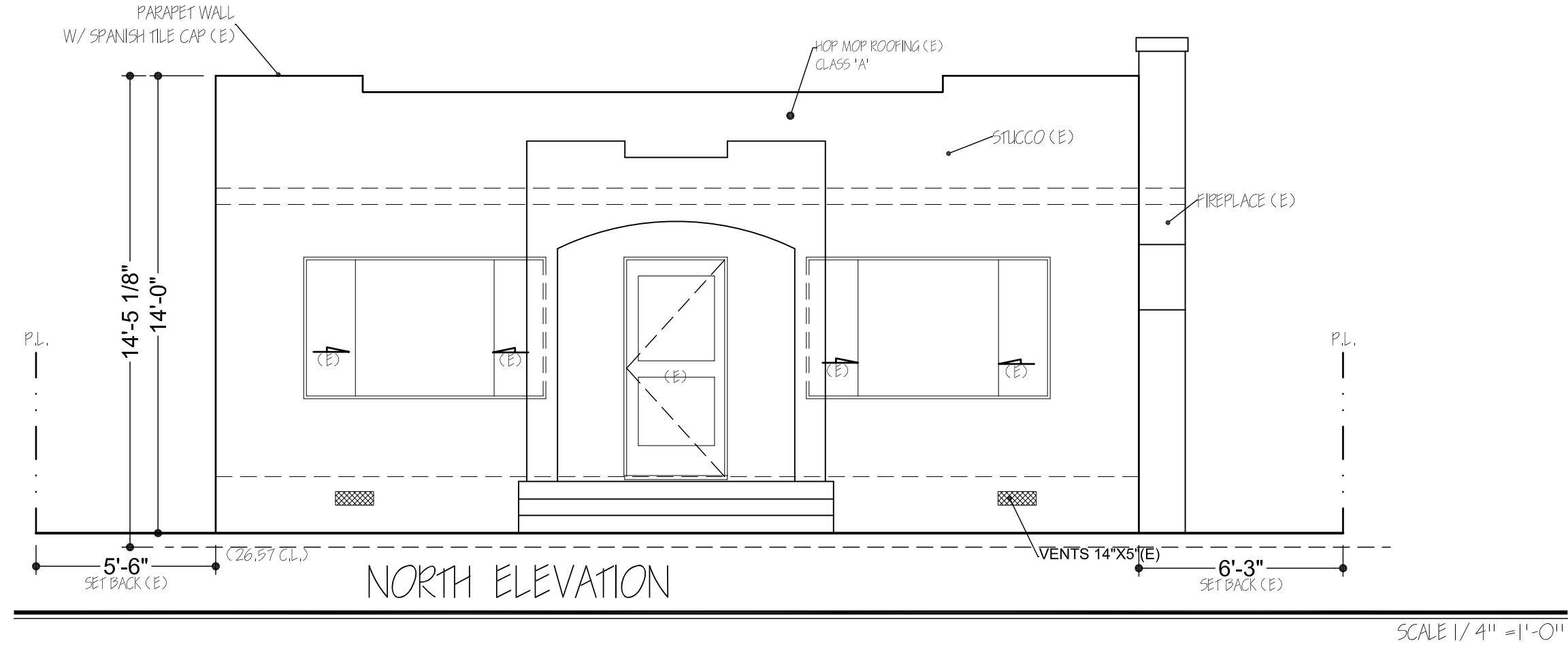
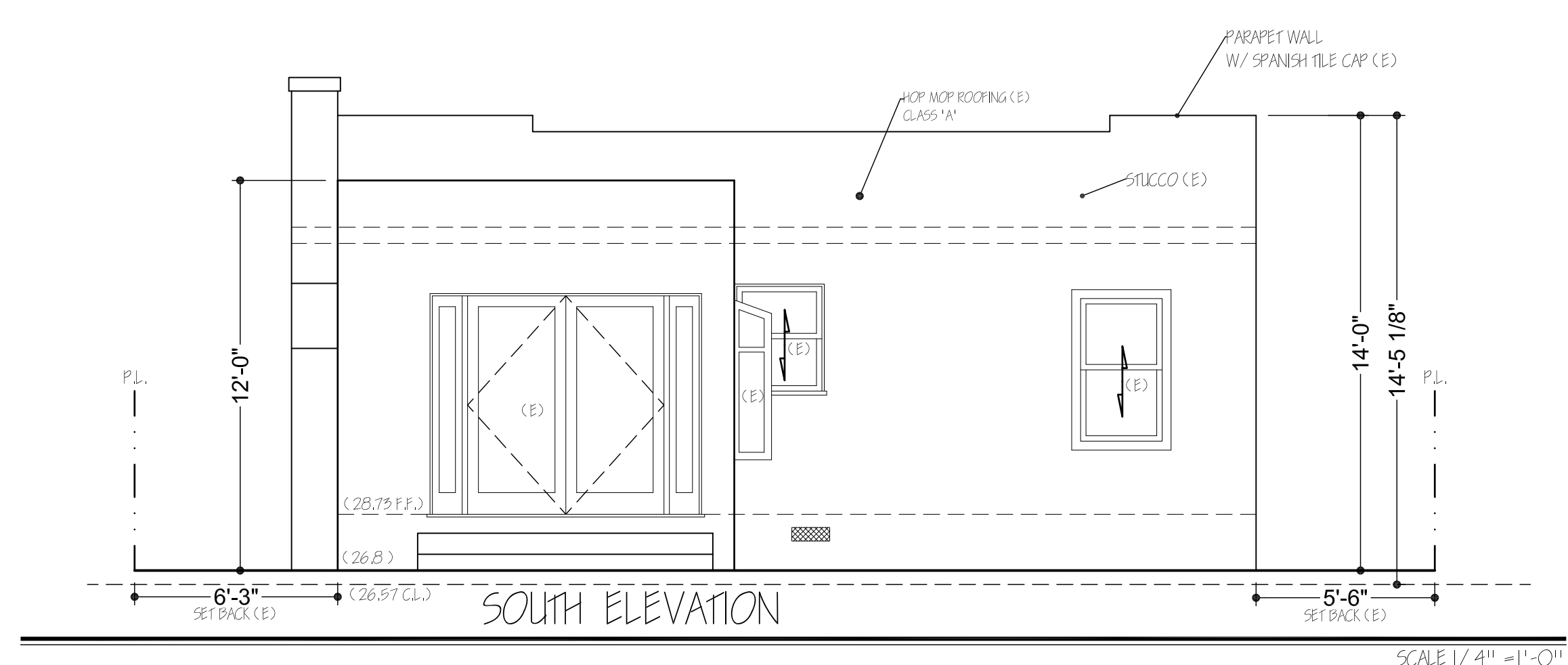
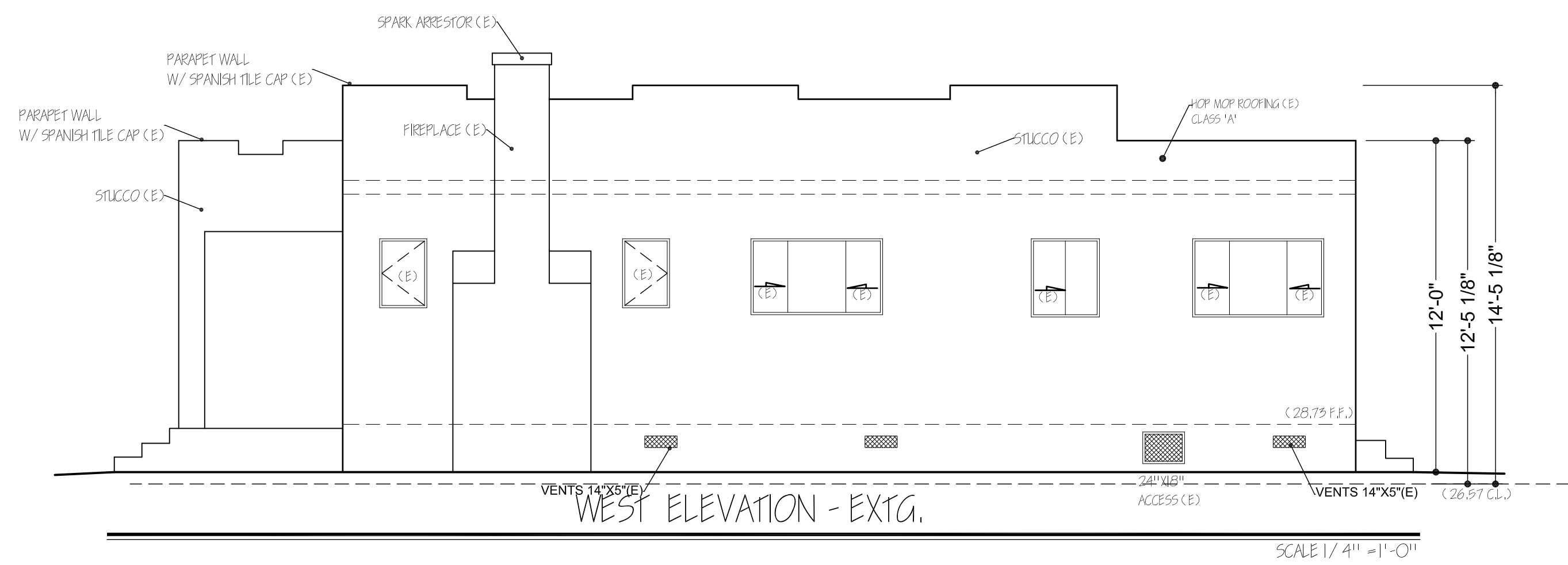
DALEET SPECTOR DESIGN
12012 WILSH. BLVD., SUITE 204
LOS ANGELES, CA. 90025
Mark de La Tour
Phone: 310-392-1524
Fax: 310-399-2974
structural illustration
e-mail: markdlt@verizon.net

TAYLOR RESIDENCE
952 W. SUPERBA AVE.
LOS ANGELES, CALIF. 90291

DATE: 02/10/16
SCALE: 1/4" = 1'
DRAWN: mdlt
JOB: TAYLOR RES.
SHEET NO. **A-4**
OF SHEETS



FIRST FLOOR PLAN (EXISTING) DEMO PLAN
(E) BLDG. 880.0 SQ. FT.
SCALE 1/4" = 1'-0"

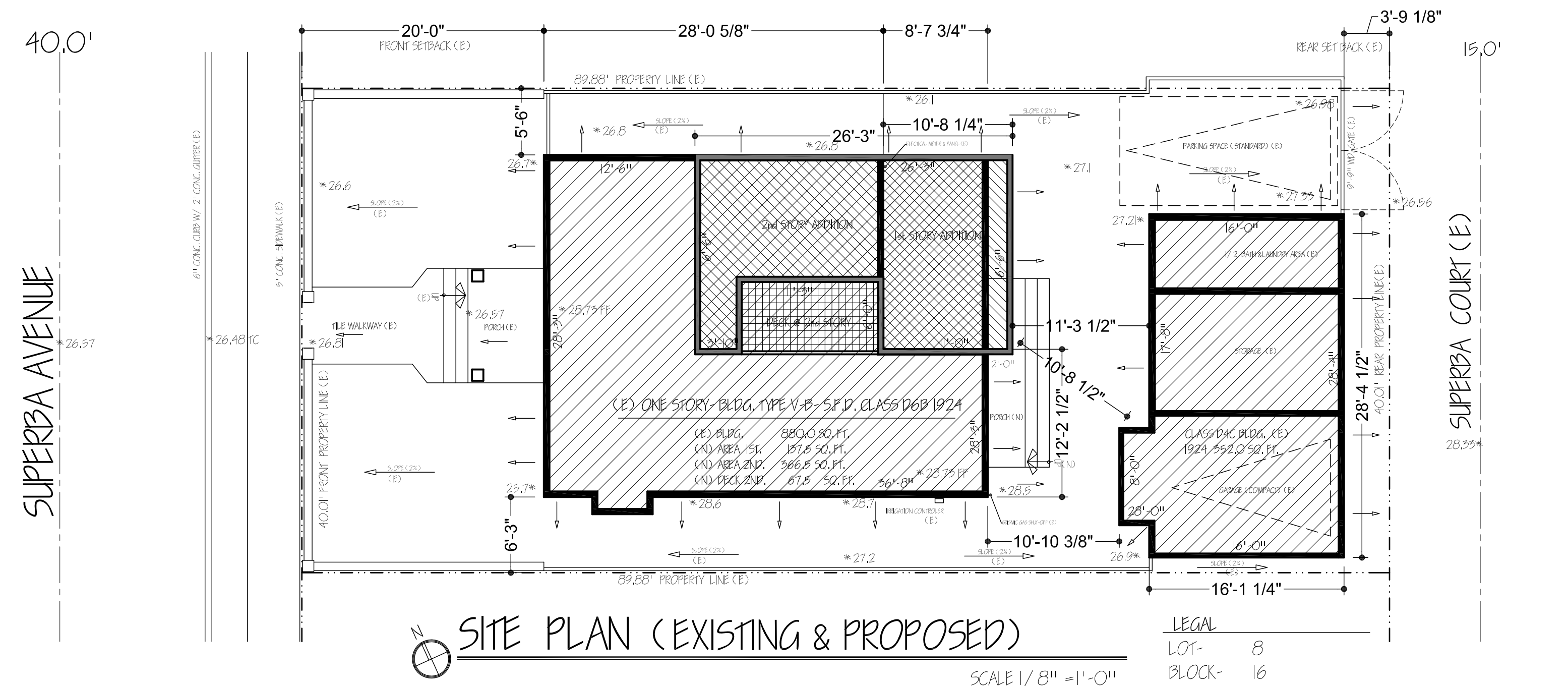


REVISIONS	BY

DALEET SPECTOR DESIGN
12012 WILSH. BLVD., SUITE 204
LOS ANGELES, CA. 90025
Mark de La Tour
Phone: 310-392-1524
Fax: 310-399-2974
structural illustration
e-mail: markdlt@verizon.net

TAYLOR RESIDENCE
952 W. SUPERBA AVE.
LOS ANGELES, CALIF. 90291

DATE: 02/10/16
SCALE: 1/4" = 1'
DRAWN: mlr
JOB: TAYLOR RES.
SHEET NO.
A-2
OF SHEETS



LEGEND

	EXTG. 1st. STORY 880.0 SQ. FT.		NEW 1st. STORY 137.5 SQ. FT.		NEW 2nd STORY 366.5 SQ. FT.		NEW 2nd STORY DECK 67.5 SQ. FT.
--	-----------------------------------	--	---------------------------------	--	--------------------------------	--	------------------------------------

AREAS

(E) BLDG.	880.0 SQ. FT.
(N) AREA 1ST.	137.5 SQ. FT.
(N) AREA 2ND.	366.5 SQ. FT.
(N) DECK 2ND.	67.5 SQ. FT.
TOTAL (N)	571.5 SQ. FT.
BLDG TOTAL	1451.5 SQ. FT.

LEGAL
LOT- 8
BLOCK- 16
TRACT- VENICE ANNEX
APN- 4241023007
M.B. 7-200
ZONING- R2-1
ARB- NONE
OCCUPANCY GROUP- R-3
TYPE OF CONSTRUCTION- V-B
FIRE DISTRICT- 63/ BATTALION- 4
LOT AREA- 3,600.2 sq. ft.
BLDG. (1) CLASS- D6B
BUILT- 1924 880.0 SQ. FT.
BLDG (2) - CLASS- D4C
BUILT- 1924 352.0 SQ. FT.

INFORMATION

OWNER : FARA FERNANDES-TAYLOR
1-775-610-0689
952 W. SUPERBA AVENUE
L.A., CALIF 90291

DESIGNER: DALEET SPECTOR DESIGN
310-922-0116
12012 WILSHIRE BLVD., SUITE 204
LOS ANGELES, CALIF. 90025

CONTRACTOR: *

ENGINEER: CRAIG PHILIPS ENGINEERING
1-310-625-2525 LIC. # C 69673
2123 VESTRAL AVENUE
LOS ANGELES, CALIF. 90026

SURVEYOR: CHRIS NELSON & ASSOC., INC.
3125B VIA COLINAS, SUITE C
WESTLAKE VILLAGE, CA. 91362
818-991-1040 LIC. # 6385

TITLE 24: CHRIS A. KAYE
ENERGLO24
3674 GLENNWOOD STREET
EUREKA, CA. 95501
818-665-6025

PLANS: MARK DE LA TOUR
1-310-392-1524

SCOPE OF WORK

ONE STORY S.F.D. TYPE V- BUILT- 1924
REMODEL EXTG. BEDROOMS AND BATH ON 1ST. FLOOR.
ADD (1) CLOSET AND EXPAND (E) FAMILY ROOM @ 1ST. FLOOR
REPLACE (3) WINDOWS (2) EXTERIOR DOORS.
ADD (N) 2ND. FLOOR W/ (1) BEDROOM, (1) BATH AND (1) PATIO

(E) BLDG. 1ST. FLOOR= 880.0 SQ. FT.
(N) BLDG. 1ST. FLOOR= 137.5 SQ. FT.
(N) BLDG. 2ND. FLOOR= 366.5 SQ. FT.
(N) DECK 2ND. FLOOR= 67.5 SQ. FT.
TOTAL NEW (LESS DECK) = 504.0 SQ. FT.
TOTAL NEW (W/ DECK) = 571.5 SQ. FT.
TOTAL NEW 2ND. FLOOR= 434.0 SQ. FT.

TOTAL BLDG. (E & N) LESS DECK= 1384.0 SQ. FT.
TOTAL BLDG. (E & N) WITH DECK= 1451.5 SQ. FT.

PAGE INDEX

A.1	SITE PLAN/ INFO/ INDEX
A.2	EXTG. PLAN & ELEVATIONS
A.3	PROPOSED PLAN 1ST. FLOOR
A.4	PROPOSED PLAN 2ND. FLOOR/ SECTIONS A, B, C
A.5	PROPOSED ELEVATIONS
A.6	PROPOSED ROOF PLAN/ ROOFING SPECS
A.7	WINDOW AND DOOR SCHEDULE
1.	SITE SURVEY MAP
5.1	STRUCTURAL NOTES
5.2	FOUNDATION PLAN
5.3	FRAMING-WALLS/ ROOF
D.1	STRUCTURAL DETAILS
D.2	STRUCTURAL DETAILS
D.3	STRUCTURAL DETAILS
D.4	STRUCTURAL DETAILS
T.1	TITLE 24
T.2	TITLE 24
G.1	NOTES/ DETAILS
G.2	GR-1/ GR-9/ GR-11/ GR-14/ GR-16

LA DBS STORM WATER POLLUTION CONTROL FORM GRN 1
DEPARTMENT OF BUILDING AND SAFETY (2014 Los Angeles Green Building Code)

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

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

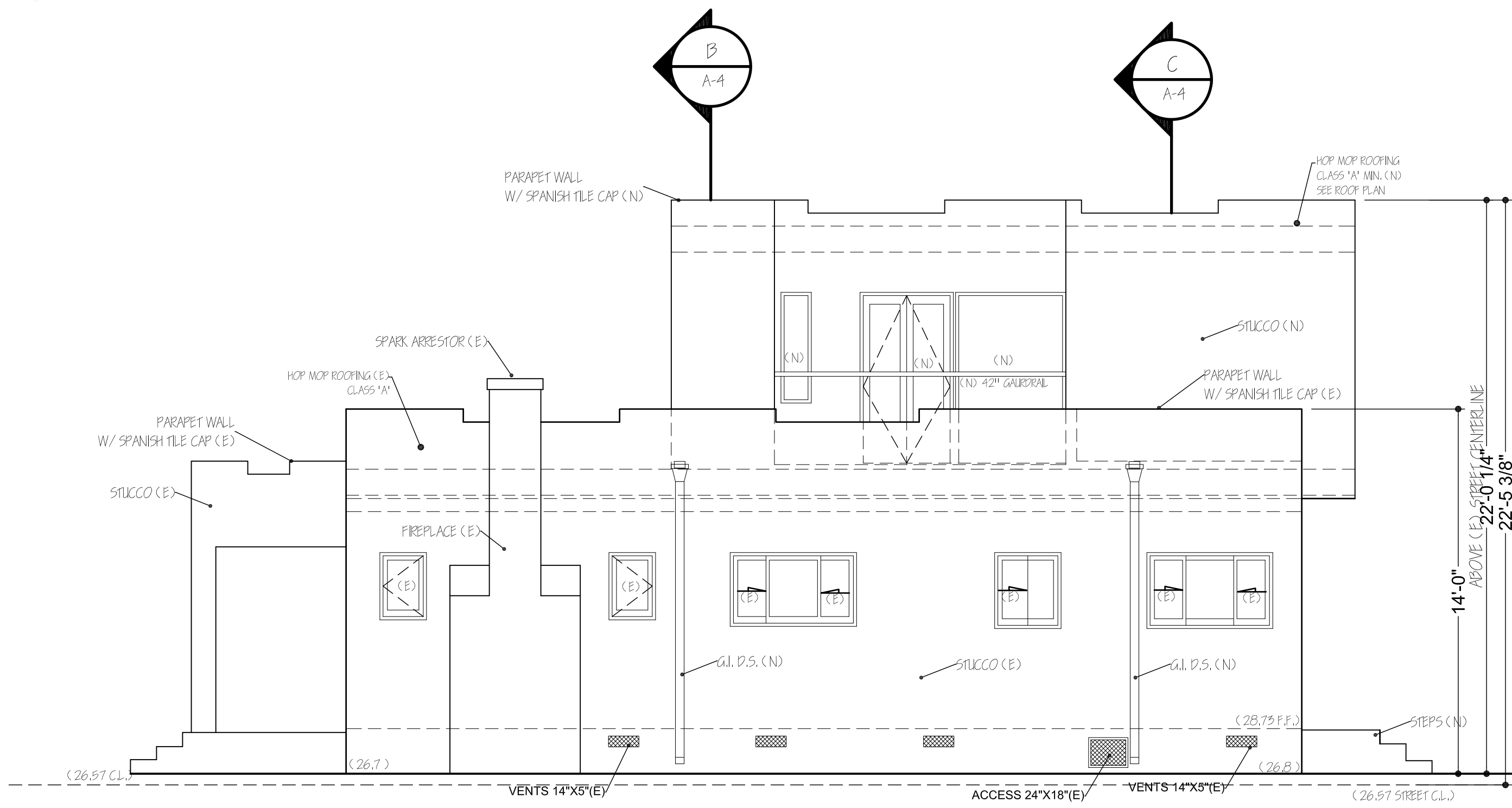
Revised 01-01-2014 Page 1 of 1 www.ladbs.org

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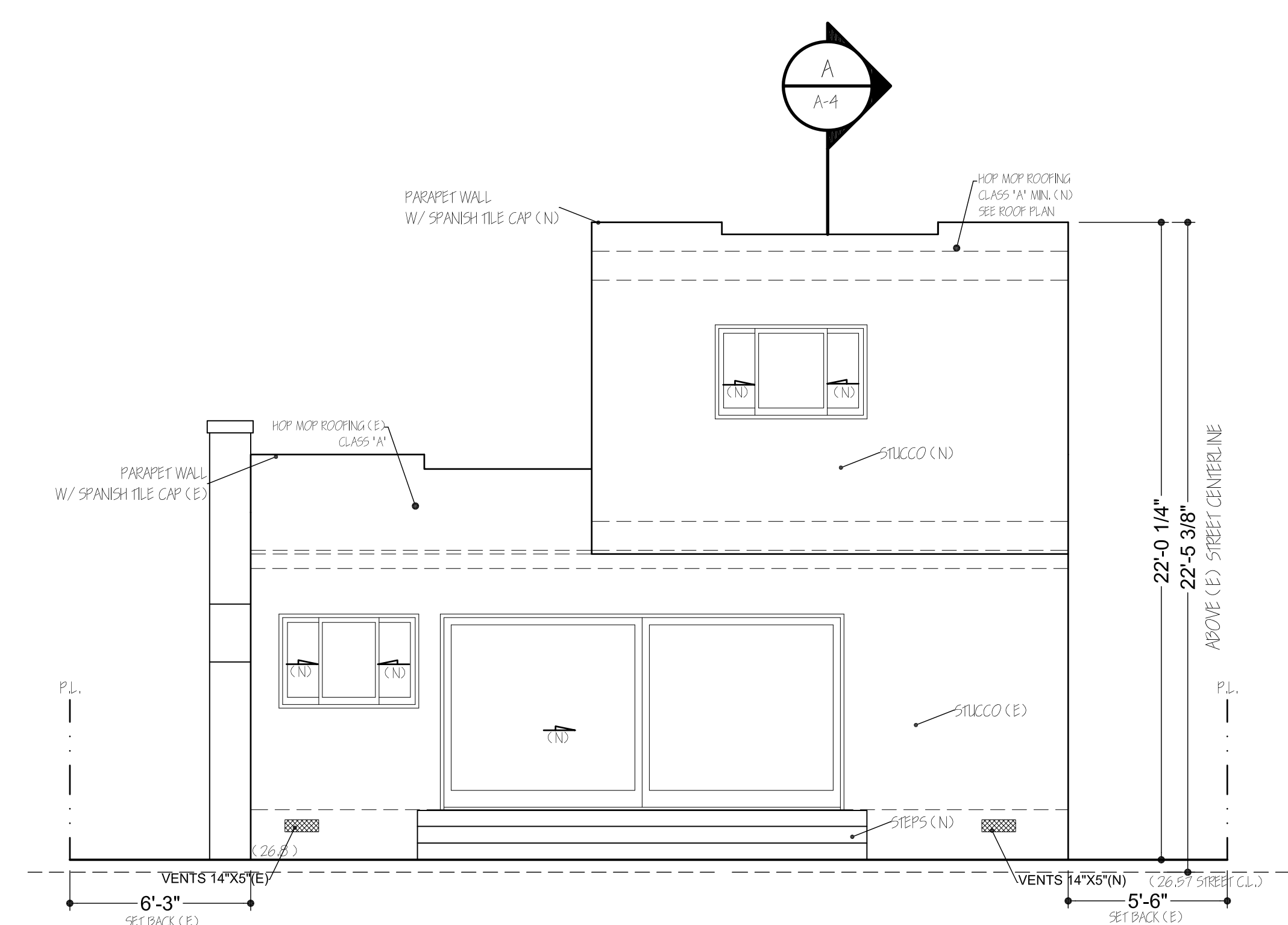
TAYLOR RESIDENCE
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LOS ANGELES, CALIF. 90291

DATE: 02/10/16
SCALE: 1/4"=1'
DRAWN: mdt
JOB: TAYLOR RES.
SHEET NO.
A-1
OF SHEETS



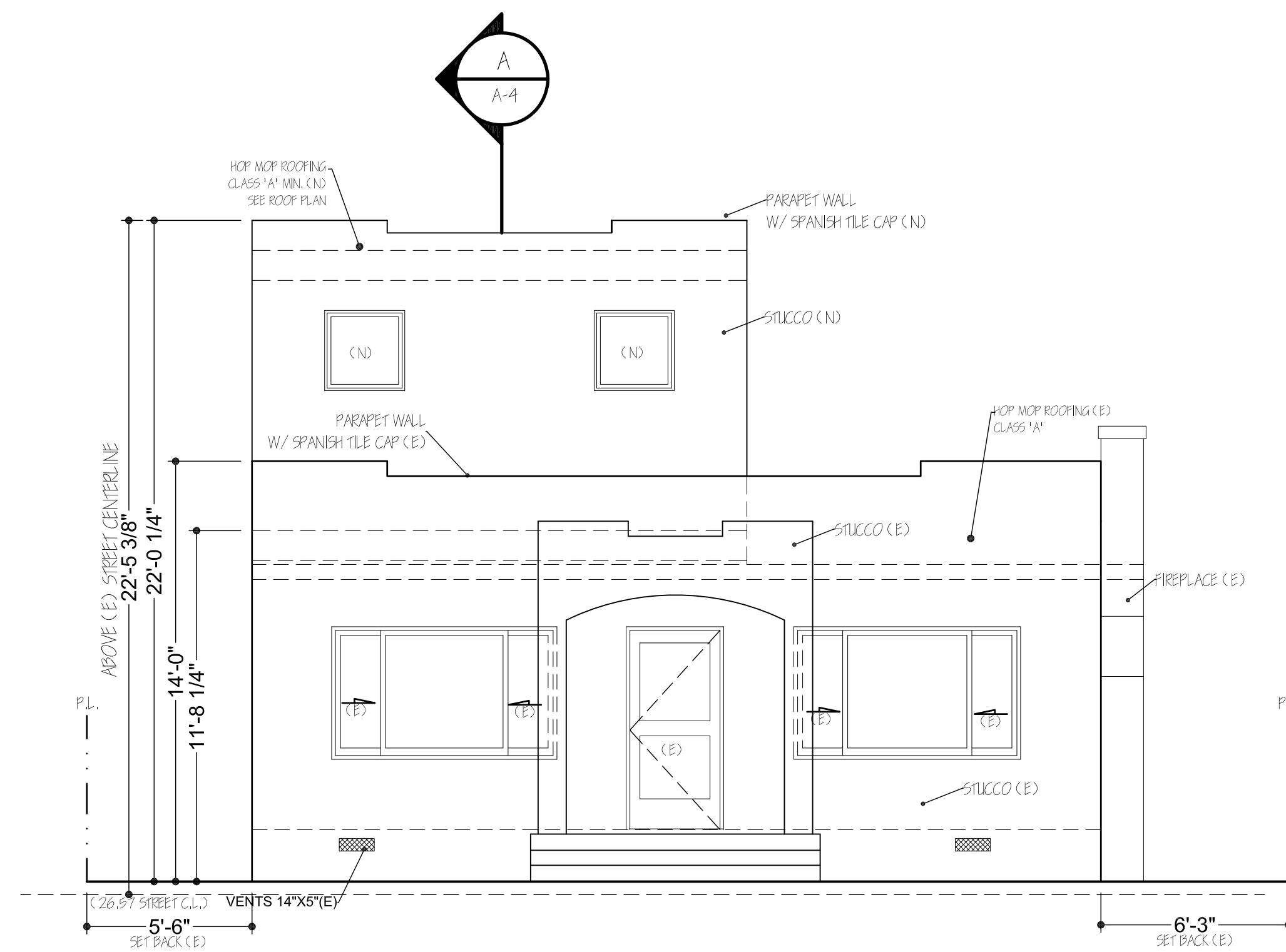
WEST ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"



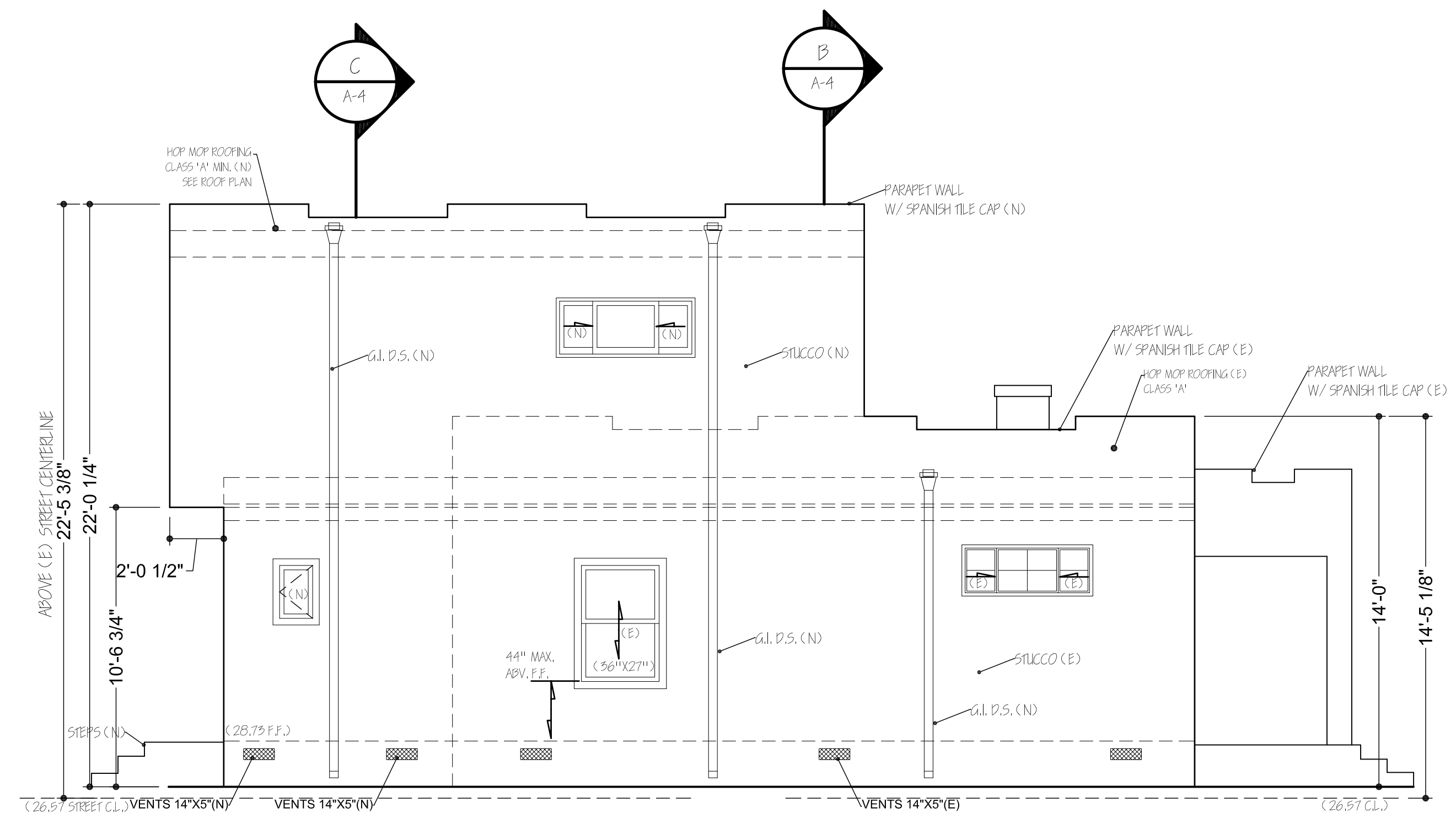
SOUTH ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"



NORTH ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"



EAST ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"

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A-5

OF SHEETS