

**CALIFORNIA COASTAL COMMISSION**

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



# Th17i

Click here to go to  
original staff report

## **ADDENDUM-REVISED**

April 13, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **APPEAL NO. A-5-VEN-16-0032 (Congdon) FOR THE COMMISSION MEETING OF THURSDAY, APRIL 14, 2016.**

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### **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. Commission staff received one (1) letter from the applicant's agent demonstrating opposition for finding a substantial issue with regard to the grounds on which the appeal was filed.

### **FINDINGS**

The following findings are not part of the staff report dated April 1, 2016. Commission staff is not aware of any unpermitted development at the site.

#### **~~C. UNPERMITTED DEVELOPMENT~~**

~~Unpermitted development has occurred at the project site subject to this application. The unpermitted development includes the substantial demolition of a residential structure, resulting in the alteration of the size of the structure, without a valid coastal development permit. Any development activity, that is not otherwise exempt, which is not the case here, conducted in the coastal zone without a valid coastal development permit, or which does not substantially conform to a previously issued permit constitutes a violation of the Coastal Act.~~

~~The applicant is requesting that the Commission find the proposed development to be exempt. Denial of this application pursuant to the staff recommendation will~~

~~result in violations remaining on the property. The Commission's enforcement division will consider options to address said violations as a separate matter.~~

~~Although the development has taken place prior to Commission action on this application, consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act.~~

**Oshida, Caitlin@Coastal**

---

**From:** Lydia Ponce <venicelydia@gmail.com>  
**Sent:** Friday, April 08, 2016 12:25 PM  
**To:** Oshida, Caitlin@Coastal  
**Subject:** Fwd: 521 Grand Blvd (A-5-VEN-16-0032)  
**Attachments:** Beachhead\_Article\_Jon\_Wolff\_April3,2016.pdf

Here's two

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

**From:** Lydia Ponce <venicelydia@gmail.com>  
**Date:** Friday, April 8, 2016  
**Subject:** 521 Grand Blvd (A-5-VEN-16-0032)  
**To:** "Rehm, Zach@Coastal" <Zach.Rehm@coastal.ca.gov>

**California Coastal Commission**

**Coastal Staff & Coastal Commissioners**

**200 Oceangate, 10<sup>th</sup> Floor**

**Long Beach, CA 90802**

**Re. SUPPORT OF Coastal Exemption Appeal**

**521 Grand Blvd (A-5-VEN-16-0032)**

**Hearing date: Thursday April 14, 2016**

**Agenda Item 17.i.**

**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,**

**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.

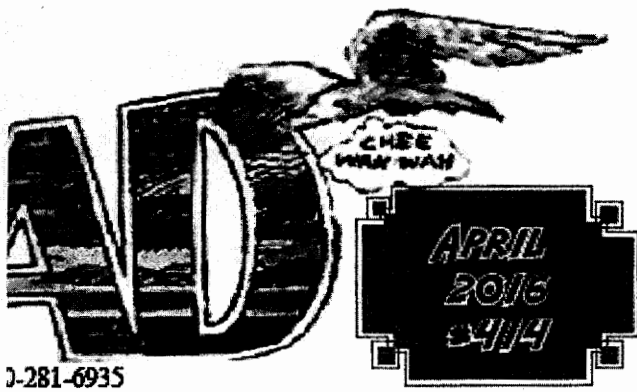
To the owners and companies that are demolishing every building in Venice and replacing them with big ugly boxes, the people of Venice don't matter. The neighbors who don't want to live in the shadow of some new concrete monstrosity don't matter. All the "little people" don't matter. To a development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

**SKLAR  
KIRSH**

**RECEIVED**  
South Coast Region

APR 08 2016

CALIFORNIA  
COASTAL COMMISSION

ELLIA THOMPSON  
PARTNER

1880 CENTURY PARK EAST, SUITE 300  
LOS ANGELES, CA 90067

310 845 6416 MAIN  
310 929 4478 FAX  
ETHOMPSON@SKLARKIRSH.COM  
WWW.SKLARKIRSH.COM

April 8, 2016

*All materials have been forwarded to Commissioners and Staff; same date and time.*

VIA E-MAIL and FEDEX

Mr. Steve Kinsey  
Supervisor & Chair, California Coastal Commission  
200 OceanGate, 10<sup>th</sup> Floor  
Long Beach, CA 90802

Re: *Commission Appeal No. A-5-VEN-16-0032*  
*521 E. Grand Blvd., Venice CA 90291 ("Subject Property")*

To Commissioners and Staff:

Our law firm represents Peter Goldschmidt and Alia Congdon, (the "Owners") who are planning a renovation of their small, single family home located at 521 E. Grand Boulevard in the Venice area of the City of Los Angeles (the "City"). They have owned this home for 20 years and are planning a renovation in order to provide room for their family. They received a Coastal Development Permit Exemption from the City of Los Angeles for the proposed improvement which is the subject of an appeal to be considered before you on Thursday, April 14, 2016.

Unfortunately, it appears there is a concerted effort by a few to oppose every single renovation (regardless of how big or small) to every single property within the Venice area as demonstrated by just the 13 appeals filed against Coastal Permit Exceptions that will be heard on this one day before the Coastal Commission ("Commission"). As such, it is imperative that the Commission take notice of the number of unfounded allegations and incorrect statements in *both the appeal filed as well as the Commission staff report for this case* which supports the appeal ("Staff Report").

Based on the following, we ask that the Commission find that the appeal raises no significant question and allow the City's exemption for this project to become final.

**Proposed Project Maintains Far More Than Fifty Percent of the Structure**

The project description in the Staff Report is wrong. This is NOT a demolition of the existing house and construction of a new house. Alia Congdon and her architect submitted detailed plans to the City that clearly demonstrated the renovation to the single family home

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would maintain more than 50% of the existing structure, including numerous walls (over 60% of both interior and exterior combined), the foundation (over 80%), ceiling (over 75%), and flooring (100%) ("Proposed Project"). Only the roof will be entirely removed to make way for a small 672 square foot addition. (See Exhibit A.)

My letter addressed to the Commission dated March 22, 2016, **did not** "confirm that the foundation and the load bearing walls would need to be replaced". Nor did my letter state "that the interior and exterior walls of the structure will be removed." (Staff Report, pages 10 & 15.) I have no idea how this was misconstrued multiple times in the Staff Report since what I specifically stated in my letter was the following:

"[t]he owners have hired a licensed architect as well as other certified specialists and have determined **the structure is very sound**. However, it will be reinforced to accommodate the new addition as the existing foundation is not capable of supporting the second story. That said, the structure **does not need to be replaced, it simply needs to be reinforced...**" (Emphasis added.)

Likewise, statements in the Staff Report which mirror comments made in the appeal such as, "...the mass and scale of the locally-approved project is inconsistent with the community character of the area"... are unsupported by the fact that even after the renovation, this house will be roughly 1,400 square feet, a very modest sized home. Although both the appeal and the Staff Report calculate the roof-top deck as square footage in order to bolster their claims, decks and balconies cannot be considered square footage under any local or state code or law and certainly cannot ever be considered "interior floor area" as defined in the Staff Report on page 10. Further, this home is still much smaller than other neighboring properties along Grand and on surrounding streets – see labeled photos (Exhibit B) – and the claim that this small addition to this small house would result in coastal resources being significantly affected or would potential set a bad precedent (Staff Report, page 12) is profoundly ridiculous.

To argue that the renovation of a 739 square foot home along with a small, 672 square foot addition to allow for two bedrooms with closets and two bathrooms is considered a "large project" and somehow not consistent with the character of Venice is ludicrous. To further claim that such a renovation to an existing house affects the "current and future quality of life for all residents of Venice" is patently absurd. There are no impacts of any kind related to the Proposed Project and the only person who argues such baseless claims is someone who lives more than a half a mile away from the site.

### **Speculation Cannot Be Given Credence in the Commission's Determination**

The Staff Report relies heavily on mere speculation in concluding that while the renovation does comply with the Coastal Act, extenuating, unknown, and illogical circumstances could occur which would give weight to the Staff Report's conclusion. This is not only arbitrary and capricious, but it is not supported by the Coastal Act, nor any section of applicable state law.

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...”even if the plans indicate that portions of the existing walls (typically just studs and framing) are to remain, the City building inspector *may* require replacement of those 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 that are nearly 100 years old, as is the case with the subject structure.” (Staff Report, pages 11 and 15.) (Emphasis added.)

This entire paragraph (stated twice in the Staff Report) is completely unfounded, speculative and frankly, biased. Likewise, the section favoring the finding that this appeal raises a substantial issue (bottom of page 11 in the Staff Report) is especially egregious because the paragraph begins by stating that the Proposed Project as it was submitted, “*could be, on its face, consistent with the Coastal Act*, however the placement of a second-floor addition on a one-story, 1923 structure *may* require more demolition...” (Emphasis added.) So, according to the Staff Report, the Proposed Project as shown on the plans, and as verified and submitted by professionals does in fact conform and is consistent with the Coastal Act. However, if one is to speculate with absolutely no proof or actual facts to support the allegation that this house has potential structural issues – then of course one may reach any conclusion, including that the Proposed Project does not comply. This house is solid and the existing foundation will remain and simply be reinforced to meet today’s building standards. For an esteemed State government agency to base its legal decision on unfounded speculation and whimsical scenarios is disgraceful and cannot be supported by the law.

### Multiple Inaccuracies and Baseless Claims Are Found in Appeal and Staff Report

The Subject Property consists of a single family home (built in 1923) with two legal units located on top of a legal garage (built in 1924). (Please see Certificates of Occupancy and Los Angeles County Assessor Records – Exhibit C.) The Subject Property was originally built in this configuration and remains as such and all records related to the Subject Property confirm this. This is not a duplex or a triplex as the Staff Report falsely states multiple times, nor is there any documentation in the Los Angeles County Recorder’s office that states otherwise. (See Staff Report, page 4, 6, 14, 15.) Although, the Staff Report makes a baseless argument that it is somehow “not clear whether the City of Los Angeles considers that structure as zero, one or two additional units” every City/County property record as well as the City’s database of public records, ZIMAS, very clearly show this property contains one single family house in the front and two units above a garage in the back.

Clearly, despite contrary claims in the appeal and Staff Report, this is a single family home that is being renovated by the family who lives there. The two legal units in the rear of the property will not be affected in any way during the construction of the Subject Property. In fact, on the set of architectural plans submitted to the Coastal Commission, this area of the Subject Property is clearly delineated as “Not a Part of Scope” The Proposed Project will not result in an increase in the number of units or density on the Subject Property, nor will it result in a reduction



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of units. This is simply a long-standing Venice resident adding a bit of space for her family. (See Exhibit D - letter from Owners to neighbors.) There is no issue of Mello Act Compliance or loss of Affordable Units and while the City is required to review the project for conformance with the Mello Act (as stated repeatedly in the Staff Report, pages 4, 11, 17) it did so and found compliance - and the Coastal Commission should do the same.

### Conclusion

The Coastal Commissioners should find that this appeal does not raise any significant question. If the Commission does decide to hear the appeal, we respectfully request that they move to deny the appeal and approve the Claim of Exemption No. A-5-VEN-16-0032 for the development proposed by the applicant.

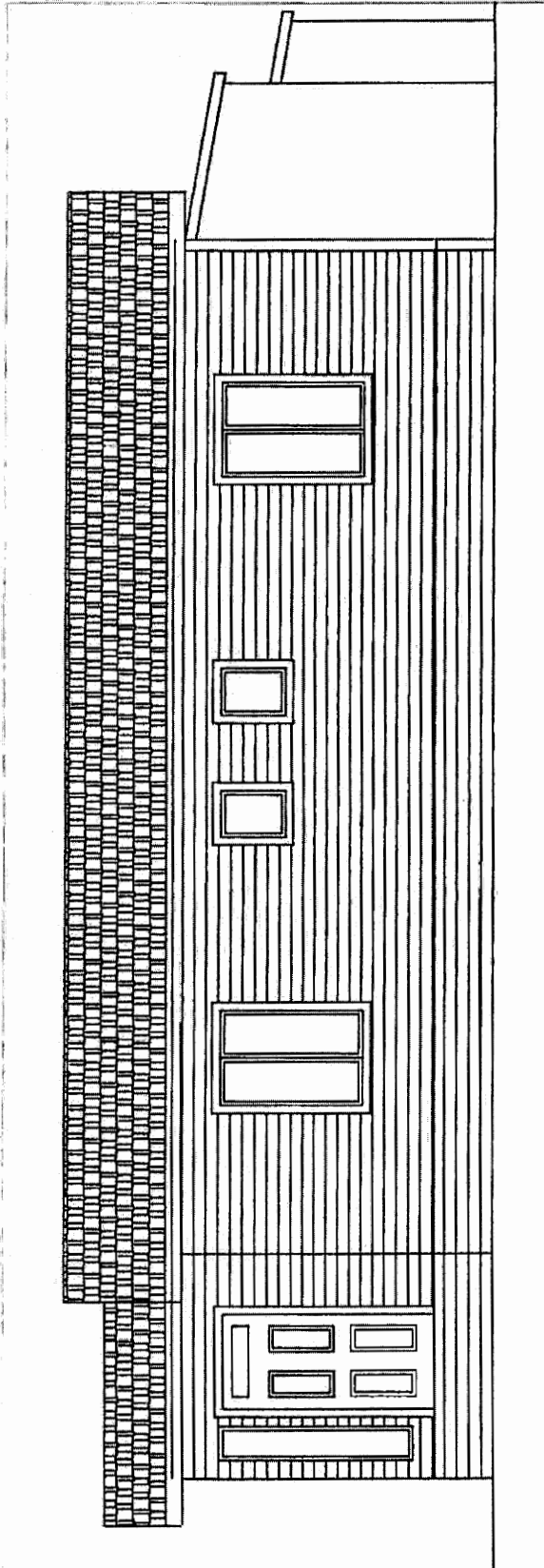
Thank you for your attention to this letter. Please do not hesitate to contact me with any questions or if you need any additional information.

Sincerely,

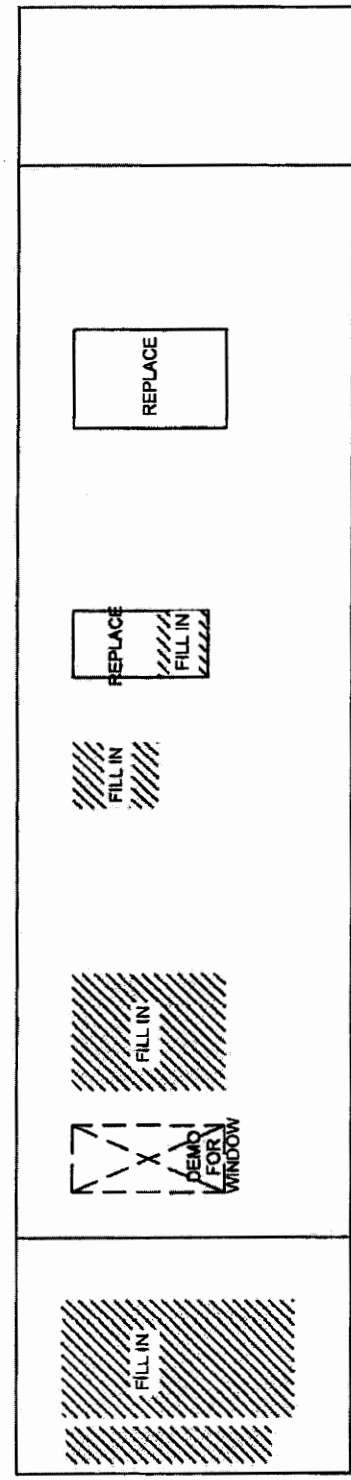


Ellia Thompson

# Exhibit A

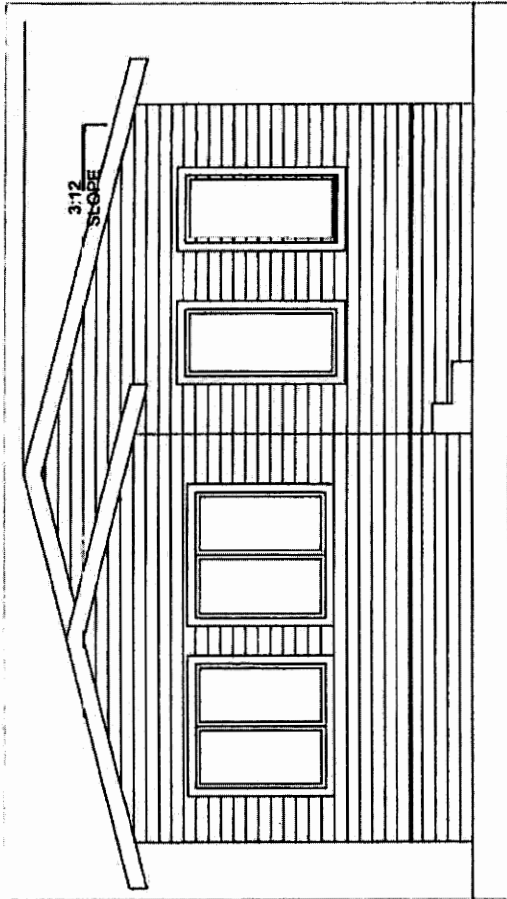


EXISTING EAST ELEVATION

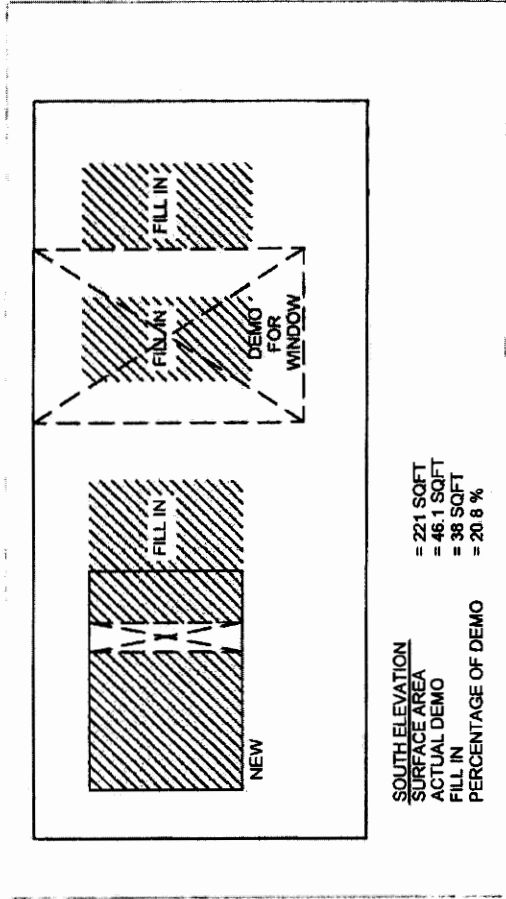


EAST ELEVATION  
 SURFACE AREA = 442 SQFT  
 ACTUAL DEMO = 9 SQFT  
 FILL IN = 52 SQFT  
 PERCENTAGE OF DEMO = 2 %

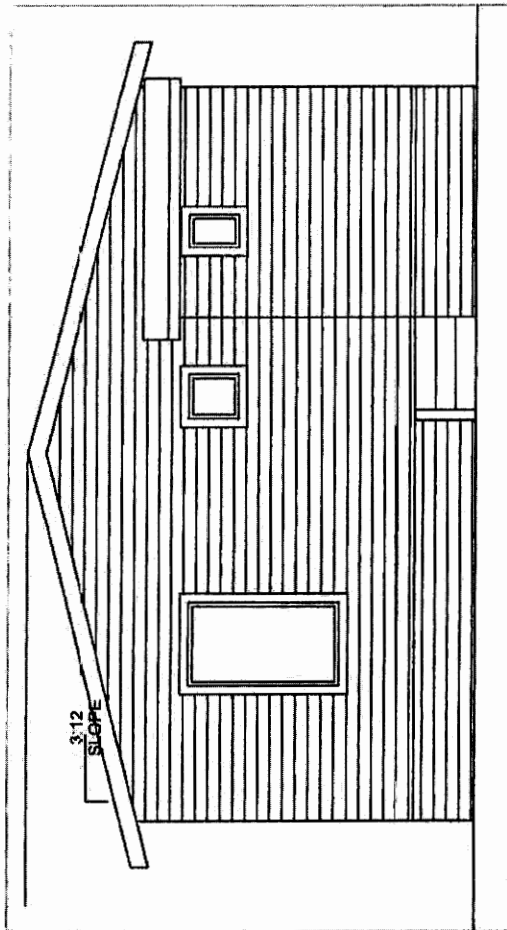
SURFACE DIAGRAM - EAST ELEVATION WITH REVISED WINDOW OPENINGS AND FILLED IN OPENINGS



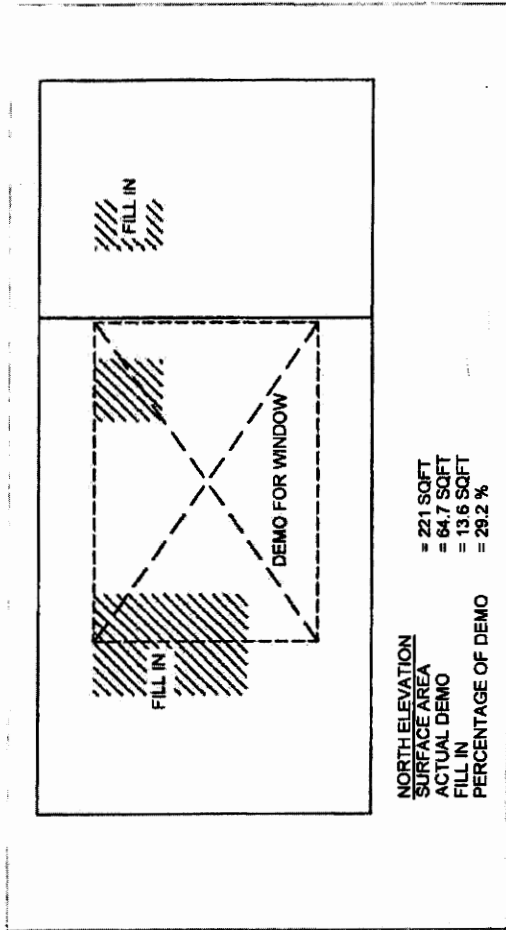
EXISTING SOUTH ELEVATION



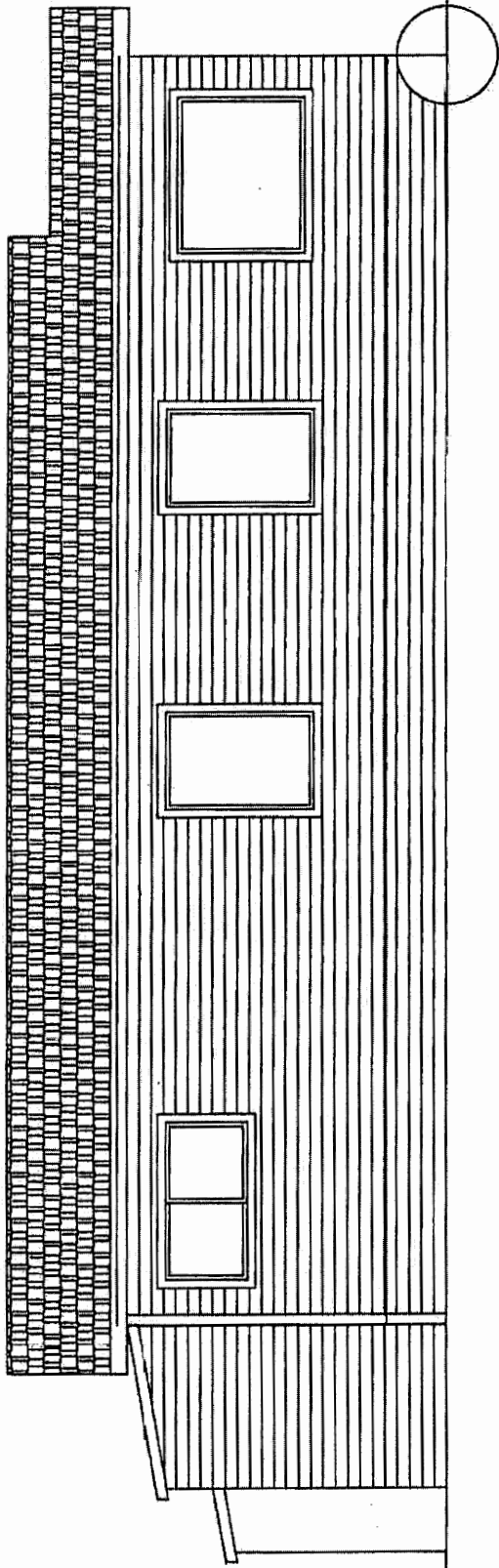
SURFACE DIAGRAM - SOUTH ELEVATION WITH REVISED WINDOW OPENINGS AND FILLED IN OPENINGS



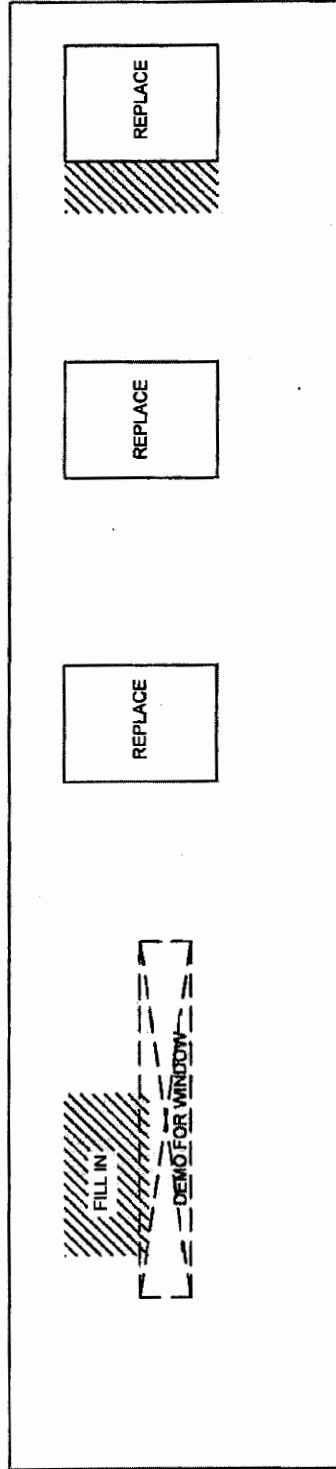
EXISTING NORTH ELEVATION



SURFACE DIAGRAM - NORTH ELEVATION WITH REVISED WINDOW OPENINGS AND FILLED IN OPENINGS



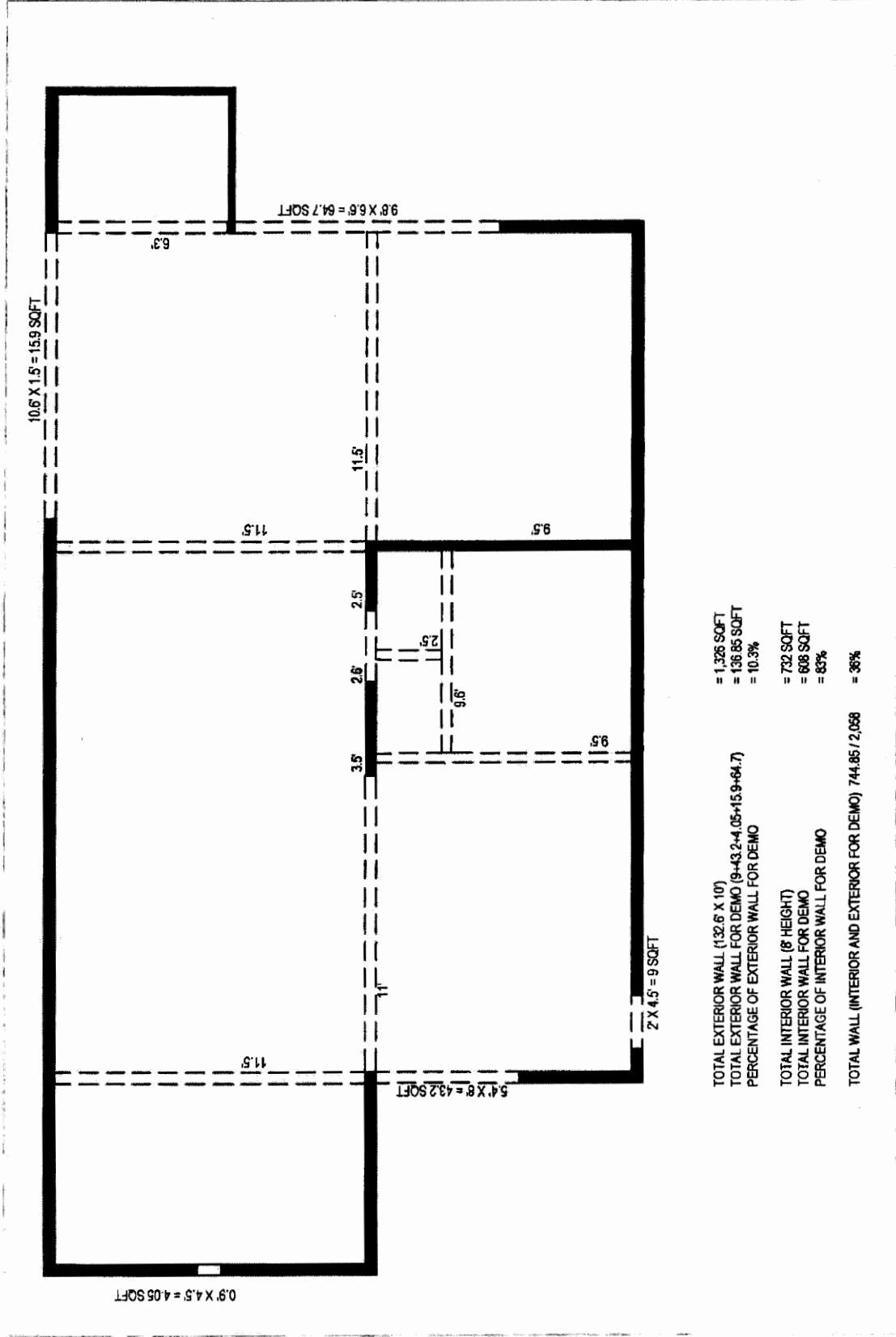
EXISTING WEST ELEVATION



WEST ELEVATION  
 SURFACE AREA = 442 SQFT  
 ACTUAL DEMO = 16 SQFT  
 FILL IN = 19 SQFT  
 PERCENTAGE OF DEMO = 3.6 %

SURFACE DIAGRAM - WEST ELEVATION WITH REVISED WINDOW OPENINGS AND FILLED IN OPENINGS

TOTALS CALCULATION BASED ON SURFACE AREA  
 SURFACE AREA = 1326 SQFT  
 ACTUAL DEMO = 136.85 SQFT  
 PERCENTAGE OF DEMO = 10.3 %  
 FILL IN = 124.6 SQFT  
 PERCENTAGE OF DEMO + IN FILL = 19.7 %



TOTAL EXTERIOR WALL (132.6' X 10') = 1,326 SQFT  
 TOTAL EXTERIOR WALL FOR DEMO (9+43.2+4.05+15.9+64.7) = 136.85 SQFT  
 PERCENTAGE OF EXTERIOR WALL FOR DEMO = 10.3%  
 TOTAL INTERIOR WALL (8' HEIGHT) = 732 SQFT  
 TOTAL INTERIOR WALL FOR DEMO = 608 SQFT  
 PERCENTAGE OF INTERIOR WALL FOR DEMO = 83%  
 TOTAL WALL (INTERIOR AND EXTERIOR FOR DEMO) 744.85 / 2,058 = 36%

FLOOR PLAN DEMOLITION DIAGRAM AND CALCULATIONS

# Exhibit B

South Side of Grand Blvd.



Veering off from Venice Blvd., starting at 574 Grand all the way to 504 Grand and 1802 Andalusia, at the corner of Grand and Andalusia.

2  
2  
2  
3  
3  
1  
1  
1  
2

2  
3  
1  
2  
1  
1  
1  
2  
2

Number indicates # of Stories

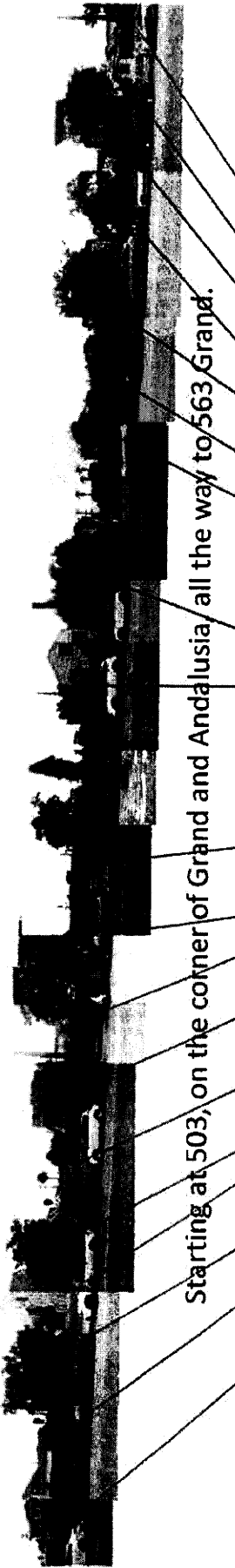
Grand Blvd

Grand Blvd

re cr



North Side of Grand Blvd.



Starting at 503, on the corner of Grand and Andalusia all the way to 563 Grand.

2	1	2	1	1	1	1	1	1	3	1	1	2	2	2	2	3	1	2
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Number indicates # of Stories

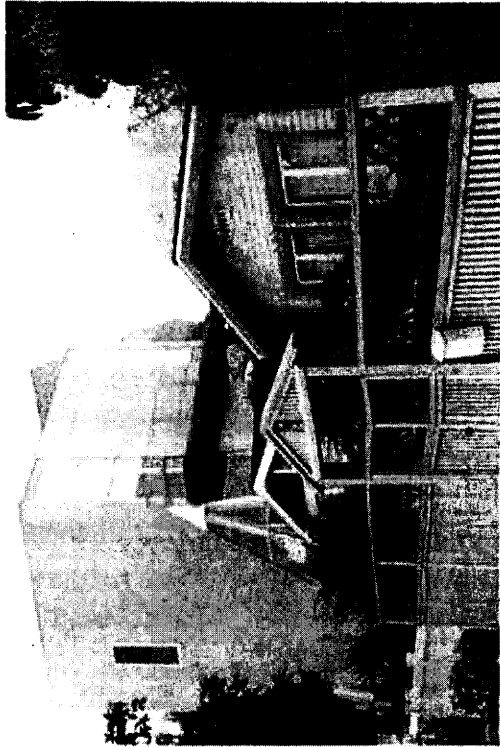
re Ct

Andalusia

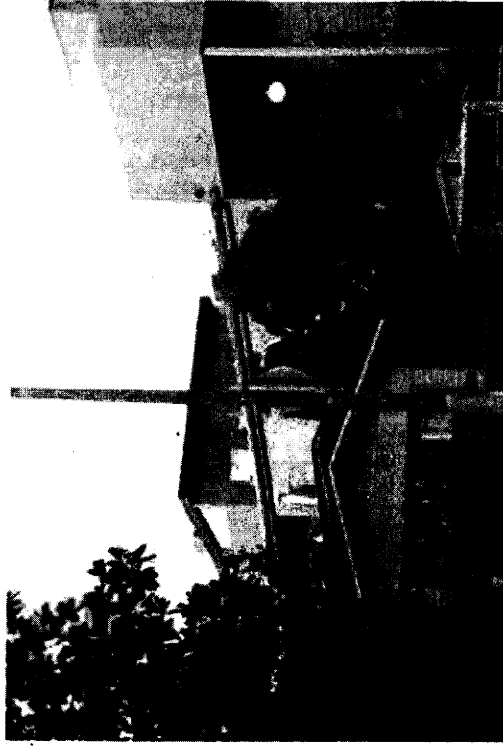
Grand Blvd

Grand Blvd

oice



Directly west



Directly east



From our house, looking east: 4 lanes.

# **Exhibit C**

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

Address of Building ..... 521 Grand Boulevard

Permit No. and Year ..... None

Certificate Issued ..... 4-19-68

REHABILITATION  
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the deficiencies in this building have been corrected and the building complies with the applicable requirements of Division 49, Article 1, Chapter 9 of the Municipal Code for the following occupancies:

One-Story, Type V, 22'6" x 44'6" One-Family Dwelling.

R-Occupancy

File No. X78566

Owner Mr. Anthony Lewall  
Owner's Address 521 Grand Boulevard  
Venice, California 90291

Form B106-20M-12-52 [REDACTED] Superintendent of Building By C. M. WILSON:bls

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

REHABILITATION  
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the deficiencies in this building have been corrected and the building complies with the applicable requirements of Division 49, Article 1, Chapter 9 of the Municipal Code for the following occupancies:

Two-Story, Type V, 22'6" x 30'6" Two-Family Dwelling and Garage.  
R-Occupancy

File No. X78566

Address of Building ..... 521 1/2 Grand Boulevard  
Permit No. and Year ..... None  
Certificate Issued ..... 4-19-68

Owner Mr. Anthony Lewall  
Owner's Address 521 Grand Boulevard  
Address Venice, California 90291

Form B106-20M-12-52

Superintendent of Building By C. M. WILSON:bls

**BUILDING DESCRIPTION BLANK**

Street No. 1521  
 Tract Venoy America  
 Lot No. 7 Block No. 19  
 Examined by W. H. Smith Date 12-2-1924

CLASS Single Double Maverick California Bungalow Residence Flat Apartment Factory Church School Store Garage Barn Shed Poultry House Stirage	EXTERIOR 1 story 2 " 3 " Plaster Meta. Lath " Wood " (Chalk) Wire Shakes Siding S & B Brick Corrugated Iron Adobe Plaster on Adobe " on Tile	HEATING Fireplace Rads Metal Gas Radiators Wood Coal Steam Gas Radiators Stove	FLOOR Cobble Brick Stone Plank Plaster Wood (Ornamental)	
	ROOF Flat Hip Gables Dormer Cupola Shingle Gravel Tile Electric Corrugated Iron Composition Slate	PLUMBING Number of Fixtures Cheap Medium Good Special Sewer Cesspool	INSIDE FINISH Plaster Plaster Board Siding Lath Batter Board Paper Unfinished Woodwork " Ornamental	BUILT IN FEATURES Buffer Patent Beds Bookcases
	FOUNDATION Stone Concrete Brick Wood	LIGHTING Gas Electricity Cheap Medium Good Special	BUILT 1924	CONSTRUCTION Cheap Medium Good Special
	BASEMENT feet feet cu. ft.			

	Sub 1	2	3	Area	BUILDING VALUE
Living Room					Net 69 UPDATE
Bed Rooms					Quantity 6 89 3
Bath Room					Square Ft. 68 3
Kitchen					140
Storage					Building Cost 506 1
Hardwood Floors					Basement Cost 41 2
Hardwood Finish					SAVE FOR DIAGRAM
No. of Permit	6529	Date	8/22/24		APPROXIMATE DESCRIPTION
Estimated Cost of Bldg.	3500				Garage Cost 317
No. of Permit	432	Date			Ontrilled ing's Cost 116 1 4 54
Estimated Cost of Bldg.	500				Total Cost 1502 1
Owner's Name	Anthony				Physical Depreciation 91 3
Cost Factor Checked	1.496				Utility Depreciation 679 1 2 2
Computations	Person				Depreciation 1502 1
Entered on Map Book	2079 1				Address Value 1502 1
Compared					Value 1502 1
Building Registrar	3/12				1502 1



**BUILDING DESCRIPTION BLANK**

Street No. *5*  
 Tract *Corner of American*

Lot No. *7* Block No. *19*  
 Examined by *[Signature]* Date *11/17* 1923

CLASS	EXTERIOR	HEATING	TRIM
Single	1 Story	Fire-Place	Cobble-stone
Double	1 1/2 "	False Mantel	Brick Plaster
Masonry	2 "	Gas Furnace	Stone Wood
Clay	3 "	Wood "	Plaster Ornamental
Brick	Plaster Metal Lath	Coal "	INSIDE FINISH
Residence	" Wood	Steam	Plaster
Flat	" Chicken Wire	Gas Radiators	Plaster Board
Apartment	Shakes, Rustic	Stove	Buffed Lath
Factory	Siding, B & B	PLUMBING	Beaver Board
Church	Brick	Number of	Paper
School	Corrugated Iron	Fixtures	Unfinished
Store	Adobe	5	Woodwork Plain
Garage	Plaster on Adobe	PLUMBING	" Ornamental
Bay	" "	Cheap	BUILT-IN
Shed	" "	Medium	FEATURES
Poultry House	" "	Good	Buffet
Stables	" "	Special	Patented
FOUNDATION	Flat Hip	Sewer	Back cases
Stone	Gables	Cooling	BUILT
Concrete	Dormers	PLUMBING	1923
Brick	Cut-up	Gas	CONSTRUCTION
Wood	Ordinary	Electricity	3
BASEMENT	Gravel	Cheap	
feet x	Tile trim	Medium	
feet x	Corrugated Iron	Good	
feet deep	Composition	Special	
@	Slate		

	Est. 1	2	3	Alt.	BUILDING VALUES
Living Room		1	2		No. of Cubic Ft.
Bed Rooms		2			No. of Square Ft. <i>763</i>
Bath Room		1			Building Cost <i>1117</i>
Kitchen		1			Basement Cost <i>915</i>
Storage					Heating Cost <i>1062</i> UPDATE
Hardwood Floor		X			FOR DIAGRAM AND DESCRIPTION
Hardwood Finish					Physical Depreciation <i>1147</i>
No. of Permit <i>4425</i>					Utility Depreciation <i>500</i>
Date <i>10/1/23</i>					Depreciated Value <i>1117</i>
Estimated Cost of Bldg. <i>750 (Res)</i>					Assessed Value <i>750</i>
No. of Permit <i>419</i>					Building Register <i>370</i>
Date <i>4/19</i>					
Estimated Cost of Bldg. <i>380</i>					
Owner's Name <i>C. M. Anthony</i>					
Cost Factor Checked <i>700</i>					
Computations <i>PS 370</i>					
Entered on Map Book <i>PS 370</i>					
Compared <i>CAP</i>					
Building Register					



401

Black No. 55

Date

BUILDING VALUES		GENERAL INFORMATION	
Room No.	Description	Room No.	Description
101	Living Room	101	Living Room
102	Bed Room	102	Bed Room
103	Bath Room	103	Bath Room
104	Kitchen	104	Kitchen
105	Breakfast Room	105	Breakfast Room
106	Handicapped Room	106	Handicapped Room
107	Handicapped Field	107	Handicapped Field

1.70

9-10-19

COPIES

UPDATE

GENERAL INFORMATION

DESCRIPTION

101

102

103

104

105

106

107

# Exhibit D

March 16, 2016

Michele Bradley  
412 Rialto Avenue  
Venice, CA 90291

Carmen Zurlow  
427 Rialto Avenue  
Venice, CA 90291

George Gineris  
256 Horizon Avenue  
Venice, CA 90291

RE: Commission Appeal No. A-5-VEN-16-0032

Dear Neighbors,

I pass by your houses four times a day while taking my daughter to Westminster Elementary School, where she is now a second grader. It's hard for me to describe the feeling I have walking her to the very same school where I started out in kindergarten. It's hard to articulate the deep sense of love and satisfaction I have in being able to share my neighborhood, its history and pride, with my child.

I remember when Wabi Sabi was a liquor store. When Gjelina was my friend's house! When Seed was Val's Pharmacy. When the post office was a grocery store. When the pavilion held Halloween haunted houses, and the only haunted house on Rialto was the one that burnt down on the corner of Cabrillo. I remember when the t-shirt shop on the boardwalk was Lafayette's Restaurant where I'd buy a short stack for \$1.70 because that was all the money I could muster. When there were riots on the beach. When I would walk through Ghost Town to get to the Venice Ocean Park Co-opportunity, which my father helped found. When there was a Venice Co-op. When there was a Ghost Town! I remember when that trendy store on the corner of Abbot Kinney and Westminster was the Teen Center, located on West Washington. *Do you?*

I bought my house when nobody outside of Venice wanted to live in Venice. When the three story modern home two doors down was a vacant lot. Mine was the cheapest house in the neighborhood, but the best I could afford. I was very lucky. Most of the people I grew up with here weren't that lucky. I appreciate it every day. I've worked for the last 20 years to be able to improve my house, the house I own.

And then you come along and tell me I can't. That you want to "preserve" the character of Venice. I understand your sentiment and even your desire. I remember a Venice you've probably never seen.

Have you seen my street? There is no cohesive character. If you were to look out from my front door, you'd never know you were in Venice. If you were to go across the street and then look at my house, you'd also not know you're in Venice. Grand Boulevard is a four lane wide thoroughfare, full of every representation of every change Venice has gone through over the last 100 years. There are numerous post-WWII stucco duplexes, multiple two-story apartment buildings, and a wide range of contemporary structures dating from the 80's to the present, most three-stories. There is the one random brick house from the 50's, whose front driveway I envy. On my section, including across the street, there are a total of three bungalows.

Have you even reviewed my plans? I am not demolishing the whole thing and reducing units on my property. I am not building to the maximum allowable height. I am not even changing the footprint. I am adding two bedrooms upstairs to gain a foyer and dining room downstairs. It would make my roughly 700 square foot house 1300 square feet. That is still a pretty modest home for a family and still smaller than most of my neighbors.

If you actually knew me, you'd know that we are normal people, with normal jobs. My husband is a professor in the education department at CSUN, and I was an elementary school teacher before I left to stay home with my daughter. I wonder what we can do now. Spend our money on a lawyer fighting to modestly increase our home size and then not be able to afford the construction? Just sell the house and leave my community, so we can afford more than 18 square feet of closet space for three people? So someone else can come in and demolish the house altogether.

There are so many things I miss about the old Venice: dollar shows at the Fox Theater, dollar slices at Del Cor, and getting free bits of glass at Kroma. I miss knowing every bum on the beach on a first name basis. I miss Monday night jazz at Hal's, but before that I missed the Merchant of Venice. Because I grew up here, I know the character and spirit of Venice has always been and still is eclectic (just like the houses on my street). But Venice is so much more than the architecture or the ever changing shopfronts. Venice is about artistry and creativity, free thought and open communication, diversity and respect. I find it sad and more than a little ironic that people claiming to preserve the character of Venice would file legal paperwork before even speaking to their neighbor.

A real Venice thing to do would have been to knock on my door and talk to me. Straight up, face to face. Unfortunately you lack the true Venice character that you are theoretically proposing to preserve.

So, I guess I'll see you around. And if I'm a little less friendly now, I'm sure you'll understand why.

Alia Congdon  
Owner, 521 Grand Blvd.

cc:

Mike Bonin  
Councilmember  
Council of the City of Los Angeles  
Eleventh District  
200 N. Spring Street #475  
Los Angeles, CA 90012

Tricia Keane  
Planning Director  
Council of the City of Los Angeles  
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**Th17i**

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-16-0032

**Applicant:** Alia Congdon

**Agents:** Colega Architects and Sklar Kirsh LLP

**Appellant:** George Gineris

**Project Location:** 521 Grand Blvd., Venice, City of Los Angeles (APN: 423-801-6006)

**Project Description:** Appeal of City of Los Angeles Local Coastal Exemption No. DIR-2015-3849-CEX for remodel of 739 sq.ft. single-family home, 672 sq.ft. second-story addition, and 390 sq. ft. roof deck addition, on 2,700 sq.ft. lot

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

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

## SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission determine that a **substantial issue exists** with respect to the grounds on which Appeal A-5-VEN-16-0032 has been filed because the locally approved development does not qualify for an exemption and requires a local coastal development permit from the City of Los Angeles. The City-approved development constitutes a demolition and rebuild, not an improvement to an existing development, because more than 50% of the existing structure will be demolished. The scope of work includes demolition of the roof, removal and replacement of the floors, demolition of approximately 70% of the interior walls, demolition of approximately 35% of exterior walls, demolition of all existing doors and windows, construction of new foundation and load bearing walls, construction of a new second story, construction of a new roof, and new roof top deck (see image below and **Exhibit 4**). Therefore, the proposed project is non-exempt “development” as defined in the Coastal Act. 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. Commission Staff recommends that the Commission **deny the claim of exemption** and find that the proposed project requires a local coastal development permit, and return this matter to the City for processing. The **motions** to carry out the staff recommendation are on **pages 4 and 13**.



Rendering: 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

Exhibit 5 – Applicant’s Letter

## I. MOTION AND RESOLUTION

**MOTION:** *I move that the Commission determine that Appeal No. A-5-VEN-16-0032 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-16-0032 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 2015-3849-CEX from Michele Bradley, Carmen Zurlow, and George Gineris (**Exhibit 3**). The former two appellants withdrew their support for the appeal on March 18, 2016 – but the third appellant has maintained his right to appeal the City's action. The City's Coastal Exemption DIR-2015-3849-CEX approved a "Remodel to existing 739 sq. ft. one story house, second story addition of 672 sq. ft. roof, and roof top deck 390 sq. ft." 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 structure is part of a triplex not a single family residence, 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 October 22, 2015, the City of Los Angeles, Department of City Planning issued a Coastal Exemption (DIR 2015-3849-CEX) (**Exhibit 3**) for a "Remodel to existing 739 sq. ft. one story house, second story addition of 672 sq. ft. roof, and roof top deck 390 sq. ft." The applicant name listed on the City's exemption is Colega Architects and the property owner is Alia Congdon. The box checked on the City's exemption form is "Improvements to Existing Single-Family Residences." On November 5, 2015, the City of Los Angeles, Department of City Planning issued a Director of Planning Sign-Off (DIR 2015-4069-VSO) (**Exhibit 3**) for a "interior/exterior remodel, deck addition, on 1<sup>st</sup> floor, and 2<sup>nd</sup> story addition to an existing 1-story SFD (front unit) Lot is also with a detached 2-story unit with attached 2-car garage (rear units)." The applicant name listed on the City's Director of Planning Sign-Off form is Alia Congdon. The box checked



on that form is “Improvements to Existing Single or Multi Family Structure that is not on a Walk Street.”

The City forwarded a copy of the Coastal Exemption to the Coastal Commission’s South Coast District Office on February 4, 2016 – 105 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-2015-3849-CEX, and therefore 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 North Venice subarea at 521 Grand Boulevard within the City of Los Angeles Single Permit Jurisdiction Area, about 0.5 miles inland of the beach (**Exhibit 1**). The lot area is 2,700 square feet and zoned R1-1.5 (Multi Family Residential) in the Los Angeles Zoning Code. The site is currently developed with two residential structures but identified as a triplex by the Los Angeles County Recorder. The one-story approximately 739 square foot structure proposed for the subject remodel and addition fronts Grand Boulevard and was constructed in 1923 (**Exhibit 2**). The applicant’s representatives and the plans submitted by the applicant indicate that the structure in the rear of the property is not part of the subject application and is proposed to remain in place – however it is not clear whether the City of Los Angeles considers that structure as zero, one, or two additional legal units. The small size of the lot (2,700 square feet) and the underlying zoning could preclude more than one legal unit if the entire site were redeveloped. The scope of work provided by the applicant’s representative on the City’s

Coastal Exemption is “*Remodel to existing 739 sq. ft. one story house, second story addition of 672 sq. ft. roof, and roof top deck 390 sq. ft.*”

The City of Los Angeles does not retain copies of plans for projects they deem as exempt, so the Commission did not receive any plans with the requested City record. According to plans submitted by the applicant (**Exhibit 4**), the scope of work includes demolition of the roof, removal and replacement of the floors, demolition of approximately 70% of the interior walls, demolition of approximately 35% of exterior walls, demolition of all existing doors and windows, construction of new foundation and load bearing walls, construction of a new second story, construction of a new roof, and new roof top deck. Including the roof deck area, the new structure would be more than twice the height and mass of the existing structure, with approximately 190% of the interior floor area. There does not appear to be any proposed change to the zero parking spaces provided on site (although the two parking spaces in the structure at the rear of the lot will remain). The applicant proposes to retain an existing non-conforming front yard setback.

#### **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.

In this case, the amount of the existing structure proposed to be removed is more than 50 percent and therefore cannot be considered a repair and maintenance activity that is exempt from coastal development permit requirements. According to plans submitted by the applicant (**Exhibit 4**), the scope of work includes demolition of the roof, removal and replacement of the floors, demolition of approximately 70% of the interior walls, demolition of approximately 35% of exterior walls, demolition of all existing doors and windows, construction of new foundation and load bearing walls, construction of a new second story, construction of a new roof, and new roof top deck. Including the roof deck area, the new structure would be more than twice the height and mass of the existing structure, with approximately 190% of the interior floor area. Therefore, a coastal development permit must be obtained. A letter from the applicant’s attorney (**Exhibit 5**) confirms that the foundation and load bearing walls will need to be replaced in order to accommodate the new second story and roof deck. That letter also confirms that the existing structure was built in 1923 and that interior and exterior walls of the structure will be removed.

The letter from the applicant’s attorney also indicates “since the project will maintain more than 50% of the existing exterior walls of the structure and [it] was deemed to qualify for a coastal exemption.” There are two problems with that analysis. First, the 50% calculation does not include doors, windows, or siding, all of which are part of the structure and are mostly proposed to be removed by the subject application. Second, even if the plans indicate that portions of the

existing walls (typically just studs and framing) are to remain, the City building inspector may require replacement of those 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 that are nearly 100 years old, as is the case with the subject structure.

In its exemption determinations the City of Los Angeles has asserted that even though all that remains of the structure is some of the exposed studs of the previously existing framing (completely stripped of siding, drywall, plaster, doors, and windows), that the “walls” of the structure remain. Commission staff disagrees with this assertion. When a “remaining wall” is used as a measure to determine whether a development is a remodel or a new structure, the wall must remain intact as part of the structure, and for purposes of calculating the 50 percent guideline should retain its siding, drywall/plaster, windows, and doorways.

The final issues raised by the appeal would be relevant to a coastal development permit application processed by the City, which could consider the legal conforming or non-conforming status of the rear two units, other development standards including the size, mass, and scale of the structure, and parking and setback requirements. The City could also conduct a Mello analysis after determining the property history. The SurveyLA designation could be reviewed for Coastal Act and CEQA purposes, as well as consistency with the recently designated Lost Venice Canals Historic District. That designation (Zoning Information No. 2453) was not adopted when the Exemption was filed, so the City would need to determine whether to apply it to a coastal development permit application. The legally required process to address these issues is the coastal development permit application process, which the City is responsible for administering.

Therefore, the appeal raises a substantial issue as to conformity with the Chapter 3 policies of the Coastal Act because the development, which did not obtain a CDP, has not yet been reviewed for conformity with the Chapter 3 policies of the Coastal Act.

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 “*Remodel to existing 739 sq. ft. one story house, second story addition of 672 sq. ft. roof, and roof top deck 390 sq. ft.*” could be, on its face, consistent with the Coastal Act, however, the placement of a second-floor addition on a one-story, 1923 structure 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. The City characterized the development as a remodel consisting of demolition of the roof and a portion of the interior and exterior walls. Considering the age of the structure and the amount of demolition involved, it appears that the proposed development is more than an “improvement” to an existing structure and more than 50 percent of the existing structure will be removed in order to accommodate the new second floor addition, new roof and deck, and new foundation and floors. 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 would invalidate the exemption. The locally approved development

constitutes a remodel, resulting in more than 50% demolition of the existing structure and is not simply an improvement to an existing but, instead, constitutes the replacement of the structure with a new structure, which must go through the coastal development permit process. Additionally, City staff states that at the time it issued this coastal exemption, it did not retain copies of the plans for the proposed development that it exempted from coastal development permit requirements. There are no plans in the City record for Commission staff to review to determine whether the City properly determined that an exemption was appropriate. Therefore, the Coastal Commission finds that the City does not have an adequate degree of factual 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 a remodel consisting of demolition of the roof and a portion of the interior and exterior walls. This will likely result in the demolition of more than 50% of the existing structure, which exceeds the limitation to be eligible for a coastal exemption. Therefore, the full extent and scope of the City-approved project must be reviewed by the City through the local CDP process.

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. Development on Grand Blvd, in particular, has been the subject of controversy before the both City and the Commission, which the Commission has found has to potential to adversely affect the community character of the area. 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. 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. Now 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 that the development actually constitutes the replacement of the existing residential structure with a new structure, and therefore requires a local CDP. Therefore, the Commission finds that the appeal raises a substantial issue as to conformity with the Chapter 3 policies of the Coastal Act.

## VII. MOTION AND RESOLUTION – DE NOVO

**Motion:** *I move that the Commission **approve** Claim of Exemption No. A-5-VEN-16-0032 for the development proposed by the applicant*

Staff recommends a **NO** vote. Failure of this motion will result in denial of the *claim of exemption* and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**Resolution:**

*The Commission hereby denies the Claim of Exemption for the proposed development on the ground that the development is not exempt from the permitting requirements of the Coastal Act and adopts the findings set forth below.*

## VIII. FINDINGS AND DECLARATIONS – DE NOVO

### A. PROJECT DESCRIPTION

The actual project as documented on the project plans provided by the applicant, is the demolition of a one-story approximately 739 square foot structure (**Exhibit 2**) and construction of a new 1,411 square foot two-story plus 390 square foot roofdeck residential structure on a 2,700 square foot residentially zoned lot with two existing non-conforming residential units in the North Venice subarea of Venice, Los Angeles (**Exhibit 4**).

### 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.***

The grounds for this appeal are that the project is not exempt development as defined in the Coastal Act and, as such, the applicant must obtain a coastal development permit for the proposed development. Rather than an improvement to an existing structure, the proposed project is a new residential structure. The City's interpretation of a "remodel" is based on the City's uncertified municipal code, not the applicable provisions of the Coastal Act.

In determining whether the project constitutes the replacement of 50 percent or more of the existing duplex, Commission staff analyzes what percentage of which components and how much of each component of the house is being replaced. A single family residence or duplex consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition and

augmentation that is necessary to build the proposed remodel. If 50 percent or more of the total of these components are being replaced, then the project would not qualify as exempt development, and must obtain a coastal development permit pursuant to Section 30600(a,b) of the Coastal Act. Typically, the addition of a complete second story above a one-story duplex would not qualify for an exemption because the amount of construction required to support the additional weight of a new level would often require reinforcement of the first-floor load bearing walls, often with steel framing, and/or a new foundation which would exceed the amount of change allowable under an exemption. Even if the plans do not indicate replacement of floors and walls, the City building inspector may require replacement of these components for safety reasons. For example, when an older residence is enlarged from one story to two-story, more than fifty percent of the components may need to be replaced due to termite infestation and/or dry rot, which are typical of Southern California homes.

The proposed project, involving a triplex (not a single family residence), does not qualify for an exemption under Coastal Act Section 30610(b). Coastal Act Section 30610(b) allows *improvements* to existing structures without a coastal development permit. In this case, the applicant proposes to demolish nearly the entire structure as part of the proposed development. When an applicant proposes demolition of all or nearly all of a structure as part of a proposal for new development, there can no longer be an “existing structure” subject for improvement on the site. When more than 50 percent of a structure is demolished and rebuilt in Venice, the new development is a new structure that must obtain a coastal development permit.

In this case, the amount of the existing structure proposed to be removed is more than 50 percent and therefore cannot be considered a remodel or a repair and maintenance activity that is exempt from coastal development permit requirements. According to plans submitted by the applicant (**Exhibit 4**), the scope of work includes demolition of the roof, removal and replacement of the floors, demolition of approximately 70% of the interior walls, demolition of approximately 35% of exterior walls, demolition of all existing doors and windows, construction of new foundation and load bearing walls, construction of a new second story, construction of a new roof, and new roof top deck. Including the roof deck area, the new structure would be more than twice the height and mass of the existing structure, with approximately 190% of the interior floor area. A letter from the applicant’s attorney (**Exhibit 5**) confirms that the foundation and load bearing walls will need to be replaced in order to accommodate the new second story and roof deck. That letter also confirms that the existing structure was built in 1923 and that interior and exterior walls of the structure will be removed.

The proposed project also does not qualify for an exemption under Coastal Act Section 30610(d). Coastal Act Section 30610(d) allows for repair and maintenance activities on existing structures so long as the repair and maintenance does not result in an addition to, or enlargement or expansion of, the structure. Under section 13252 of the Commission’s regulations, if the repair and maintenance result in the replacement of 50 percent or more of the existing structure, then the project constitutes a replacement structure, thereby requiring a coastal development permit and the entire structure must be in conformity with applicable policies of Chapter 3 of the Coastal Act.

The letter from the applicant’s attorney (**Exhibit 5**) indicates “since the project will maintain more than 50% of the existing exterior walls of the structure and [it] was deemed to qualify for a coastal exemption.” In similar exemptions the City has asserted that even though all that remains

of the structure is some of the exposed studs of the previously existing framing (completely stripped of siding, drywall, plaster, doors, windows, or electrical components), that the “walls” of the structure remain. There are two problems with that analysis. First, the 50% calculation does not include doors, windows, or siding, all of which are part of the structure and are mostly proposed to be removed by the subject application. Second, even if the plans indicate that portions of the existing walls (typically just studs and framing) are to remain, the City building inspector may require replacement of those 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 that are nearly 100 years old, as is the case with the subject structure.

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

- (a) Except as provided in subdivision (e), and in addition to obtaining any other permit required by law from any local government or from any state, regional, or local agency, any person as defined in Section 21066, wishing to perform or undertake any development in the coastal zone, other than a facility subject to Section 25500, shall obtain a coastal development permit.*
- (b) (1) Prior to certification of its local coastal program, a local government may, with respect to any development within its area of jurisdiction in the coastal zone and consistent with the provisions of Sections 30604, 30620, and 30620.5, establish procedures for the filing, processing, review, modification, approval, or denial of a coastal development permit. Those procedures may be incorporated and made a part of the procedures relating to any other appropriate land use development permit issued by the local government.*
- (2) A coastal development permit from a local government shall not be required by this subdivision for any development on tidelands, submerged lands, or on public trust lands, whether filled or unfilled, or for any development by a public agency for which a local government permit is not otherwise required.*
- (c) If prior to certification of its local coastal program, a local government does not exercise the option provided in subdivision (b), or a development is not subject to the requirements of subdivision (b), a coastal development permit shall be obtained from the commission or from a local government as provided in subdivision (d).*
- (d) After certification of its local coastal program or pursuant to the provisions of Section 30600.5, a coastal development permit shall be obtained from the local government as provided for in Section 30519 or Section 30600.5.*

The City of Los Angeles has the authority to issue coastal development permits. The proposed project site is located within the *Single Permit Jurisdiction Area*. For the reasons discussed in detail above, the proposed project constitutes demolition of a one-story approximately 739 square foot structure and construction of a new 1,411 square foot two-story plus 390 square foot roofdeck residential structure, which is not exempt under any policy or provision of the Coastal Act or the Commission’s Regulations. Therefore, the proposed project requires a local coastal development permit, processed by the City of Los Angeles. The appellant has expressed various concerns regarding the alleged inconsistencies between the proposed project’s mass, scale and character with that of the surrounding community – in addition to other social and architectural concerns. As discussed in Section VI(C) of the substantial issue analysis within this report, the

legal conforming or non-conforming status of the rear two units, other development standards including the size, mass, and scale of the structure, and parking and setback requirements, Mello Act analysis, and potential historic designation may also be reviewed by the City of Los Angeles through its coastal development permit application process.

Because the evidence does not support the City’s action in exempting the proposed project from Coastal Act permitting requirements, *Coastal Exemption No. A-5-VEN-16-0032* is denied.

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## **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
4. Appeal File A-5-VEN-15-0026 & 0027 (416-422 Grand Blvd., Venice)





# Vicinity Map: 521 Grand Blvd, Venice, Los Angeles

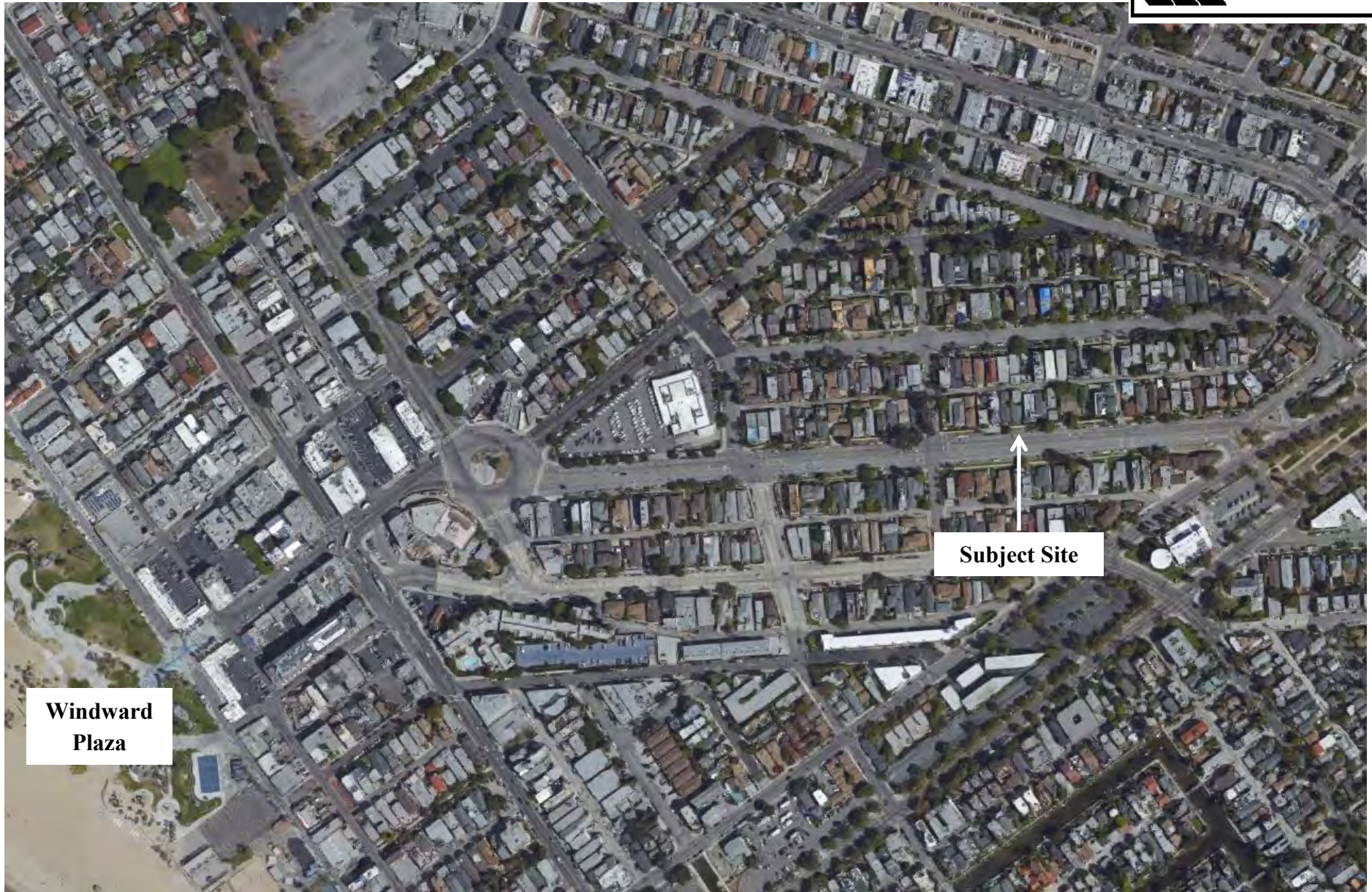


Photo: Google maps



# Photo of 521 Grand Blvd, 3-10-2016

**Exhibit 2**

Page 1 of 2



California Coastal  
Commission



Photo: California Coastal Commission staff



# Photo of 521 Grand Blvd, 3-10-2016

**Exhibit 2**

Page 2 of 2



California Coastal  
Commission



Photo: California Coastal Commission staff



# Exhibit 3

Page 1 of 11



California Coastal  
Commission

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

AGENCY

COMMISSION

**RECEIVED**  
South Coast Region

EDMUND G. BROWN JR., Governor

MAR - 4 2016

CALIFORNIA  
COASTAL COMMISSION



## Michele BAPPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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

### SECTION I. Appellant(s)

Name: Michele Bradley, Carmen Zurlow, George Gineris (see also attached)

Mailing Address: 256 Horizon Ave

City: Venice

Zip Code: 90291

Phone: 310-396-7727

### SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

Remodel to existing 739 sq ft 1-story house and 2nd story addition of 672 sq ft roof top deck 390 sq ft

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

- 521 Grand Blvd, APN: 423-801-6006, Andalusia Ave

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

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

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

#### TO BE COMPLETED BY COMMISSION:

APPEAL NO:

A-5-VEN-16-0032

DATE FILED:

3-4-2016

DISTRICT:

South Coast

521 Grand Blvd  
Coastal Exemption Appeal

Michele Bradley  
412 Rialto Ave  
Venice, CA 90291

Carmen Zurlow  
427 Rialto Ave  
Venice, CA 90291

George Gineris, as an individual & not as a member of the Venice  
Neighborhood Council Board or any of its committees  
256 Horizon Ave  
Venice, CA 90291

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**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: October 22, 2015

7. Local government's file number (if any): DIR-2015-3849-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:

Colega Architects, Bogdan Tomalevski, 2332 Cotner Ave, #303, L.A., CA 90064

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 521 Grand Blvd. 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 521 Grand Blvd 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, to prevent any demolition and protect the structure.

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.

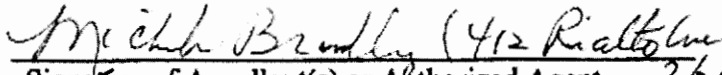
Also, it is not clear whether the structure is a 3-unit building or a single-family dwelling, as the CEX indicates. This is all the more reason for the project to be processed with a CDP.

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 2/28/16  
 (427 N. Main) 2-28-16  
 Date: COASTAL COMMUNITY (256 HAZARD)  
AVE.  
2/29/16

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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South Coast Region



Application [redacted]

COASTAL EXEMPTION (CEX)

FEB 04 2016

CALIFORNIA  
COASTAL COMMISSION

CASE NO.: DIR-2015-3849-CEX

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

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

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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

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

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

PROJECT ADDRESS: 521 E. GRAND BLVD  
 LEGAL DESCRIPTION: LOT 7 BLOCK 19 TRACT VENICE OF AMERICA  
 ZONE: RD-1.5-1.0 COMMUNITY PLAN: VENICE  
 PROPOSED SCOPE OF WORK: REMODEL TO (E) 739 SQ FT ONE STORY HOUSE  
& SECOND STORY ADDITION OF 672 SQ FT. ROOF TOP DECK 390 SQ FT.

RELATED PLAN CHECK NUMBER(s): 15014-10000-04275

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: COLEGA ASSOCIATES - BOGDAN TOMALEVSKI  
 Mailing Address: 2332 COTTIER AVE #303 LA CA 90064  
 Phone Number: 310 560-4301 E-mail Address: bgodan@COLEGA-LA.COM  
 Signature: [Handwritten Signature]



THIS SECTION FOR OFFICE USE ONLY

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

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

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

Michael LoGrande  
Director of Planning

Issued By: Cassandra van der Zweep  
Signature

Cassandra van der Zweep  
Print Name and Title

Date: 10/22/2015

Invoice No.: 20431 Receipt Number: 0105 03700

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

Southern  
Survey LA

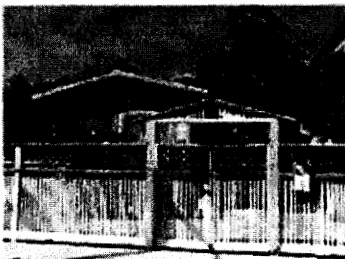
Architectural style: Minimal Traditional



Primary Address: 517 E GRAND BLVD  
Type: Contributor  
Year built: 1920  
Property type/sub type: Residential-Single Family; House  
Architectural style: Craftsman



Primary Address: 520 E GRAND BLVD  
Other Address: 518 E GRAND BLVD  
522 E GRAND BLVD  
Type: Non-Contributor  
Year built: 1947  
Property type/sub type: Residential-Multi Family; Apartment House  
Architectural style: No style



Primary Address: 521 E GRAND BLVD  
Type: Contributor \*

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



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



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

Case Number	DIR 2015-4069-VSO	Date: 11/05/2015
Project Address	521 E Grand Blvd (Venice of America Tract; Block 19; Lot 7)	
Zoning: RD1.5-1-O	Subarea: North Venice	
Project Description	interior/exterior remodel, deck add'n on 1 <sup>st</sup> floor, & 2 <sup>nd</sup> -story add'n to an (E) 1-story SFD (front unit) (PCIS 15014-10000-04275) Lot is also w/ a detached 2-story duplex w/ attached 2-car garage (rear units)	
Existing Use: 1-story SFD	Proposed Use: 2-story SFD	
Applicant Name	Alia Congdon (o) / Bogdan Tomalovskid (a); 310-660-4301	
Applicant Address	2332 Cotner Avenue, #303, Los Angeles, CA 90064	

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

**In the DUAL JURISDICTION**

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

**In the SINGLE JURISDICTION**

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

**ANYWHERE in the Coastal Zone**

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

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

North Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	complies
9.C. Roof Access Structure	10 ft. max. above Flat Roof (30 feet); Area ≤ 100 square feet	N/A. (N) roof deck accessed via (N) external stairwell	<input type="checkbox"/>
10.F.2. Density	2 units max; 1/1500sqft or 1/1200sqft	(E) NC SFD & detached duplex. No new unit.	<input type="checkbox"/>
10.F.3. Height	Flat Roof – 30 feet Varied Roofline – 35 feet	to top of parapet is 24' guardrails are 42' & of an open design.	<input checked="" type="checkbox"/>
10.F.4. Front Yard	Minimum 5 feet; Observe LADBS setback	(E) but shall be per Bldg & Safety	<input checked="" type="checkbox"/>
10.F.5. Access	Alley	Maintain from alley, Seville Court	<input checked="" type="checkbox"/>
13. Parking	SF - 2-3 spaces per unit pending lot width Where 50% or more of (E) exterior walls are removed/replaced, provide a min total of 7pkg sp accessed from alley. Proj affects about 37% of (E) exterior walls.	NC 2 pkg sp in attached garage of the duplex. Sec. 13.B. Exception.	<input checked="" type="checkbox"/>

*Does not comply. Should not have been approved.*

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

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

REVISION CLOUD		REVISION NO.
WINDOW SYMBOL		ROOM NO. 101.A
DOOR SYMBOL		ROOM NO. 101.1
DETAIL		AREA REFERENCE 5
EXTERIOR ELEVATION		SHEET NO. A3.2
CEILING HEIGHT		8'-0"
WORK POINT OR CONTROL POINT		

MATCH LINE		SHEET NO. A3.2
ROOM LABEL		ROOM NAME LIVING ROOM
SECTION		SECTION NO. 4
INTERIOR ELEVATION		ELEVATION NO. (TYPICAL) 4
DIMENSION STRING		X' - X"
NORTH ARROW		ARCHITECTURAL NORTH TRUE NORTH

SYMBOLS NO SCALE	19
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NOTES NO SCALE	9
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EXTERIOR - RENDERED PERSPECTIVE NO SCALE	11
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LEGAL DESCRIPTION	7
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SCOPE OF WORK	
- REMODEL OF (E) FRONT HOUSE	739 SQFT
- (N) 2ND STORY	672 SQFT
- (N) ROOF DECK	390 SQFT
- NO WORK TO REAR UNITS	

EXISTING DWELLING FLOOR AREA	
(E) SFD FLOOR AREA	739 Sq. Ft.
EXISTING DWELLING HEIGHT	
BUILDING HEIGHT	13'-6"
NO. OF STORIES	1 STORY
EXISTING DWELLING YARDS	
FRONT YARD SETBACK	10' - 9"
SIDE YARD SETBACK	4'-0", 3'7"
REAR YARD SETBACK	34'-11"

PROPOSED BUILDING INFORMATION	
PROPOSED FLOOR AREA	
REMODEL (E) FIRST STORY	739 Sq. Ft.
(N) 2ND STORY	672 Sq. Ft.
(N) TOTAL FLOOR AREA	1,411 Sq. Ft.
PROPOSED HEIGHT	
MEASURED FROM LOWEST ADJACENT GRADE	22'-8" 2 Stories Proposed
PROPOSED YARDS	
FRONT YARD SETBACK	10'-8" retain existing 15'-0" (N) Second Story
SIDE YARD SETBACK	ALLOWABLE PROPOSED 3'-0" 3'-0; 4'-0"
REAR YARD SETBACK	ALLOWABLE PROPOSED (E) NO CHANGE 15'-0" 34'-11"

EXISTING 2 STORY FAMILY DWELLING (NOT IN SCOPE OF WORK)	
FLOOR AREA (TO REMAIN)	528 SQFT.

ABBREVIATIONS NO SCALE	12
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LEGAL DESCRIPTION	7
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SYMBOLS NO SCALE	19
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EXTERIOR - RENDERED PERSPECTIVE NO SCALE	11
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LEGAL DESCRIPTION	7
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ABBREVIATIONS NO SCALE	12
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PROJECT DIRECTORY NO SCALE	4
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- A0.00 TITLE SHEET
- A0.10 GENERAL NOTES - AGENCY
- A0.11 GREEN BUILDING - AGENCY
- E2.00 EXISTING FLOOR PLANS
- E3.01 EXISTING ELEVATIONS
- D2.10 DEMOLITION PLANS
- A0.12 T-24 C1R
- A0.13 SOILS APPROVAL LETTER
- A0.20 DOOR + WINDOW SCHEDULE
- A0.50 ASSEMBLIES
- A1.01 OVERALL SITE PLAN
- A2.01 FIRST FLOOR - PLAN
- A2.02 SECOND FLOOR - PLAN
- A2.03 ROOF PLAN
- A3.01 EXTERIOR ELEVATIONS
- A4.10 BUILDING SECTIONS
- A7.01 REFLECTED CEILING PLAN- FIRST FLOOR
- A7.02 REFLECTED CEILING PLAN- SECOND FLOOR
- E2.02 SWITCHING DIAGRAM - FIRST AND SECOND FLOOR
- M2.02 MECHANICAL DIAGRAM - FIRST SECOND FLOOR
- A9.10 ARCHITECTURAL DETAILS
- A9.20 ARCHITECTURAL DETAILS
- A9.30 ARCHITECTURAL DETAILS
- A9.40 ARCHITECTURAL DETAILS
- A9.50 ARCHITECTURAL DETAILS

- STRUCTURAL
- S-0 GENERAL NOTES
  - S-0.1 GENERAL NOTES
  - S-1 FOUNDATION PLAN
  - S-1.1 SECOND FLOOR FRAMING PLAN
  - S-1.2 ROOF FRAMING PLAN
  - S-2 DETAILS
  - S-3 DETAILS
  - S-4 DETAILS
  - S-5 DETAILS

**ARCHITECT:**  
 COLEGA  
 2332 COTNER AVE, SUITE 303  
 WEST LOS ANGELES, CA 90064  
 T : 323.334.0664  
 WWW.COLEGA-LA.COM

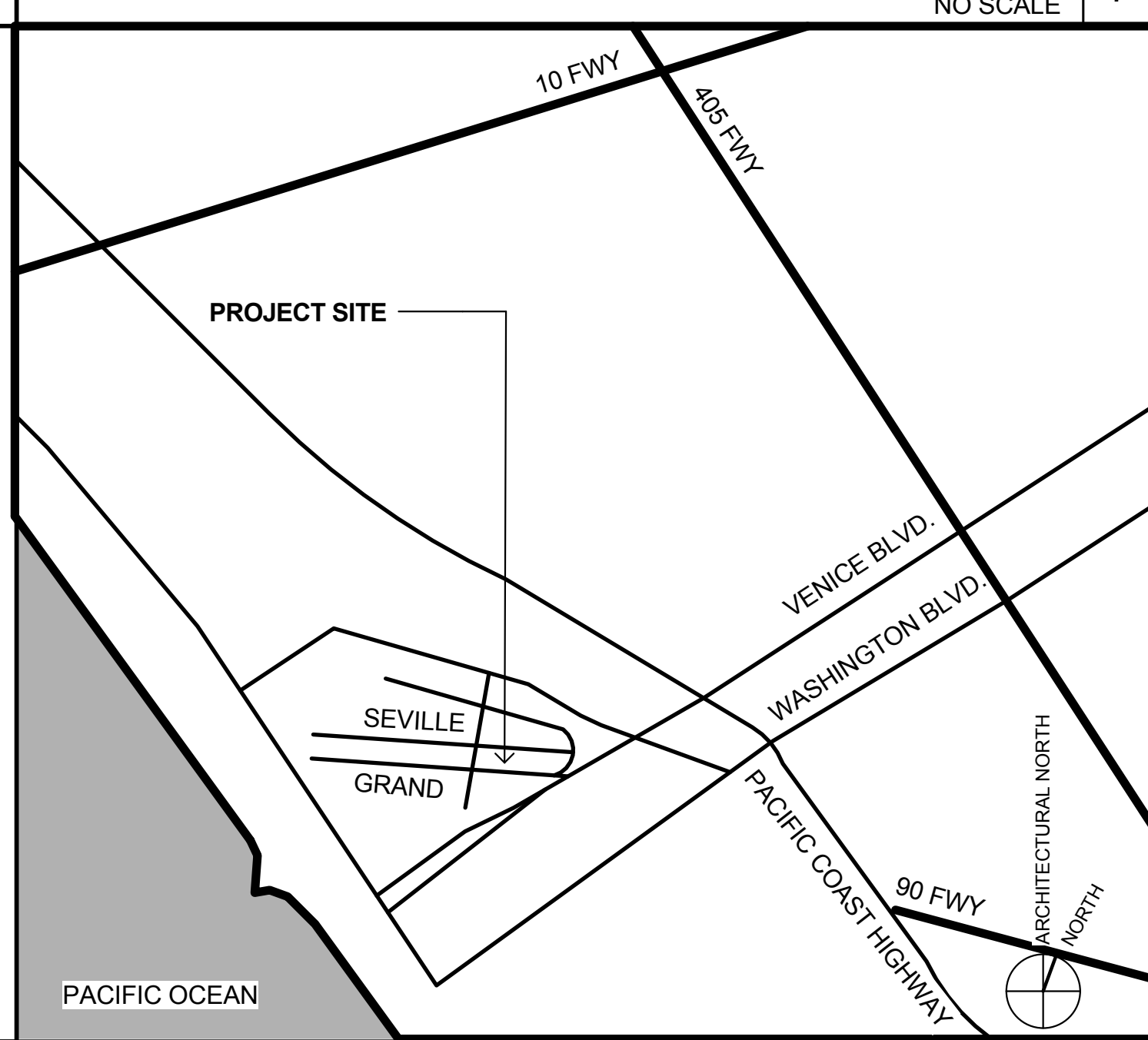
**OWNER:**  
 ALIA CONGDON AND PETE GOLDSCHMIDT  
 521 E. GRAND BLVD  
 VENICE, CALIFORNIA 90291  
 HISTORIFY@YAHOO.COM  
 PETE.GOLDSCHMIDT@CSUN.EDU

**STRUCTURAL ENGINEER:**  
 JN STRUCTURAL ENGINEERING  
 3679 MOTOR AVE SUITE #201  
 LOS ANGELES, CALIFORNIA 90034  
 T: (310) 838-1325

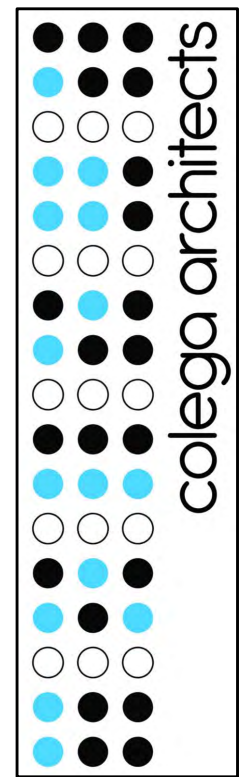
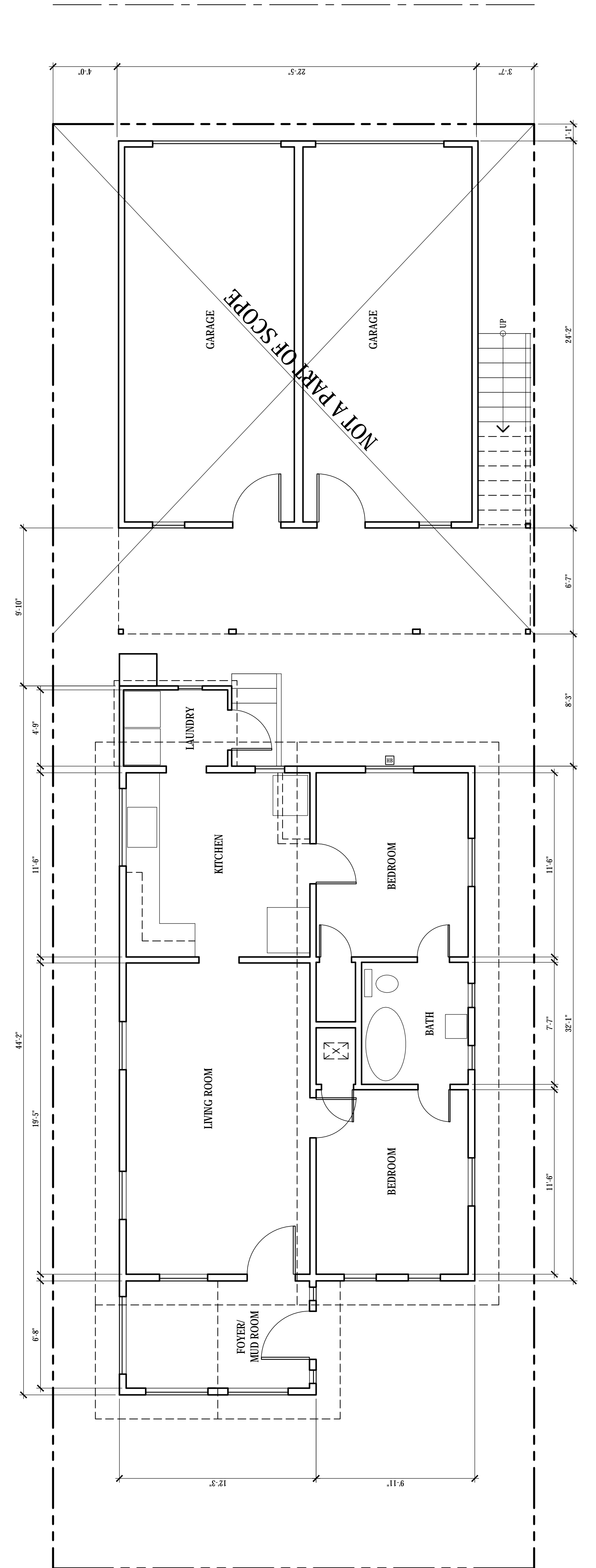
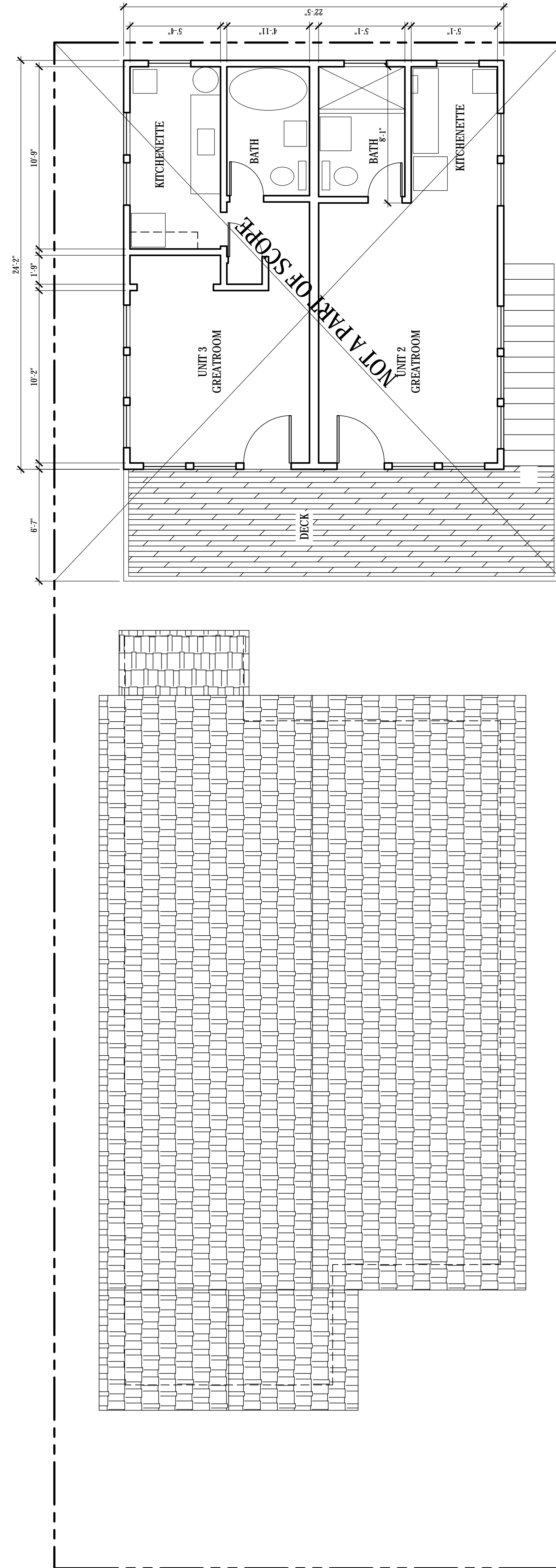
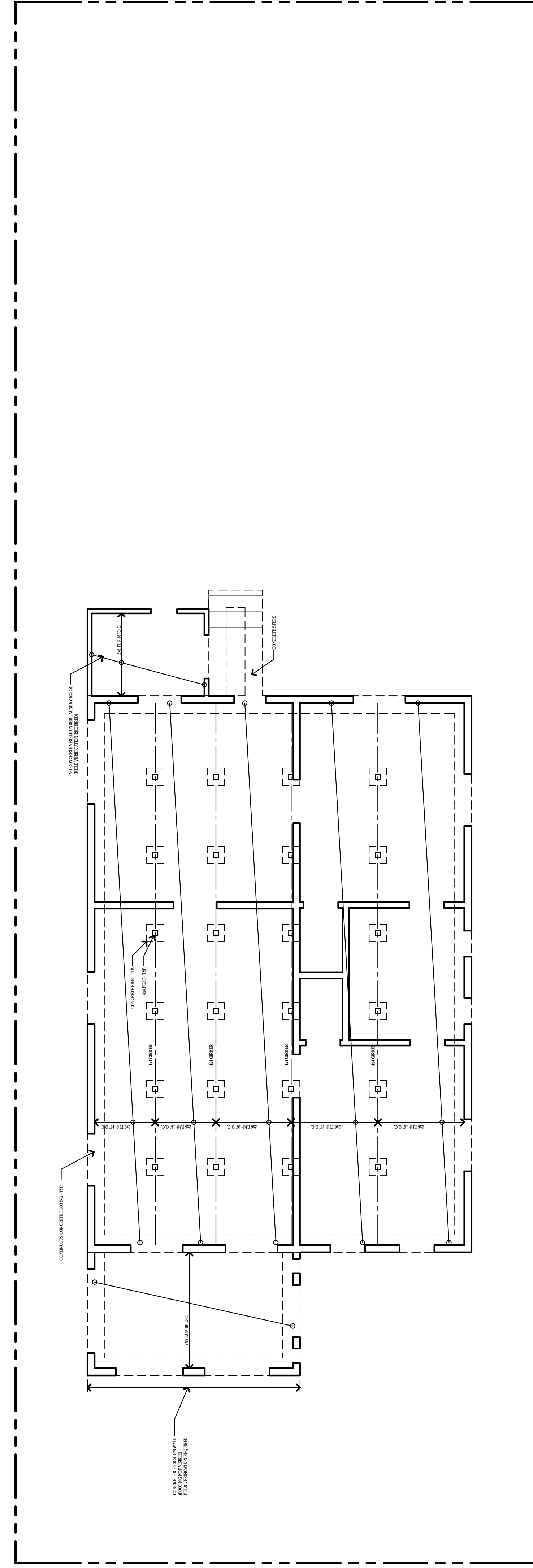
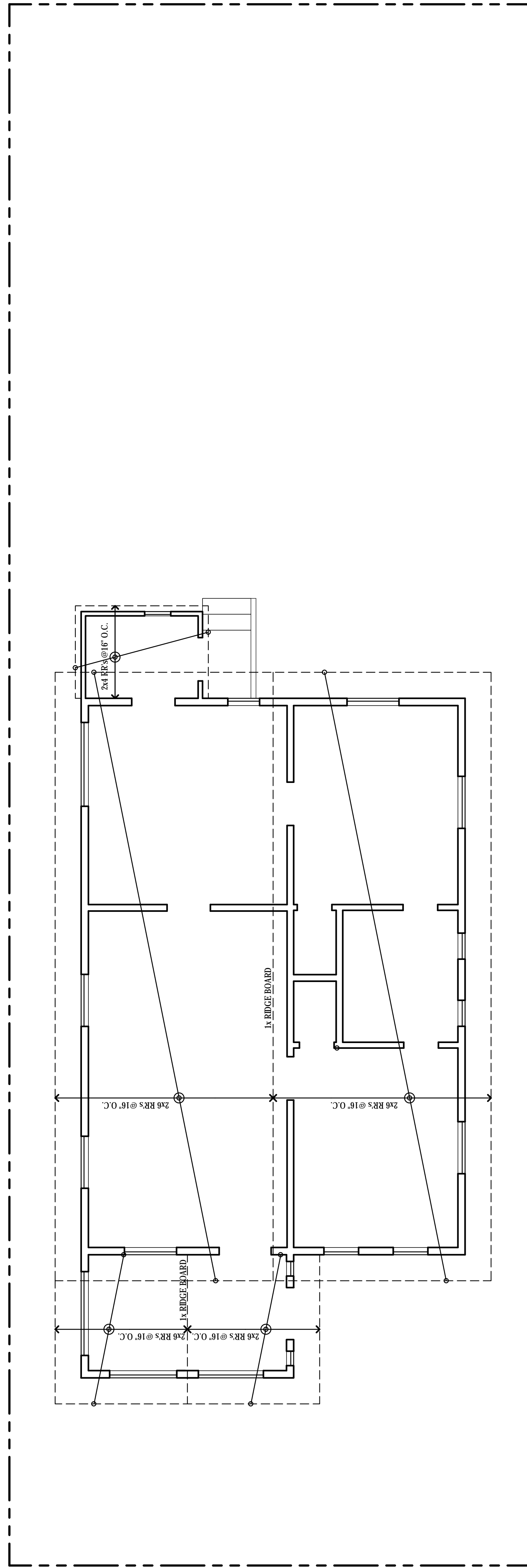
**SOILS ENGINEER:**  
 BAY CITY BIOLOGY  
 2800 NEILSON WAY #210  
 SANTA MONICA, CA 90405  
 T: (310) 429-6681  
 F: (310) 396-0816  
 Jonathan.Miller@baycitygeology.com

**SURVEYOR:**  
 I/WS SURVEYING  
 2556 VIA TEJON  
 PALOS VERDES ESTATES, CA 90274  
 T: 310.791.0904  
 F: 310.791.0914

**TITLE 24 ENERGYCALCS:**  
 TITLE 24 DATA  
 633 MONTEREY TRAIL  
 FRAZIER PARK, CA 93225  
 T: (661) 245-6372







2332 COTNER AVE. SUITE 803  
 LOS ANGELES, CA 90044  
 T: 323.334.0884  
 WWW.COLEGA-LA.COM

**GRAND RESIDENCE**  
 521 E. GRAND BLVD.  
 VENICE, CA 90291

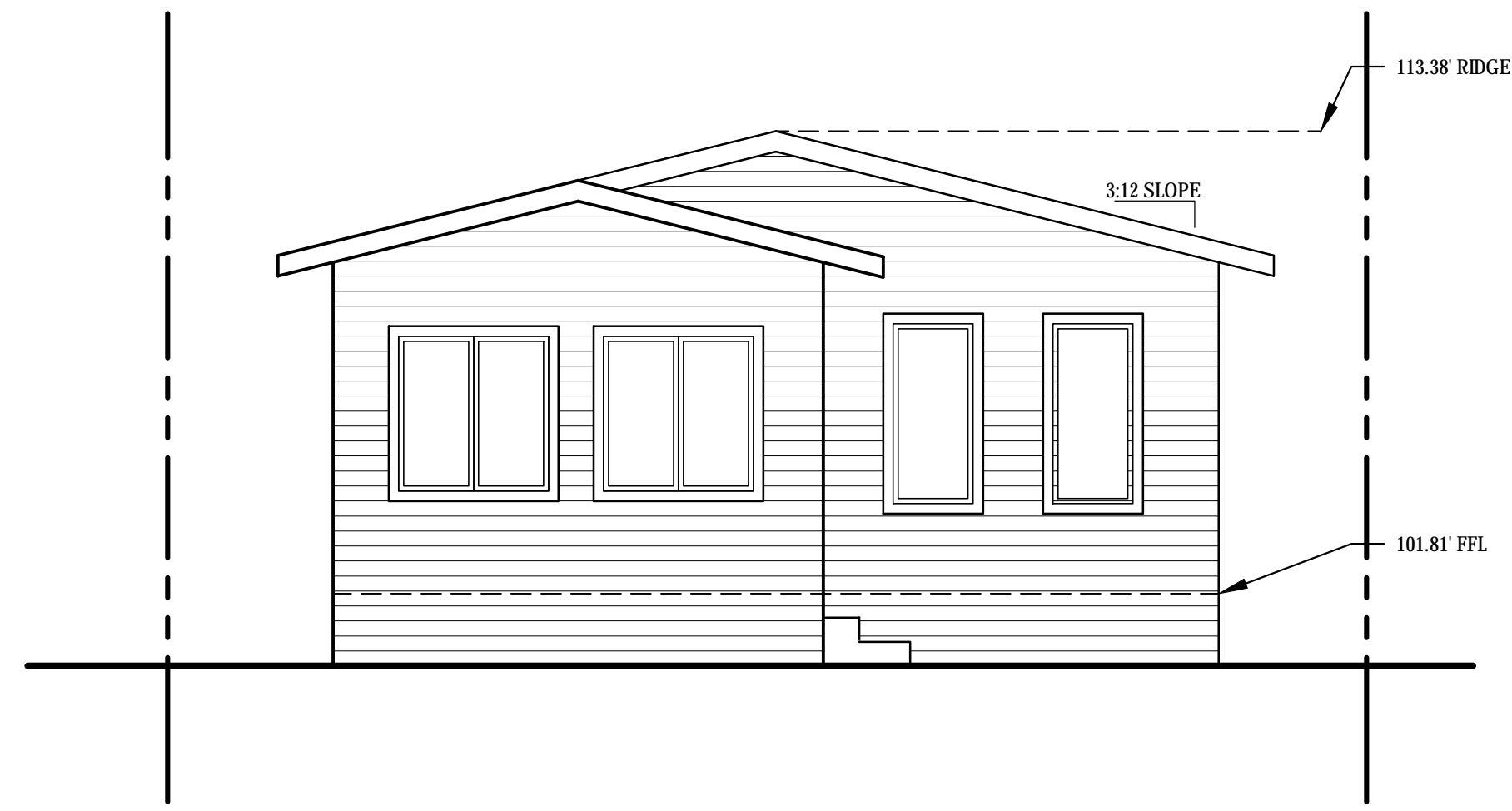
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 CD SET

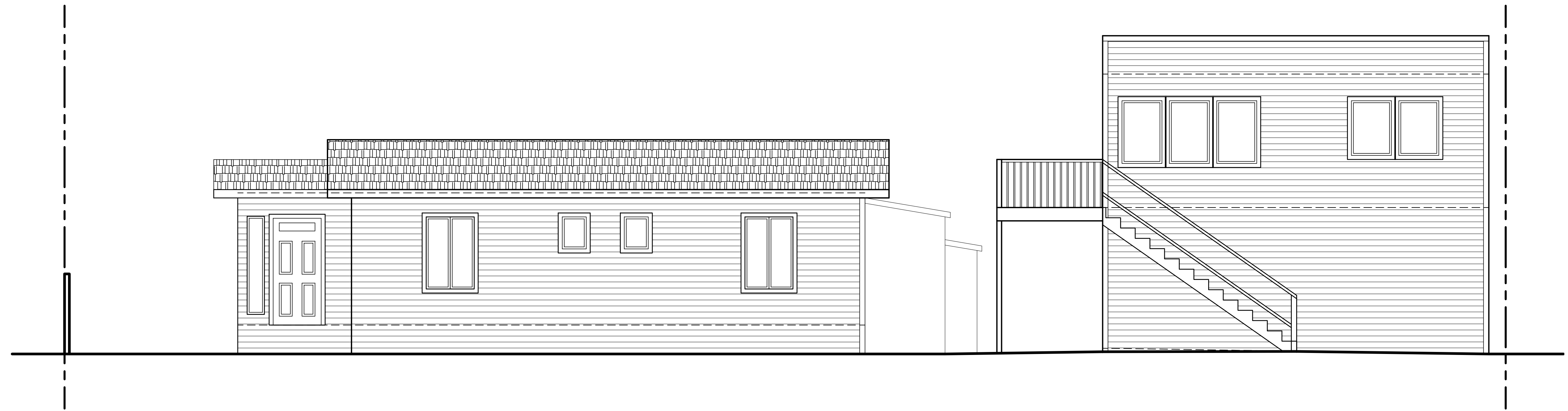
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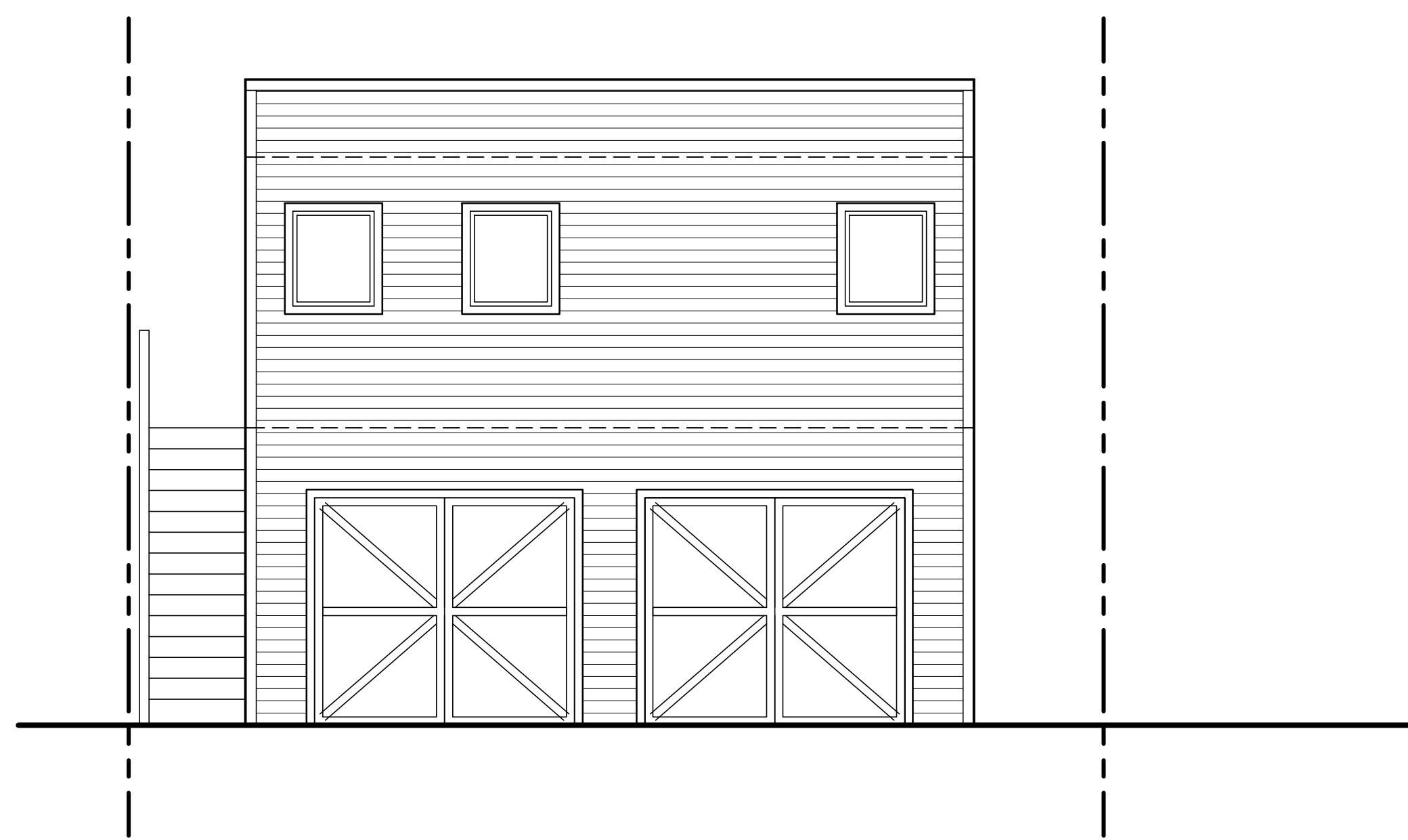
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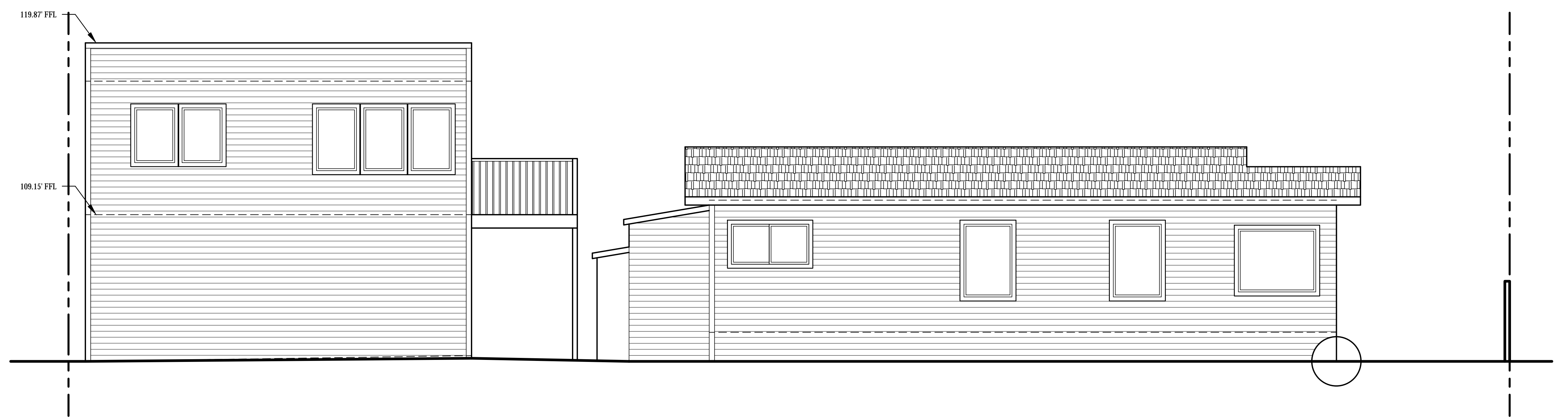
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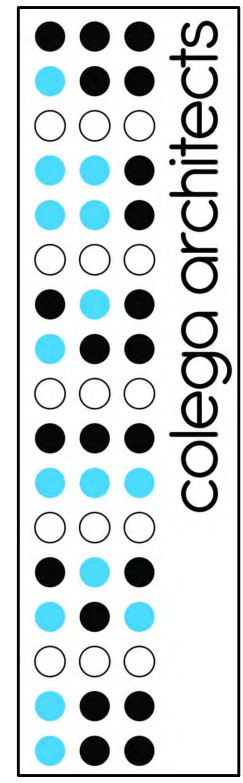
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EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0" 1



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



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90024  
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**GRAND RESIDENCE**  
521 E. GRAND BLVD.  
VENICE, CA 90291

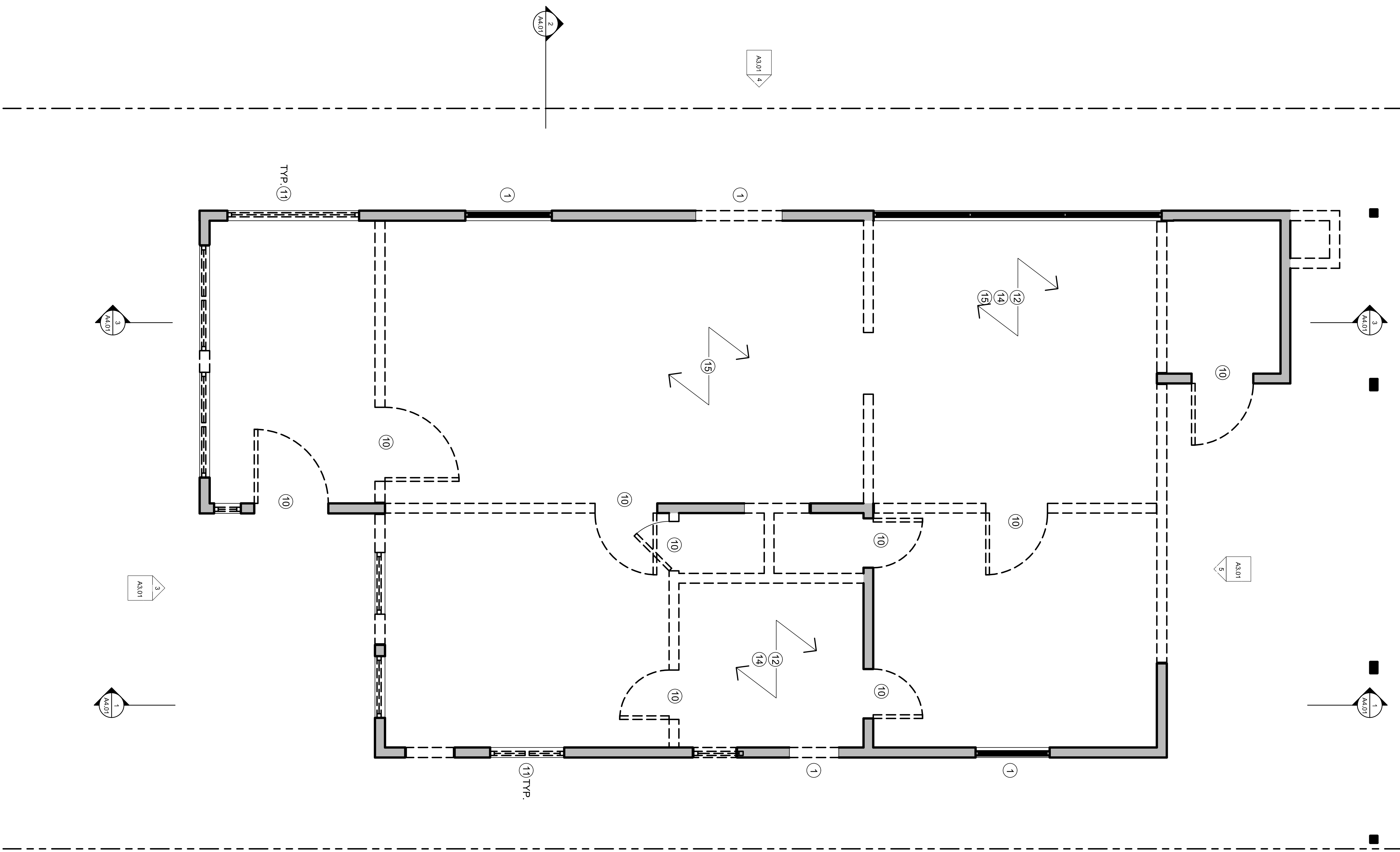
EXISTING ELEVATIONS

JANUARY 11, 2016  
CD SET

DECEMBER 9, 2015  
BID SET





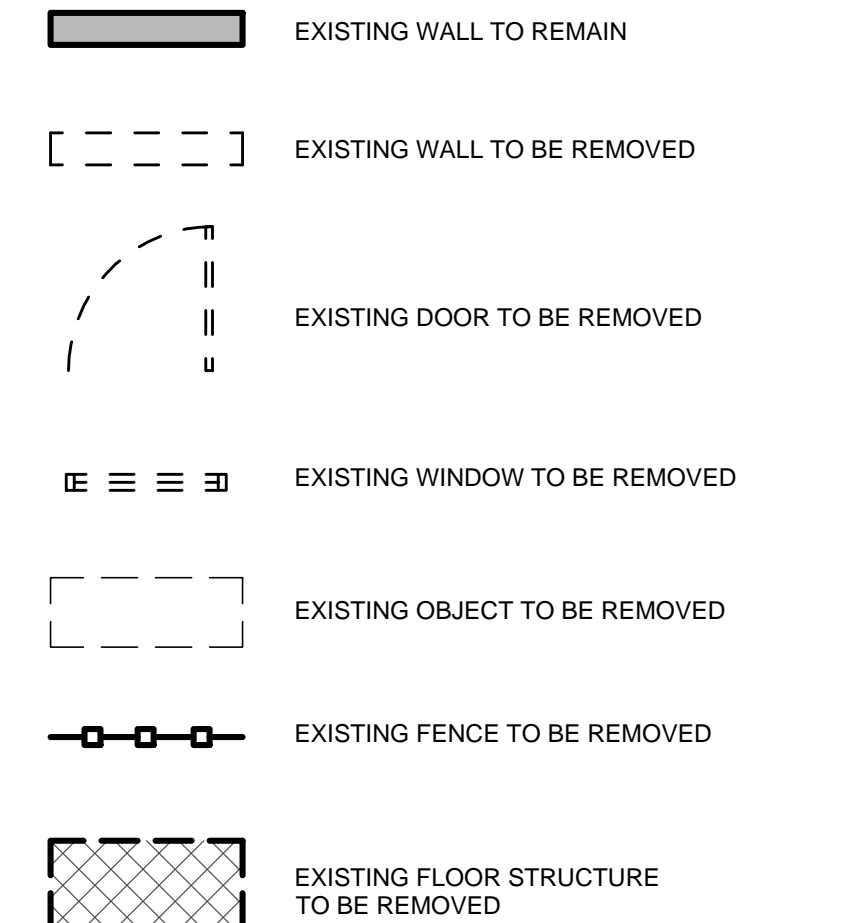


1. ANY DEMOLITION DRAWINGS AND NOTES ARE PROVIDED FOR CONVENIENCE AND INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT THE COMPREHENSIVE STATE OF THE BUILDING(S). VERIFY THE EXISTING STATE OF THE BUILDING(S) FINISHES AND BUILDING SYSTEMS.
  2. CONTRACTOR TO COORDINATE AND VERIFY ALL DEMOLITION WITH ALL ALTERATION PLANS.
  3. FOLLOWING DEMOLITION, ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE CHECKED BY THE CONTRACTOR FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NEW CONSTRUCTION. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
  4. CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIALS AND ITEMS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE AGENCY CODES AND REGULATIONS.
  5. CONTRACTOR SHALL TAKE SPECIAL CARE TO PRESERVE THOSE ELEMENTS THAT ARE TO REMAIN. ANY ITEMS THAT ARE TO BE RE-USED MUST BE STORED AND PROTECTED AS REQUIRED FOR RE-USE.
  6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE.
  7. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
- NOTE 1 ALL WATER, GAS, AND SEWER LINES TO BE CAPPED AS REQUIRED IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS
- NOTE 2 REFER TO (N) ARCH PLANS FOR ANY ADDITIONAL DEMO REQUIRED
- NOTE 3 IT'S THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL NECESSARY DEMO WORK IN ORDER TO BID AND CONSTRUCT THE PROJECT PER PLAN. CONTRACTOR SHALL INCLUDE AND PERFORM ALL DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW WORK UNDER THIS CONTRACT
- NOTE 4 CONTRACTOR TO COMPLY WITH CITY OF CULVER CITY *Municipal Code* REQUIREMENTS FOR DEMO AND HAULING.
- NOTE 5 IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL HAZARDOUS MATERIALS AND REMOVE THEM APPROPRIATELY IN CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS.
- NOTE 6 THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESKS INDICATED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL COORDINATE ARCHITECTURAL DIMENSION DRAWINGS AND NOTES WITH HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DRAWINGS AND NOTES. PATCH OR REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DISTURBED BY HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DEMOLITION.
- NOTE 7 ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL, THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK. BEFORE NEW WORK BEGINS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
- NOTE 8 PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. REPAIR SPRAY FIREPROOFING DAMAGED DURING DEMOLITION WORK TO IT.
- NOTE 9 UNLESS DETAILED OR SCHEDULED OTHERWISE, ALL AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND/OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES. REPAIR AFFECTED AREAS AS REQUIRED TO RECEIVE NEW WORK. ALL FILLING OF OPENINGS AND REPAIR WORK SHALL MATCH EXISTING ADJACENT SURFACE.
- NOTE 10 REMOVE ALL EXISTING MECHANICAL DUCTS, PLUMBING, ELECTRICAL AND ANY OTHER ITEMS THAT ARE AFFECTED AND RENDERED OBSOLETE BY NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL VACUUM CLEAN THE AREA PRIOR TO INSTALLATION OF ANY NEW ITEM.
- NOTE 11 BEFORE SUBMITTING BID PROPOSAL, GENERAL CONTRACTOR TO VISIT THE SITE OF THE WORK AND FULLY INFORM HIMSELF OF EXISTING CONDITIONS AND LIMITATIONS.
- NOTE 12 DEMOLITION PLANS ARE INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR AND ONLY GENERALLY INDICATE THOSE BUILDING ELEMENTS THAT MUST BE DEMOLISHED TO COMPLETE THE WORK. REMOVE FINISHES AND COMPONENTS, CUT AND PATCH CONCRETE SLABS, WALLS, FLOORS, AND CEILINGS AS REQUIRED TO COMPLETE WORK OF THIS CONTRACT, WHETHER OR NOT INDICATED ON DEMOLITION DRAWINGS.
- NOTE 13 PROTECT FROM DAMAGE EXISTING COMPONENTS / FINISHES THAT ARE TO REMAIN OR TO BE SALVAGED
- NOTE 14 UNLESS OTHERWISE INDICATED, DASHED LINES ON THE DEMOLITION PLANS DENOTE COMPONENTS TO BE REMOVED, WHETHER OR NOT ACCOMPANIED BY NOTES
- NOTE 15 CONTRACTOR SHALL PATCH AND REPAIR AS NECESSARY ALL FLOOR AND CEILING SURFACES / FINISHES DAMAGED DURING DEMOLITION.
- NOTE 16 WALLS AND OTHER COMPONENTS INDICATED TO BE REMOVED ARE PRESUMED TO BE NON-LOAD BEARING UNLESS OTHERWISE NOTED. PRIOR TO PERFORMING DEMOLITION, CONTRACTOR SHALL VERIFY WHETHER OR NOT WALLS OR OTHER COMPONENTS TO BE REMOVED ARE LOAD BEARING AND IF SO, NOTIFY ARCHITECT

NOTES - DEMOLITION 3

- 01 REPLACE (E) WINDOW LIKE FOR LIKE
- 02 REMOVE (E) ROOFING AND ROOF FRAMING (PRESERVE CEILING JOISTS)
- 03 REMOVE (E) ROOFING AND ROOF FRAMING (PRESERVE CEILING JOISTS)
- 04 REMOVE EXISTING HARDWOOD FLOORING AND REPLACE WITH PLYWOOD TO ELIMINATE ALL CREAKING PRIOR TO HARDWOOD INSTALLATION
- 10 REMOVE EXISTING DOOR
- 11 REMOVE EXISTING WINDOW
- 12 REMOVE EXISTING CABINETRY, SURROUNDING MILLWORK AND COUNTERTOPS
- 13 REMOVE EXISTING LIGHT FIXTURE / ELECTRICAL DEVICE AND COVER
- 14 REMOVE EXISTING PLUMBING FIXTURES AND CAP PIPING AS NEEDED THROUGHOUT
- 15 REMOVE EXISTING APPLIANCES AND STORE AS NEEDED
- 16 REMOVE EXISTING SHOWER ENCLOSURE AND PLUMBING FIXTURES, CAP PIPING AS NEEDED

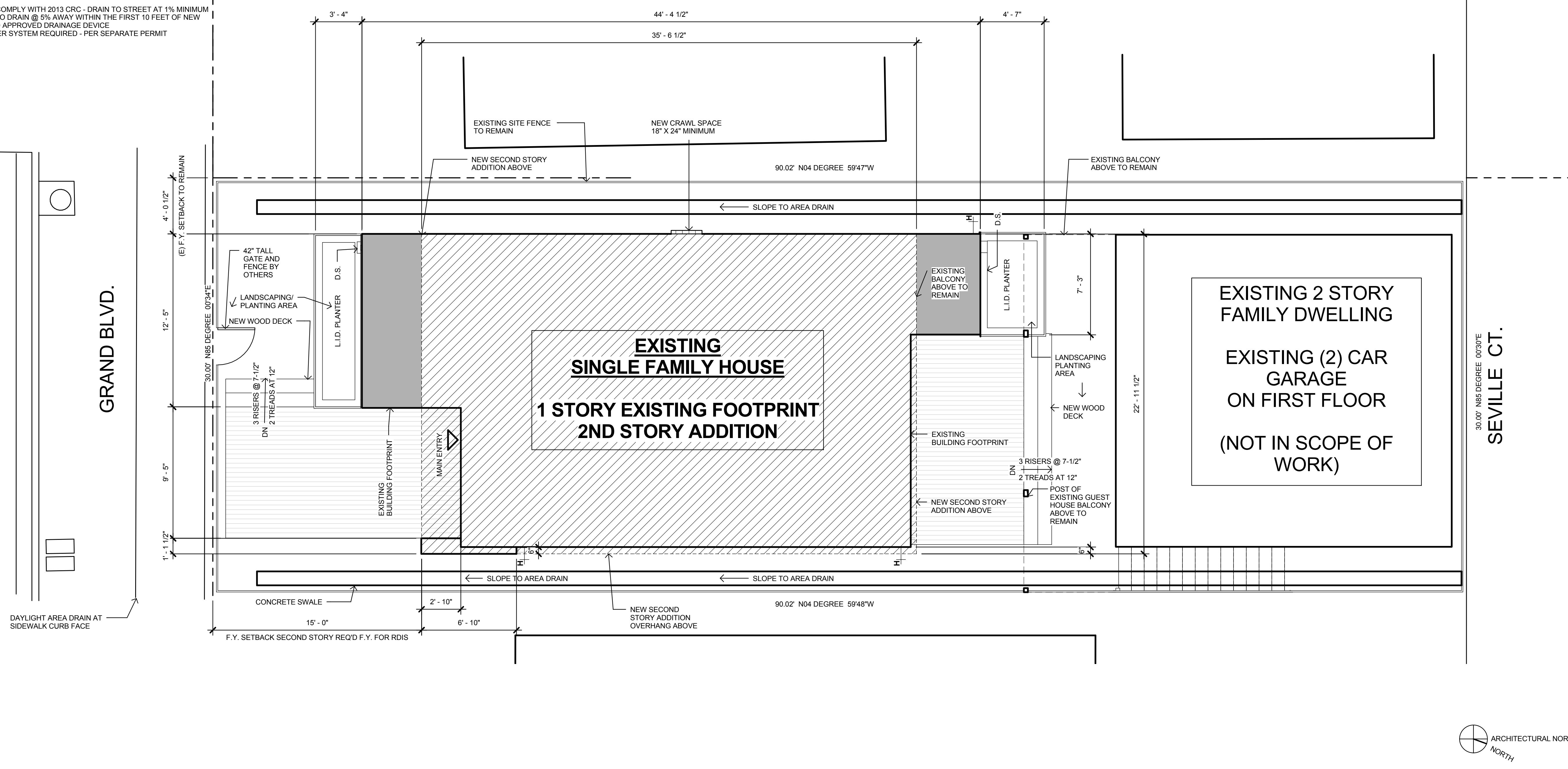
KEY NOTES - DEMOLITION 2



DEMOLITION LEGEND 1

ARCHITECTURAL NORTH

\* ALL SITE DRAINAGE TO COMPLY WITH 2013 CRC - DRAIN TO STREET AT 1% MINIMUM GRADE, AT ADDITIONS, TO DRAIN @ 5% AWAY WITHIN THE FIRST 10 FEET OF NEW FOUNDATION WALL OR TO APPROVED DRAINAGE DEVICE  
 \* NFPA 13D FIRE SPRINKLER SYSTEM REQUIRED - PER SEPARATE PERMIT



1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
7. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
8. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
9. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
10. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
13. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
14. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
15. BUILDING OWNER TO APPROVE ADDRESS NUMBERS

collega architects  
 2332 COTNER AVE SUITE 803  
 LOS ANGELES, CA  
 90064  
 T: 323.334.0664  
 WWW.COLLEGA.COM

NOTES - PLANS 1



SITE PLAN  
 1/4" = 1'-0" 7

GRAND RESIDENCE  
 521 E. GRAND BLVD.  
 VENICE, CA 90291

OVERALL SITE PLAN

JANUARY 11, 2016  
 CD SET  
 DECEMBER 9, 2015  
 BID SET



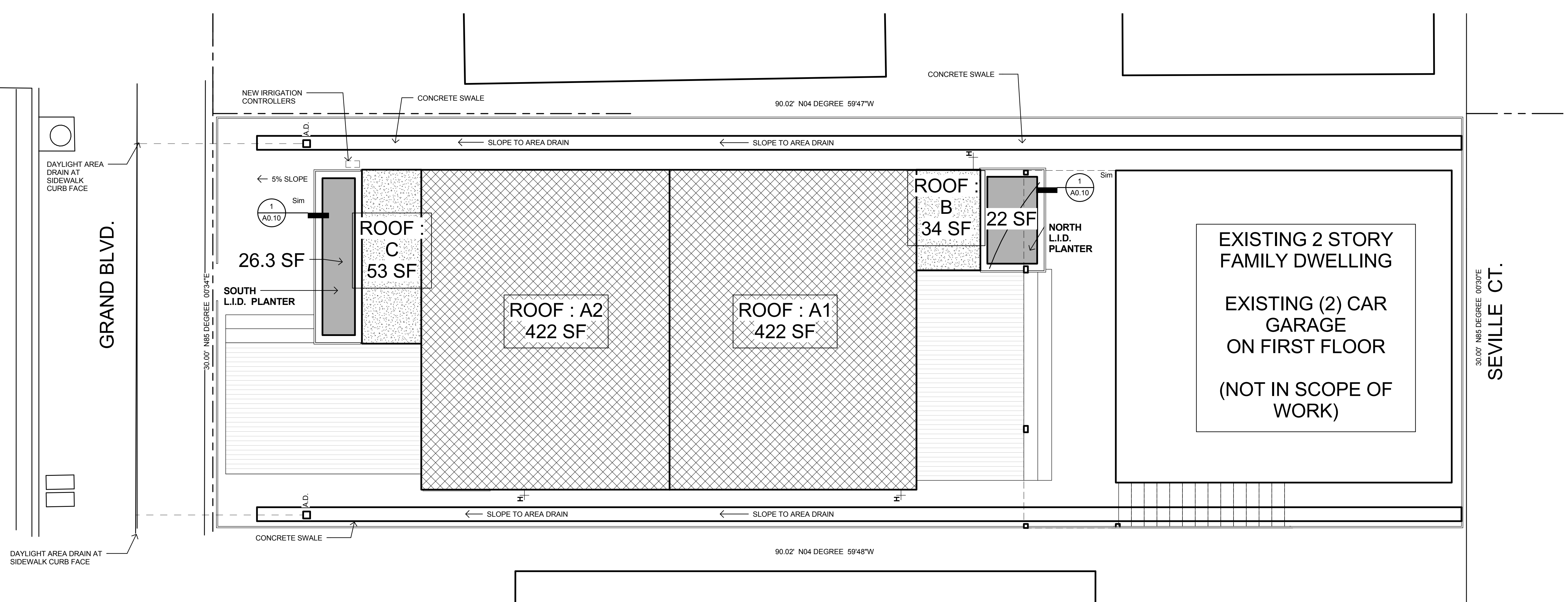
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A1.01

**TOTAL AREAS ASSOCIATED WITH L.I.D. PLANTERS**

MAIN HOUSE - ROOF A1	= 422
ROOF A2	= 422
ROOF B	= 34
ROOF C	= 53
<b>TOTAL IMPERVIOUS AREA</b>	<b>= 931 SQFT</b>
NORTH PLANTER	= 22
SOUTH PLANTER	= 26.3
<b>TOTAL PLANTER AREA</b>	<b>= 48.3 SQFT (MIN 32 SQFT/ 1000 SQFT)</b>

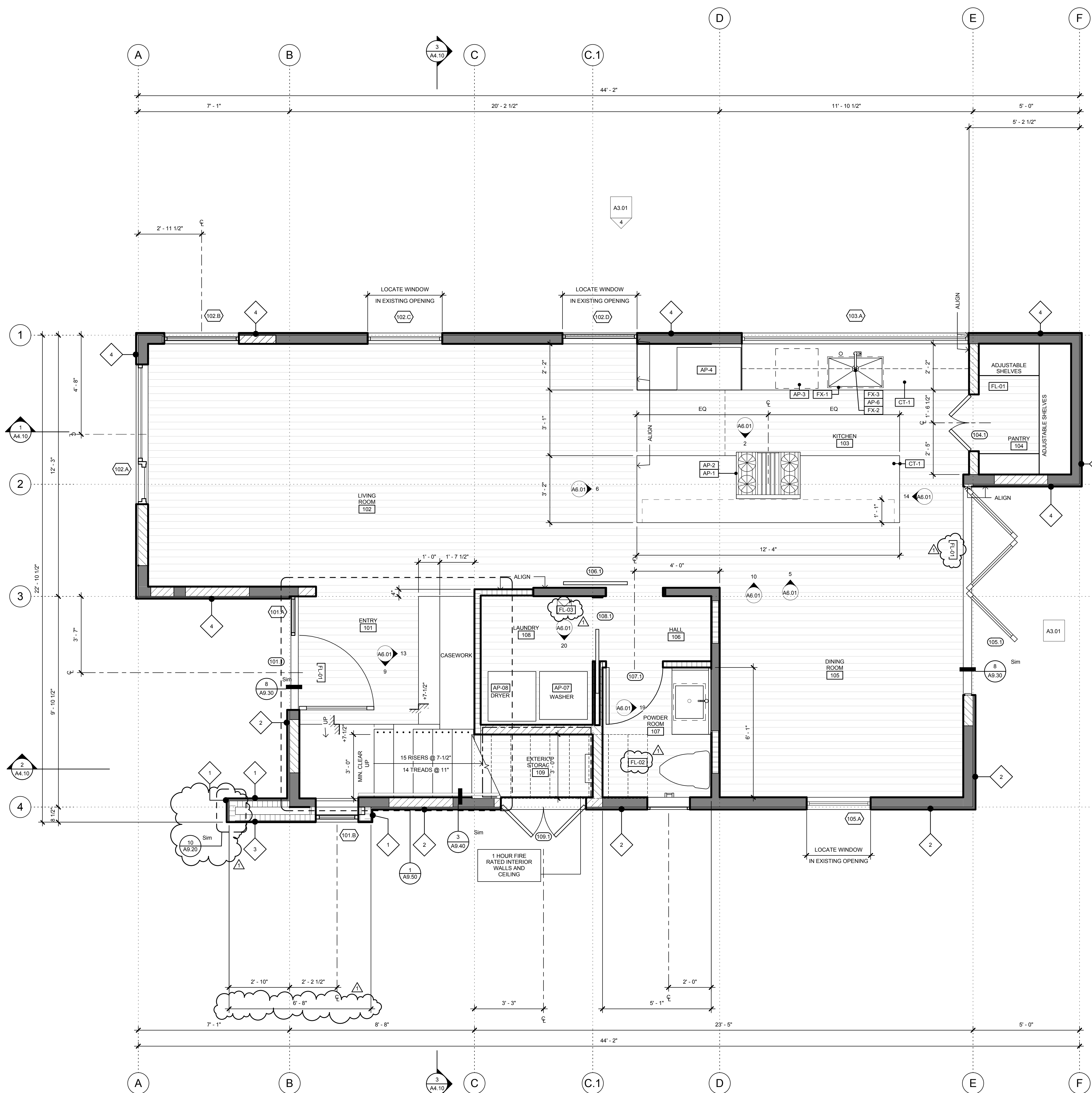
L.I.D. DRAINAGE - SQUARE FOOTAGE CALCULATIONS  
 NO SCALE 2



SITE PLAN - DRAINAGE PLAN  
 1/4" = 1'-0" 6

PLAN LEGEND 3





- BUILDINGS WITH RAISED FLOOR CONSTRUCTION: UNDERFLOOR VENTILATION OPENING IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
- THE TOP OF THE OPENING SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST
  - THE OPENING SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION. FOR EXAMPLE, BY LOCATING THE OPENING ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES OF THE BUILDING.
  - THE OPENING SHALL BE THE LARGER OF 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OR FRACTION OF EXTERIOR WALL, OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
  - THE OPENING MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENING OF GREATER THAN 1/4 INCH AND LESS THAN 1/2 INCH IN DIMENSION.
- ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
  - DO NOT SCALE FROM DRAWINGS.
  - ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
  - ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
  - ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
  - WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
  - PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
  - ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
  - AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
  - CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACINGS AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
  - CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
  - CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.
  - CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

- PLUMBING
  - FAUCET - Maximum flow rate to be 1.5 gallons per minute
  - SHOWER
    - Glass enclosure shall be tempered and shatter resistant when provided
    - Min 70" high non-absorbent wall adj. to shower
    - Shower area to be minimum of 1024 s.f. with a 30" dia. clear turning radius
  - SHOWERHEAD - When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.
    - Provide individual control valve of the pressure balance, thermostatic, or pressure balance/thermostatic mixing valve type.
    - Provide scald and thermal shock protection
  - BATHTUB
    - Glass enclosure shall be tempered and shatter resistant when provided
  - LOW CONSUMPTION WATER CLOSET
    - Max 1.25 gallons per flush
    - 15" min between water closet and any side wall
    - 24" clear space in front of water closet
- STAIRWAYS / STEPS
  - Min 36" wide stairway and landings U.O.N. - 1009.1
  - Headroom clearance of not less than 6'-8" at tread nosing - 1009.2
- GUARDRAIL
  - Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening 1013.3.
  - Guards shall have a 42" min. height 1013.2
  - Within a dwelling unit when the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the nosing line 1013.2
- HANDRAIL
  - Required for 4 or more risers
  - Thresholds at doorways (1008.1.6) shall not exceed:
    - 0.75" in height for sliding doors;
    - 0.5" for other doors;
 Exception: The threshold height shall be limited to 7.75" where the door does not swing over the landing or step in a SFD.
- DRYER MOISTURE EXHAUST DUCT
  - 4" dia min, smooth, metal with back-draft damper (A flexible duct cannot extend more than 6 ft. and cannot be concealed).
  - Duct length is limited to 14'-0" with (2) elbows. This shall be reduced 2'-0" for each additional elbow
- GAS FIRED APPLIANCE CLOSET
  - 100 sq. in. min. openings 1/8" w/ in 12" from floor & ceiling of the enclosure for combustion air. Doors serving the compartment shall be at least 24" wide
- PLUMBING ACCESS PANEL
  - 12"x12" min.
  - Required for bathtubs unless plumbing is without slip joints 405.2
- EXTERIOR VENT
  - Openings into floors, attics, or other enclosed areas shall not exceed 144 sq. inches and shall be covered w/ corrosion resist.
- CRAWL SPACE ACCESS : min. 18" X 24"
- PROVIDE 1-1/8" T&G SUBFLOOR WHERE
  - WOOD FLOORING IS TO BE INSTALLED
  - PROVIDE 3/4" T&G SUBFLOOR WHERE
  - TILE FLOORING IS TO BE INSTALLED
  - GLUE AND NAIL SUBFLOOR - ELIMINATE SQUEAK AND CREEK

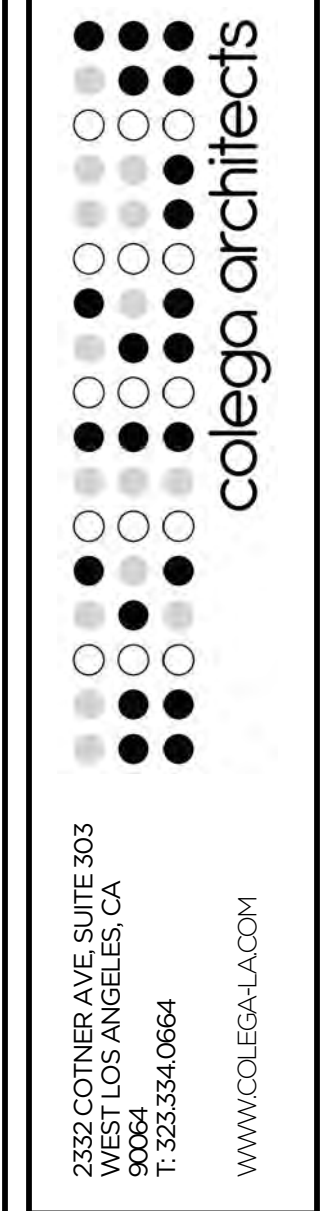
GENERAL NOTES / KEY NOTES 2

- NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one dwelling unit. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
- NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
- NOTE 3: Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.
- NOTE 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)
- NOTE 4: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)
- NOTE 5: Heater shall be capable of maintaining a minimum room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.
- NOTE 6: ENERGY REQUIREMENTS:  
See attached Forms CF-1R and MF-1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS (after verification requirements). (form CF-4R required)
- NOTE 7: FIRE BLOCK REQUIREMENTS:  
Fire blocking shall be installed at:  
a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally;  
b. Interconnections between concealed vertical and horizontal spaces;  
c. Concealed space between stair stringers at top and bottom run;  
d. At openings around vents, pipes, ducts and chimneys (non-combustible materials);  
e. At openings between attic and chimney chase for factory-built chimneys.

GENERAL NOTES 3

- ⊕ CARBON MONOXIDE ALARM
- ⊙ HARDWIRED SMOKE ALARM
- ▬ EXISTING WALL
- ▬ 2X4 WOOD FRAMING
- ▬ 2X6 WOOD FRAMING
- ▬ CONCRETE
- ▬ EXISTING FOOTING
- - - NEW FOOTING
- ◇ FINISH KEYNOTES (SEE A0.50)
- FINISH MATERIAL TAGS (SEE A0.50)

PLAN LEGEND 4



2332 COTNER AVE SUITE 803  
LOS ANGELES, CA  
90028  
T: 323.333.0864  
WWW.COLEGIA.COM

**GRAND RESIDENCE**  
521E GRAND BLVD.  
VENICE, CA 90291

FIRST FLOOR - PLAN

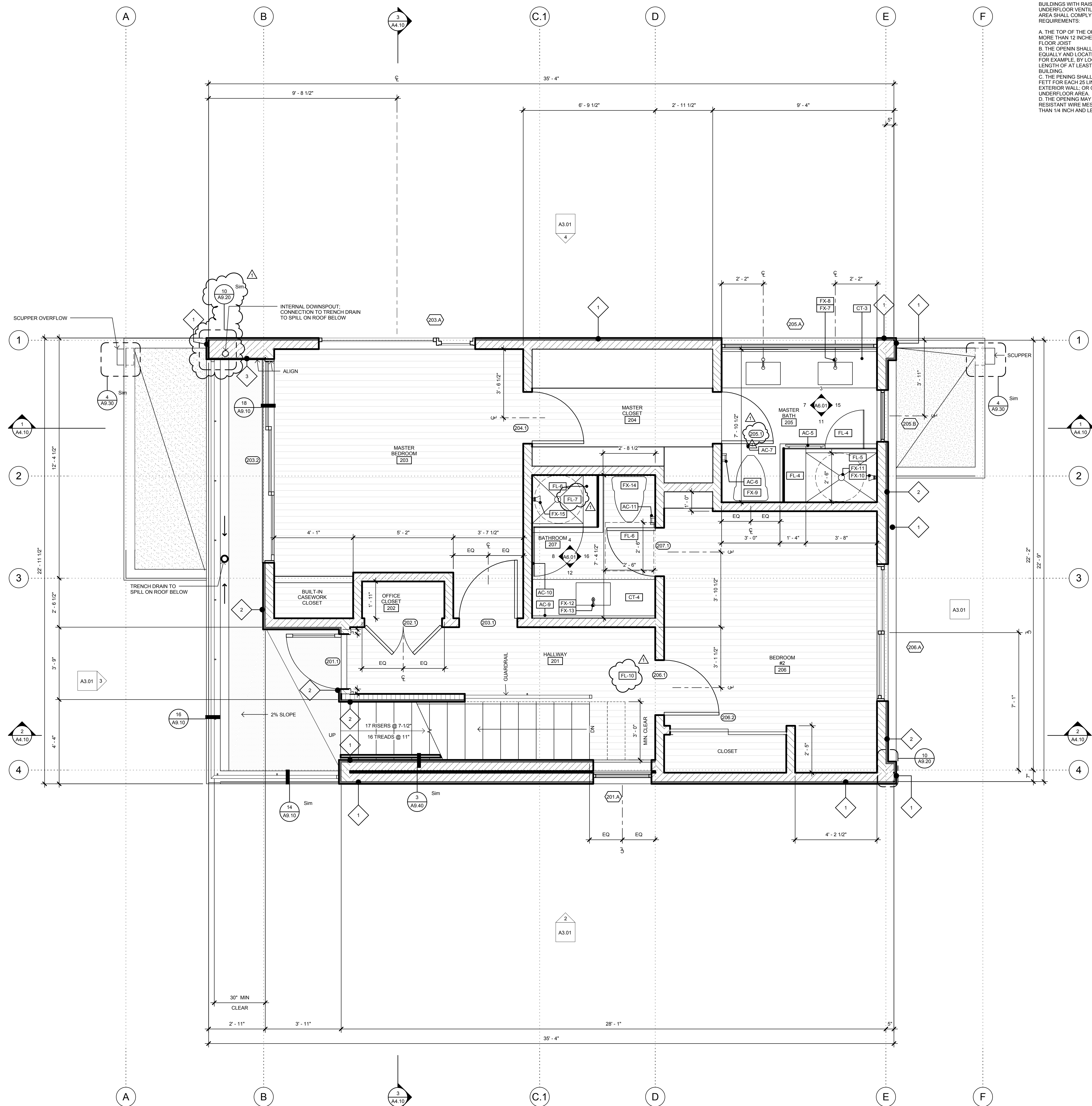
JANUARY 11, 2016  
CD SET

DECEMBER 9, 2015  
BID SET

ARCHITECTURAL NORTH

XXXX

**A2.01**



1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
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5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
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  - B. SHOWER
    - a. Glass enclosure shall be tempered and shatter resistant when provided b. Min. 70" high non-absorbent wall adj. to shower
    - c. Shower area to be minimum of 1024 s.i. with a 30" dia. clear turning radius
  - C. SHOWERHEAD - When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.
    - a. Provide individual control valve of the pressure balance, thermostatic, or pressure balance/thermostatic mixing valve type.
    - b. Provide scald and thermal shock protection
  - D. BATHTUB
    - a. Glass enclosure shall be tempered and shatter resistant when provided
  - E. LOW CONSUMPTION WATER CLOSET
    - Max. 1.28 gallons per flush
    - 15" min between water closet and any side wall
    - 24" clear space in front of water closet
  - F. SEES 1/AD.11 FOR ALL PLUMBING FLOW RATES
15. STAIRWAYS / STEPS:
- a. Min. 36" wide stairway and landings U.O.N. - 1009.1
  - b. Headroom clearance of not less than 6'-8" at tread nosing -1009.2.
16. GUARDRAIL
- a. Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening 1013.3.
  - b. Guards shall have a 42" min. height 1013.2.
  - c. Within a dwelling unit when the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the nosing line 1013.2.
17. HANDRAIL
- a. Required for 4 or more risers
  - b. Top of handrails shall be 34" to 38" above tread nosing, 1012.2.
  - c. Handgrip portion of handrail shall not be less than 1 1/4" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners. - 1012.3.
18. THRESHOLD
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- a. 12"x12" min.
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22. EXTERIOR VENT
- a. Openings into floors, attics, or other enclosed areas shall not exceed 144 sq. inches and shall be covered w/ corrosion resist.
23. CRAWL SPACE ACCESS: min. 18" X 24"
24. - PROVIDE 1-1/8" T&G SUBFLOOR WHERE  
 (N) WOOD FLOORING IS TO BE INSTALLED  
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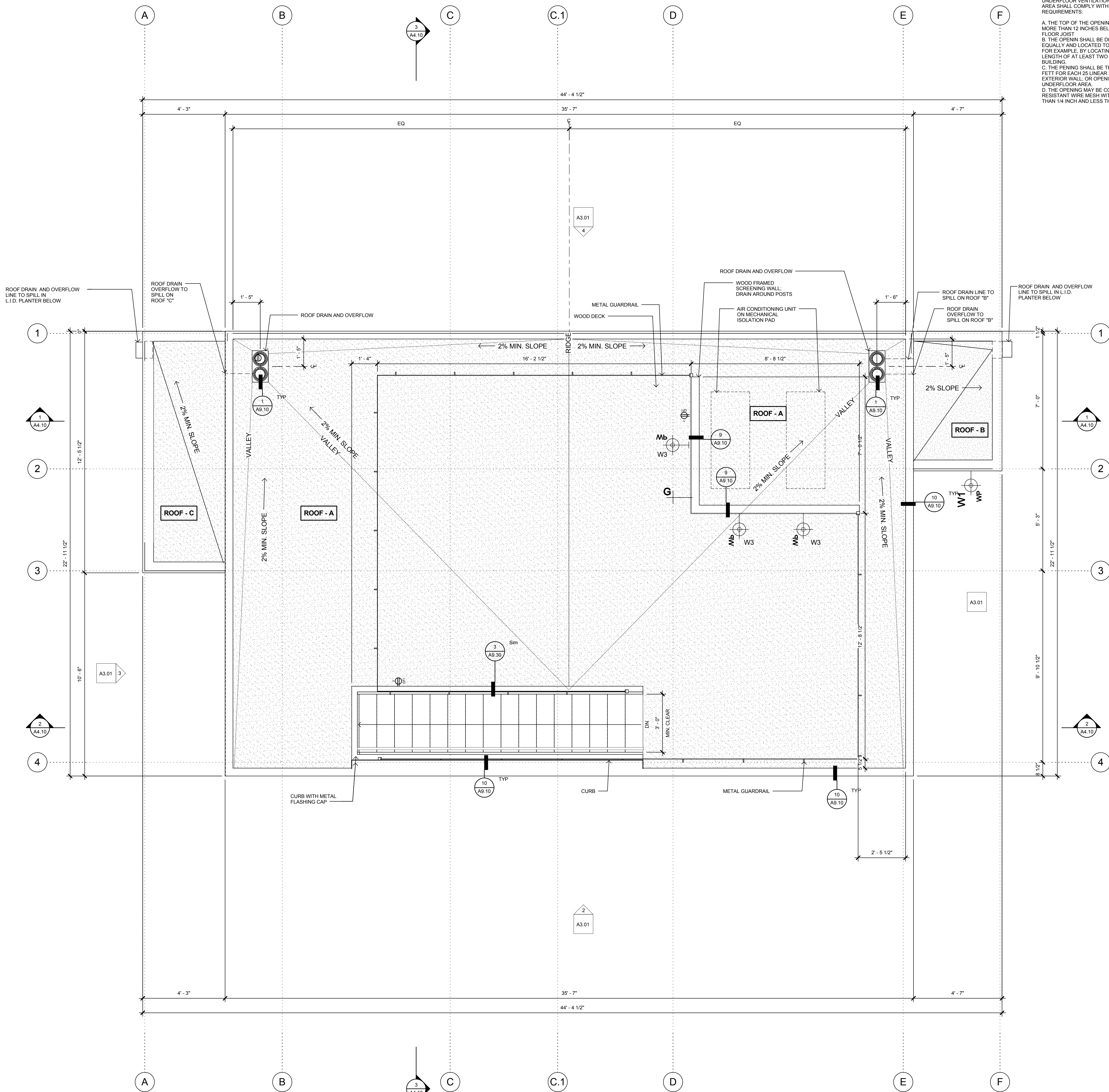
NOTES - PLANS 2

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GENERAL NOTES 3

	CARBON MONOXIDE ALARM		FINISH KEYNOTES (SEE A0.90)
	HARDWIRED SMOKE ALARM		FINISH MATERIAL TAGS (SEE A0.90)
	EXISTING WALL		2X4 WOOD FRAMING
	2X6 WOOD FRAMING		CONCRETE
	EXISTING FOOTING		NEW FOOTING





BUILDINGS WITH RAISED FLOOR CONSTRUCTION UNDERFLOOR VENTILATION OPENING IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

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NOTES - PLANS 2

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NOTE 3: Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.  
 Note 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)

NOTE 4: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)

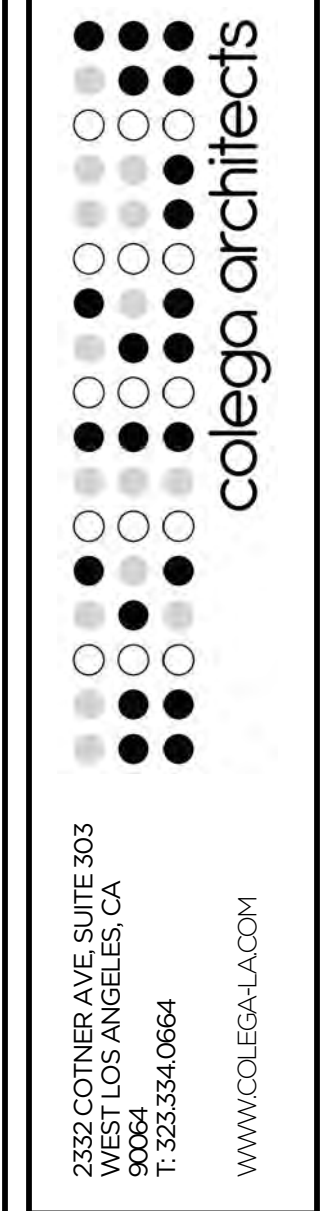
NOTE 5: Heater shall be capable of maintaining a minimum room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.

NOTE 6: ENERGY REQUIREMENTS:  
 See attached Forms CF-1R and MF-1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements.  
 (Form CF-1R required)

NOTE 7: FIRE BLOCK REQUIREMENTS:  
 Fire blocking shall be installed at:  
 a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally;  
 b. Interconnections between concealed vertical and horizontal spaces;  
 c. Concealed space between stair stringers at top and bottom run;  
 d. At openings around vents, pipes, ducts and chimneys (non-combustible materials);  
 e. At openings between attic and chimney chase for factory-built chimneys.

GENERAL NOTES 3

⊗	CARBON MONOXIDE ALARM	◇	FINISH KEYNOTES (SEE A0.50)
⊙	HARDWIRED SMOKE ALARM	●	FINISH MATERIAL TAGS (SEE A0.50)
▬	EXISTING WALL		
▬	2X4 WOOD FRAMING		
▬	2X6 WOOD FRAMING		
▬	CONCRETE		
▬	EXISTING FOOTING		
▬	NEW FOOTING		



2333 COTNER AVE SUITE 803  
 LOS ANGELES, CA  
 90028  
 T: 323.334.0864  
 WWW.COLOGA.COM

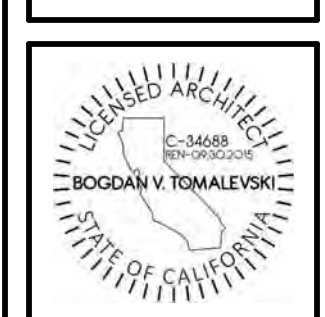
GRAND RESIDENCE  
 5212 GRAND BLVD.  
 VENICE, CA 90291

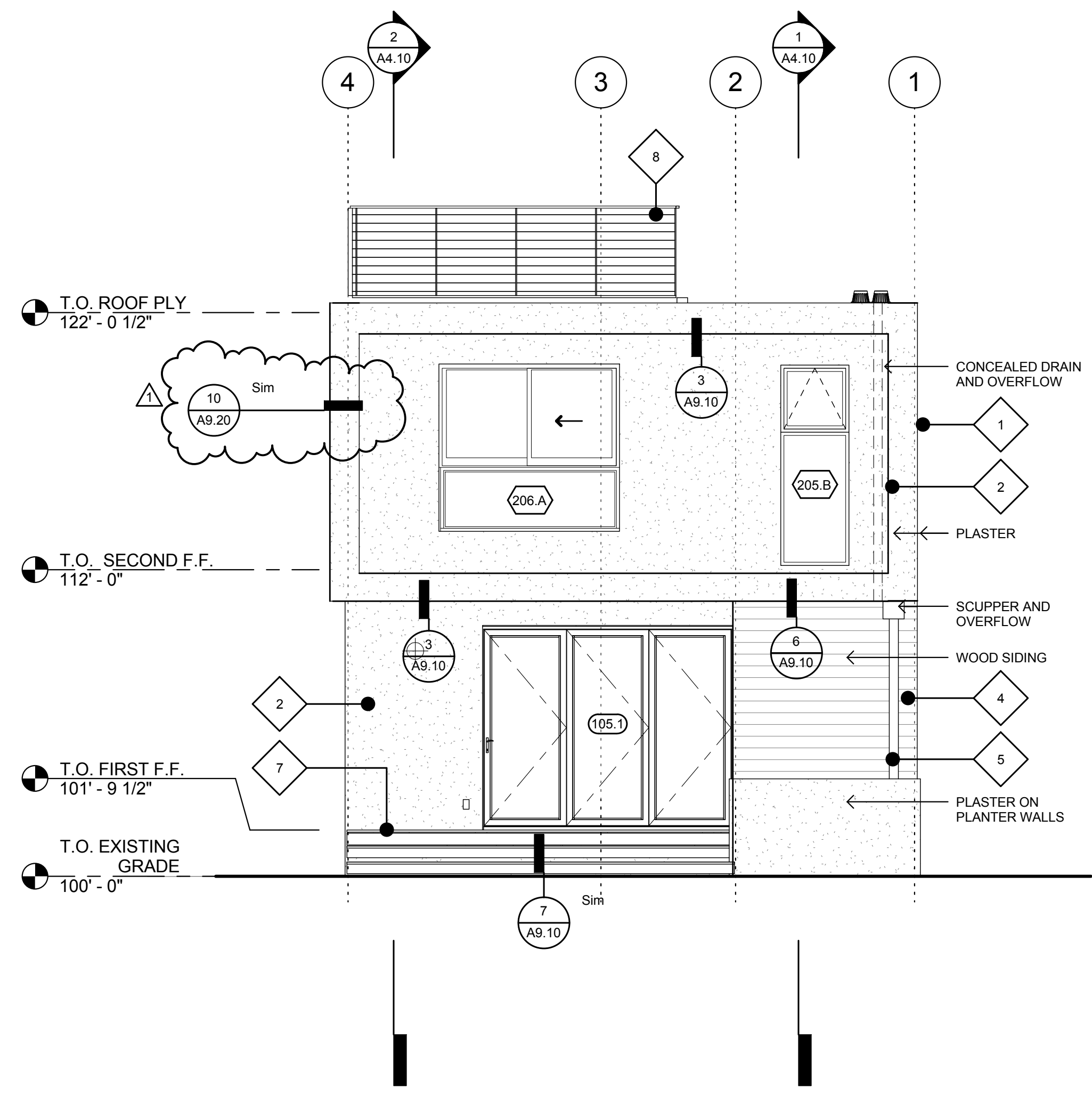
ROOF PLAN

JANUARY 11, 2016  
 CD SET

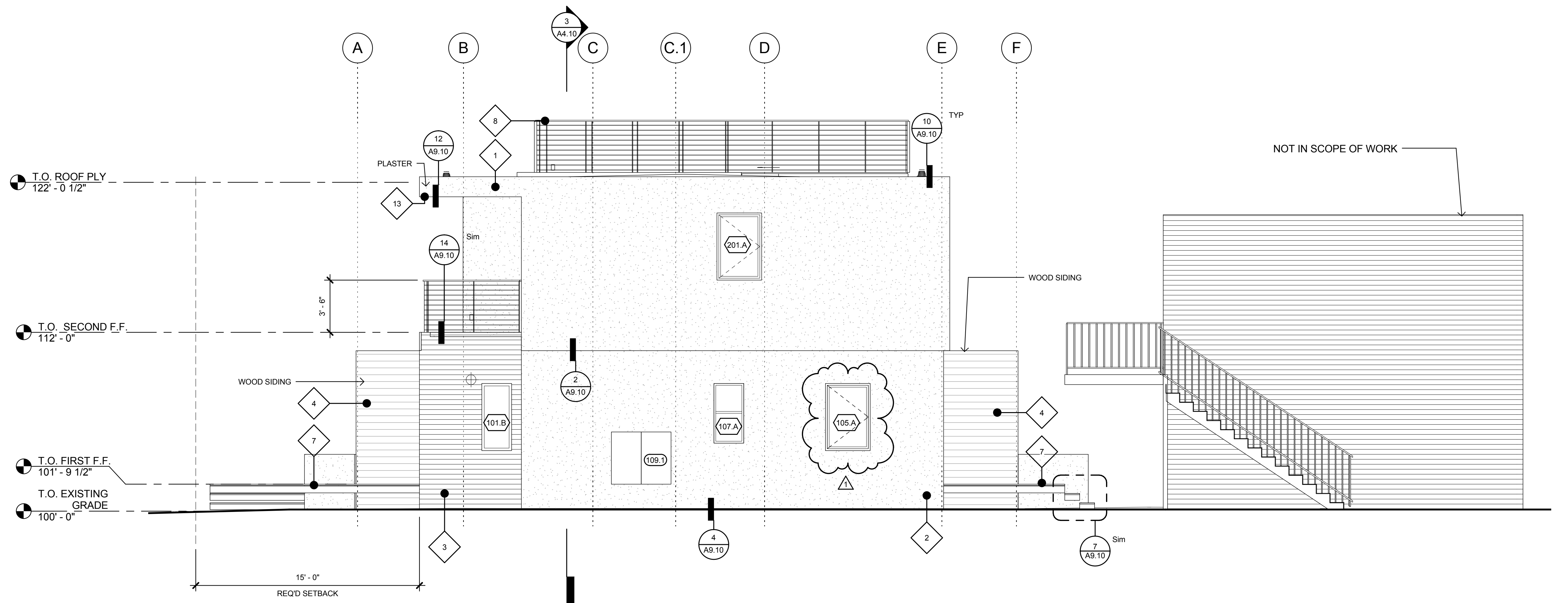
DECEMBER 9, 2015  
 BID SET

XXXX

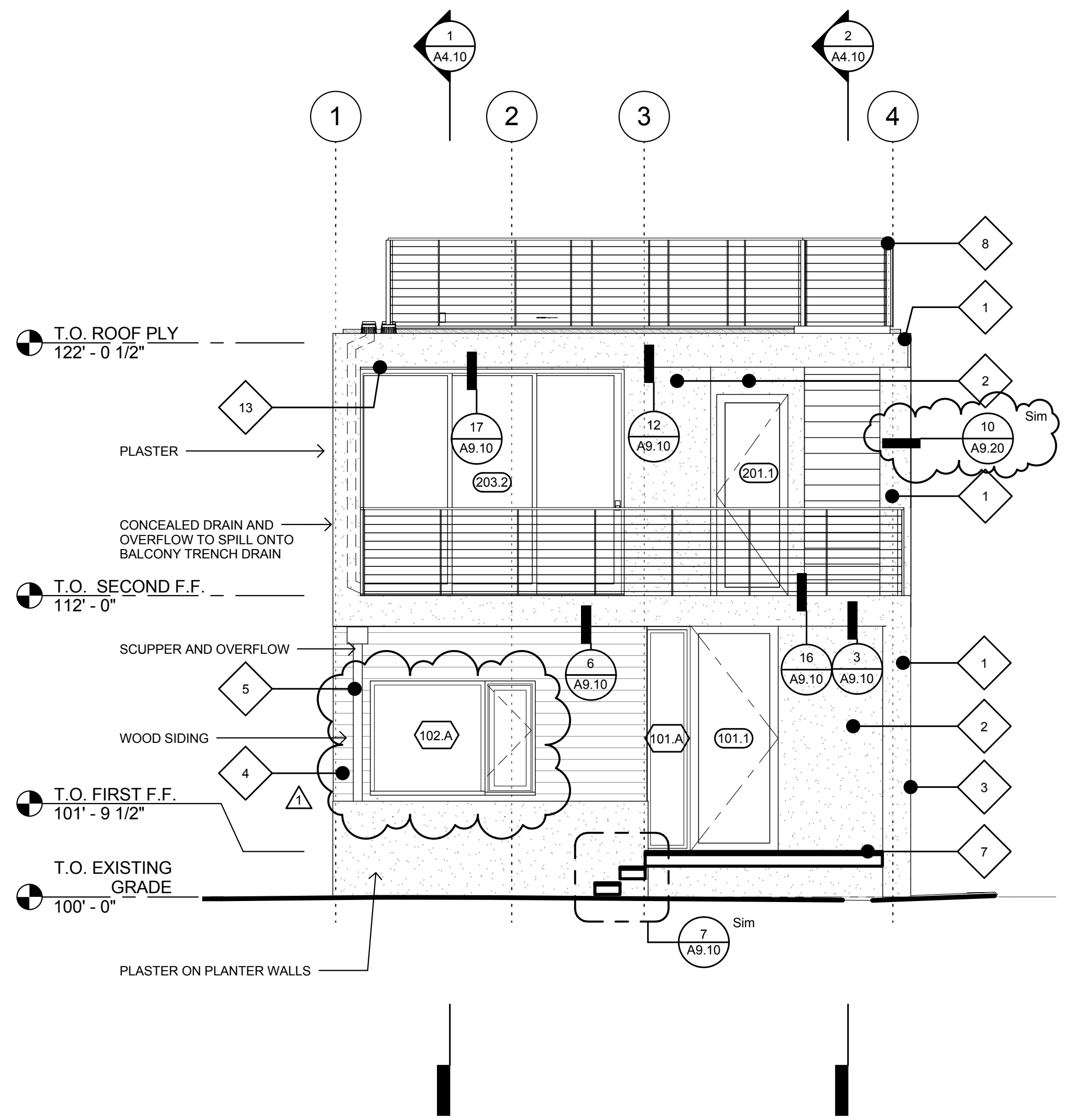




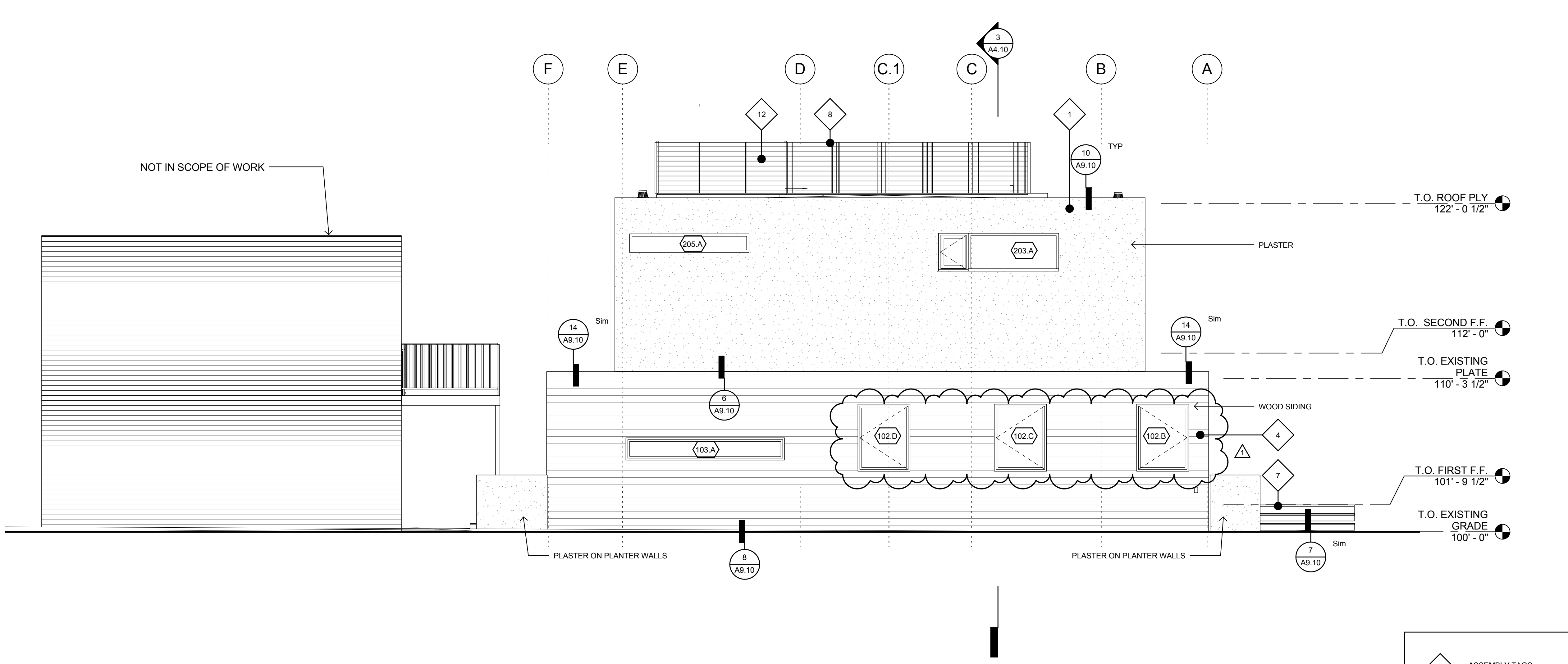
EXTERIOR ELEVATION - NORTH 2  
1/4" = 1'-0" 5



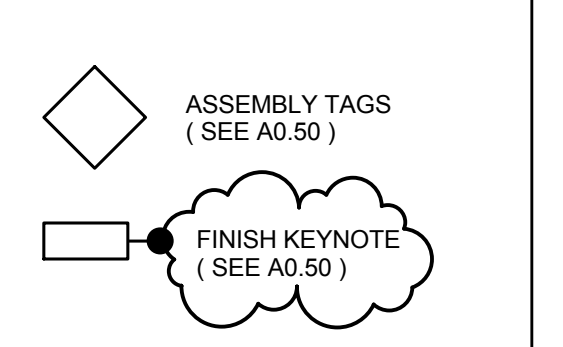
EXTERIOR ELEVATION - EAST  
1/4" = 1'-0" 2



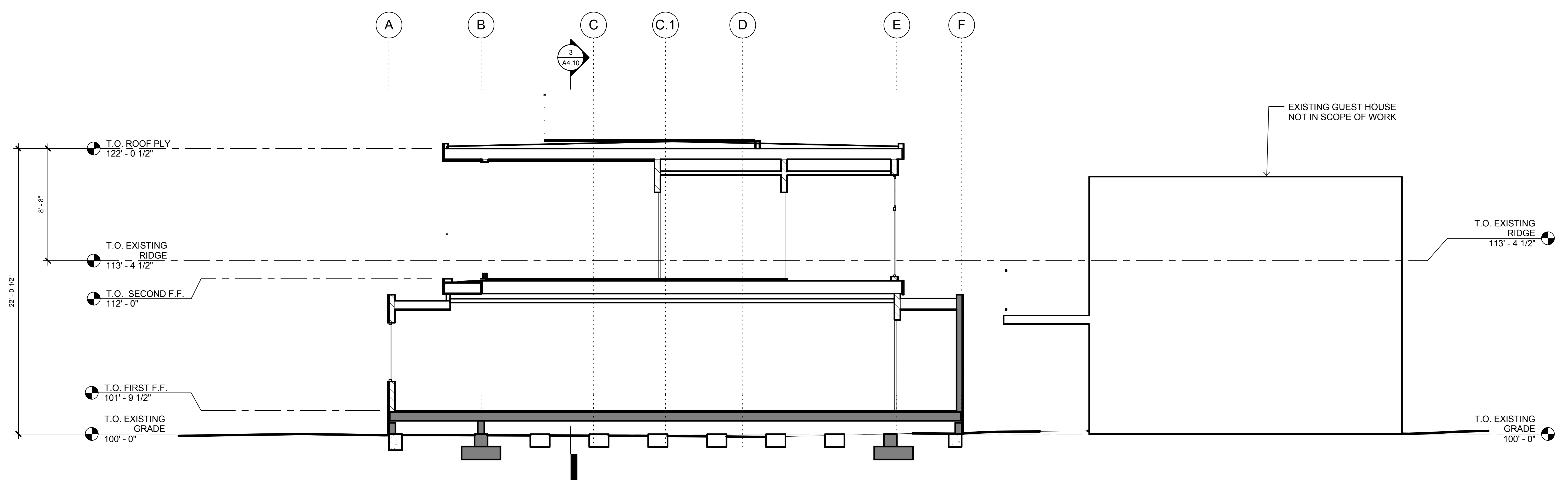
EXTERIOR ELEVATION - SOUTH  
1/4" = 1'-0" 3



EXTERIOR ELEVATION - WEST  
1/4" = 1'-0" 4

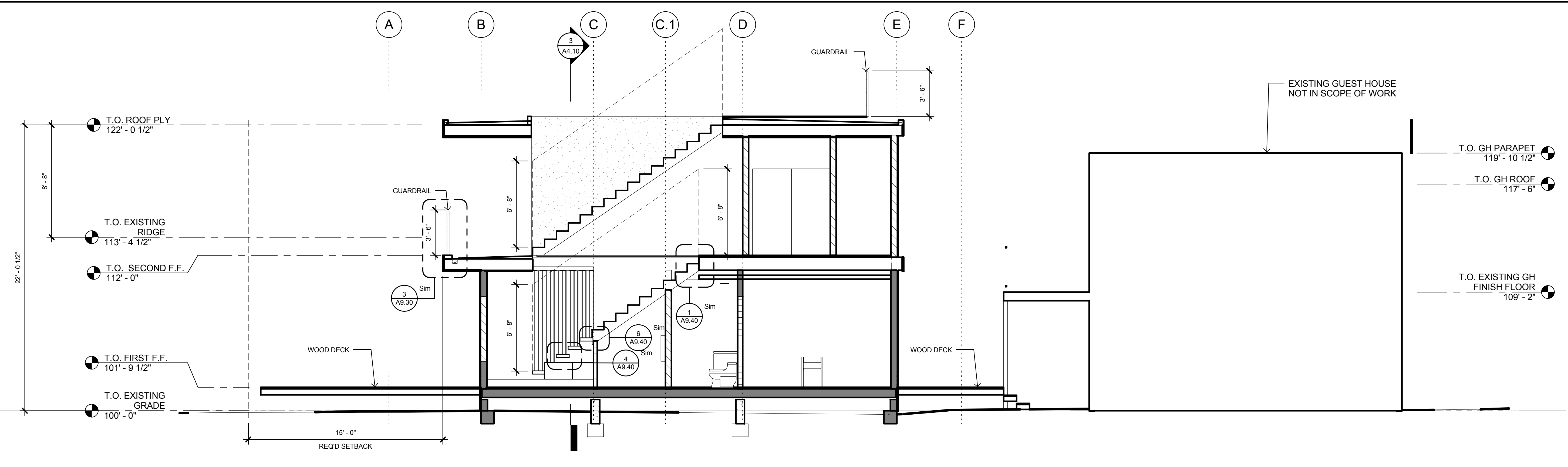






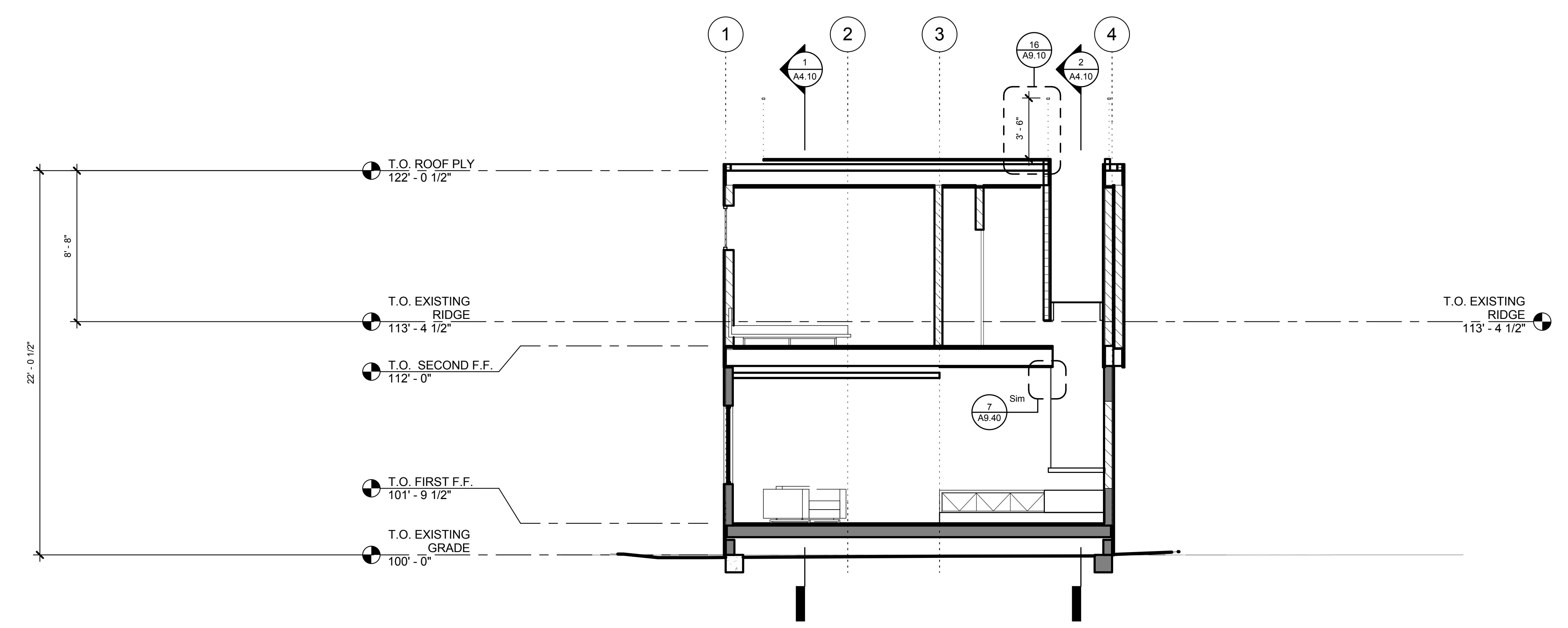
LONG SECTION - WEST  
1/4" = 1'-0"

1



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

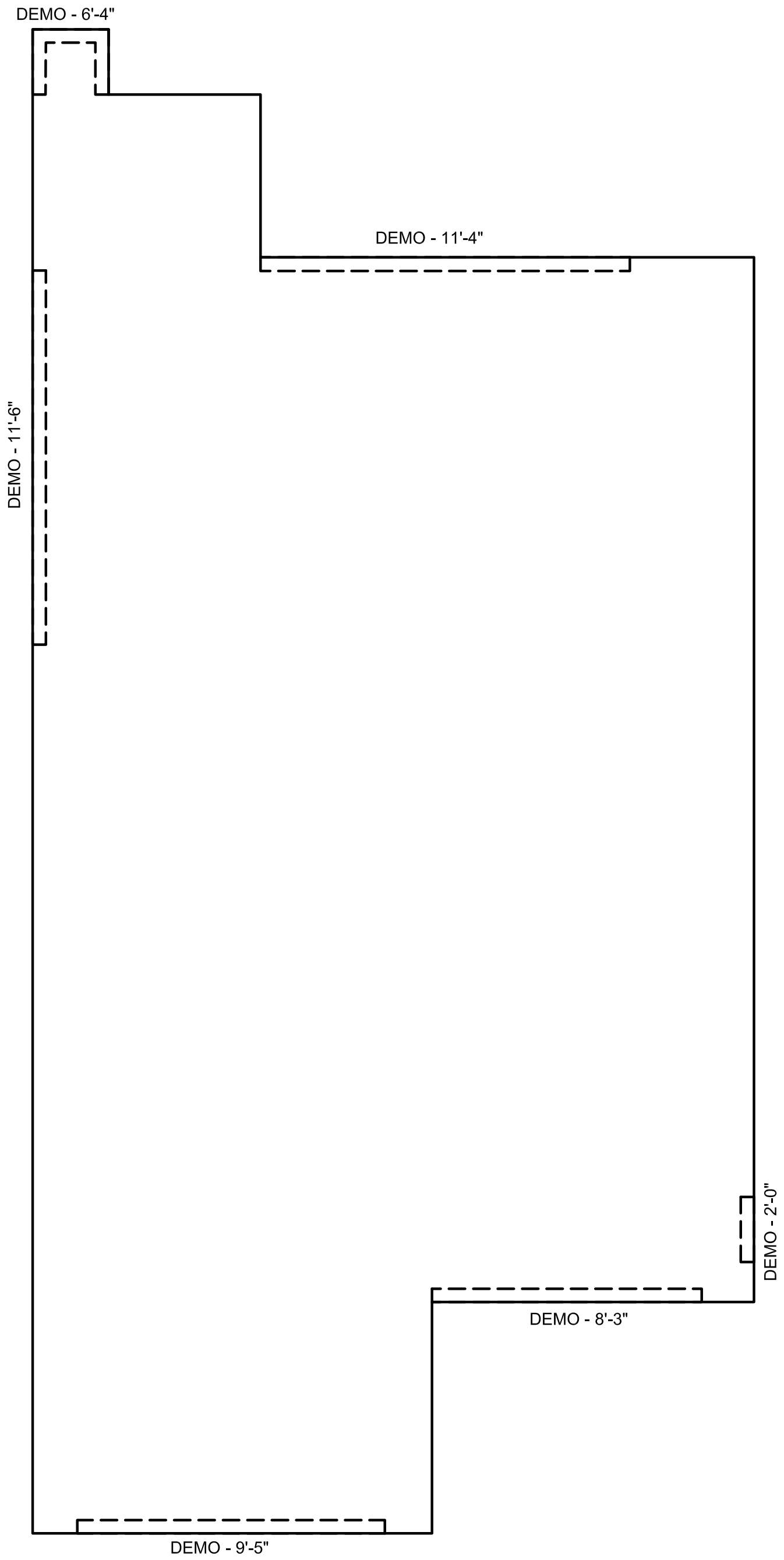
2



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

3

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN OR BY THIS DRAWING(S) ARE OWNED BY collega architects AND WERE CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DUPLICATED, USED BY OR DISCLOSED TO FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF collega architects.



LENGTH OF TOTAL PERIMETER WALL = 136'-8" = (136.66')

TOTAL EXTERIOR WALL FOR DEMO = 48'-10" = (48.83')

PERCENTAGE OF EXTERIOR WALL DEMO = 48.83' / 136.66' = 35.7%



March 22, 2016

VIA E-MAIL

Mr. Zach Rehm  
Coastal Program Analyst  
California Coastal Commission  
200 Oceangate, 10<sup>th</sup> Floor  
Long Beach, CA 90802

Re: *Commission Appeal No. A-5-VEN-16-0032*  
*521 E. Grand Blvd., Venice CA 90291 ("Subject Property")*

Dear Zach:

Our law firm represents Peter Goldschmidt and Alia Congdon, the owners of a small, single family home located at 521 E. Grand Boulevard in the Venice area of the City of Los Angeles (the "**City**").

Alia Congdon, the owner of this home has lived here for more than 20 years and is planning a renovation of the interior of the existing single family structure in order to provide room for her family who now share the space with her. The project will allow for the existing two small bedrooms on the ground floor to be turned into an expansion of the existing kitchen and the addition of a dining area and a small foyer with hall closet as well as the addition of two bedrooms and bathrooms upstairs ("Proposed Project").

Ms. Congdon received a coastal exemption for the Proposed Project from the City Planning Department on November 5, 2015 (DIR 2015-4069-VSO) since the renovation will maintain more than 50% of the existing exterior walls of the structure and was deemed to qualify for a coastal exemption. The Proposed Project was also granted an Administrative Clearance since a Specific Plan Project Permit Compliance is not required because this is an improvement to an existing single family home that is not located on a Walk Street.

The owners have hired a licensed architect as well as other certified specialists and have determined the structure is very sound. However, it will be reinforced to accommodate the new addition as the existing foundation is not capable of supporting the second story. That said, the structure does not need to be replaced, it simply needs to be reinforced to construct the small, two-bedroom addition planned for the new upper story. To be clear, this home was built in 1923, not 1907 as the appellant claims in his letter to the Coastal Commission. But even if the structure had been built in 2007, the foundation would still likely need to be reinforced in order to accommodate a second story, so any argument that this structure is somehow lacking because it could not accommodate a second story without reinforcement is misleading and irrelevant.



Please see the attached signed letter from two of the three appellants, Michelle Bradley and Carmen Zurlow, who requested to withdraw their signatures and support for the appeal filed on March 4, 2016 against the Proposed Project (Exhibit A). It appears both of these individuals were given false information as to the address of the appeal that they were signing. It was not their intention to oppose the Proposed Project and in fact, they both fully support the owners' intended remodel and addition to the 739 square foot existing home.

To argue that the renovation of a 739 square foot home along with a small, 672 square foot addition to allow for two bedrooms with closets and two bathrooms is considered a "large project" and somehow not consistent with the character of Venice is ridiculous. To further claim that such a renovation to an existing house affects the "current and future quality of life for all residents of Venice" is patently absurd. There are no impacts of any kind related to the Proposed Project and the only person who argues such baseless claims is someone who lives more than a half a mile away from the site.

Further, this is a single family home that is being renovated by the family who lives there. There is no issue of Mello Act Compliance or loss of Affordable Units. There are two legal units in the rear of the property which will not be affected in any way during the construction of the Subject Property. In fact, on the set of architectural plans submitted to the Coastal Commission, this area of the Subject Property is clearly delineated as "Not a Part of Scope" The Proposed Project will not result in an increase in the number of units or density on the Subject Property.

Finally, the fact that the Subject Property is listed in a SurveyLA report does not affect the environmental review process, nor does it determine whether a structure can be modified or renovated. Also, even if the Zoning Information, ZI2453, had been in effect at the time our project was approved (which it was not), the Proposed Project would have been exempt because the owner is seeking a remodel, not a demolition of the structure.

Thank you for your attention to this letter. Please do not hesitate to contact me with any questions or if you need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Ellia Thompson".

Ellia Thompson

Cc: Tricia Keane, Director of Land Use & Planning, CD11





March 18, 2016

Mr. Zach Rehm  
Coastal Program Analyst  
California Coastal Commission  
200 Oceangate, 10<sup>th</sup> Floor  
Long Beach, CA 90802

Re: *Commission Appeal No. A-5-VEN-16-0032*  
*521 E. Grand Blvd., Venice CA 90291 ("Subject Property")*

Dear Mr. Rehm:

This letter is to inform you that we wish to withdraw our signatures and support for the appeal filed on March 4, 2016 to the California Coastal Commission against the proposed project for the Subject Property. We were misinformed as to the nature of document we signed, believing it was solely for 407/409 Rialto Avenue, the street on which we reside. It was never our intention to be part of this appeal.

We have met with the homeowner, Alia Congdon, who gave specifics of her home's remodel, and we wish to formally remove ourselves as part of this appeal. We feel the homeowners should be allowed to move forward with the remodel of their existing single family home.

Please let us know if you have any questions or need any further information. We will not be attending the upcoming Coastal Commission hearing on this matter so please include this letter into the public record and staff report.

Thanks for your time and attention to this matter.

Kindest Regards,

Handwritten signature of Michelle Bradley in cursive.

Michelle Bradley

Handwritten signature of Carmen ZurLOW in cursive.

& Carmen ZurLOW