

**CALIFORNIA COASTAL COMMISSION**

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



# Th171

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original staff report

## ADDENDUM

April 8, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **APPEAL NO. A-5-VEN-16-0035 (Tong) 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.

**Oshida, Caitlin@Coastal**

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**From:** Lydia Ponce <venicelydia@gmail.com>  
**Sent:** Friday, April 08, 2016 12:26 PM  
**To:** Oshida, Caitlin@Coastal  
**Subject:** Fwd: 756 Sunset Ave (A-5-VEN-16-0035)

Fourth one...  
Lp

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

**From:** Lydia Ponce <venicelydia@gmail.com>  
**Date:** Friday, April 8, 2016  
**Subject:** 756 Sunset Ave (A-5-VEN-16-0035)  
**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**

**756 Sunset Ave (A-5-VEN-16-0035)**

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

**Agenda Item 17.l.**

**Coastal Staff and Honorable Commissioners,**

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

**For the love of Venice.....**

**Sincerely yours,**

**Lydia Ponce**

**Sincerely yours,**

**Lydia Ponce**

*It Matters - continued from page 1*

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

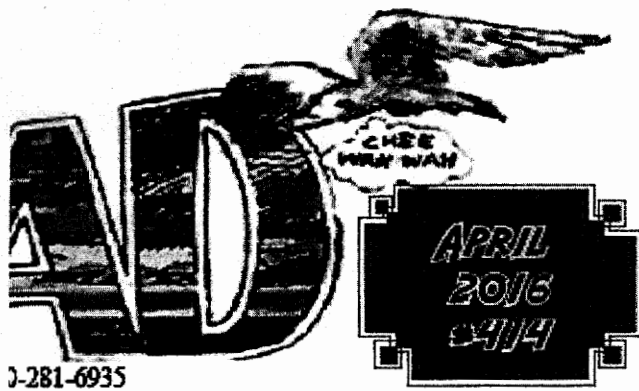
To the owners and companies that are demolishing every building in Venice and replacing them with big ugly boxes, the people of Venice don't matter. The neighbors who don't want to live in the shadow of some new concrete monstrosity don't matter. All the "little people" don't matter. To a development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

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

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

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

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



# VENICE IT MATTERS

by Jon Wolff

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

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

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

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

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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-16-0035

**Applicant:** Yasmin Tong

**Agent:** Jennifer Yano

**Appellants:** Lydia Ponce and Todd Darling

**Project Location:** 756 Sunset Avenue, Venice, City of Los Angeles (APN: 4240-016-045)

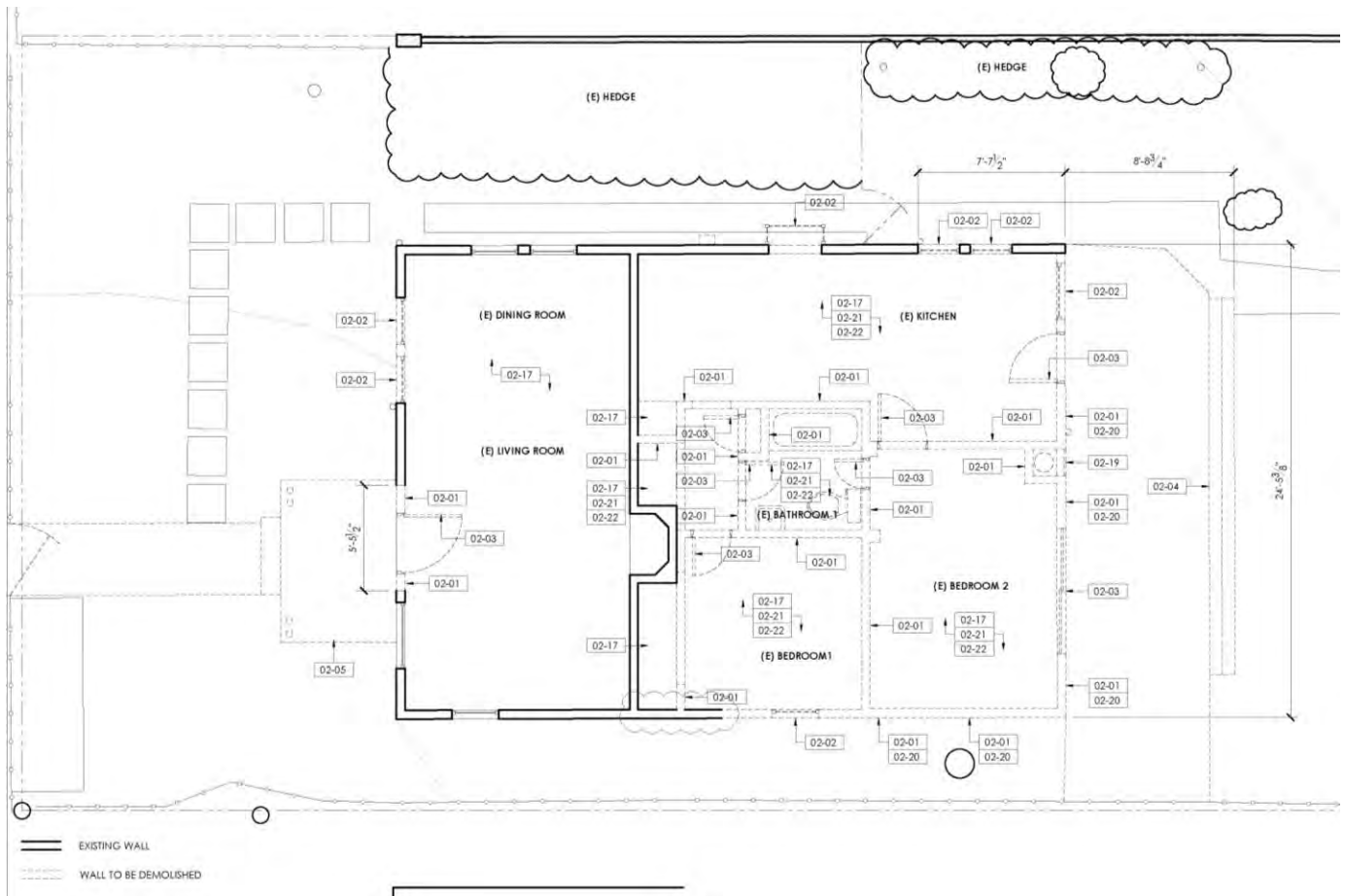
**Project Description:** Appeal of City of Los Angeles Local Coastal Exemption No. DIR-2015-4713-CEX for major remodel of 718 sq.ft. single family home and second story addition, on 4,802 sq.ft. lot, resulting in 1,436 sq.ft., two-story home.

**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-16-0035 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 60% of the interior walls, demolition of approximately 50% of exterior walls, demolition of all but two existing doors and windows, construction of new foundation and load bearing walls, construction of a new second story, and construction of a new roof (see image below of demolition plan 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 12**.



Demolition plan: applicant’s architect

## TABLE OF CONTENTS

<b>I. MOTION AND RESOLUTION – SUBSTANTIAL ISSUE</b> .....	4
<b>II. APPELLANTS’ CONTENTIONS</b> .....	4
<b>III. LOCAL GOVERNMENT ACTION</b> .....	4
<b>IV. APPEAL PROCEDURES</b> .....	5
<b>V. SINGLE/DUAL PERMIT JURISDICTION AREAS</b> .....	6
<b>VI. FINDINGS AND DECLARATIONS</b> .....	6
A. PROJECT LOCATION & DESCRIPTION .....	6
B. FACTORS TO BE CONSIDERED IN SUBSTANTIAL ISSUE ANALYSIS.....	7
C. SUBSTANTIAL ISSUE ANALYSIS.....	7
<b>VII. MOTION AND RESOLUTION – DE NOVO</b> .....	12
<b>VIII. FINDINGS AND DECLARATIONS – DE NOVO</b> .....	13
A. PROJECT LOCATION & DESCRIPTION .....	13
B. COASTAL DEVELOPMENT PERMIT REQUIREMENTS .....	13

## APPENDICES

Appendix A - Substantive File Documents

## EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Photo of Site

Exhibit 3 – Appeal

Exhibit 4 – Plans Submitted by Applicant

## I. MOTION AND RESOLUTION

**MOTION:** *I move that the Commission determine that Appeal No. A-5-VEN-16-0035 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-16-0035 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 2015-4713-CEX from Lydia Ponce and Todd Darling (**Exhibit 3**). The City's Coastal Exemption approved a "*Major remodel and addition.*" The appeal contends that more than 50% of the structure will be demolished, that the mass and scale of the locally-approved project is inconsistent with the community character of the area and therefore is inconsistent with the Venice certified Land Use Plan (LUP) and the Chapter 3 policies of the Coastal Act, and that because the project will result in new development, the City is required to review the project for conformance with the Mello Act. For the reasons stated above, the appeal contends that the City-approved project does not qualify for an exemption and requires the review afforded through the coastal development permit process.

## III. LOCAL GOVERNMENT ACTION

On December 30, 2015, the City of Los Angeles, Department of City Planning issued a Coastal Exemption (DIR 2015-4713-CEX) (**Exhibit 3**) for a "*Major remodel and addition*" The applicant name listed on the City's exemption is Jennifer Yano and the property owner is Yasmin Tong. The box checked on the City's exemption form is "Improvements to Existing Single-Family Residences." On January 5, 2016, the City of Los Angeles, Department of City Planning issued a Director of Planning Sign-Off (DIR 2016-0017-VSO) (**Exhibit 3**) for "*remove existing front patio and replace with covered patio, 1<sup>st</sup> and 2<sup>nd</sup> story addition to existing 1-story single family dwelling. Project removes/replaces 46.7% of exterior walls.*" The applicant name listed on the City's Director of Planning Sign-Off form is Yasmin Tong. 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 – 36 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-2015-4713-CEX, and the decision was stayed pending Commission action on the appeal.

#### IV. APPEAL PROCEDURES

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

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

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

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

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

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

## **V. SINGLE/DUAL PERMIT JURISDICTION AREAS**

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

## **VI. FINDINGS AND DECLARATIONS – SUBSTANTIAL ISSUE**

### **A. PROJECT LOCATION AND DESCRIPTION**

The project site is located in the Oakwood subarea at 756 Sunset Avenue within the City of Los Angeles Single Permit Jurisdiction Area, about 0.6 miles inland of the beach (**Exhibit 1**). The lot area is 4,802 square feet and zoned R1-1.5 (Multi Family Residential) in the Los Angeles Zoning Code. The site is currently developed with a detached residential unit fronting Sunset Avenue (**Exhibit 2**) and an accessory dwelling unit fronting the rear alley. The Los Angeles County Recorder indicates that the existing one-story 718 square foot home was constructed in 1921 and confirms that there are two legal units on the parcel. 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. The scope of work provided by the applicant's representative on the City's Coastal Exemption form is "*Major remodel and addition.*" (No further information or calculation provided on the Coastal Exemption.)

The City of Los Angeles does not retain copies of plans for projects they deem exempt from permit requirements, so the Commission did not receive any plans with the requested City record. 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 60% of the interior walls, demolition of approximately 50% of exterior walls, demolition of all but two existing doors and windows, construction of new foundation and load bearing walls, construction of a new second story, and construction of a new roof. The new structure is exactly twice the square footage of the existing structure, more than twice the height at its highest point, and takes up more of the lot area than the existing structure (there are new foundational elements and load bearing walls on portions of the lot where none exist currently). There does not appear to be any proposed change to the one parking space provided on site (for two residential units).

## **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 60% of the interior walls, demolition of approximately 50% of exterior walls, demolition of all but two existing doors and windows, construction of new foundation and load bearing walls, construction of a new second story, and construction of a new roof. The new structure is exactly twice the square footage of the existing structure, more than twice the height at its highest point, and takes up more of the lot area than the existing structure (there are new foundational elements and load bearing walls on portions of the lot where none exist currently).

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 accessory dwelling unit and garage at the rear of the property, 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 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 “*Major remodel and addition*” could be, on its face, consistent with the Coastal Act, however, the placement of a second-floor addition on a one-story structure constructed in 1921 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 “*major*” remodel consisting of demolition of the roof, the majority of the interior walls, and approximately half of the 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 residential unit and more than 50 percent of the existing structure will be removed in order to accommodate the new second floor addition and remodel. 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 “*major*” 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 CDP 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 the Commission to review to determine whether the City properly determined that the proposed development was exempt. Therefore, the Coastal Commission finds that the City does not have an adequate degree of factual or legal support for its exemption determination.

The second factor is the extent and scope of the development as approved or denied by the local government. The extent and scope of the locally approved development is not clear because there are no City-approved plans available to determine the scope. The City characterized the development as a “*major*” remodel consisting of demolition of the roof, the majority of the interior walls, approximately half of the 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. Other coastal resources could be affected. The City’s coastal exemption process was utilized instead of the coastal development permit process, during which the proposed development would be reviewed for consistency with the character of the surrounding area. Community character issues are particularly important in Venice. Although this exemption related to only one project, the erosion of community character is a cumulative issue, and the City’s cumulative exemption of numerous large-scale remodel and demolition projects has a significant impact on Venice’s visual character. See, e.g., staff report dated 1/28/16 for Appeal No. A-5-VEN-16-0005.

The fourth factor is the precedential value of the local government's decision for future interpretations of its LCP. The City does not currently have a certified LCP. Issuing exemptions for proposed projects like these that result in the construction of new larger residences circumvents the coastal development permit process and its requirement for public participation, and sets a bad precedent. As discussed above, significant adverse impacts to coastal resources would potentially occur, if the City's coastal exemption process is inappropriately used to avoid the coastal development permit process, during which the proposed development would be reviewed for consistency with the character of the surrounding area and would potentially set a bad precedent. The abuse of the City's coastal exemption process in order to avoid obtaining a coastal development permit for new development is a recurring problem. See, e.g., staff report dated 1/28/16 for Appeal No. A-5-VEN-16-0005.

The final factor is whether the appeal raises local issues, or those of regional or statewide significance. Although this appeal raises specific local issues, potentially exempting projects from the coastal development process that are not exempt pursuant to policies of the provisions of the certified Venice Land Use Plan or the Coastal Act will have potential negative and cumulative impacts to the coast. New structures must be properly reviewed through the local coastal development permit process and monitored by the City in order to protect coastal resources. Therefore, the City's approval does raise potential issues of statewide significance.

In conclusion, the primary issue for the appeal is 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-16-0035 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 718 square foot structure (**Exhibit 2**) and construction of a new 1,436 square foot two-story residential structure on a 4,802 square foot residentially zoned lot with an accessory residential unit at the rear in the Oakwood 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 4511).*

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

Coastal Act Section 30610 provides, in part:

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

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

*(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 structure, Commission staff analyzes what percentage of which components and how much of each component of the house is being replaced. A single family residence or duplex consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition and augmentation that is necessary to build the proposed remodel. If 50 percent or more of the total of these components are being replaced, then the project would not qualify as exempt development, and must obtain a coastal development permit pursuant to Section 30600(a) of the Coastal Act. Typically, the addition of a complete second story 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 does not qualify for an exemption under Coastal Act Section 30610(a). Coastal Act Section 30610(a) allows *improvements* to existing single-family residences without a coastal development permit. In this case, the applicant 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 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 60% of the interior walls, demolition of approximately 50% of exterior walls, demolition of all but two existing doors and windows, construction of new foundation and load bearing walls, construction of a new second story, and construction of a new roof. The new structure is exactly twice the square footage of the existing structure, more than twice the height at its highest point, and takes up more of the lot area than the existing structure (there are new foundational elements and load bearing walls on portions of the lot where none exist currently).

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 applicant's plans and the City's Director of Planning Sign-Off DIR-2016-0017-VSO indicate that 46.7% of the existing walls will be removed and replaced. 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 718 square foot structure and construction of a new 1,436 square foot two-story structure, which is not exempt under any policy or provision of the Coastal Act or the Commission's Regulations. Therefore, the proposed project requires a local coastal development permit, processed by the City of Los Angeles. The appellants have expressed 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. The legal conforming or non-conforming status of the rear accessory unit, other development standards including the size, mass, and scale of the structure, parking requirements and potential access issues, and a Mello Act analysis may 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-16-0035* 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



# Vicinity Map: 756 Sunset Ave, Venice, Los Angeles



Photo credit: Google maps

# Photo of 756 Sunset Avenue, 3-10-2016

**Exhibit 2**

Page 1 of 1



California Coastal  
Commission



Photo: California Coastal Commission staff

# Exhibit 3

Page 1 of 8

STATE OF CALIFORNIA - THE RESOURCES AGENCY

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE  
200 OCEANGATE, 10<sup>TH</sup> FLOOR  
LONG BEACH, CA 90802-4418  
VOICE (562) 590-5071 FAX (562) 590-5084



California Coastal  
Commission

RECEIVED  
South Coast Region

EDMUND G. BROWN JR., Governor

MAR - 4 2016



CALIFORNIA  
COASTAL COMMISSION

### APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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

#### SECTION I. Appellant(s)

Name: Lydia Ponce, Todd Darling, as an individual & not on behalf of the VNC or its committees

Mailing Address: 837 1/2 Milwood Ave

City: Venice

Zip Code: 90291

Phone: 310-488-0850

#### SECTION II. Decision Being Appealed

1. Name of local/port government:

Los Angeles

2. Brief description of development being appealed:

Major remodel & addition

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

756 Sunset Ave, APN: 424-001-6045, Lincoln Blvd.

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

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

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

#### TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-S-VEN-16-0035  
DATE FILED: 3.11.2016  
DISTRICT: South Coast

**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

<b>Exhibit 3</b>	
Page <sup>2</sup> of 8	
	California Coastal Commission

6. Date of local government's decision: December 30, 2016

7. Local government's file number (if any): DIR-2015-4713-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:

Jennifer Yano, 1375 Hanser Blvd, L.A., CA

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

(1)

(2)

(3)

(4)



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

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

State law requires that 50% or more of the structure be maintained in order to qualify as an existing structure for purposes of a Coastal Exemption. This project cannot be considered an addition to and/or a remodel of an existing single-family dwelling when it is clear that most, and definitely more than 50%, of the structure is to be demolished. In addition, the very large size of the addition and the fact that most of the entire structure is to be demolished (the Project Description actually states that less than 50% of the walls are to remain, which is not allowed under ANY definition of partial demolition), leaves little existing structure to add onto or improve, indicates that the development is much more than an "improvement" to a single-family dwelling. As the project is not an improvement to an existing single-family residence, it is therefore non-exempt "development" as defined in the Coastal Act, and thus a CDP should be required.

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

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

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

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



the significant Community concern expressed in numerous other appeals of Coastal Exemptions.

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

The Coastal Commission-certified Venice Land Use Plan, used as guidance for determining conformity with Chapter 3, 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 Section 13250 and 13252 (see attached).

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

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

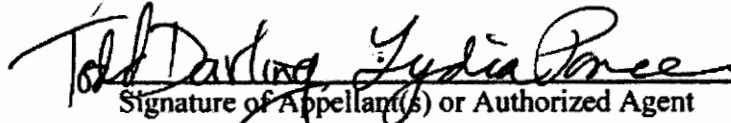
This project constitutes the development of a new single-family residence, and therefore the Coastal Exemption and the Building Permit must be revoked (or stopped if still in the clearance process) immediately, and a CDP must be obtained in order to ensure that the project conforms to the policies of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



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

**SECTION V. Certification**

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

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: March 4, 2016

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

**Section VI. Agent Authorization**

I/We hereby  
authorize

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

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_



COASTAL EXEMPTION (CEX)

CASE NO.: DIR - 2015 - 4713 - CEX

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

RECEIVED
South Coast Region

FEB 04 2016

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

CALIFORNIA
COASTAL COMMISSION

SUBJECT: COASTAL EXEMPTION - SINGLE JURISDICTION AREA ONLY

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

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

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

PROJECT ADDRESS: 756 SUNSET AVENUE
LEGAL DESCRIPTION: LOT 14 BLOCK N/A TRACT TR 1693
ZONE: RD1.5-1 COMMUNITY PLAN:
PROPOSED SCOPE OF WORK: MAJOR REMODEL & ADDITION

RELATED PLAN CHECK NUMBER(s): 15014-20000-04647

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: JENNIFER YANO
Mailing Address: 137E HANSEN BLVD
Phone Number: 323-36-3890 E-mail Address: JFYANO@GMAIL.COM
Signature: [Handwritten Signature]

ML
12/30/15



**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: Maidel Luevano  
Signature

Maidel Luevano, Planning Assistant  
Print Name and Title

Date: 12/30/15

Invoice No.: 27490

Receipt Number: 0202282746

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



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



**DIRECTOR OF PLANNING SIGN-OFF**  
 Venice Coastal Zone Specific Plan (Ordinance 175,663)

Case Number	<b>DIR 2016-0017-VSO</b>		Date: 01/05-2016
Project Address	<b>756 E Sunset Ave (Tract 1693; Block None; Lot 14; Arb None)</b>		
Zoning: RD1.5-1	Subarea: Oakwood-Milwood-Southeast Venice		
Project Description:	Remove (E) 6x7'9" front patio & replace w/ 4'x19' covered patio; 1 <sup>st</sup> & 2 <sup>nd</sup> -story add'n to (E) 1-story SFD. Proj removes/replaces 46.7% of (E) exterior walls. (PCIS 15014-20000-04647)		
Existing Use: 1-story SFD w/ detached 1-car garage, detached 1-story accessory living quarter (ALQ) & detached storage shed	Proposed Use: 2-story SFD w/ detached 1-car garage & detached 1-story ALQ		
Applicant Name	Yasmin Tong (o) / Jennifer Yano (a); (323) 452-9720		
Applicant Address	1375 Hauser Blvd, Los Angeles, CA 90019		

The project qualifies for an Administrative Clearance (a Specific Plan Project Permit Compliance is not required pursuant to Section 3 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.G, and 13, as evidenced below:

Oakwood-Milwood-Southeast Venice Subarea Development Regulations			
Section	Regulation	Proposed Project	complies
9.C. Roof Structures	Roof Access Structure (RAS), 10 ft. max. above Flat Roof (25 ft); Area ≤ 100 sq. ft.; chimneys, exhaust ducts, etc., & other similar devices, may exceed height limit by 5' max	NA	<input type="checkbox"/>
10.G.2. Density	R2, RD1.5, RD2 zones: max 2 DUs	(E) SFD. No new unit.	<input checked="" type="checkbox"/>
10.G.3. Height	Flat Roof – 25'; Varied Roofline – 30', provided that any portion of the roof that exceeds 25' is set back from the req'd front yard at least 1' in depth for every ft in height above 25'	To top of varied roofline is 26.03' w/ a slope of 1":5.9"	<input checked="" type="checkbox"/>
10.G.4. Access	Alley	from alley, Sunset Court	<input checked="" type="checkbox"/>
13. Parking	SF - 2-3 spaces per unit pending width MF - 2 spaces plus 1 guest pending width Where 50% or more of (E) exterior walls are removed/replaced, provide a min total of 3 pkg sp. Subj proj affects 46.7% of (E) exterior walls.	Maintain detached 1-car garage. Sec.13.B. Exception.	<input checked="" type="checkbox"/>

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

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

# Exhibit 4

Page 1 of 10



California Coastal  
Commission

## SUNSET RESIDENCE

756 SUNSET AVENUE  
VENICE, CA 90291

OWNER:

YASMIN TONG  
756 SUNSET AVENUE  
VENICE, CA 90291

DESIGNER:

JENNIFER YANO  
1375 HAUSER BLVD.  
LOS ANGELES, CA 90019  
(T) 323.452.9720  
(E) JFYANO@GMAIL.COM

SURVEYOR:

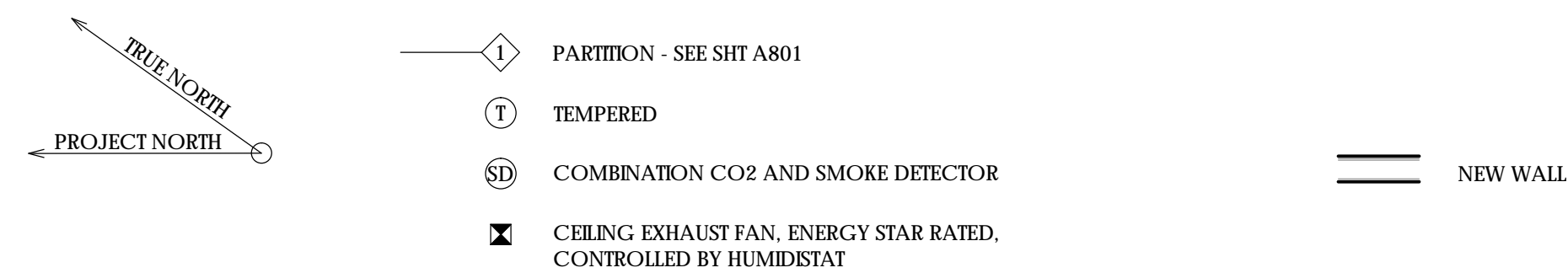
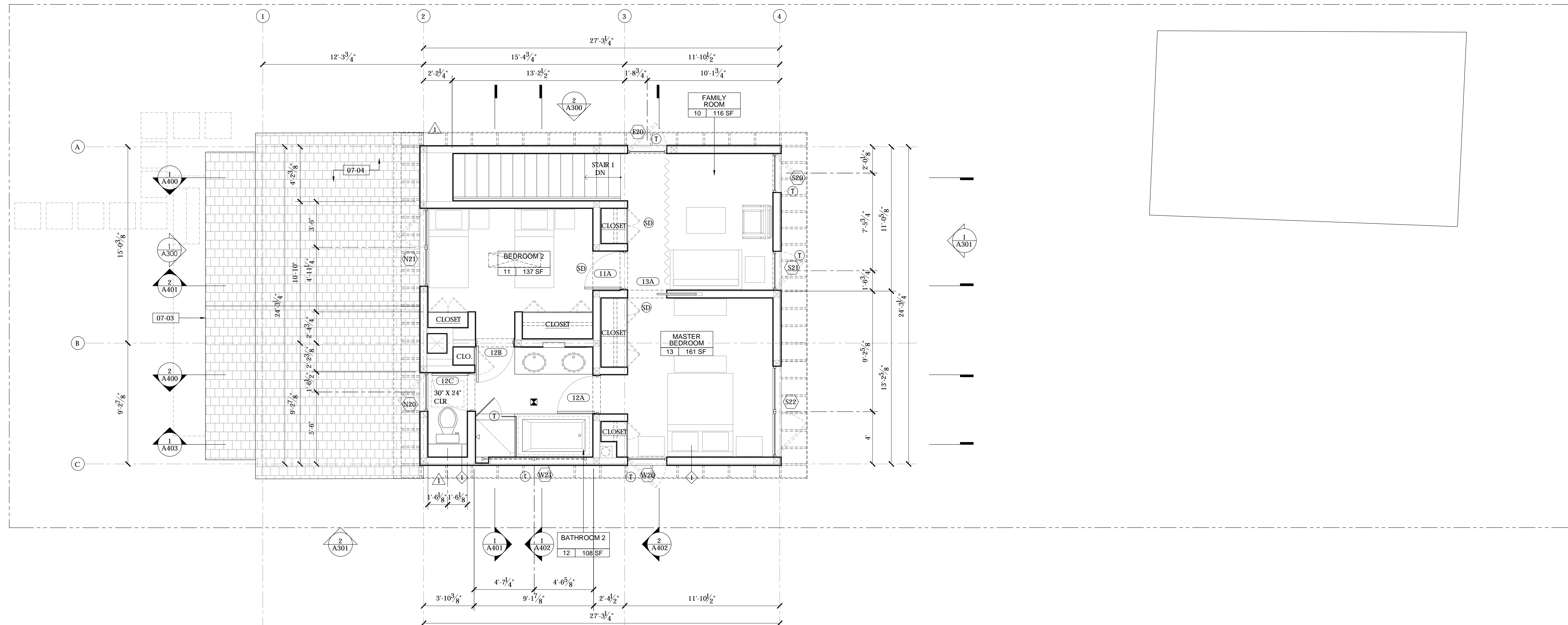
BECKER AND MIYAMOTO, INC  
2816 ROBERTSON BLVD  
LOS ANGELES, CA 90034  
(T) 310.839.9530

STRUCTURAL ENGINEER

KARTEZ ENGINEERING, INC.  
2906 JOLLEY DRIVE  
BURBANK, CA 91504  
(T) 818.845.2707

TITLE 24 CONSULTANT

ALTERNATIVE ENERGY SYSTEMS  
915 E. TUJUNGA AVENUE  
BURBANK, CA 91501  
(T) 818.569.0243



### ISSUE AND REVISION RECORD:

△	BID SET 2 5-19-2015
△	REVISION 2 9-14-2015

DRAWING TITLE:

SECOND LEVEL FLOOR PLAN

03-01 (E) CONC DRIVEWAY / PARKING SPACE	07-01 SHT MIT CUTTER, PTD	08-01 ALUM FRAME DUAL GLAZ WIN, SEE A501	09-01 HARDIE PANEL BATTON SIDING, ESR-1844, PTD, SEE SHT A032	12-01 CASEWORK, SEE SPEC	22-01 KITCHEN SINK, OPCI
03-02 EXPOSED CONC S.O.G., SEE STRUCT	07-02 SHT MIT DOWNSPOUT, PTD	08-02 ALUM FRAME DUAL GLAZ DR, SEE A501	09-02 5/8" GWB W/ FIN COAT, LEVEL 4, PTD	12-02 COUNTERTOP, SEE SPEC, OPCI	22-02 KITCHEN SINK FAUCET, OPCI
03-03 (E) CONC PAVER, RELOCATED	07-03 ASPHALT TILE ROOF, ESR-1475, SRI = 28, SEE SHT A030	08-03 INT MDF DR, PTD, SEE A501	09-03 3/4" HDWD FLOORING, OPCI	12-03 BACKSPASH, SEE SPEC, OPCI	22-03 BATHRM SINK, OPCI
	07-04 (E) ASPHALT TILE ROOFING	08-04 SHOWER GLAZ, 1/2" THK, TEMP	09-04 (E) HDWD FLOORING	12-04 MIRROR	22-04 BATHRM SINK FAUCET, OPCI
	07-05 SHT MIT FASCIA, SEE A800 & SPEC	08-05 EXT HDWD DR W/ GLAZ LITE, PTD, SEE A501	09-05 WALL TILE, OPCI	12-05 MIRRORED RECESSED MEDICINE CABINET, OPCI	22-05 BATHTUB, OPCI
06-01 EXPOSED TIMBER STRUCTURE, SEE STRUCT	07-06 NEW VENT FOR (E) FIREPLACE	08-06 (E) WD WIN, SEE A501	09-06 FLOOR TILE, OPCI	11-01 RANGE HOOD VENTILATION, OPCI	22-06 BATHTUB CONTROLS, OPCI
06-02 EXPOSED JOIST EAVE SUPPORT, PTD, SEE STRUCT	07-07 INSULATION, R-30 ROOF, R-19 EXT WALLS	08-07 VELUX OPER SKYLIT, SEE A033, ES-199	09-07 TREX DECKING, ESR-3168, SEE SHT A031	11-02 RANGE/OVEN, OPCI	22-07 TOILET, OPCI
06-03 4" HDWD BASE, SEE A810			09-08 7/8" THK. SMOOTH TROWELED STUCCO O/ LATH	11-03 REF./FREEZER, OPCI	22-08 SHOWER CONTROLS, OPCI
06-05 (E) WOOD FENCE				11-04 DISHWASHER, OPCI	22-09 TANKLESS WATER HEATER
					23-01 FAU
					23-02 CONDENSER
					26-01 DECORATIVE LIGHT FIXTURE, OPCI
					26-02 MAIN ELECTRICAL PANEL, UPGRADED
					32-01 LID RAIN BARREL, SEE 5/A801
					32-02 (E) LANDSCAPE

SCALE:

1/4" = 1'-0"

DATE:

3/15/2016

SHEET NUMBER:

# A202

# Exhibit 4

Page 2 of 10



California Coastal  
Commission

## SUNSET RESIDENCE

756 SUNSET AVENUE  
VENICE, CA 90291

OWNER:

YASMIN TONG  
756 SUNSET AVENUE  
VENICE, CA 90291

DESIGNER:

JENNIFER YANO  
1375 HAUSER BLVD.  
LOS ANGELES, CA 90019  
(T) 323.452.9720  
(E) JFYANO@GMAIL.COM

SURVEYOR:

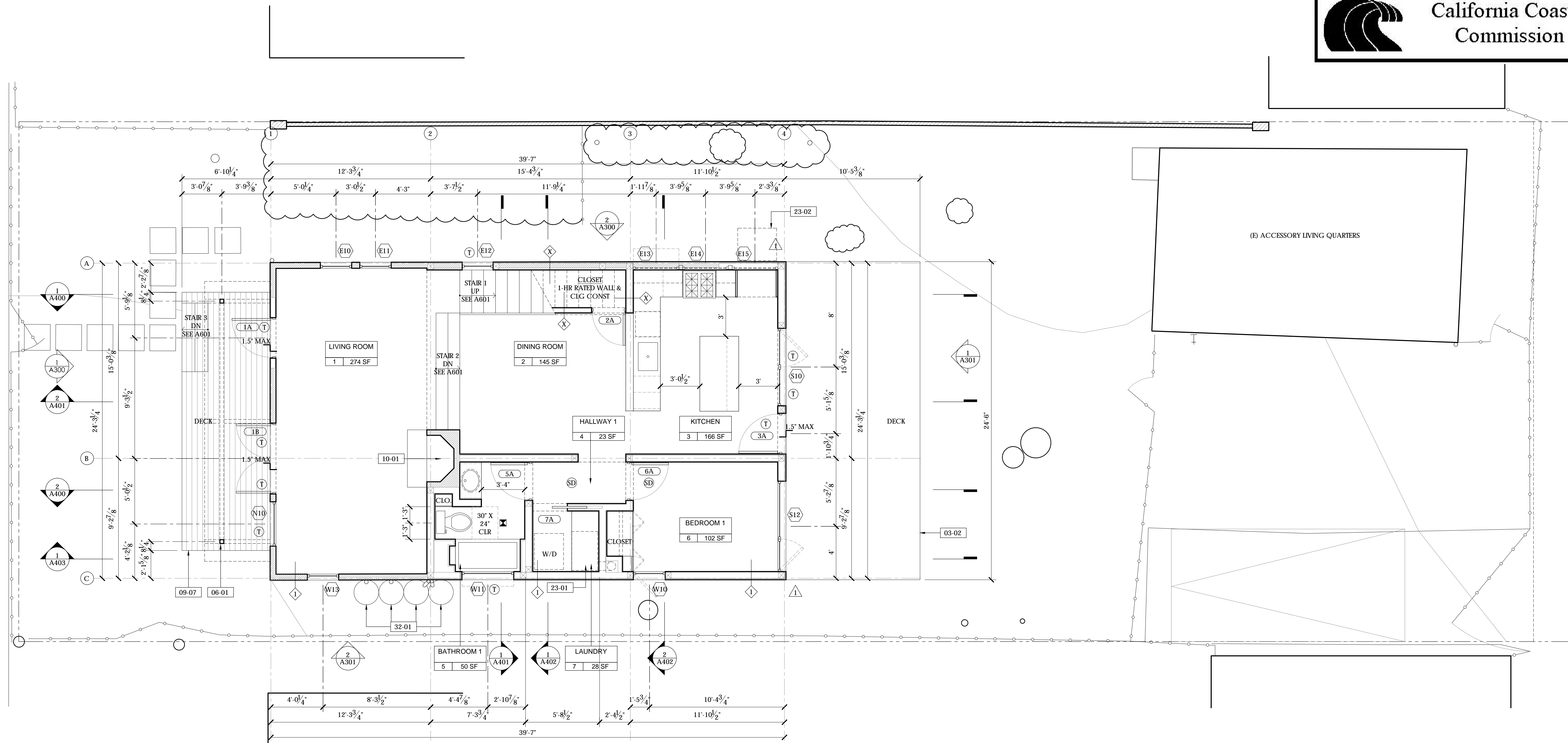
BECKER AND MIYAMOTO, INC  
2816 ROBERTSON BLVD  
LOS ANGELES, CA 90034  
(T) 310.839.9530

STRUCTURAL ENGINEER

KARTEZ ENGINEERING, INC.  
2906 JOLLEY DRIVE  
BURBANK, CA 91504  
(T) 818.845.2707

TITLE 24 CONSULTANT

ALTERNATIVE ENERGY SYSTEMS  
915 E. TUJUNGA AVENUE  
BURBANK, CA 91501  
(T) 818.569.0243



- PARTITION - SEE SHT A801
- TEMPERED
- COMBINATION CO2 AND SMOKE DETECTOR
- CEILING EXHAUST FAN, ENERGY STAR RATED, CONTROLLED BY HUMIDISTAT

- EXISTING WALL
- NEW WALL

### ISSUE AND REVISION RECORD:

- BID SET 2  
5-19-2015
- REVISION 2  
9-14-2015

DRAWING TITLE:

FIRST LEVEL FLOOR PLAN

03-01 (E) CONC DRIVEWAY / PARKING SPACE	07-01 SHT MTL CUTTER, PTD	08-01 ALUM FRAME DUAL GLAZ WIN, SEE A501	09-01 HARDIE PANEL BATTON SIDING, ESR-1844, PTD, SEE A032	09-09 HARDIE PANEL 48X96, ESR-1844, PTD, SEE SHT A032	12-01 CASEWORK, SEE SPEC	22-01 KITCHEN SINK, OPCI	23-01 FAU
03-02 EXPOSED CONC S.O.C., SEE STRUCT	07-02 SHT MTL DOWNSPOUT, PTD	08-02 ALUM FRAME DUAL GLAZ DR, SEE A501	09-02 3/8" GWB W/ FIN COAT, LEVEL 4, PTD	12-02 COUNTERTOP, SEE SPEC, OPCI	22-02 KITCHEN SINK FAUCET, OPCI	23-02 CONDENSER	
03-03 (E) CONC PAVER, RELOCATED	07-03 ASPHALT TILE ROOF, ESR-1475, SRI = 28, SEE SHT A030	08-03 INT MDF DR, PTD, SEE A501	09-03 3/4" HDWD FLOORING, OPCI	12-03 BACKSPASH, SEE SPEC, OPCI	22-03 BATHRM SINK, OPCI	26-01 DECORATIVE LIGHT FIXTURE, OPCI	
	07-04 (E) ASPHALT TILE ROOFING	08-04 SHOWER GLAZ, 1/2" THK, TEMP	09-04 (E) HDWD FLOORING	12-04 MIRROR	22-04 BATHRM SINK FAUCET, OPCI	26-02 MAIN ELECTRICAL PANEL, UPGRADED	
06-01 EXPOSED TIMBER STRUCTURE, SEE STRUCT	07-05 SHT MTL FASCIA, SEE A800 & SPEC	08-05 EXT HDWD DR W/ GLAZ LITE, PTD, SEE A501	09-05 WALL TILE, OPCI	12-05 MIRRORED RECESSED MEDICINE CABINET, OPCI	22-05 BATHTUB, OPCI		
06-02 EXPOSED JOIST EAVE SUPPORT, PTD, SEE STRUCT	07-06 NEW VENT FOR (E) FIREPLACE	08-06 (E) WD WIN, SEE A501	09-06 FLOOR TILE, OPCI	11-01 RANGE HOOD VENTILATION, OPCI	22-06 BATHTUB CONTROLS, OPCI	32-01 LID RAIN BARREL, SEE 5/A801	
06-03 4" HDWD BASE, SEE A810	07-07 INSULATION, R-30 ROOF, R-19 EXT WALLS	08-07 VELUX OPER SKYLIT, SEE A033, ES-199	09-07 TREX DECKING, ESR-3168, SEE SHT A031	11-02 RANGE/OVEN, OPCI	22-07 TOILET, OPCI	32-02 (E) LANDSCAPE	
06-05 (E) WOOD FENCE			09-08 7/8" THK. SMOOTH TROWELED STUCCO O/ LATH	11-03 REF./FREEZER, OPCI	22-08 SHOWER CONTROLS, OPCI		
				11-04 DISHWASHER, OPCI	22-09 TANKLESS WATER HEATER		

SCALE:

1/4" = 1'-0"

DATE:

3/15/2016

SHEET NUMBER:

# A201



# Exhibit 4

Page 3 of 10



## SUNSET RESIDENCE

756 SUNSET AVENUE  
VENICE, CA 90291

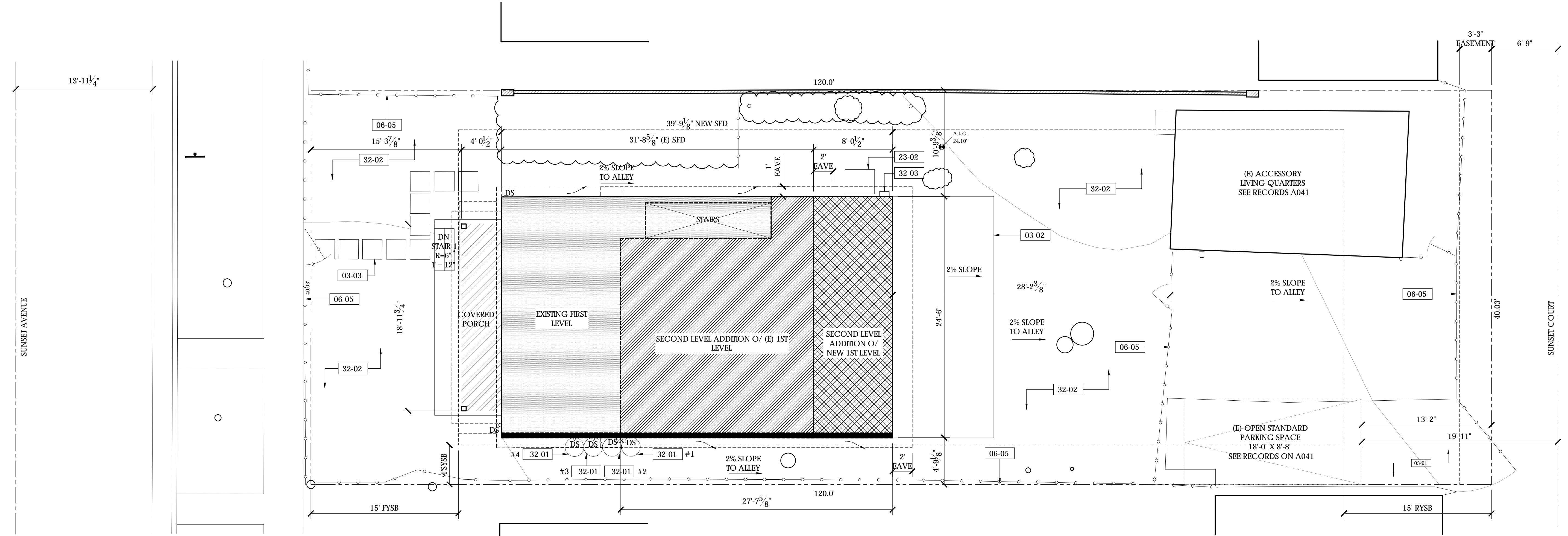
OWNER:  
YASMIN TONG  
756 SUNSET AVENUE  
VENICE, CA 90291

DESIGNER:  
JENNIFER YANO  
1375 HAUSER BLVD.  
LOS ANGELES, CA 90019  
(T) 323.452.9720  
(E) JFYANO@GMAIL.COM

SURVEYOR:  
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2816 ROBERTSON BLVD  
LOS ANGELES, CA 90034  
(T) 310.839.9530

STRUCTURAL ENGINEER:  
KARTEZ ENGINEERING, INC.  
2906 JOLLEY DRIVE  
BURBANK, CA 91504  
(T) 818.845.2707

TITLE 24 CONSULTANT:  
ALTERNATIVE ENERGY SYSTEMS  
915 E. TUJUNGA AVENUE  
BURBANK, CA 91501  
(T) 818.569.0243



- EXISTING FIRST LEVEL = 718 SQFT
- FIRST LEVEL ADDITION = 172 SQFT
- SECOND LEVEL ADDITION O/ (E) 1ST LEVEL = 374 SQFT
- SECOND LEVEL ADDITION O/ NEW 1ST LEVEL = 172 SQFT
- COVERED PATIO = 76 SQFT

LID CALCULATION			
DESCRIPTION	AREA	RAIN BARREL #	SIZE
NEW SECOND LEVEL ROOF	828 SF	#1, #2	2 X 55 GAL
EXISTING ROOF - WEST SLOPE	140 SF	#3, #4	55 GAL
EXISTING ROOF - EAST SLOPE	140 SF	-	-
NEW PORCH ROOF	98 SF	-	-

1 HR WALL - SEE SHT A801 - DESIGN NO. JH/WA 60-10 - UL-263

NOTE: LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10 FEET. R406.1

ALL SITE AND ROOF DRAINAGE ARE CONVEYED TO THE STREET VIA GRAVITY THROUGH NON EROSION DEVICES 0.5% CONDUITS, 1% CONCRETE, 2% OTHER.

### ISSUE AND REVISION RECORD:

BID SET 2  
5-19-2015

REVISION 2  
9-14-2015

DRAWING TITLE:

SITE PLAN

<b>03-01</b> (E) CONC DRIVEWAY / PARKING SPACE	<b>07-01</b> SHT MIT CUTTER, PTD	<b>08-01</b> ALUM FRAME DUAL GLAZ WIN, SEE A501	<b>09-01</b> HARDIE PANEL BATTON SIDING, ESR-1844, PTD, SEE A032	<b>10-01</b> (E) WOOD BURNING FIREPLACE W/ EXTENDED CHIMNEY	<b>12-01</b> CASEWORK, SEE SPEC	<b>22-01</b> KITCHEN SINK, OPC1	<b>23-01</b> FAU
<b>03-02</b> EXPOSED CONC S.O.C., SEE STRUCT	<b>07-02</b> SHT MIT DOWNSPOUT, PTD	<b>08-02</b> ALUM FRAME DUAL GLAZ DR, SEE A501	<b>09-02</b> 5/8" GWB W/ FIN COAT, LEVEL 4, PTD	<b>10-02</b> RANGE/OVEN, OPC1	<b>12-02</b> COUNTERTOP, SEE SPEC, OPC1	<b>22-02</b> KITCHEN SINK FAUCET, OPC1	<b>23-02</b> CONDENSER
<b>03-03</b> (E) CONC PAVER, RELOCATED	<b>07-03</b> ASPHALT TILE ROOF, ESR-1475, SRI = 28, SEE SHT A030	<b>08-03</b> INT MDF DR, PTD, SEE A501	<b>09-03</b> 3/4" HDWD FLOORING, OPC1	<b>10-03</b> REF./FREEZER, OPC1	<b>12-03</b> BACKSPLASH, SEE SPEC, OPC1	<b>22-03</b> BATHRM SINK, OPC1	<b>26-01</b> DECORATIVE LIGHT FIXTURE, OPC1
<b>06-01</b> EXPOSED TIMBER STRUCTURE, SEE STRUCT	<b>07-04</b> (E) ASPHALT TILE ROOFING	<b>08-04</b> SHOWER GLAZ, 1/2" THK, TEMP	<b>09-04</b> (E) HDWD FLOORING	<b>10-04</b> MIRROR	<b>12-04</b> MIRROR	<b>22-04</b> BATHRM SINK FAUCET, OPC1	<b>26-02</b> MAIN ELECTRICAL PANEL, UPGRADED
<b>06-02</b> EXPOSED JOIST EAVE SUPPORT, PTD, SEE STRUCT	<b>07-05</b> (E) ASPHALT TILE ROOFING	<b>08-05</b> EXT HDWD DR W/ GLAZ LITE, PTD, SEE A501	<b>09-05</b> WALL TILE, OPC1	<b>10-05</b> MIRROR	<b>12-05</b> MIRROR	<b>22-05</b> BATHRM SINK FAUCET, OPC1	<b>32-01</b> LID RAIN BARREL, SEE S/A801
<b>06-03</b> 4" HDWD BASE, SEE A810	<b>07-06</b> SHT MIT FASCIA, SEE A800 & SPEC	<b>08-06</b> (E) WD WIN, SEE A501	<b>09-06</b> FLOOR TILE, OPC1	<b>11-01</b> RANGE HOOD VENTILATION, OPC1	<b>12-06</b> MIRROR	<b>22-06</b> BATHRM SINK FAUCET, OPC1	<b>32-02</b> (E) LANDSCAPE
<b>06-05</b> (E) WOOD FENCE	<b>07-07</b> NEW VENT FOR (E) FIREPLACE	<b>08-07</b> VELUX OPER SKYLIT, SEE A033, ES-199	<b>09-07</b> TREX DECKING, ESR-3168, SEE SHT A031	<b>11-02</b> RANGE/OVEN, OPC1	<b>12-07</b> MIRROR	<b>22-07</b> BATHRM SINK FAUCET, OPC1	
	<b>07-07</b> INSULATION, R-30 ROOF, R-19 EXT WALLS		<b>09-08</b> 7/8" THK. SMOOTH TROWELED STUCCO O/ LATH	<b>11-03</b> REF./FREEZER, OPC1	<b>12-08</b> MIRROR	<b>22-08</b> BATHRM SINK FAUCET, OPC1	
				<b>11-04</b> DISHWASHER, OPC1	<b>12-09</b> MIRROR	<b>22-09</b> BATHRM SINK FAUCET, OPC1	
						<b>22-10</b> MIRROR	

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

DATE:  
3/15/2016

SHEET NUMBER:

# A102

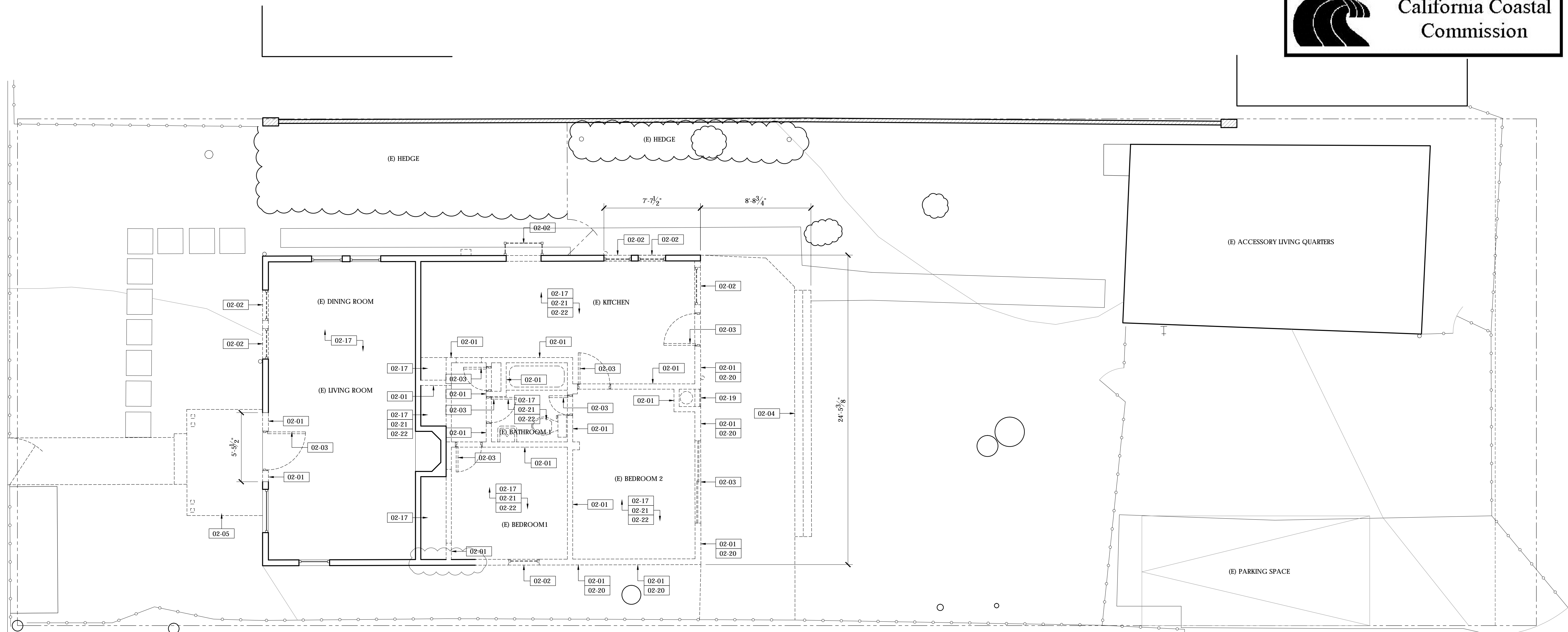
OWNER:  
 YASMIN TONG  
 756 SUNSET AVENUE  
 VENICE, CA 90291

DESIGNER:  
 JENNIFER YANO  
 1375 HAUSER BLVD.  
 LOS ANGELES, CA 90019  
 (T) 323.452.9720  
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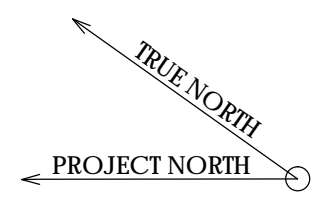
SURVEYOR:  
 BECKER AND MIYAMOTO, INC  
 2816 ROBERTSON BLVD  
 LOS ANGELES, CA 90034  
 (T) 310.839.9530

STRUCTURAL ENGINEER  
 KARTEZ ENGINEERING, INC.  
 2906 JOLLEY DRIVE  
 BURBANK, CA 91504  
 (T) 818.845.2707

TITLE 24 CONSULTANT  
 ALTERNATIVE ENERGY SYSTEMS  
 915 E. TUJUNGA AVENUE  
 BURBANK, CA 91501  
 (T) 818.569.0243



— EXISTING WALL  
 - - - WALL TO BE DEMOLISHED



ISSUE AND REVISION RECORD:

▲	BID SET 2
	5-19-2015
▲	REVISION 2
	9-14-2015

DRAWING TITLE:

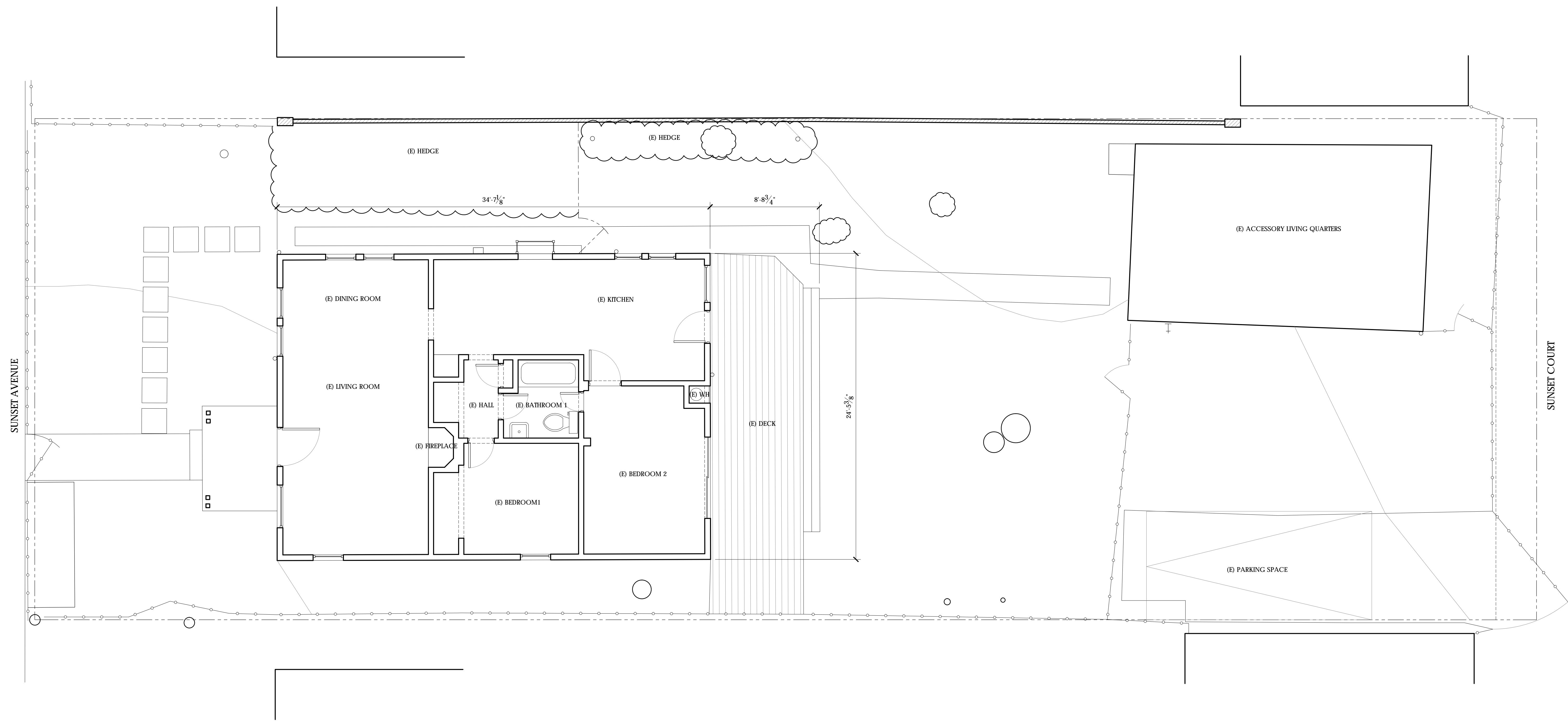
DEMOLITION PLAN

02-01	DEMO EXISTING WALL	02-11	DEMO EXISTING DRYWALL CEILING	02-20	DEMO EXISTING FOOTING
02-02	DEMO EXISTING WINDOW	02-12	DEMO EXISTING DRYWALL FINISH	02-21	DEMO EXISTING FLOOR FRAMING
02-03	DEMO EXISTING DOOR	02-13	DEMO EXISTING PLASTER	02-22	DEMO EXISTING ROOF AND CEILING FRAMING
02-04	DEMO EXISTING WOOD DECK	02-14	DEMO EXISTING CABINETS		
02-05	DEMO EXISTING CONC PATIO	02-15	DEMO EXISTING PLUMBING FIXTURES		
02-06	DEMO EXISTING CONC PATHWAY	02-16	DEMO EXISTING LIGHT FIXTURES		
02-07	DEMO EXISTING CONC DRIVEWAY	02-17	DEMO EXISTING FINISH FLOORING		
02-08	DEMO EXISTING RETAINING WALL	02-18	DEMO EXISTING PLANTER		
02-09	DEMO EXISTING ROOF	02-19	DEMO EXISTING WATER HEATER		

NOTE: CONSTRUCTION WASTE SHALL BE REDUCED BY 50% BY A CITY OF LOS ANGELES CERTIFIED HAULER

SCALE:  
 1/4" = 1'-0"  
 DATE:  
 3/15/2016  
 SHEET NUMBER:

**A101**



ISSUE AND REVISION RECORD:

▲	BID SET 2 5-19-2015
▲	REVISION 2 9-14-2015

DRAWING TITLE:

AS-BUILT FLOOR PLAN

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

DATE:  
3/15/2016

SHEET NUMBER:

**A100**

**SUNSET RESIDENCE**  
 756 SUNSET AVENUE  
 VENICE, CA 90291

---

OWNER:  
 YASMIN TONG  
 756 SUNSET AVENUE  
 VENICE, CA 90291

---

DESIGNER:  
 JENNIFER YANO  
 1375 HAUSER BLVD.  
 LOS ANGELES, CA 90019  
 (T) 323.452.9720  
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SURVEYOR:  
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STRUCTURAL ENGINEER  
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TITLE 24 CONSULTANT  
 ALTERNATIVE ENERGY SYSTEMS  
 915 E. TUJUNGA AVENUE  
 BURBANK, CA 91501  
 (T) 818.569.0243

15030-30000-02265 756 E SUNSET AVE Page 1 of 3

**City of Los Angeles  
 Department of Building and Safety**

DEPARTMENT OF BUILDING AND SAFETY

Current Version 1

### Grading Pre-Inspection Report

Address: **756 E SUNSET AVE**  
 Council District: **11** Permit Application: **15030-30000-02265**

Work Description:  
**GPI, notification, and posting for a major remodel and addition. Existing house=278 square feet. First level addition = 633 square feet, second level addition = 466 square feet.**

Inspector/Telephone: **TIMOTHY POWELL, (310) 914-3932**  
 Inspection District: **WLA**  
 Inspection Date: **04/08/2015**

Property Posted: **Yes** Posting Date: **4-8-2015** Posting Fees Paid? **Yes**  
 Tract: **TR 1693** Block: \_\_\_\_\_ Lot(s): **14** ARB: County Ref No: **M B 21-54/55**

Approved Graded Lot: <b>No</b>	Bearing Value: <b>per code</b>
Fill Over 100 Feet: <b>No</b>	Buttress Fill: <b>No</b>
Slope of Surface:	Natural Soil Classification 1804.2: <b>sandy clay/silty sand</b>
Fill: degrees Height: ft in	Cut: degrees Height: ft in
Natural: degrees Height: ft in	Slide Area: <b>No</b>
Sewer Available: <b>Yes</b>	PSDS Sized Per Code: <b>N/A</b>
Site is <b>Above</b> Street	Roof Gutters: <b>Yes</b>
Condition of Street for Drainage Purposes: <b>paved asphalt</b>	Recommended Termination of Drainage to street or approved location
Driveway Grade: % - Existing	Maximum Rough Grade Allowed: %

**GRADING APPROVAL TO ISSUE PERMIT(S)**

OK TO ISSUE, SEE BELOW FOR COMMENTS.  
 DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

15030-30000-02265 756 E SUNSET AVE Page 2 of 3

<input checked="" type="checkbox"/>	1. A grading permit is required for excavation and backfill.
<input checked="" type="checkbox"/>	2. A retaining wall permit is required.
<input checked="" type="checkbox"/>	3. OSHA permit required for vertical cuts 5 feet or over.
<input checked="" type="checkbox"/>	4. All footings shall be founded in undisturbed natural soil per Code.
<input checked="" type="checkbox"/>	5. Design for expansive soil or submit a soils report to the grading division per information bulletin PBC 2008-116 and 91.1805.8.
<input checked="" type="checkbox"/>	6. In the event excavation reveals unfavorable conditions, the services of a soils engineer and/or geologist may be required.
<input type="checkbox"/>	7. report(s) are required. Submit three copies (1 original and 2 copies) with appropriate fees, to the Grading Section for review and approval.
<input type="checkbox"/>	8. Incorporate all recommendations of the approved report(s) and Department letters dated into the plans to sign plans.
<input type="checkbox"/>	9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.
<input type="checkbox"/>	10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
<input type="checkbox"/>	11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
<input type="checkbox"/>	12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
<input type="checkbox"/>	13. Department approval is required for construction of, on or over slopes steeper than 2 horizontal to 1 vertical.
<input type="checkbox"/>	14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
<input checked="" type="checkbox"/>	15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
<input checked="" type="checkbox"/>	16. A Registered Deputy Inspector is required.
<input checked="" type="checkbox"/>	17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
<input type="checkbox"/>	18. Specify on the plans: The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector.
<input type="checkbox"/>	19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
<input type="checkbox"/>	20. All cut or fill slopes shall be no steeper than 2:1 (26 degrees).
<input type="checkbox"/>	21. Stake and flag the property lines in accordance with a licensed survey map.
<input type="checkbox"/>	22. Approval required by the Department for:
<input type="checkbox"/>	23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. (77040) Phone # (213) 847-3077
<input type="checkbox"/>	24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

**\*\* Additional requirements: Initial grading inspection is required prior to excavation. All footings shall be into undisturbed competent natural / native soil. A deepened footing detail shall be on the stamped approved set of plans. All footing excavations shall be inspected and approved by a soils / geotechnical engineer. All slabs on grade shall be designed as structural.**

15030-30000-02265 756 E SUNSET AVE Page 3 of 3

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (liquefaction, Landslide or Alquist-Prilo Fault Zone) will require a geology and/or soil engineering report. For questions call (213) 482-0480.

ISSUE AND REVISION RECORD:

1	BID SET 2 5-19-2015
2	REVISION 2 9-14-2015

DRAWING TITLE:  
  
GPI

SCALE:  
  
DATE:  
3/15/2016  
SHEET NUMBER:



# Exhibit 4

Page 8 of 10



## SUNSET RESIDENCE

756 SUNSET AVENUE  
VENICE, CA 90291

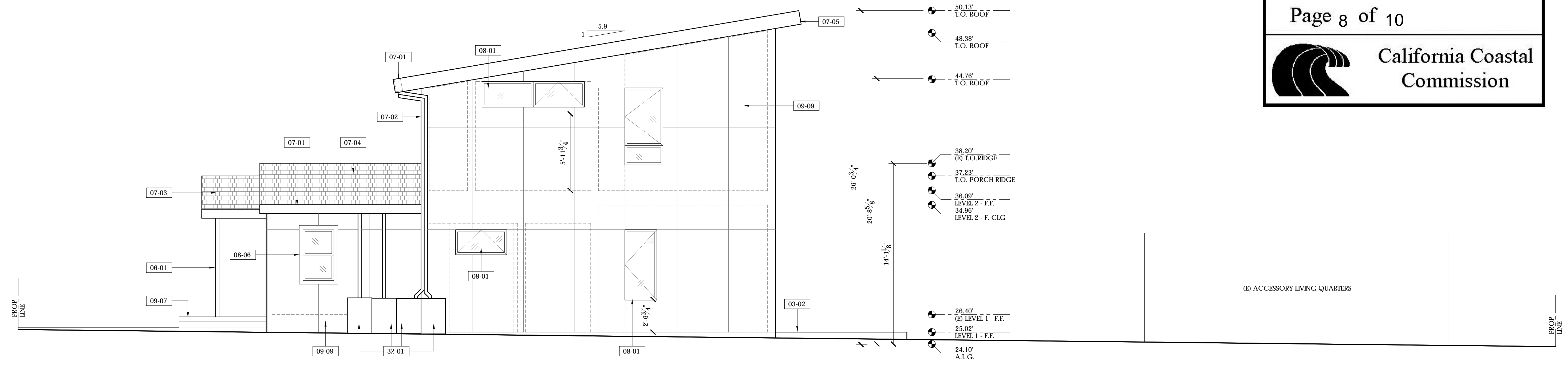
OWNER:  
YASMIN TONG  
756 SUNSET AVENUE  
VENICE, CA 90291

DESIGNER:  
JENNIFER YANO  
1375 HAUSER BLVD.  
LOS ANGELES, CA 90019  
(T) 323.452.9720  
(E) JFYANO@GMAIL.COM

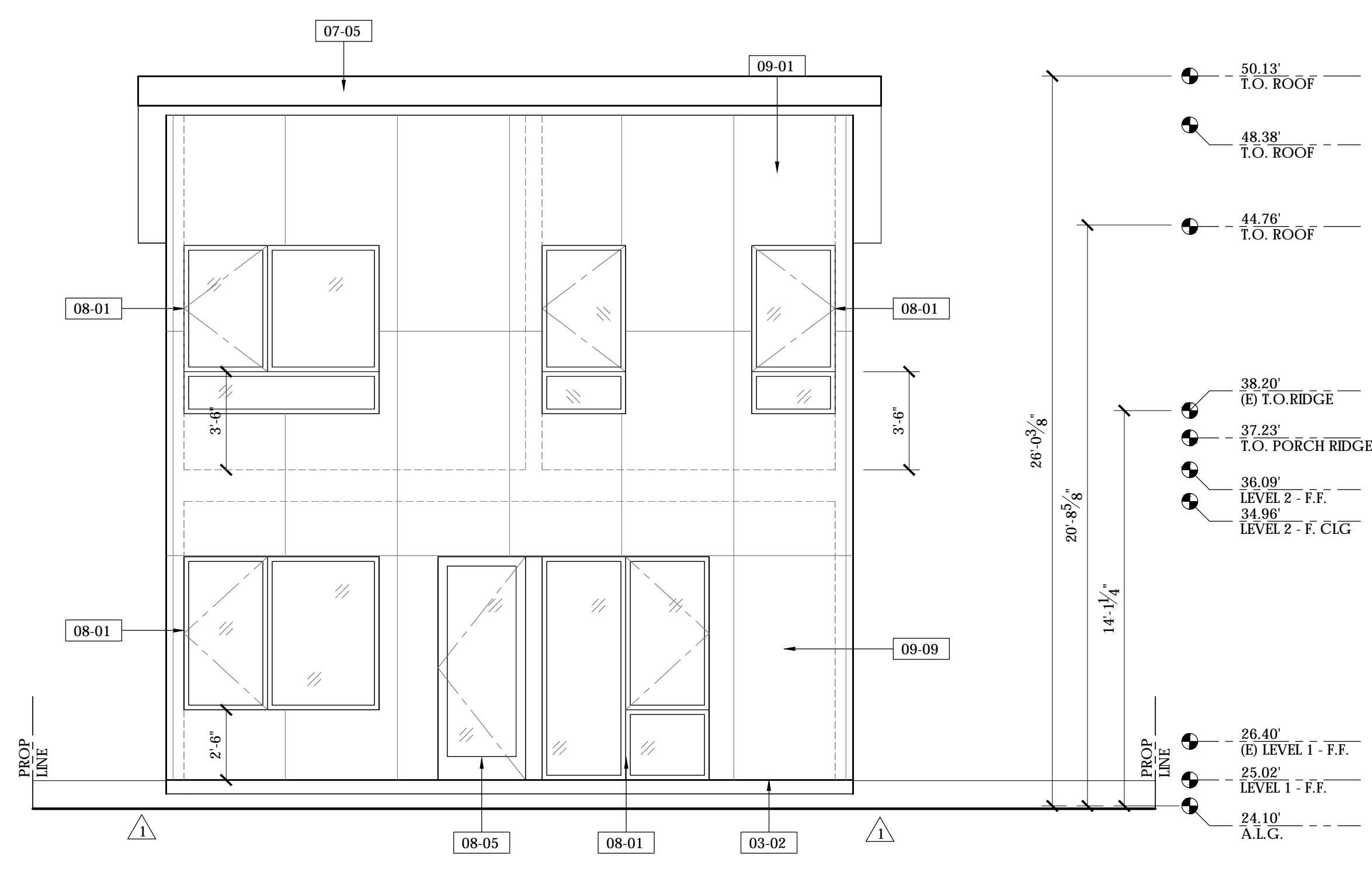
SURVEYOR:  
BECKER AND MIYAMOTO, INC  
2816 ROBERTSON BLVD  
LOS ANGELES, CA 90034  
(T) 310.839.9530

STRUCTURAL ENGINEER:  
KARTEZ ENGINEERING, INC.  
2906 JOLLEY DRIVE  
BURBANK, CA 91504  
(T) 818.845.2707

TITLE 24 CONSULTANT:  
ALTERNATIVE ENERGY SYSTEMS  
915 E. TUJUNGA AVENUE  
BURBANK, CA 91501  
(T) 818.569.0243



2 BUILDING ELEVATION - WEST



1 BUILDING ELEVATION - SOUTH

ISSUE AND REVISION RECORD:

△	BID SET 2	5-19-2015
△	REVISION 2	9-14-2015

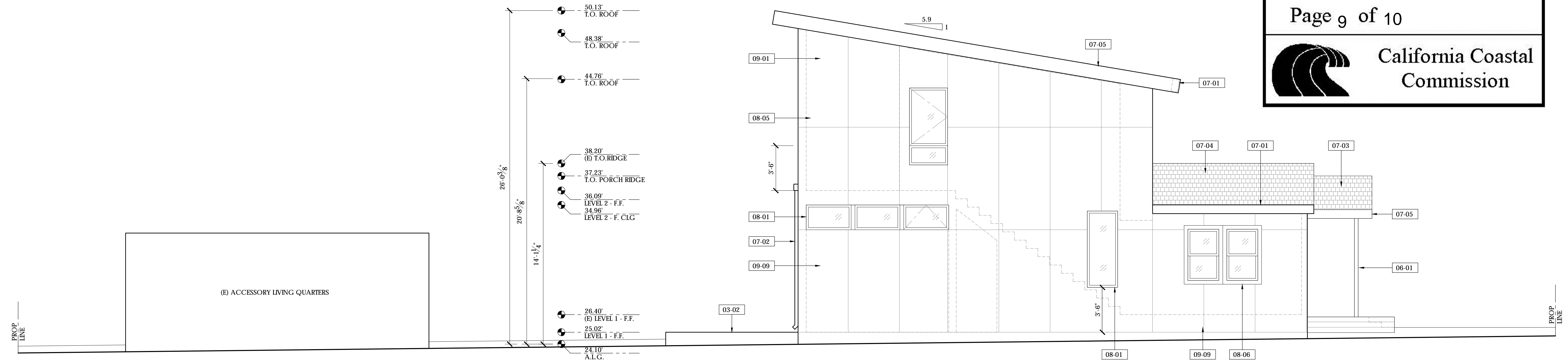
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WEST AND SOUTH ELEVATIONS

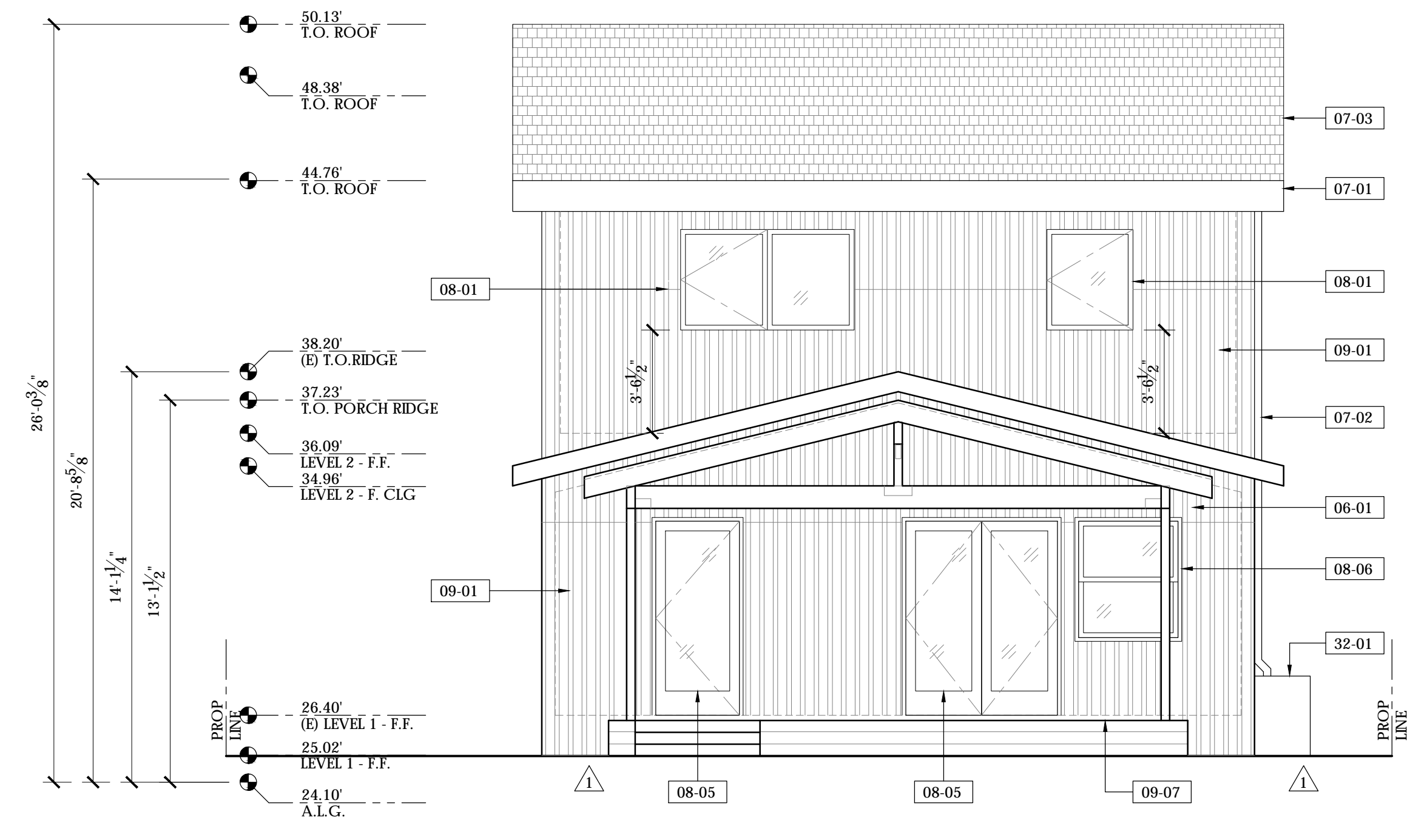
03-01	(E) CONC DRIVEWAY / PARKING SPACE	07-01	SHT MTL GUTTER, PTD	08-01	ALUM FRAME DUAL GLAZ WIN, SEE A501	09-01	HARDIE PANEL BATTON SIDING, ESR-1844, PTD, SEE SHT A032	09-09	HARDIE PANEL 48X96, ESR-1844, PTD, SEE SHT A032	12-01	CASEWORK, SEE SPEC	22-01	KITCHEN SINK, OPCI	23-01	FAU
03-02	EXPOSED CONC S.O.G., SEE STRUCT	07-02	SHT MTL DOWNSPOUT, PTD	08-02	ALUM FRAME DUAL GLAZ DR, SEE A501	09-02	3/8" GWB W/ FIN COAT, LEVEL 4, PTD	10-01	(E) WOOD BURNING FIREPLACE W/ EXTENDED CHIMNEY	12-02	COUNTERTOP, SEE SPEC, OPCI	22-02	KITCHEN SINK FAUCET, OPCI	23-02	CONDENSER
03-03	(E) CONC PAVER, RELOCATED	07-03	ASPHALT TILE ROOF, ESR-1475, SRI = 28, SEE SHT A030	08-03	INT MDF DR, PTD, SEE A501	09-03	3/4" HDWD FLOORING, OPCI	11-01	RANGE HOOD VENTILATION, OPCI	12-03	BACKSPLASH, SEE SPEC, OPCI	22-03	BATHRM SINK, OPCI	26-01	DECORATIVE LIGHT FIXTURE, OPCI
		07-04	(E) ASPHALT TILE ROOFING	08-04	SHOWER GLAZ, 1/2" THK, TEMP	09-04	(E) HDWD FLOORING	11-02	RANGE/OVEN, OPCI	12-04	MIRROR	22-04	BATHRM SINK FAUCET, OPCI	26-02	MAIN ELECTRICAL PANEL, UPGRADED
06-01	EXPOSED TIMBER STRUCTURE, SEE STRUCT	07-05	SHT MTL FASCIA, SEE A800 & SPEC	08-05	EXT HDWD DR W/ GLAZ LITE, PTD, SEE A501	09-05	WALL TILE, OPCI	11-03	REF./FREEZER, OPCI	12-05	MIRRORED RECESSED MEDICINE CABINET, OPCI	22-05	BATHTUB, OPCI	32-01	LID RAIN BARREL, SEE 5/A801
06-02	EXPOSED JOIST EAVE SUPPORT, PTD, SEE STRUCT	07-06	NEW VENT FOR (E) FIREPLACE	08-06	(E) WD WIN, SEE A501	09-06	FLOOR TILE, OPCI	11-04	DISHWASHER, OPCI			22-06	BATHTUB CONTROLS, OPCI	32-02	(E) LANDSCAPE
06-03	4" HDWD BASE, SEE A810	07-07	INSULATION, R-30 ROOF, R-19 EXT WALLS	08-07	VELUX OPER SKYLIT, SEE A033, ES-199	09-07	TREX DECKING, ESR-3168, SEE SHT A031					22-07	TOILET, OPCI		
06-05	(E) WOOD FENCE					09-08	7/8" THK, SMOOTH TROWELED STUCCO O/ LATH					22-08	SHOWER CONTROLS, OPCI		

SCALE:  
1/2" = 1'-0"  
DATE:  
3/15/2016  
SHEET NUMBER:

# A301



2 BUILDING ELEVATION - EAST



1 BUILDING ELEVATION - NORTH

ISSUE AND REVISION RECORD:

△	BID SET 2 5-19-2015
△	REVISION 2 9-14-2015

DRAWING TITLE:

EAST AND NORTH ELEVATIONS

<p>03-01 (E) CONC DRIVEWAY / PARKING SPACE</p> <p>03-02 EXPOSED CONC S.O.G., SEE STRUCT</p> <p>03-03 (E) CONC PAVER, RELOCATED</p>	<p>07-01 SHT MTL GUTTER, PTD</p> <p>07-02 SHT MTL DOWNSPOUT, PTD</p> <p>07-03 ASPHALT TILE ROOF, ESR-1475, SRI = 28, SEE SHT A030</p> <p>07-04 (E) ASPHALT TILE ROOFING</p> <p>07-05 SHT MTL FASCIA, SEE A800 &amp; SPEC</p> <p>07-06 NEW VENT FOR (E) FIREPLACE</p> <p>07-07 INSULATION, R-30 ROOF, R-19 EXT WALLS</p>	<p>08-01 ALUM FRAME DUAL GLAZ WIN, SEE A501</p> <p>08-02 ALUM FRAME DUAL GLAZ DR, SEE A501</p> <p>08-03 INT MDF DR, PTD, SEE A501</p> <p>08-04 SHOWER GLAZ, 1/2" THK, TEMP</p> <p>08-05 EXT HDWD DR W/ GLAZ LITE, PTD, SEE A501</p> <p>08-06 (E) WD WIN, SEE A501</p> <p>08-07 VELUX OPER SKYLIT, SEE A033, ES-199</p>	<p>09-01 HARDIE PANEL BATTON SIDING, ESR-1844, PTD, SEE A032</p> <p>09-02 3/8" GWB W/ FIN COAT, LEVEL 4, PTD</p> <p>09-03 3/4" HDWD FLOORING, OPCI</p> <p>09-04 (E) HDWD FLOORING</p> <p>09-05 WALL TILE, OPCI</p> <p>09-06 FLOOR TILE, OPCI</p> <p>09-07 TREX DECKING, ESR-3168, SEE SHT A031</p> <p>09-08 7/8" THK, SMOOTH TROWELED STUCCO O/ LATH</p>	<p>09-09 HARDIE PANEL 48X96, ESR-1844, PTD, SEE SHT A032</p> <p>10-01 (E) WOOD BURNING FIREPLACE W/ EXTENDED CHIMNEY</p> <p>11-01 RANGE HOOD VENTILATION, OPCI</p> <p>11-02 RANGE/OVEN, OPCI</p> <p>11-03 REF./FREEZER, OPCI</p> <p>11-04 DISHWASHER, OPCI</p>	<p>12-01 CASEWORK, SEE SPEC</p> <p>12-02 COUNTERTOP, SEE SPEC, OPCI</p> <p>12-03 BACKSPASH, SEE SPEC, OPCI</p> <p>12-04 MIRROR</p> <p>12-05 MIRRORED RECESSED MEDICINE CABINET, OPCI</p>	<p>22-01 KITCHEN SINK, OPCI</p> <p>22-02 KITCHEN SINK FAUCET, OPCI</p> <p>22-03 BATHRM SINK, OPCI</p> <p>22-04 BATHRM SINK FAUCET, OPCI</p> <p>22-05 BATHTUB, OPCI</p> <p>22-06 BATHTUB CONTROLS, OPCI</p> <p>22-07 TOILET, OPCI</p> <p>22-08 SHOWER CONTROLS, OPCI</p> <p>22-09 TANKLESS WATER HEATER</p>	<p>23-01 FAU</p> <p>23-02 CONDENSER</p> <p>26-01 DECORATIVE LIGHT FIXTURE, OPCI</p> <p>26-02 MAIN ELECTRICAL PANEL, UPGRADED</p> <p>32-01 LID RAIN BARREL, SEE 5/A801</p> <p>32-02 (E) LANDSCAPE</p>
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SCALE:  
 1/2" = 1'-0"  
 DATE:  
 3/15/2016  
 SHEET NUMBER:

# A300

# Exhibit 4

Page 10 of 10



California Coastal Commission

## SUNSET RESIDENCE

756 SUNSET AVENUE  
VENICE, CA 90291

OWNER:

YASMIN TONG  
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DESIGNER:

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(E) JFYANO@GMAIL.COM

SURVEYOR:

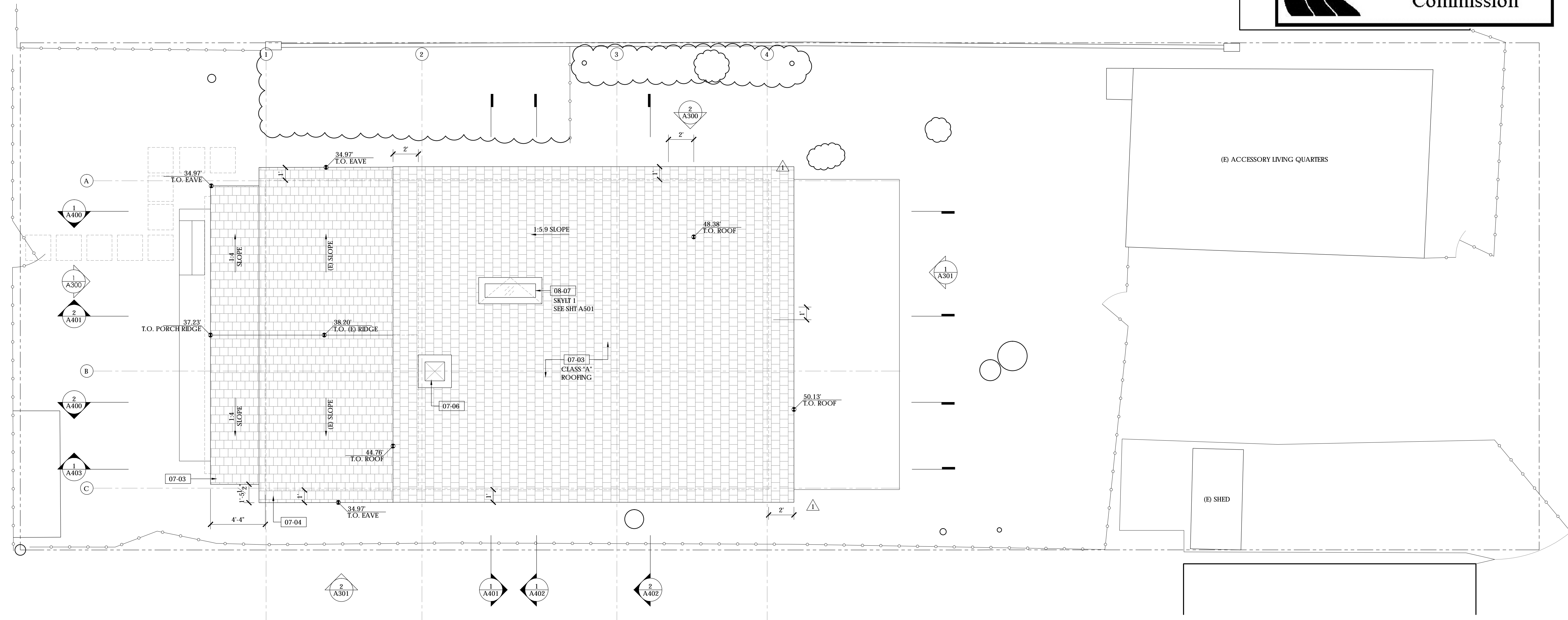
BECKER AND MIYAMOTO, INC  
2816 ROBERTSON BLVD  
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(T) 310.839.9530

STRUCTURAL ENGINEER

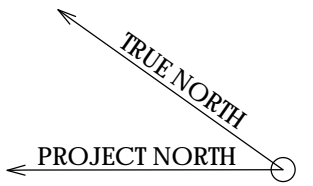
KARTEZ ENGINEERING, INC.  
2906 JOLLEY DRIVE  
BURBANK, CA 91504  
(T) 818.845.2707

TITLE 24 CONSULTANT

ALTERNATIVE ENERGY SYSTEMS  
915 E. TUJUNGA AVENUE  
BURBANK, CA 91501  
(T) 818.569.0243



ATTIC VENTILATION  
NONE - NO NEW ATTIC AREA



### ISSUE AND REVISION RECORD:

△ BID SET 2  
5-19-2015

△ REVISION 2  
9-14-2015

DRAWING TITLE:

ROOF PLAN

03-01 (E) CONC DRIVEWAY / PARKING SPACE	07-01 SHT MTL CUTTER, PTD	08-01 ALUM FRAME DUAL GLAZ WIN, SEE A501	09-01 HARDIE PANEL BATTON SIDING, ESR-1844, PTD, SEE A032	12-01 CASEWORK, SEE SPEC	22-01 KITCHEN SINK, OPC1
03-02 EXPOSED CONC S.O.G., SEE STRUCT	07-02 SHT MTL DOWNSPOUT, PTD	08-02 ALUM FRAME DUAL GLAZ DR, SEE A501	09-02 3/8" GWB W/ FIN COAT, LEVEL 4, PTD	12-02 COUNTERTOP, SEE SPEC, OPC1	22-02 KITCHEN SINK FAUCET, OPC1
03-03 (E) CONC PAVER, RELOCATED	07-03 ASPHALT TILE ROOF, ESR-1475, SRI = 28, SEE SHT A030	08-03 INT MDF DR, PTD, SEE A501	09-03 3/4" HDWD FLOORING, OPC1	12-03 BACKSPLASH, SEE SPEC, OPC1	22-03 BATHRM SINK, OPC1
	07-04 (E) ASPHALT TILE ROOFING	08-04 SHOWER GLAZ, 1/2" THK, TEMP	09-04 (E) HDWD FLOORING	12-04 MIRROR	22-04 BATHRM SINK FAUCET, OPC1
06-01 EXPOSED TIMBER STRUCTURE, SEE STRUCT	07-05 SHT MTL FASCIA, SEE A800 & SPEC	08-05 EXT HDWD DR W/ GLAZ LITE, PTD, SEE A501	09-05 WALL TILE, OPC1	12-05 MIRRORED RECESSED MEDICINE CABINET, OPC1	22-05 BATHTUB, OPC1
06-02 EXPOSED JOIST EAVE SUPPORT, PTD, SEE STRUCT	07-06 NEW VENT FOR (E) FIREPLACE	08-06 (E) WD WIN, SEE A501	09-06 FLOOR TILE, OPC1	11-01 RANGE HOOD VENTILATION, OPC1	22-06 BATHTUB CONTROLS, OPC1
06-03 4" HDWD BASE, SEE A810	07-07 INSULATION, R-30 ROOF, R-19 EXT WALLS	08-07 VELUX OPER SKYLIT, SEE A033, ES-199	09-07 TREX DECKING, ESR-3168, SEE SHT A031	11-02 RANGE/OVEN, OPC1	22-07 TOILET, OPC1
06-05 (E) WOOD FENCE			09-08 7/8" THK. SMOOTH TROWELED STUCCO O/ LATH	11-03 REF./FREEZER, OPC1	22-08 SHOWER CONTROLS, OPC1
				11-04 DISHWASHER, OPC1	22-09 TANKLESS WATER HEATER
					23-01 FAU
					23-02 CONDENSER
					26-01 DECORATIVE LIGHT FIXTURE, OPC1
					26-02 MAIN ELECTRICAL PANEL, UPGRADED
					32-01 LID RAIN BARREL, SEE 5/A801
					32-02 (E) LANDSCAPE

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

DATE:  
3/15/2016

SHEET NUMBER:

# A203