PLEASE NOTE THIS FILE IS ONLY UPDATED ONCE A WEEK

FOR FURTHER UPDATES
PLEASE CALL (562) 590 – 5071

CURRENT AS OF JUNE 26, 2025

NOTICE:

EFFECTIVE JANUARY 1, 2020

APPEALS SENT VIA EMAIL WILL ONLY BE ACCEPTED IF EMAILED TO:

SOUTHCOAST@COASTAL.CA.GOV



South Coast Region

06/03/2025

California Coastal Commission

COASTAL EXEMPTION

Single Jurisdiction Coastal Zone



APPEAL PERIOD ENDS

Filing Instructions

AT 5:00 P.M. ON **07/01/2025**

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act, Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the <u>Online Application System (OAS)</u> for the Virtual DSC. To submit hard copies, please check the <u>Development Services</u> webpage for current protocols.

Eligibility for Exemption

A CEX is only available for projects located within the **Single Jurisdiction Coastal Zone**, as identified in ZIMAS. Under <u>no circumstances</u> shall a CEX be issued for the following scopes of work:

- Remodels which involve the alteration of 50% or more of any major structural components, including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation, of each structure
- Addition, demolition, removal, or conversion of any whole primary residence¹, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring² in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures³ destroyed by a Disaster⁴ may be eligible for a CDP Exemption as follows:

- The replacement⁵ structure conforms to the applicable zoning requirements,
- Maintains the same use.
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, and
- Maintains the same location (building pad) on the property.

¹ Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code Sections 65590 & 65590.1)

² Including the use of caissons for anything beyond the primary structure.

³ PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster."

⁴ PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner."

⁵ Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- ☑ Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
 - o If submitting hard copies, provide one set of 11x17 reduced-sized plans.
 - o If submitting virtually, submit one PDF through the OAS.
- ☑ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Address: 245 E Windward Ave

Legal Description (Lot, Block, Tract): Lot 18, block 8, Venice of America Tract

Zone: RD1.5-1-O Community Plan: Venice

Proposed Scope of Work:

Supplemental ref to pcis # 24016-30000-37462, for replacing portion of (E) roof with roof top deck, add stairs from 2nd floor to roof. replace termite damage headers, joist, plywood and rafters, remodel garage, laundry, storage room, bathroom to single family residence and construct 3 new door openings on the second floor.

24016-30000-37462

REPAIR RUSTED RAILS (2ND FLOOR BALCONY, ROOF DECK, AND ALL EXTERIOR STAIRS)
REPAIR WATERPROOFING DECKING (2ND FLOOR BALCONY, ROOF DECK, AND ALL
EXTERIOR STAIRS) DUE TO WATER INTRUSION

Related 15-Digit Building Permit Number(s): 24016-30001-37462

Note: If there is related work to be pulled under a separate permit, please include it in the above project description 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: Chloe Parker, Pacific Crest Consultants (Representative)

Address: 29635 Agoura Rd., Agoura Hills, CA 91301

Phone Number: 818-591-9309 E-mail Address: Chloe@PCCLA.com

Signature: Chloe Parker

Date: 2025.05.22 13:37:53 -07'00'

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which 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 normally associated with 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 (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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, and additions of less than 10% of the original square footage or height, 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 (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE
- ☐ Repair or Maintenance. This includes replacement, repair and/or maintenance activities (e.g., re-roofing, replacement of equipment) which do not result in any replacement of 20 percent or more of the materials of an existing structure with materials of a different kind, as well as any changes, enlargement, or expansion.

Special Grading areas), which may be reviewed on a case-by-case basis. For <u>non-residential</u> <u>uses</u>, 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

- □ Conversion of existing habitable space to an Accessory Dwelling Unit (ADU). The conversion of existing legally established habitable space (bedroom or living room) to an ADU or Junior ADU within an existing primary residence, without removal or replacement of major structural components (including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation), and which does not change the intensity of use of the structure, may not constitute Development under the Coastal Act. Pursuant to the Coastal Commission Guidance Memorandum on the Implementation of New ADU Laws, dated January 21, 2022.
- ☐ Replacement of Structures Due to Disaster as provided in PRC Section 30610(g):
 - (1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be

(to a more or less intense use).

for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

- (2) As used in this subdivision:
 - (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.
 - (B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.
 - (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

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 the California Coastal Act, PRC Section 30610, this exemption is null and void.

VINCENT P. BERTONI, AICP Director of Planning

Issued By: Daniel Coronado

Signature

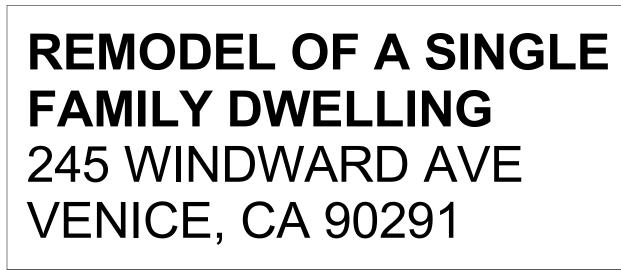
DANIEL CORONADO CITY PLANNING ASSOCIATE

Print Name and Title

Case No.: ADM-2025-3052-CEX

Invoice No.: 102877

Date: 6/2/25



1) PROJECT DATA

1) PROJECT ADDRESS:
245 WINDWARD AVE, VENICE, CA 90291

2) OWNER:
DANIEL RAD
3) LOT AREA (PER ZIMAS):
2,850.1 SF
4) APN:
4238013017

5) TRACT:
VENICE OF AMERICA
6) MAP REFERENCE:
M B 6-126/127

7) BLOCK: 8
8) LOT: 18
9) ZONING: RD1.5-1-O

10) OCCUPANCY: R-3 (SINGLE FAMILY DWELLING) (NO CHANGE)

11) CONSTRUCTION TYPE: TYPE V-B (NO CHANGE)

12) HEIGHT: (E) 21' 7 3/4"

(N) 26' 8" (PROPOSED TO OF ROOFDECK)

13) SF: 1,471, 56 SF (NO CHANGE)

14) PROJECT DESCRIPTION:

1. NEW STAIRCASE TO ROOF DECK
2. REMOVE EXISTING GABLE ROOF AND BUILD NEW

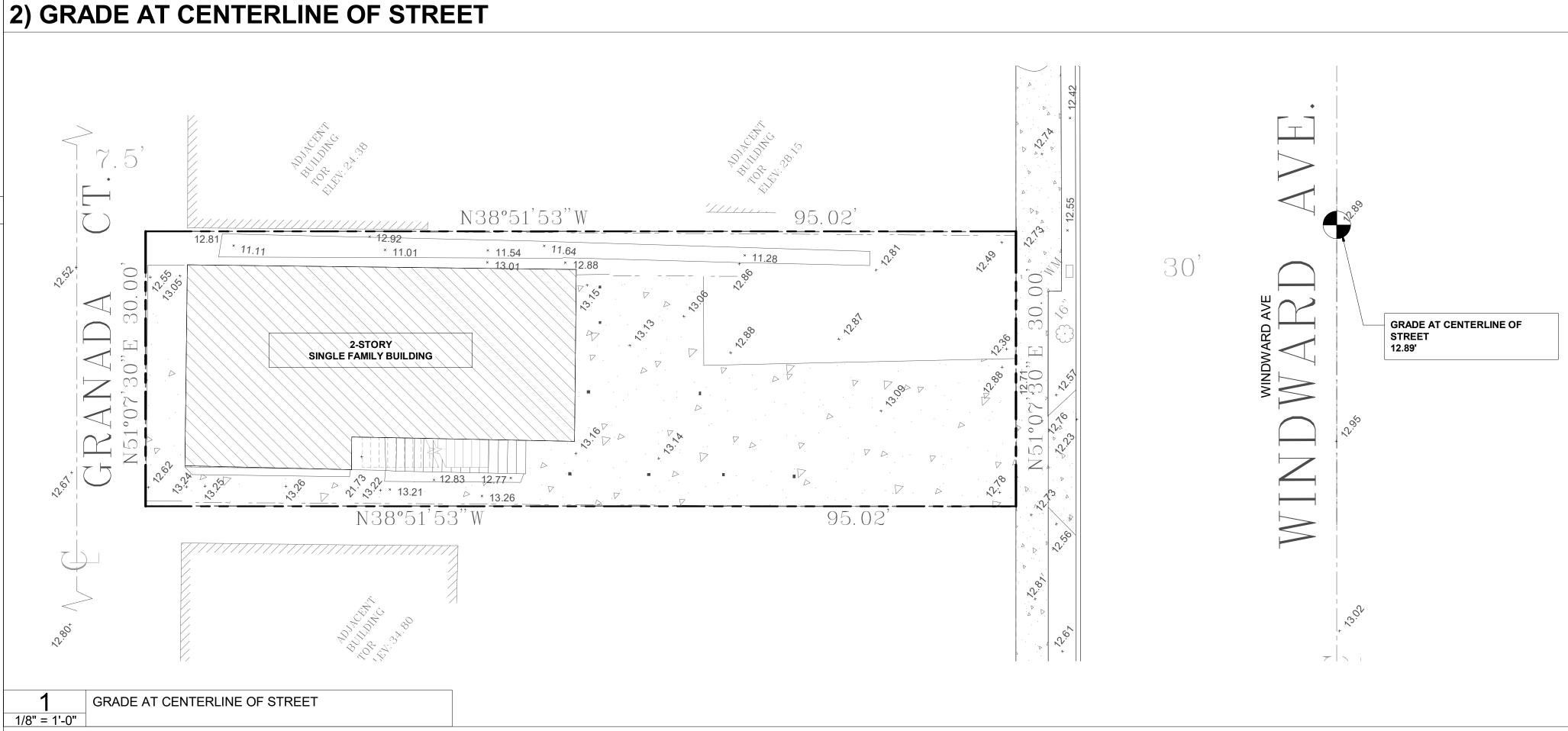
PATIAL ROOF DECK.

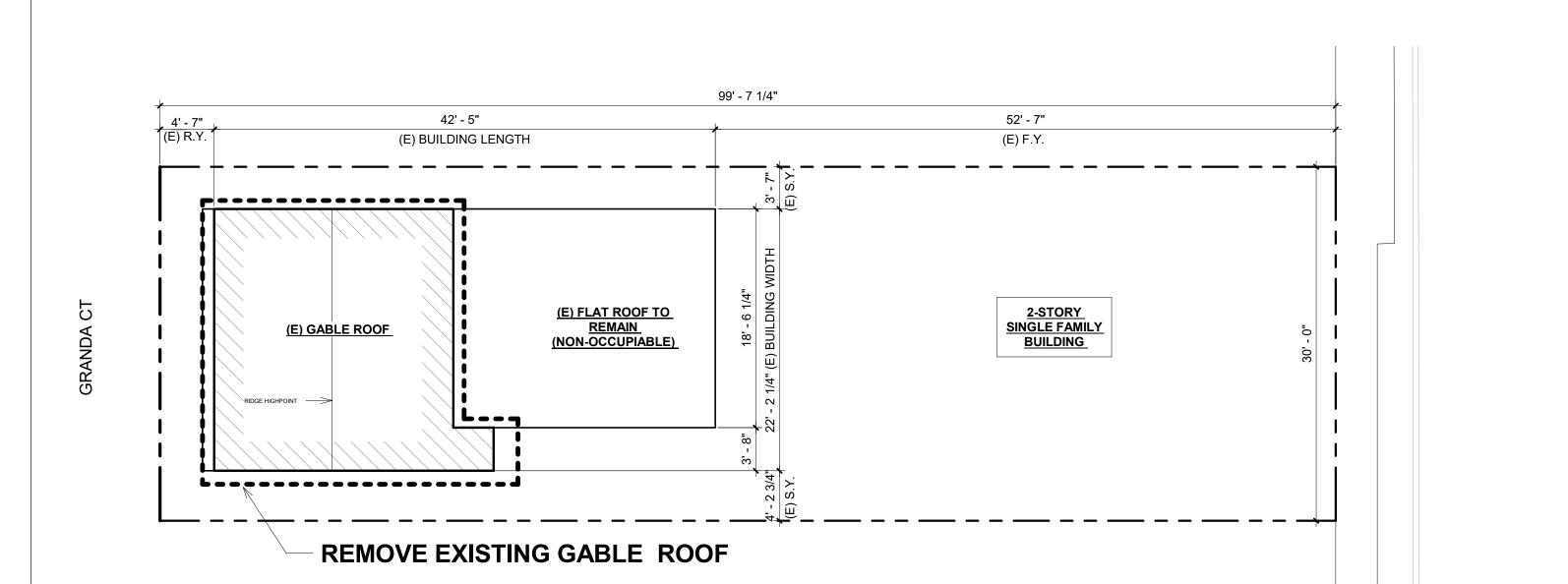
3. NEW DOOR OPENINGS ON THE SECOND FLOOR

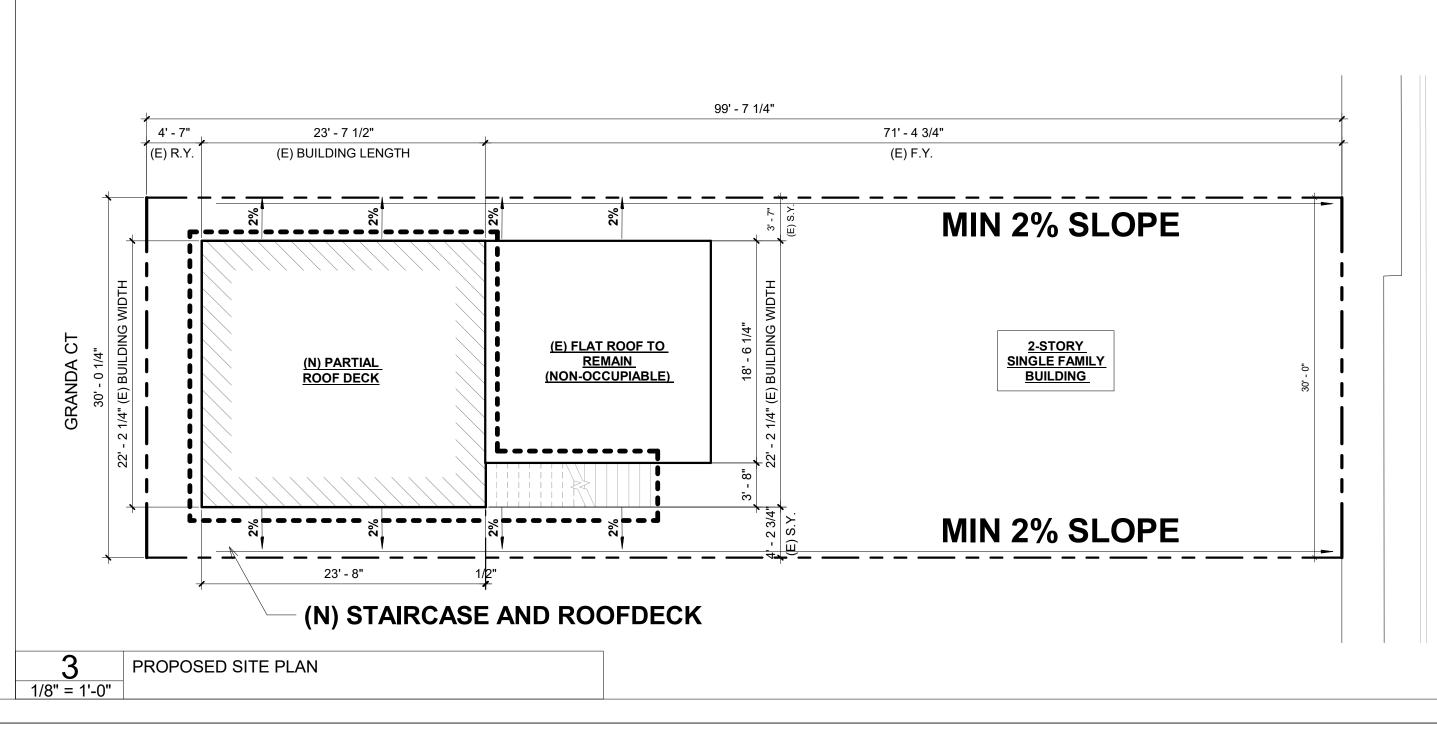
1 GRADE AT CENTER

4) SITE PLAN

2 1/8" = 1'-0" EXISTING SITE PLAN







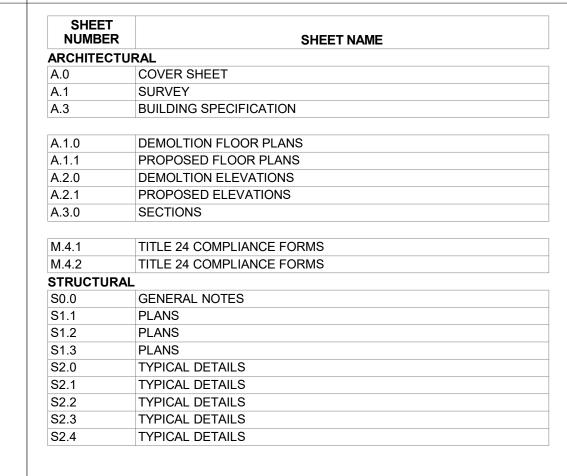
City of Los Angeles Department of City Planning

COASTAL ZONE PLAN APPROVAL

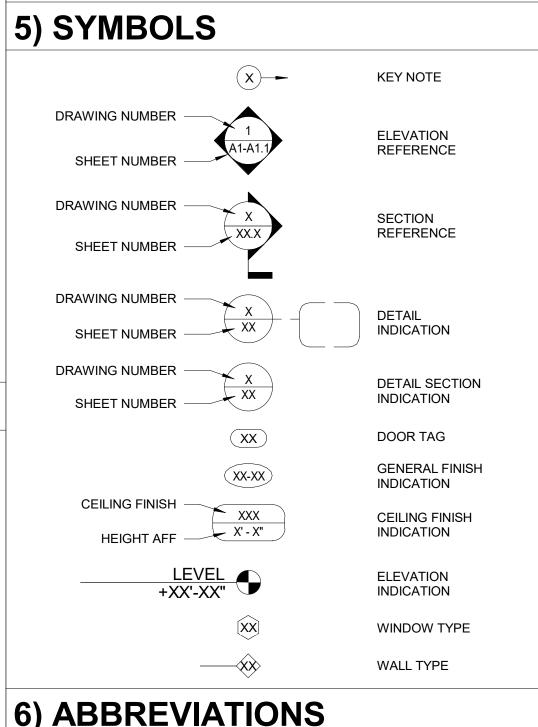
SINGLE JURISDICTION
DATE: 06/02/2025
DUAL JURISDICTION

CASE NO: ADM-2025-3052-CEX
APPROVED BY: Daniel Coronado

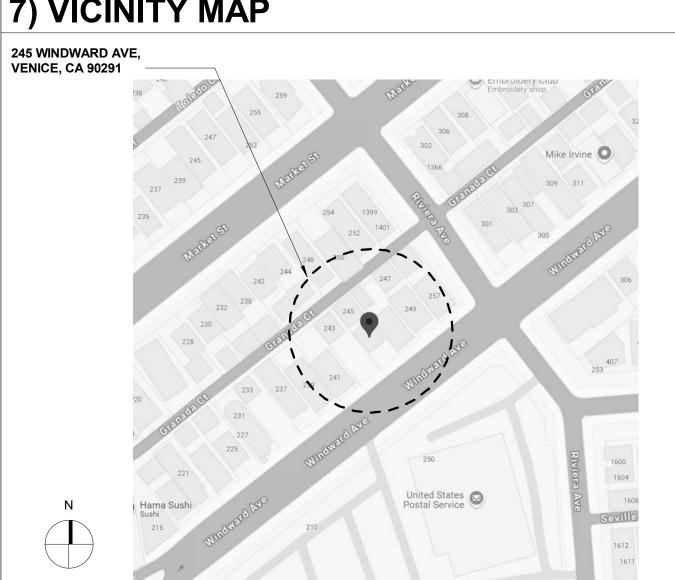
NOTES:



3) DRAWING INDEX



(E), EX, EXIST	EXISTING	N/A	NOT APPLICABLE
(N)	NEW	NIC	NOT IN CONTRACT
ABV	ABOVE	NTS	NOT TO SCALE
AFF	ABOVE FINISH FLOOR	OC	ON CENTER
ALUM	ALUMINIUM	OPP	OPPOSITE
В	BOTTOM	OVHD	OVERHEAD
BDR	BEDROOM	PT	PRESSURE TREATED
BLW	BELOW	PTD	PAINTED
ВО	BOTTOM OF	R.	RISER
C/L	CENTERLINE	RCP	REFLECTED CEILING PLAN
CBC	CALIFORNIA BUILDING CODE	RO	ROUGH OPENING
CJ	CEILING JOIST	RR	ROOF RAFTER
CL	CLOSET	RTD	RATED
CLG	CEILING	SC	SOLID CORE
CLR	CLEAR	SF	SQUARE FEET
D, DIA	DIAMETER	SIM	SIMILAR
DBL	DOUBLE	SSD	SEE STRUCTURAL DRAWING
DR	DOOR	ST STL	STAINLESS STEEL
EQ	EQUAL	T&G	TONGUE AND GROOVE
FF	FINISH FLOOR	T.	TREAD
FJ	FLOOR JOIST	TBD	TO BE DETERMINED
FTG	FOOTING	TO	TOP OF
GA	GAUGE	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UO	UNDERSIDE OF
GL	GLASS	UON	UNLESS OTHERWISE NOTED
GWB	GYPSUM WALL BOARD	VIF	VERIFY IN FIELD
HR	HOUR	W/	WITH
MSTR	MASTER	WD	WOOD
		WIC	WALK-IN CLOSET



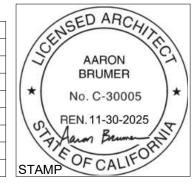
ARCHITECT:

Aaron Brumer & Assoc, Architects 10999 Riverside Drive, Suite 302 North Hollywood, CA 91602 (310) 422-9234 STRUCTURAL:
ENGINEERING SOLVER, INC.
P.O.BOX 17573
Anaheim, CA 92817

(949) 228-7282

PROJECT:

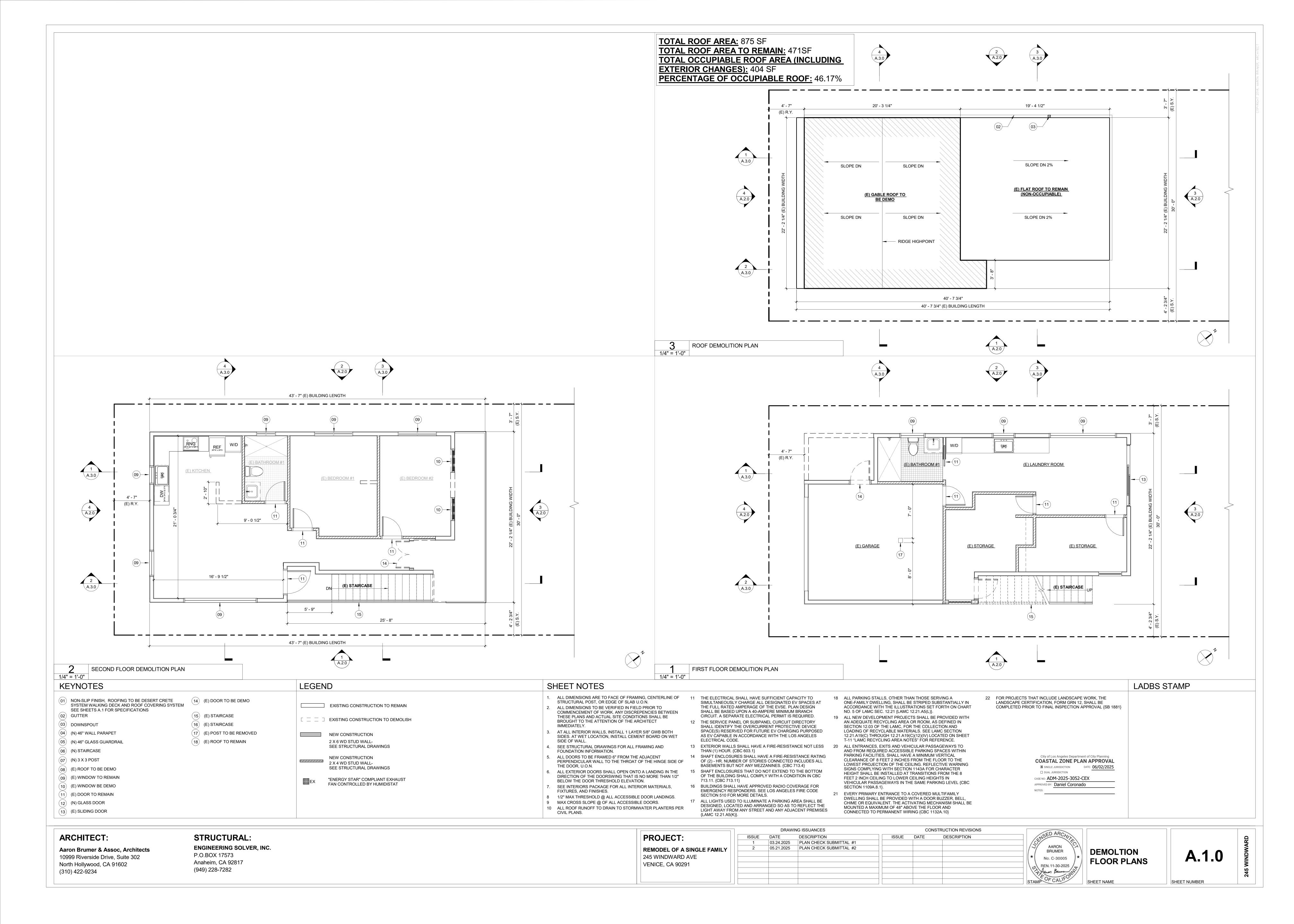
REMODEL OF A SINGLE FAMILY
245 WINDWARD AVE
VENICE, CA 90291

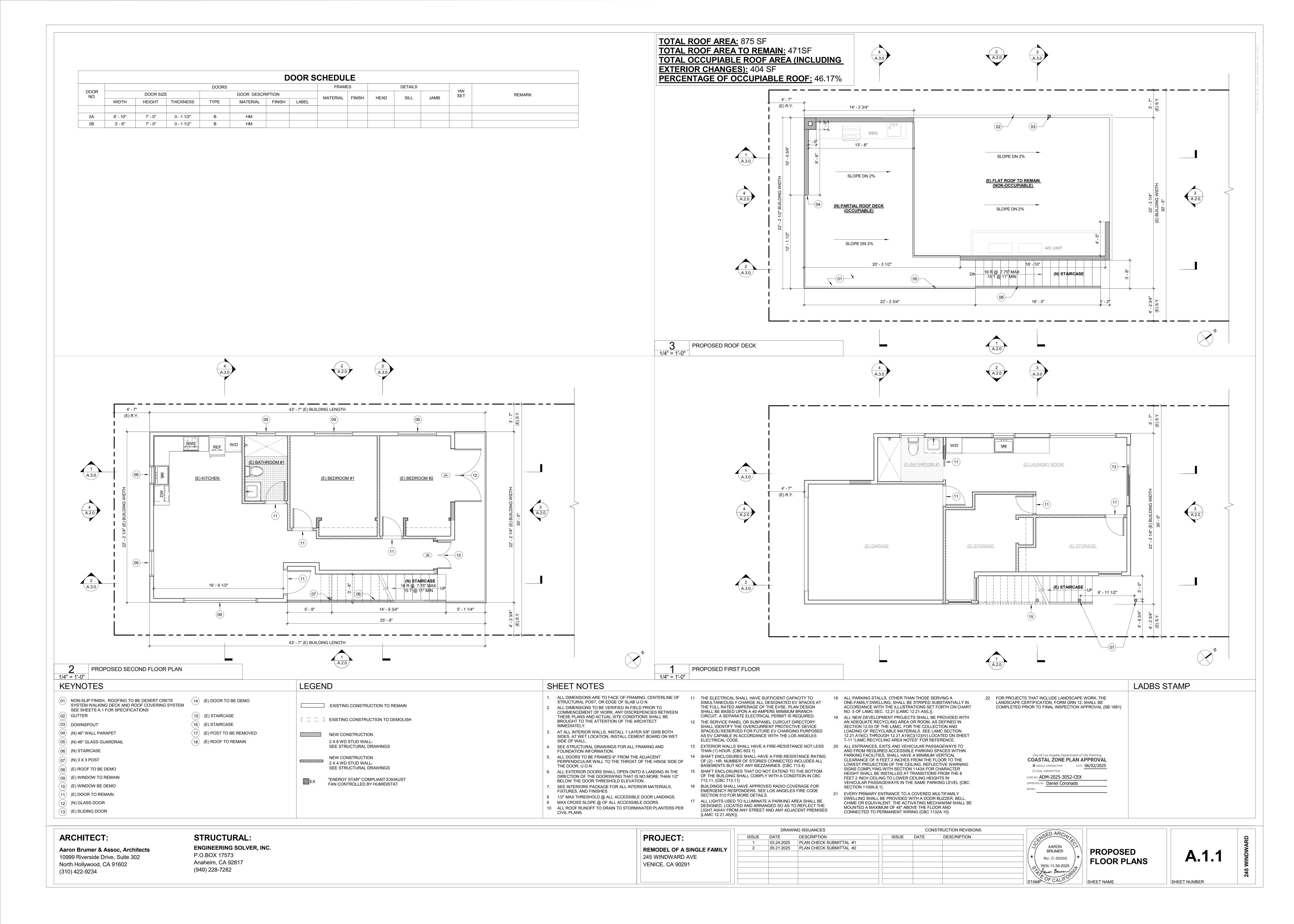


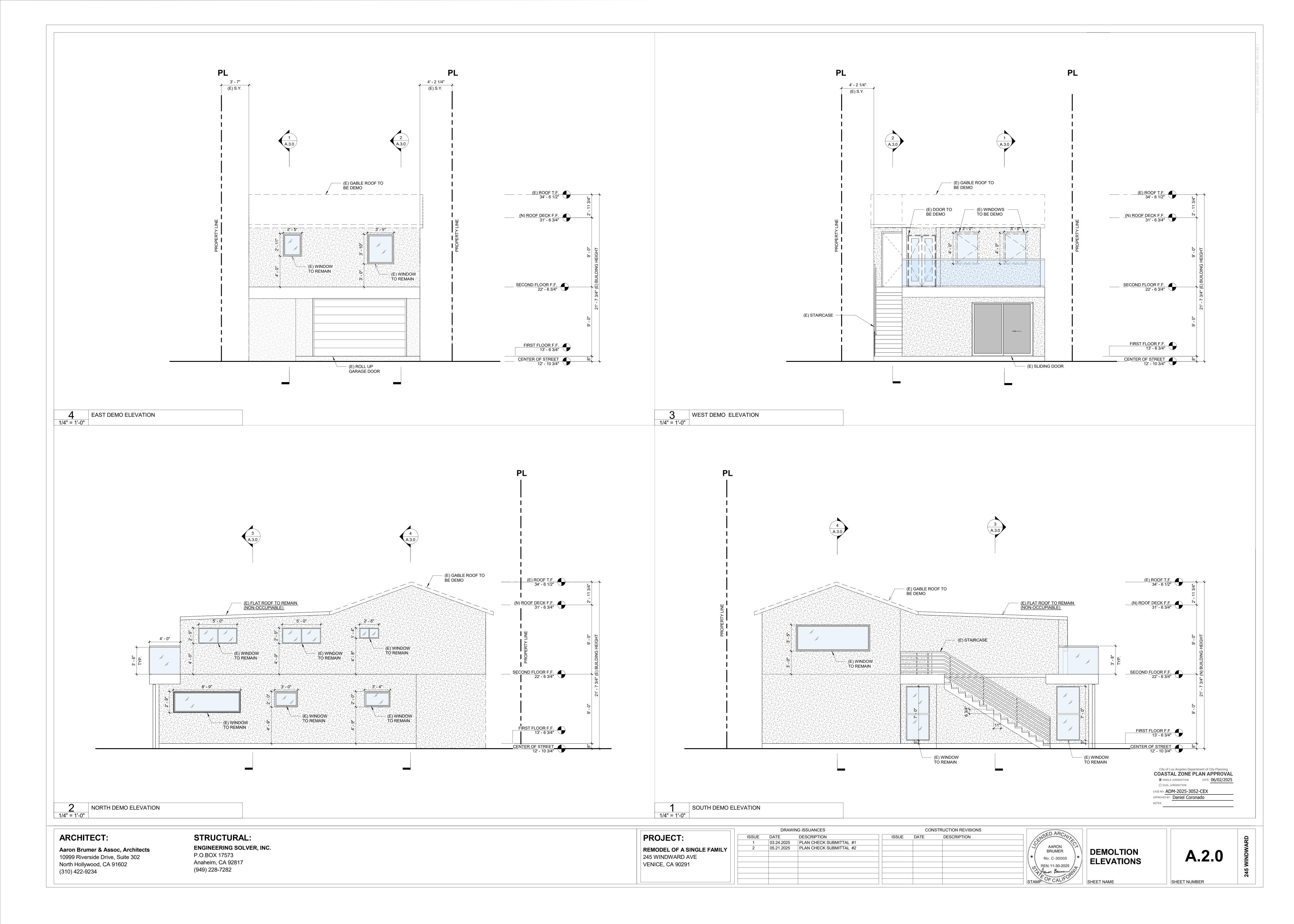
COVER SHEET

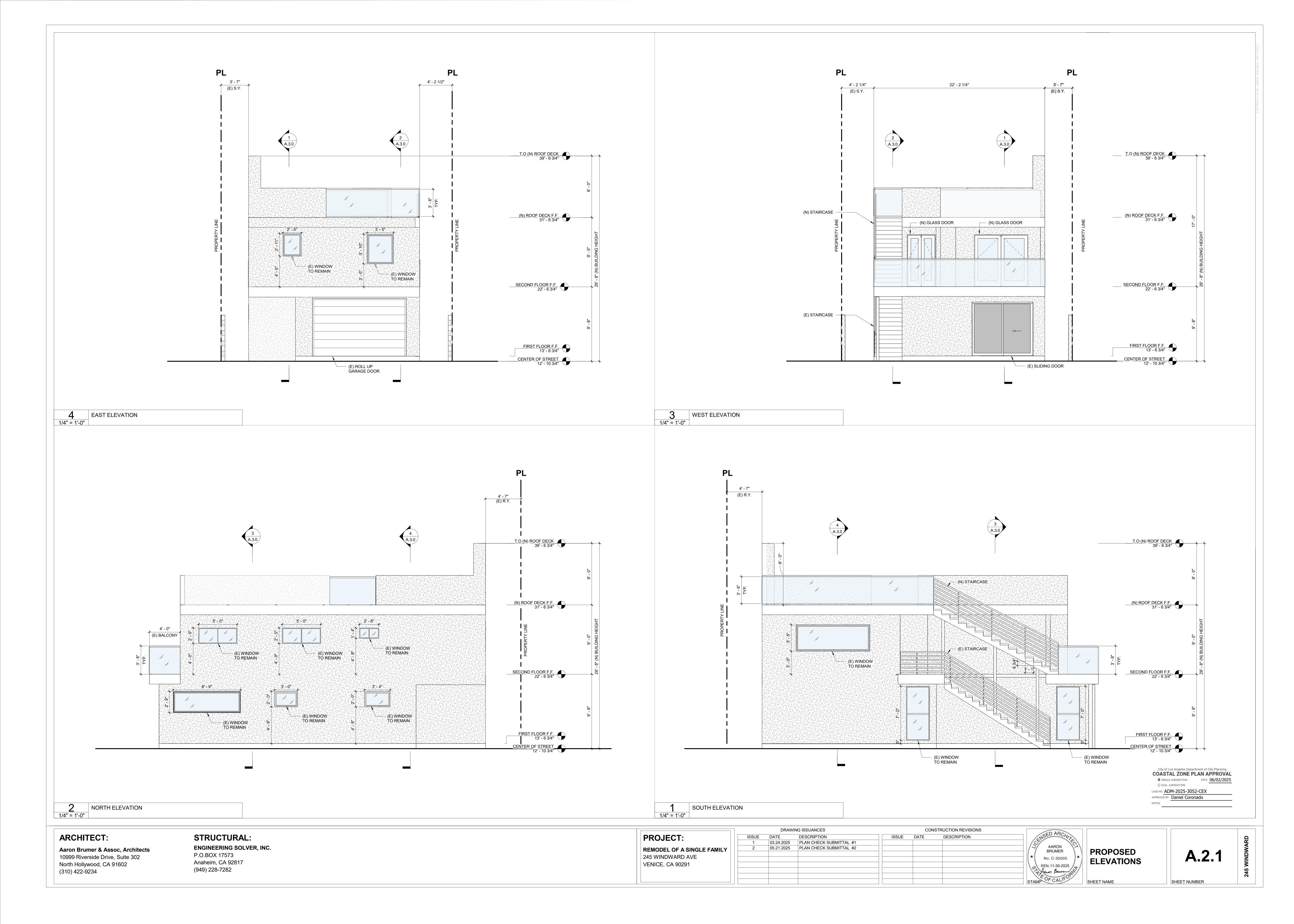
A.0

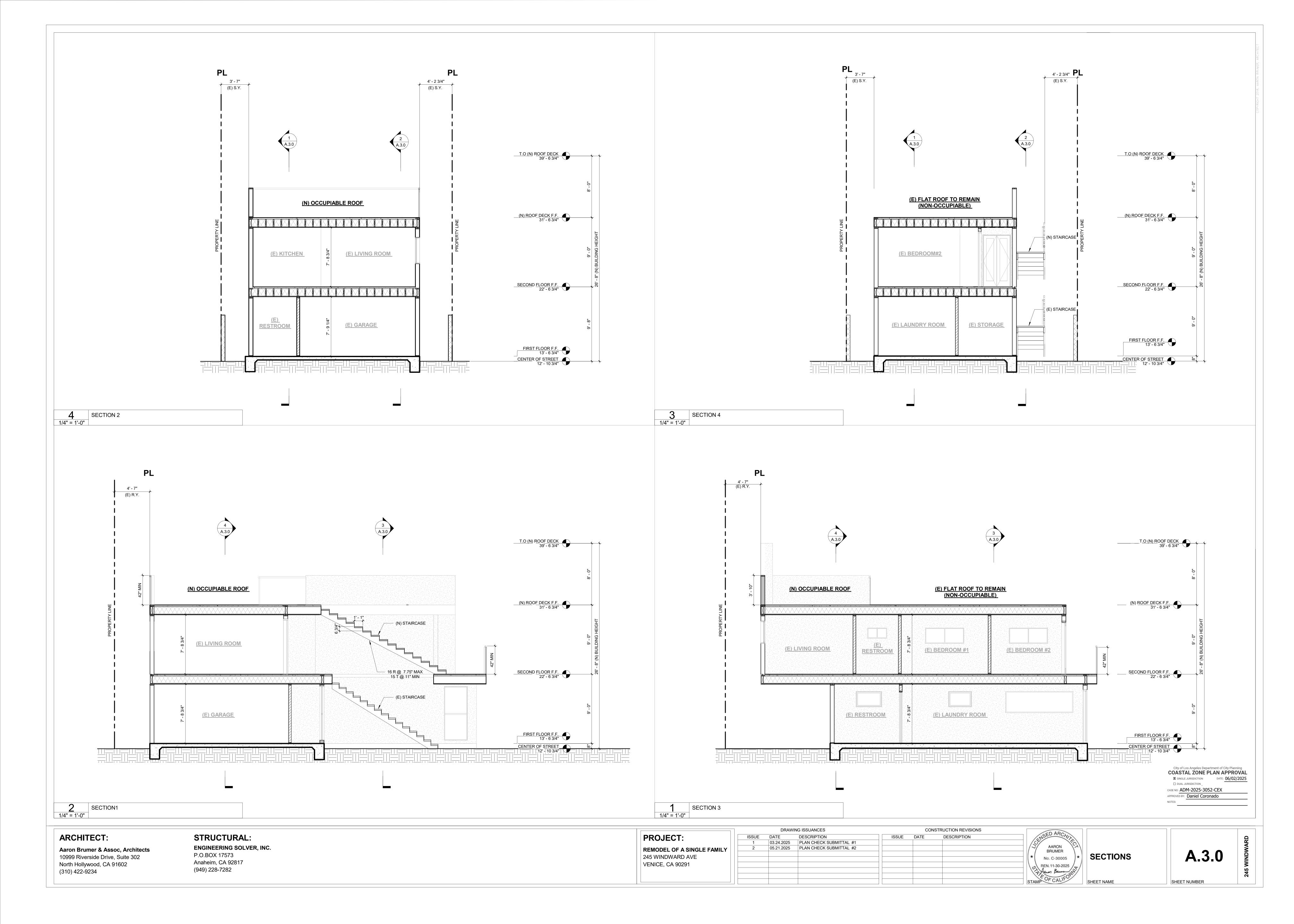
SHEET NUMBER













South Coast Region

06/03/2025

California Coastal Commission
COASTAL EXEMPTION

Single Jurisdiction Coastal Zone



APPEAL PERIOD ENDS

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² Including the use of caissons for anything beyond the primary structure.

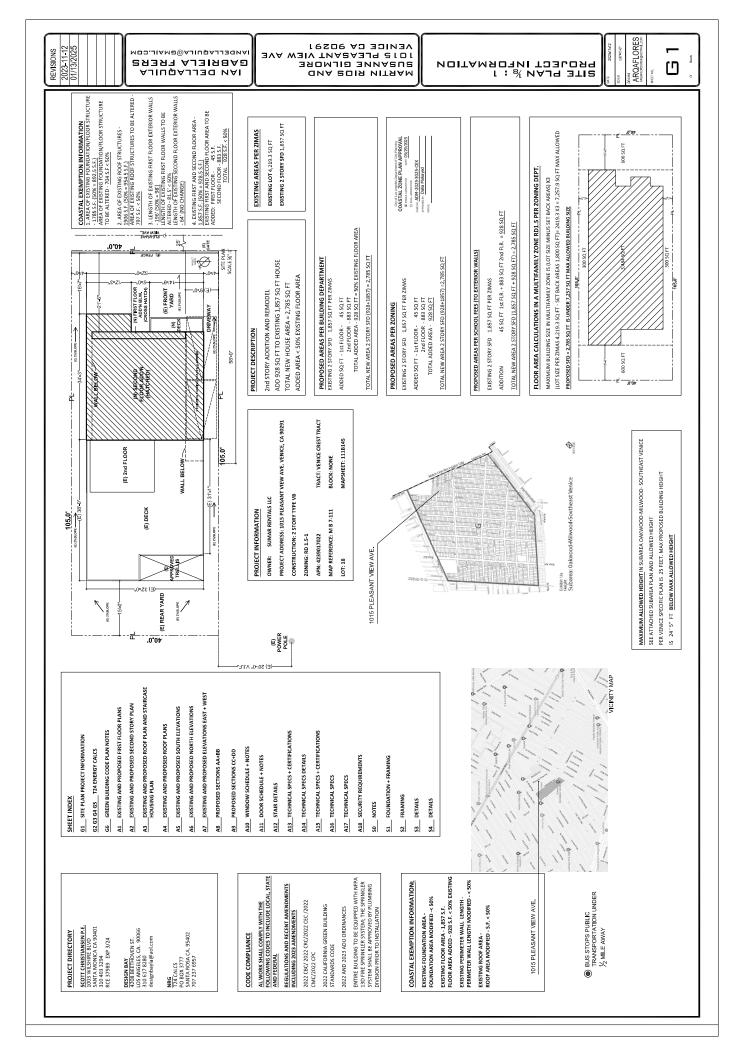
THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

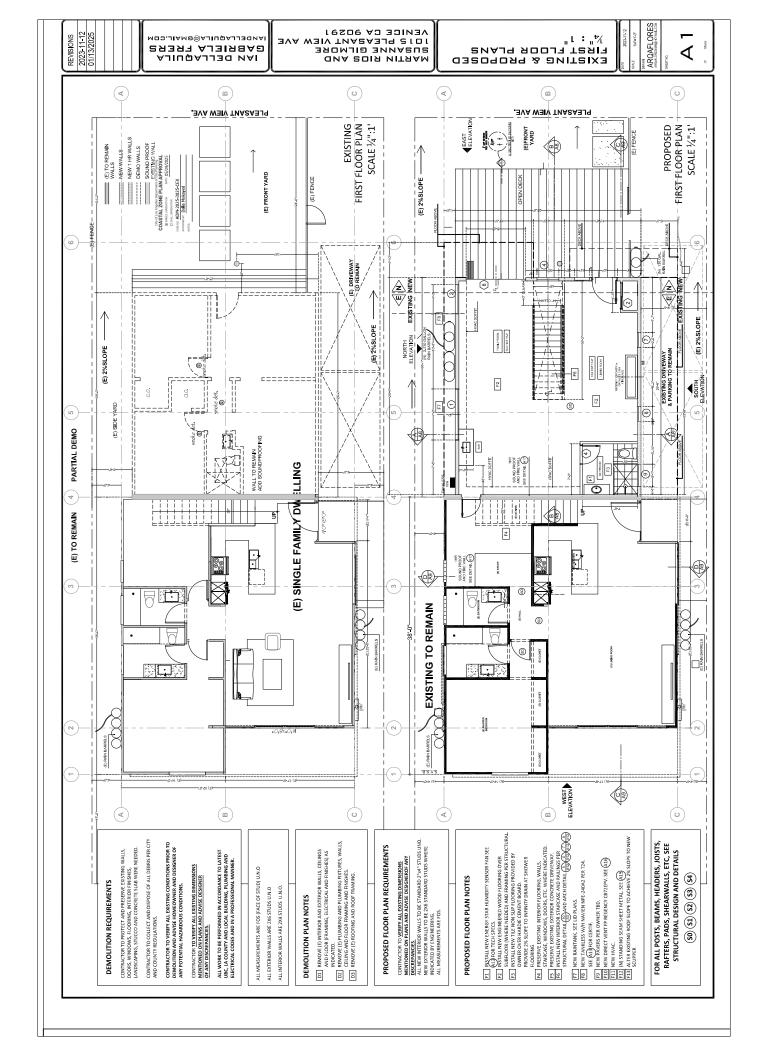
Project Address: 1015 PLEASANT VIEW
Legal Description (Lot, Block, Tract): LOT 18; BLOCK NONE; TRACT VENICE CREST TRACT
Zone: RD 1.5-1 Community Plan: VENICE
Proposed Scope of Work: ADDITION AND REMODEL TO 2 STORY RESIDENCE
Related 15-Digit Building Permit Number(s): 23014-10000-04988
Note: If there is related work to be pulled under a separate permit, please include it in the above project description 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:
Address: 4208 BEETHOVEN ST., LOS ANGELES, CA. 90066
Phone Number: 310-617-8280 E-mail Address: designbayla@aol.com
Signature: Doug Merrill
3,98.5
THIS SECTION TO BE COMPLETED BY CITY PLANNING

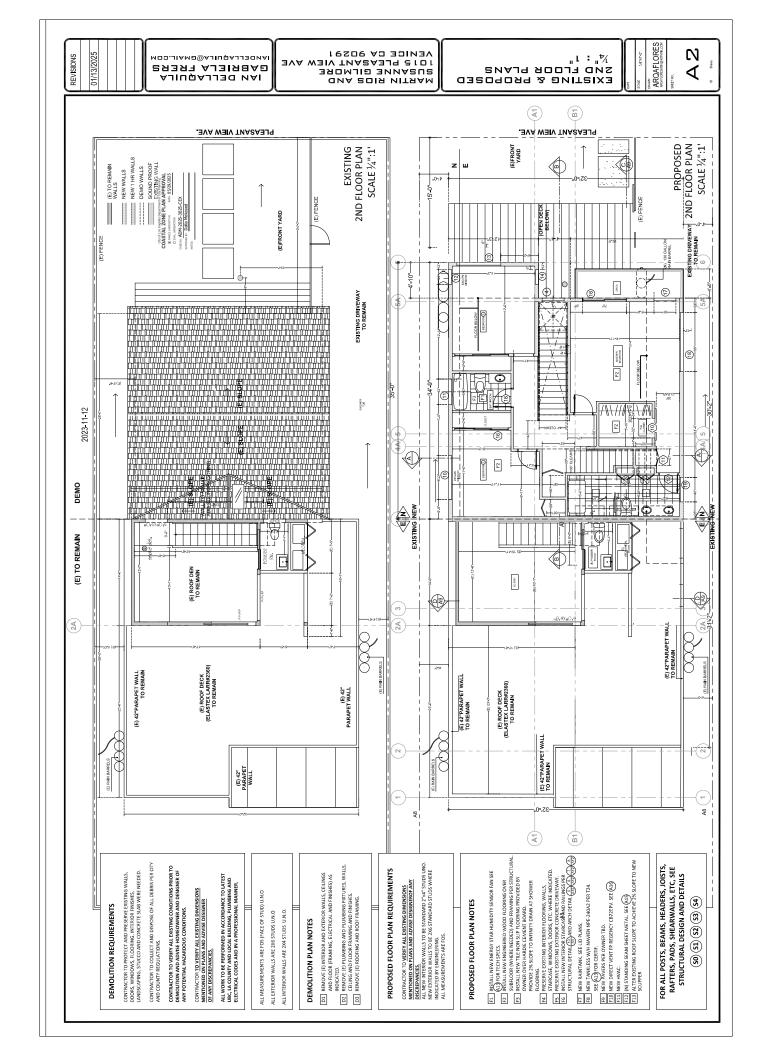
This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 of the California Coastal Act. A determination has been made that a Coastal Development Permit is not required for the preceding described project based on the fact that it does not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which qualifies for an exemption under one or more of the categories checked below:

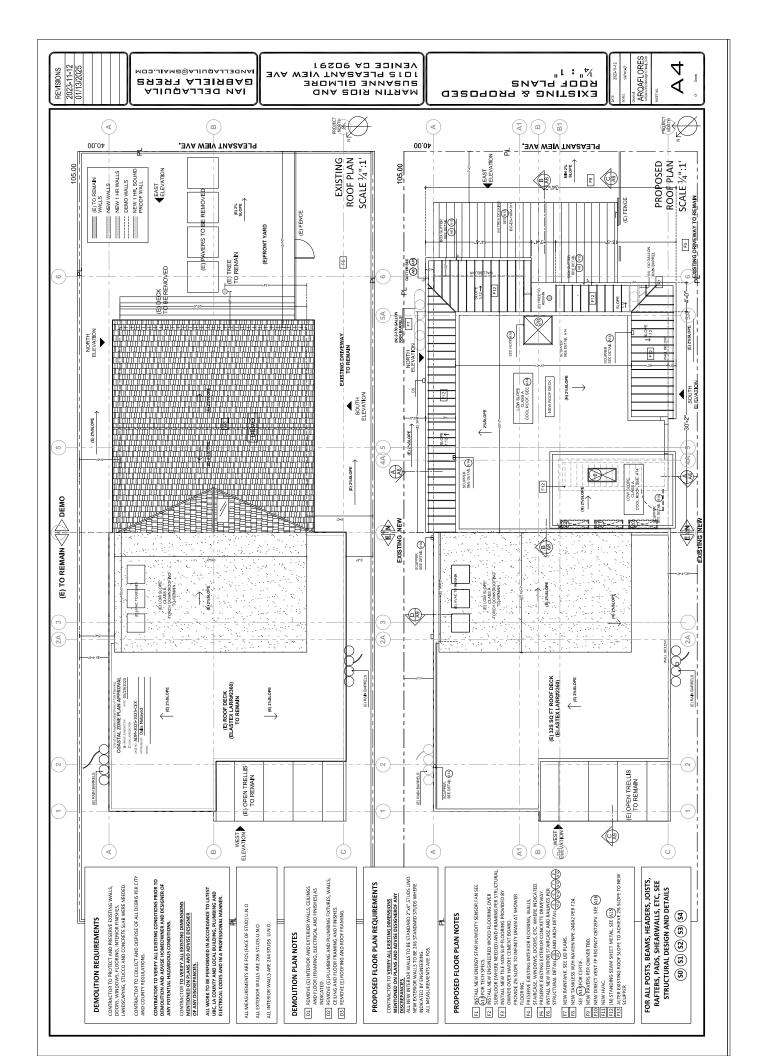
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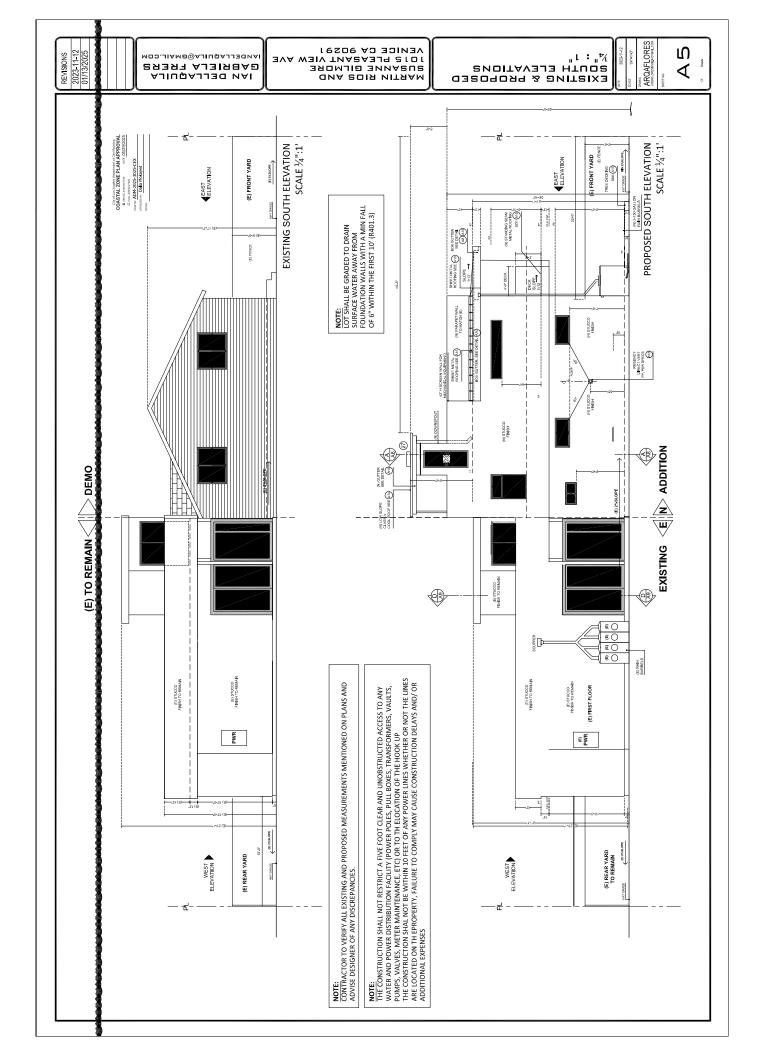
	duplex of additions increase may have right-of-w Special (uses, this pylon, ar	ments to Any Existing Structure Other Than a Single-Family Residence. For a multifamily residential uses, this includes interior and exterior improvements, and so of less than 10% of the original square footage or height, but does not include the or decrease in the number of residential dwelling units, or retaining walls or pools that e a potential significant impact on coastal resources (e.g., viewable from the public way, involves a significant amount of grading or boring in Hillside, Landslide or BOE Grading areas), which may be reviewed on a case-by-case basis. For non-residential is includes interior and exterior improvements and building signage (excluding pole, and off-site signs), but does not include any addition of square footage or change of use the or less intense use).
	re-roofing	g, replacement of equipment) which do not result in any replacement of 20 percent or the materials of an existing structure with materials of a different kind, as well as any enlargement, or expansion.
:	conversion Junior structura structure may not	cion of existing habitable space to an Accessory Dwelling Unit (ADU). The con of existing legally established habitable space (bedroom or living room) to an ADU (ADU) within an existing primary residence, without removal or replacement of major I components (including, but not limited to, existing exterior walls, roof structures, floor s, and/or foundation), and which does not change the intensity of use of the structure, constitute Development under the Coastal Act. Pursuant to the Coastal Commission e Memorandum on the Implementation of New ADU Laws, dated January 21, 2022.
ordin proje in co	nances, c ect is not enforman	on in no way excuses the applicant from complying with all applicable policies, codes and regulations of the City of Los Angeles. This exemption shall not apply if the consistent with local land use regulations. If it is found that the project description is not ce with the actual project to be constructed or is not in conformance with the California PRC Section 30610, this exemption is null and void.
	CENT P. ctor of Pl	BERTONI, AICP anning
Issue	ed By:	Dalia Mokayed Signature
		Dalia Mokayed
		Print Name and Title
Case	e No.:	ADM-2025-3025-CEX
Invoi	ice No.:	102850
Date	e:	5.29.28

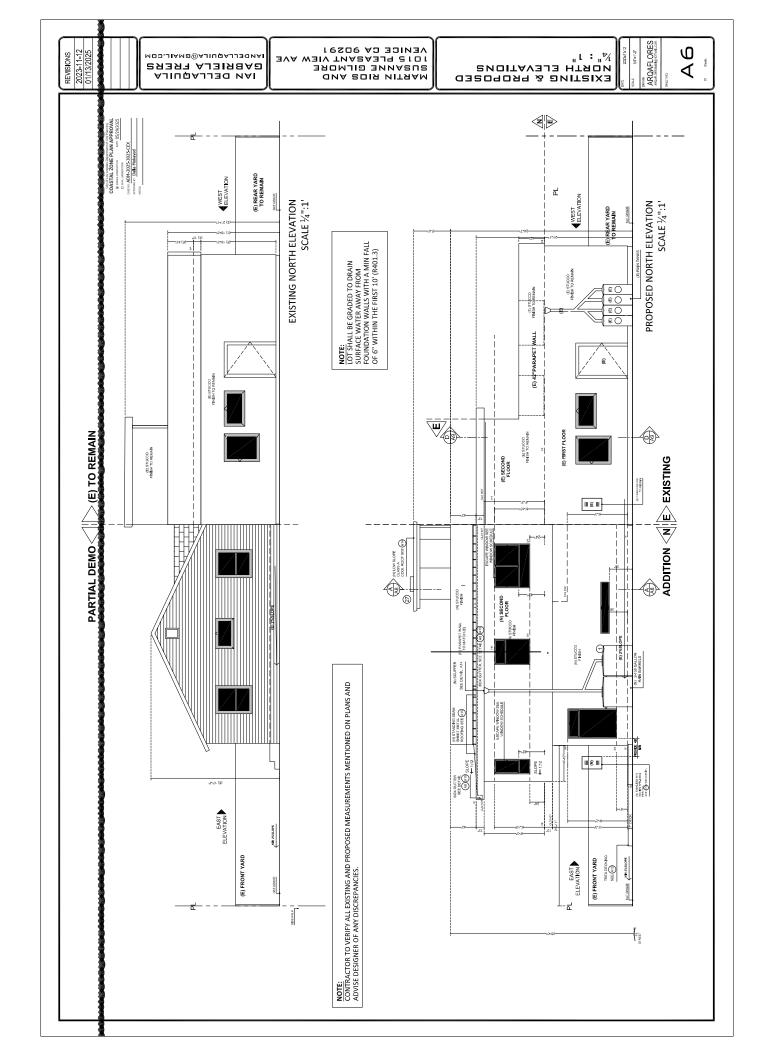


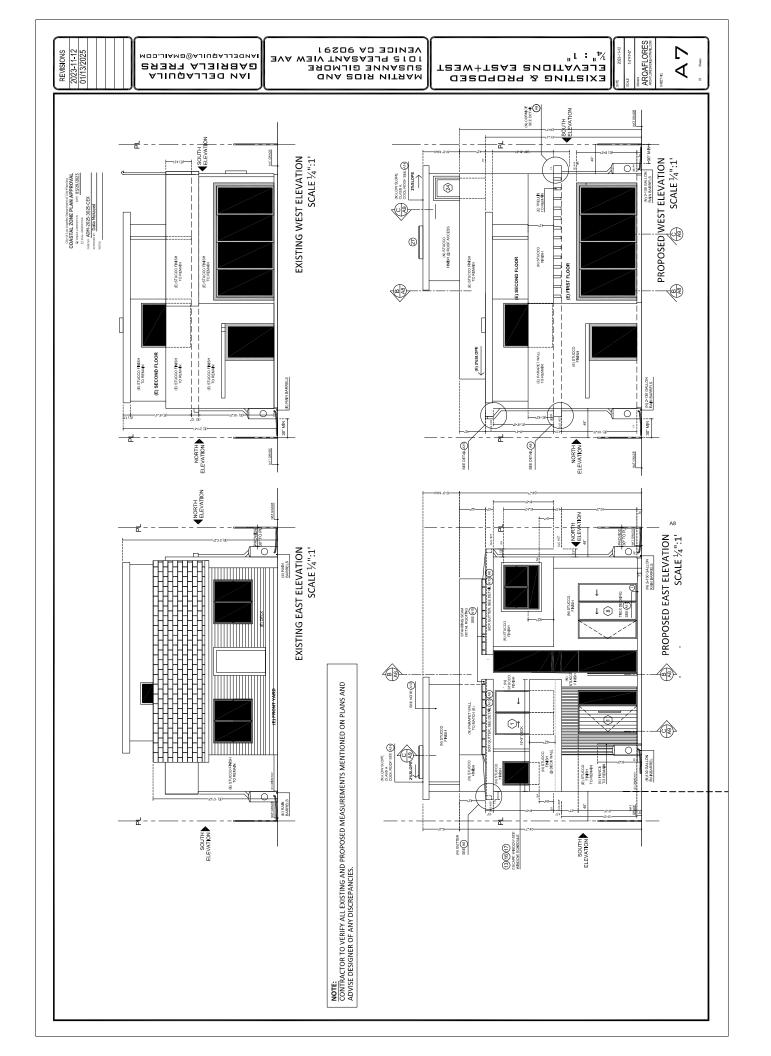












CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY VENICE DISTRICT **BUILDING DIVISION**

Application to Alter, Repair, Move or Demolish

To the Beard of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent, and the Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinstire set forth. This application is made subject to et following conditions, which are hereby sgreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, second; That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Present location of building M. S. Chearten Clause Number and Street New location of building M. S. Chearten Clips Engineer Between what Building M. S. Chearten Clips Engineer 1. Purpose of PRESENT building M. S. Marken Deputy 2. Use of building AFTER alteration or moving T. S. Tamble P. S. Marken P. S. Marken 3. Owner (Print Name) S. M. S. M. Phone 4. Owner's Address M. S. C. S. Chearten Clips M. S. S. Chearten 5. Certificated Architect S. C. S. S. S. Chearten Clips M. S.	permit	r R	EMOVED FROM	1	REM	OVED TO	
Present location of building (Rows Number and Street) Rew location of building Rew location of building Rew location of building of the bu	Lot	- >	***************************************	Lot		*****	**********
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Present location of building (Rose Number and Street) Rew location of building (Rose Number and Street) Purpose of PRESENT building. Purpose of PRESENT building. Rooms. 2. Use of building AFTER alteration or moving Advance and street of building Rooms. 3. Owner (Print Numb. C. S. H. A. W. Phone. 4. Owner's Address. Approved by City Engineer. Rooms. 5. Certificated Architect. 6. License No. Phone. 6. License No. Phone. 7. Contractor Address. 8. Contractor's Address. 9. VALUATION OF PROPOSED WORK 10. State how many buildings Now on jot und give use of each. on the purpose of the purpo	Trac	:t		Tract			
Contractor's Address	70	rant Insetion)	<i>A</i> 21	1	0		
Deputy 1. Purpose of PRESENT building 1. Phone 1. Owner (Print Name) 1. Phone 1. Owner's Address 1. Phone 1. Certificated Architect 1. License No. Phone 2. VALUATION OF PROPOSED WORK 1. Purpose and approved (Residence, Apartment House, or any other purpose) 1. Size of existing building NoW on potantic states and supersuppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and suppose of existing building NoW on potantic states and				se Number and Street)	<u>C.</u> .	······	0
Between what cross streets Burnality and Joseph Cores and offs purpose) 2. Use of building AFTER alteration or moving and the parameters Pamilies Rooms 2 3. Owner (Print Name) C. S. A. W. Phone State License No. Phone License No. Phone	New of b	v location }			***************	}	Approved by City Engineer.
1. Purpose of PRESENT building Production of the purpose of PRESENT building Productions and the purpose of PRESENT building Productions and Specifications and Applications on other Side and Sign Statement 1. Purpose of PRESENT building Production of the purpose of the purpose of purp			1	See Number and Street)			, Denuty.
2. Use of building AFTER alteration or moving State Right, Right, and or say other purpose) 3. Owner (Print Name)	4400	Sources)	80	. / _	^	•	
2. Use of building AFTER alteration or moving Admiles Rooms 3. Owner (Print Name)	1.	Purpose of l	PRESENT building	enally	garage	amilies	Rooms
4. Owner's Address. Certificated Architect State License No. Phone	2.	Use of build	· · · · · · · · · · · · · · · · · · ·		W F	amilies	Rooms2
5. Certificated Architect 6. Licensed Engineer 7. Contractor 8. Contractor's Address 9. VALUATION OF PROPOSED WORK 10. State how many buildings NOW onlot and give use of each 11. Size of existing building 12. Class of building 13. Material of existing walls 14. Class of building 15. Material of existing walls 16. Describe briefly and fully all proposed construction and work: 17. FOR DEPARTMENT USE ONLY 18. Fire District 19. Plans and Specifications checked 19. Plans Specifications verified 19. Plans Specifications and Applications applications rechecked and approved 19. Plans See 19. Filed with To Received SprinkLikk Specified Valuation Included Verynor Impactor 19. Plans See 19. Filed with To Received SprinkLikk Specified Valuation Included Verynor Impactor 19. Plans See 19. Filed with To Received SprinkLikk Specified Valuation Included Verynor Impactor 19. Plans See 19. Filed with To Received SprinkLikk Specified Valuation Included Verynor Impactor 19. Plans See 19. Filed with To Received SprinkLikk Specified Valuation Included Verynor Impactor 19. Plans See 19. Plans See 19. Filed with To Received SprinkLikk Specified Valuation Included Verynor Impactor 19. Plans See 1	3.	Owner (Print	Name) GPSHAW	···		Pi	10ne
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Permit #

Plan Check #: B13LA10595

Event Code:

13014 - 10000 - 03525

Printed: 11/22/13 10:57 AM

Bldg-Addition GREEN - MANDATORY

City of Los Angeles - Department of Building and Safety

Issued on: 11/22/2013

1 or 2 Family Dwelling Regular Plan Check

VENICE CREST TRACT

APPLICATION FOR BUILDING PERMIT

Last Status: Issued

Status Date: 11/22/2013

Plan Check

AND CERTIFICATE OF OCCUPANCY

I.TRACT

BLOCK LOT(s) 18

COUNTY MAP REF# M B 7-111

PARCELID # (PIN #) 111B145 1492

2. ASSESSOR PARCEL# 4239 - 017 - 022

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles

LADBS Branch Office - WLA

Council District - 11

Certified Neighborhood Council - Venice

Community Plan Area - Venice

Census Tract - 2732.00

Coastal Zone Cons. Act - YES

District Map - 111B145

Energy Zone - 6

Earthquake-Induced Liquefaction Area - Yes

Lot Size - 40 X 105

Lot Type - Interior Near Source Zone Distance - 4.6

School Within 500 Foot Radius - YES

Thomas Brothers Map Grid - 671-H5

ZONES(S): RD1.5-1

4. DOCUMENTS

ZI - ZI-2406 Dir Inter of Venice SP for Small ORD - ORD-164844-SA1650

SPA - Los Angeles Coastal Transportation Cor ORD - ORD-172019

SPA - Venice Coastal Zone ORD - ORD-121312

ORD - ORD-172897 ORD - ORD-175693 ORD - ORD-175694 CPC - CPC-12582

CPC - CPC-1986-824-GPC

CPC - CPC-1998-119-LCP CPC - CPC-2000-4046-CA

CPC - CPC-2005-8252-CA

CPC - CPC-1987-648-ICO

CDBG - LARZ-Venice

5. CHECKLIST ITEMS

Special Inspect - Structural Observation

Std. Work Descr - Seismic Gas Shut Off Valve Combine HVAC - Wrk. per 91.107.2.1.1.1

Combine Elec - Wrk, per 91,107,2,1,1,1

Combine Plumbg - Wrk. per 91,107.2.1.1.1

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

., |+ (1) 415

115

14

11

RIOS, MARTIN AND

1015 PLEASANTVIEW AVE, VENICE CA 90291 --

Applicant: (Relationship: Agent for Owner)

IAN DELLAQUILA

P.O. BOX 140, VENICE, CA 90294 -- (310) 702-6709

7. EXISTING USE

(01) Dwelling - Single Family

For Cashier's Use Only

W/O#: 31403525

8. DESCRIPTION OF WORK

TWO STORY ADDITION TO EXISTING SINGLE FAMILY DWELLING IN THE REAR, AND INTERIOR REMODELING TO RELOCATE KITCHEN.

9. # Bldgs on Site & Use;

HOUSE

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Joshua Diaz

Somkiat Supanyachotskul OK for Cashier:

Signature:

11. PROJECT VALUATION Permit Valuation: \$164,000

Sewer Cap ID:

Total Bond(s) Due:

PC Valuation:

DAS PC By:

Coord. OK:

Date: 11/22/2013

PROPOSED USE

12. ATTACHMENTS

Owner-Builder Declaration

Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call

311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

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WL 0008 302011379 11/22/2013 10:57:14 AM BLDG PERMIT RES \$1,162.80 ELECT PERMIT RES \$302.33

HTG/REF PERMIT RES \$151.16 PLBG PERMIT RES \$302.33 \$0.00

BLDG PLAN CHECK PLAN MAINTENANCE \$23.26 \$16.40 EI RESIDENTIAL

ONE STOP SURCH \$39.17 SYSTEMS DEV FEE \$117.50

CITY PLANNING SURCH \$71.16 MISCELLANEOUS \$10.00

PLANNING GEN PLAN MAINT SURCH \$59.30 SCHOOL DEV RES \$4,116.80

CA BLDG STD COMMISSION SURCHARGE \$7.00

\$0.00 BLDG PLAN CHECK

\$6,379.21

Sub Total: Permit #: 130141000003525

Receipt #: 0302016293 Building Card #: 2013WL55192

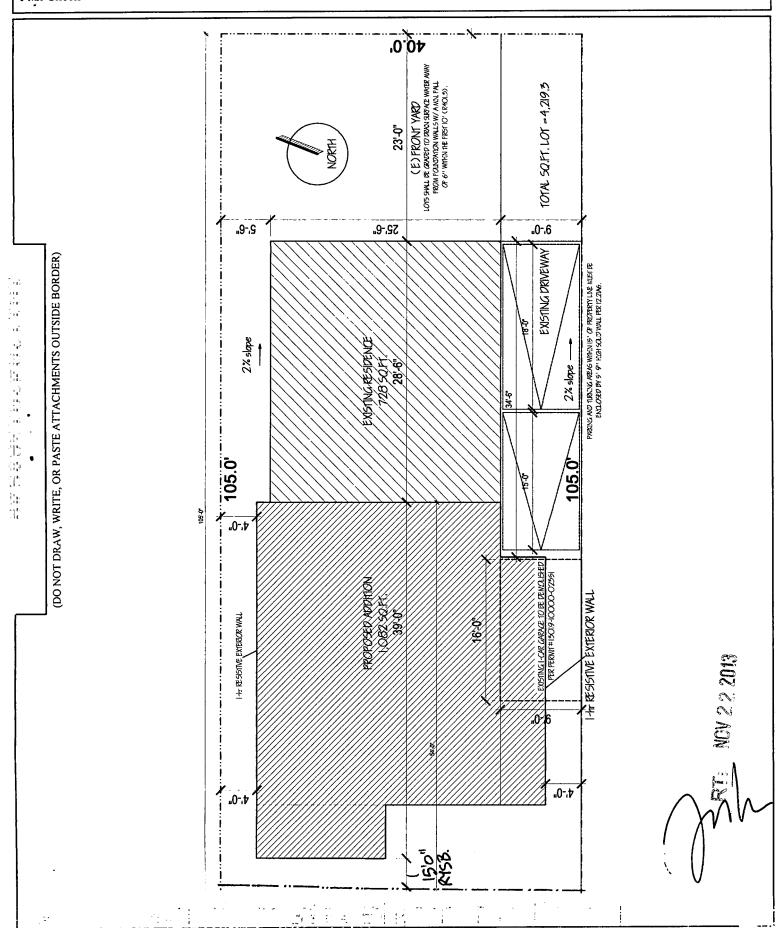
13. STRUCTURE INVENTORY (P) Floor Area (ZC): +1216 Sqft / Sqft (P) Height (ZC): +2 Feet / 21 Feet (P) Length: +37.5 Feet / Feet (P) Stories: +1 Stories / 2 Stories (P) Width: +6.5 Feet / Feet (P) R3 Occ. Group: +1286.5 Sqft / Sqft (P) Parking Req'd for Bldg (Auto+Bicycle): +1 St (P) Provided Compact for Bldg: +1 Stalls / 1 Stalls (P) Provided Standard for Bldg: 0 Stalls / 1 Stalls (P) Parking Req'd for Site (Auto+Bicycle): +1 St	ls	al resulting numeric value") 1.	3014 - 10000 - 03525
14. APPLICATION COMMENTS: ** Approved Seismic Gas Shut-Off Valve may be require	ıd. **	In the event that any box (i.e. 1-16) is possible that additional information helectronically and could not be printe restrictions. Nevertheless the informathat required by section 19825 of the Code of the State of California.	as been captured d due to space tion printed exceeds
15, BUILDING RELOCATED FROM:			
16. CONTRACTOR, ARCHITECT & ENGINEER NAME (O) OWNER-BUILDER	ADDRESS	CLASS LICENSE # 0	<u>РНОРЕ#</u> (424) 212-9308
period of 180 days (Sec. 98.0602 LAMC).	his permit expires two years after the date of the permit issuance. This permit wi Claims for refund of fees paid must be filed within one year from the date of ex reimbursement of permit fees if the Department fails to conduct an inspection w	opiration for permits granted by LADBS (Sec. 22.12 & 22.13	
	17. OWNER-BUILDER DECLARATI	ION	
city or county which requires a permit to c that he or she is licensed pursuant to the pr or she is exempt therefrom and the basis fo hundred dollars (\$500).): (3) I, as the owner of the property, or my e Professions Code; The Contractors Lic own employees, provided that such im will have the burden of proving that he OR (_) I, as the owner of the property, am exci	with the lam exempt from the Contractors' State License Law for the following onstruct, alter, improve, demolish, or repair any structure, prior to its issuance, a ovisions of the Contractors License Law (Chapter 9 (commencing with Section or the alleged exemption. Any violation of Section 7031.5 by any applicant for imployees with wages as their sole compensation, will do the work, and the structure of the section of the	ng reason (Section 7031.5, Business and Professions Code; A also requires the applicant for such permit to file a signed state (7000) of Division 3 of the Business and Professions Code) of a permit subjects the applicant to a civil penalty of not more the cuttre is not intended or offered for sale (Sec. 7044, Business on, and who does such work himself or herself or through his of provement is sold within one year from completion, the owner of the sale (Sec. 7044, Business on the sale (Sec. 7044).	ment r that he nan five and or her -builder
does not apply to an owner of property	who builds or improves thereon, and who contracts for such projects with a con-		
I hereby affirm, under penalty of perjury, o			
	f consent to self insure for workers' compensation, as provided for by Section 37	700 of the Labor Code, for the performance of the work for wh	iich
() I have and will maintain workers' components of the comp	pensation insurance, as required by Section 3700 of the Labor Code, for the perf licy number are:	formance of the work for which this permit is issued. My work	ers'
Carrier:	:	Policy Number:	
1 9 1	work for which this permit is issued, I shall not employ any person in any mann scome subject to the workers' compensation provisions of Section 3700 of the L	•	of
	RKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUB HOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMF I, AND ATTORNEY'S FEES.		٧
(909) 396-2336 and the notification form at www.aqmd.g	19. ASBESTOS REMOVAL DECLARATION / LEAD HAZAR applicable or has been submitted to the AQMD or EPA as per section 19827.5 cov. Lead safe construction practices are required when doing repairs that disturb e at Health Services for LA County at (800) 524-5323 or the State of California	of the Health and Safety Code. Information is available at b paint in pre-1978 buildings due to the presence of lead per se	ection
	20, FINAL DECLARATION		
comply with all city and county ordinances and state law purposes. I realize that this permit is an application for in with any applicable law. Furthermore, neither the City of any work described herein, nor the condition of the proper	THE ABOVE DECLARATIONS and state that the above information INCLU is relating to building construction, and hereby authorize representatives of this of spection and that it does not approve or authorize the work specified herein, and f. Los Angeles nor any board, department officer, or employee thereof, make any erty nor the soil upon which such work is performed. I further affirm under pen at belonging to others and located on my property, but in the event such work do	city to enter upon the above-mentioned property for inspection d it does not authorize or permit any violation or failure to con warranty, nor shall be responsible for the performance or resu alty of perjury, that the proposed work will not destroy or	nply
By signing below, I certify that:			
• • • •	mer-Builder Declaration, Workers' Compensation Declaration, Asbestos Remov	al Declaration / Lead Hazard Warning, and Final	
(2) This permit is being obtained with the consent of	the legal owner of the property.		
Print Name: MARTIN RIOS	Sion:	Date: 11/22/2013 🗓 Owner	Authorized Agent

Bldg-Addition
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B13LA10595 Initiating Office: METRO Printed on: 10/02/13 10:19:53





OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: /30/4 - /0000 - 03525

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my groperty.

__2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

4. I understand Contractors are required by law to be licensed and bonded in California and to list

their license numbers on permits and contracts.

Ml 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

6. I understand if I am considered an "employer" under state and federal law, I must register with the

state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

7. I understand under California Contractors' State License Law, an Owner-Builder who builds singlefamily residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent

construction defects in the workmanship or materials.

MC9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small. Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 13014 - 10000 - 6.35 25
Project Address: 1015 5 PLEASANT VIEW AVE
10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers. 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.
Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.
Owner's Name: MANTIN RUOS
Signature of property owner
SEC. 3. Section 19830 of the Health and Safety Code is repealed. SEC. 4. Section 19831 of the Health and Safety Code is repealed. SEC. 5. Section 19832 of the Health and Safety Code is repealed.

1015 S Pleasant View Ave



Permit #: Plan Check #: Event Code:

14016 - 90000 - 09606

Printed: 05/20/14 12:46 PM

Bldg-Alter/Repair 1 or 2 Family Dwelling **Express Permit** No Plan Check

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Issued

Issued On: 05/20/2014

Status Date: 05/20/2014

1. TRACT VENICE CREST TRACT

BLOCK 18 COUNTY MAP REF# MB 7-111

PARCEL ID # (PIN #) 111B145 1492

2. ASSESSOR PARCEL # 4239 - 017 - 022

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 11

Coastal Zone Cons. Act - YES District Map - 111B145 Certified Neighborhood Council - Venice Energy Zone - 6

Earthquake-Induced Liquefaction Area - Yes

Census Tract - 2732.00

Near Source Zone Distance - 4.6 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 671-H5

Community Plan Area - Venice

ZONE(S): RD1.5-1

4. DOCUMENTS

ZI - ZI-2406 Dir Inter of Venice SP for SPA - Los Angeles Coastal Transportation ORD - ORD-172019 SPA - Venice Coastal Zone ORD - ORD-172897 ORD - ORD-121312

ORD - ORD-164844-SA1650 ORD - ORD-175694 CPC - CPC-12582 CPC - CPC-1986-824-GPC ORD - ORD-175693 CPC - CPC-1987-648-ICO

CPC - CPC-1998-119-LCP CPC - CPC-2000-4046-CA CPC - CPC-2005-8252-CA CDBG - LARZ-Venice

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

RIOS, MARTIN AND

1015 PLEASANTVIEW AVE

VENICE CA 90291

Applicant: (Relationship: Owner-Bldr)

MARTIN RIOS

1015 PLEASANTVIEW AVE

DAS PC By:

Coord. OK:

Date:

VENICE, CA 90291

(424) 212-9308

7. EXISTING USE (01) Dwelling - Single Family

PROPOSED USE

8. DESCRIPTION OF WORK

Replace 2 window(s). Same size, location, number, type. New Stucco w/wire lath over (e) siding to remain. Area = 216 sqft.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: OK for Cashier: Signature:

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 41609606

11. PROJECT VALUATION & FEE INFORMATION	Final Fee Period
Permit Valuation: \$1,149.00	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	198.37
Permit Fee Subtotal Bldg-Alter/Repair	130.00
E.Q. Instrumentation	0.50
O.S. Surcharge	3.15
Sys. Surcharge	9.45
Planning Surcharge	9.42
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	7.85
CA Bldg Std Commission Surcharge	1.00
Permit Issuing Fee	27.00

Total Bond(s) Due:

Payment Date: 05/20/14 Receipt No: ON54154 Amount: \$198.37

2014OL51644

Sewer Cap ID:

12. ATTACHMENTS

13. STRUCTU	RE INVENTORY	(Note: Numeric measurement data in the format "number	r / number" implies "change in numeric value / total re	esulting numeric va	ilue")	14016 - 90000 - 09606
14. APPLICA	TION COMMENTS:				To the second that are been G a 1	IO is filled to consider this manifely that
E-Permit	paid by credit ca	rd, fax number-> NA. Toilet and sh			additional information has bee	-16) is filled to capacity, it is possible that n captured electronically and could not be ons. Nevertheless the information printed
		rbon monoxide detectors may be requifety Code Section 13113.7.	red as per 91.5K514.6 and 91.5K51	13.2 of the		19825 of the Health and Safety Code of the
					Same or Carrottain	
15. BUILDING	G RELOCATED FROM:					
	CTOR, ARCHITECT, & ENG				CLASS LICENSE#	PHONE #
(O) (OWNER-BUILDER				0	(424) 212-9308
		N/REFUNDS: This permit expires two years after sor refund of fees paid must be filed within one years.				
		ment fails to conduct an inpection within 60 days of			, .	·
			17. OWNER-BUILDER DECLARATI	ION		
		penalty of perjury that I am exempt from the Co	ntractors' State License Law for the following	g reason (Sectio		
	Contractors License Lav	(Chapter 9 (commencing with Section 7000) of Doplicant for a permit subjects the applicant to a civil	ivision 3 of the Business and Professions Code)	or that he or she		
	Contractors Licens	he property, or my employees with wages as their a Law does not apply to an owner of property who be	uilds or improves thereon, and who does such w	vork himself or l	erself or through his or her own e	mployees, provided that such improvements
	are not intended or purpose of sale).	offered for sale. If, however, the building or improv	ement is sold within one year from completion, the	the owner-builde	er will have the burden of proving	that he or she did not build or imrove for the
	OR I, as the owner of t	ne property, am exclusively contracting with license	d contractors to construct the project (Sec. 7044	4, Business and I	Professions Code: The Contractors	License Law does not apply to an owner of
	property who build	s or improves thereon, and who contracts for such pr	ojects with a contractor(s) licensed pursuant to the	ne Contractors Li	cense Law.)	
			18. WORKERS' COMPENSATION DECLAR	RATION		
		enalty of perjury, the following declaration: performance of the work for which this permit is is			me subject to the workers' compensor	section laws of California and agree that if I
		ect to the workers' compensation provisions of Secti				sation laws of Camolina, and agree that it i
		19. ASBI	STOS REMOVAL DECLARATION / LEAD HAZARI	D WARNING		
•		moval is either not applicable or has been submitter by paint in pre-1978 buildings due to the presence of	•		•	*
-		524-5323 or the State of California at (800) 597-53	· · · · · ·	101110411011	a ac por socion e / 10 and e / 1 / e1	and Zubbi south Information is a value of at
			20. FINAL DECLARATION			
•	••	in INCLUDING THE ABOVE DECLARATION illding construction, and hereby authorize represent				
and that it do	es not approve or authori	te the work specified herein, and it does not auhoriz	e or permit any violation or failure to comply wit	th any applicable	e law. Furthermore, neither the Cit	y of Los Angeles nor any board, department
		warranty, nor shall be responsible for the performation of the performation of the work will not destroy or unreasonably interference.	•			
interfere with	n such easement, a substitu	te easement(s) satisfactory to the holder(s) of the ea	sement will be provided (Sec. 91.0106.4.3.4 LAN	MC).		
• 0	g below, I certify t					
		e namely the Owner-Builder Declaration, Workers' 0 th the consent of the legal owner of the property.	Compensation Declaration, Asbestos Removal De	eclaration / Lead	Hazard Warning, and Final Declar	ration; and
(2)	oomined #1	s. me property.			_	
Print Name:	MARTIN RIOS	Sign:_	Internet e-Permit System Declarati	t ion Date:	05/20/2014	Owner Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



Your feedback is important. Please visit our website to complete a Customer Survey at $\underline{www.ladbs.org/LADBSWeb/customer\text{-}survey.jsf}. \ If \ you \ would \ like \ to \ provide$ additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

PERMIT #: 14016 - 90000 - 09606 ADDRESS: 1015 S Pleasant View Ave OWNER: RIOS, MARTIN AND

1015 PLEASANTVIEW AVE

VENICE CA 90291

Bldg-Alter/Repair 1 or 2 Family Dwelling

Express Permit No Plan Check

_				
For	IICA	hv	cachier	only

Payment Date: 05/20/14 Receipt No: ON54154 Amount: \$198.37 Method: Credit Card

JOB DESCRIPTION: Replace 2 window(s). Same size, location, number, type. New Stucco w/wire lath over (e) siding to remain. Area = 216 sqft.

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS			DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR	TYPE	DATE	INSPECTO
Initial Grading			Exterior Lathing		
Toe or Bottom			Interior Lathing		
Soils Report Approved			Drywall		
DO NOT PLACE	FILL UNTIL AB	OVE IS SIGNED	DO NOT CO	VER UNTIL ABO	OVE IS SIGNED
Backfill			WORK	OUTSIDE OF THE I	BUILDING
Fill			Electrical Underground		
Excavation			Gas		
Drainage Devices			Heating & Refrigeration		
Rough Grading			Sewer		
proved Compaction Report			Disabled Access		
FC	OTING INSPECTION	NS		POOL INSPECTION	NS
Footing Excavation			Excavation		
Forms			Reinforcing Steel		
Reinforcing Steel			Bonding		
OK to Place Concrete			Piping		
	JNDWORK INSPEC	TIONS	Pre-Gunite		
Electrical	7.12 77 61111 11131 20		Deck		
Plumbing	 		Enclosure/Fence		
Plumbing Methane			Pool/Spa Cover		
Gas Piping			DO NOT FILL	POOL UNTIL AB	OVE IS SIGNED
leating & Refrigeration				FINAL INSPECTION	NS
Fire Sprinklers			Grading		
Disabled Access			Electrical		
Methane			Plumbing		
			Gas Test		
OK to Place Floor DO NOT PLACE F	ELOOP LINTIL A	DOVE IS SIGNED	Gas		
			Heating & Refrigeration		
	OUGH INSPECTION	13	Pressure Vessels		
Green Code	 		Elevator		
Electrical	 		Fire Sprinkler		
Plumbing Fire Sprinkler			Disabled Access		
Fire Sprinkler			Green Building		
leating & Refrigeration	 -		_ 		
Roof Sheathing	 		LAFD (Title 19 only)		
Disabled Access			LAFD Fire Life Safety		
Framing			Pool Final		
Insulation	 		AQMD Sign-off Provided		
Suspended Ceiling	 		Public Works		
OK to Cover			Building		
FOR INSPECTIO	N REQUESTS	PLEASE CALL	PROJECT FINAL	<u> </u>	
		LOS ANGELES	PROJECT FINAL	<u> </u>	

B- 8 Card re v. 042011 RO

SUPPLEMENTAL NOTES:
IMPORTANT NOTICE
* Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.)
* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-323 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests receive after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is no complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
* No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results i loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A M.C.).
* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction of repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land soccupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
 * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department

Downtown Los Angeles 201 N. Figueroa St., 4th Fl. Los Angeles, CA 90012 Van Nuys 6262 Van Nuys Blvd., 2nd Fl. Van Nuys, CA 91401 West Los Angeles 1828 Sawtelle Blvd., 2nd Fl. Los Angeles, CA 90025

San Pedro 638 S. Beacon St., 2nd Fl. San Pedro, CA 90731

* Inspection services will not be provided when there is an unleashed dog on the premises.

reserves the right to expire any permit where work has been suspended for a period of 180 days or more.

South Los Angeles 8475 S. Vermont Ave., 2nd Fl. Los Angeles, CA 90044

1015 S Pleasant View Ave

12. ATTACHMENTS



97016 - 30000 - 28908

Reference #:

Bldg--Alter/Repair City of Los Angeles - Department of Building and Safety Ready to Issue Status: APPLICATION FOR BUILDING PERMIT I or 2 Family Dwelling Status Date: 12/15/97 Over the Counter Permit AND CERTIFICATE OF OCCUPANCY Printed on: 12/15/97 16:02:11 I. TRACT BLOCK MAP REF # LOT(s) ARB PARCEL ID # (PIN) 2. BOOK/PAGE/PARCEL VENICE CREST TRACT 18 M B 7-111 111B145 1492 4239 - 017 - 022 3. PARCEL INFORMATION No-Zone Permit -Energy Zone - 6 BAS Branch Office - WLA Thomas Brothers Map Grid - 671 Council District - 6 Census Tract - 2732.000 ZONE: 4. DOCUMENTS S 5. CHECKLIST ITEMS 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s)
C. Morley
1 1015 Pleasant View Ave. VENICE, CA 90291 S Tenant. Applicant (Relationship Owner-Bldr) - Owner-Builder 7.EXISTING USE PROPOSED USE 8. DESCRIPTION OF WORK 1 Dwelling - Single Family INSTALL NEW KITCHEN CABINETS, PATCH SOME DRYWALL ~-S 9. W Bidgs on Site & Use: 2)SFD W/DET. GARAGE W/0 #: 71628908 For Cashier's Use Only 10 APPLICATION PROCESSING INFORMATION BLDG. PC By: DAS PC By: OK for Cashier: Jeannett Pagan Coord. OK: Signature: Date: 12/15 12/15/97 04:11:55PH WL01 T-1027 C 09 BLDG PERMITS R 65.00 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period INVOICE # 0000000 PP EI RESIDENTIAL Permit Valuation: \$1,000 PC Valuation: CHE STOP SURCH SYS DEV FEE MISCELLANEOUS FINAL TOTAL Bldg--Alter/Repair 99.89 Permit Fee Subtotal Bldg--Alter/Re 65.00 Plan Check Subtotal Bldg--Alter/Re CITY PLAN SURC Fire Hydrant Refuse-To-Pay ELDG PLAN CHEC 20.00 E.Q. Instrumentation 0.50 TOTAL 99.89 O.S. Surcharge 1.71 CHECK 99.89 Sys. Surcharge 5.13 Planning Surcharge 2.55 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 20.00 Permit Fee-Single Inspection Flag 97WL 48905 Sewer Cap ID: Bond Payment Amt:

13. STRUCTURE INVENTORY				
IS STRUCTURE INVENTORY				
		1		
14. API	14. APPLICATION COMMENTS In the event that any of the boxes (1-16) is filled to its capacity, it is			
		possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein		
		exceeds that required by Section 19825 of the Health and Safety Code		
		of the State of California.		
15. Building Relocated From:				
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS CLASS LICENSE# PHONE #				
(O) Owner-Builder , , 0				
		ļ		
		İ		
	Halace a charter period of time has been established by an OF sixt and a set			
	Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if we	Xk is suspended, discontinued or abandoned for a continuous period of 180		
	days (Sec. 98,0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for per	mits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).		
ک	17. LICENSED CONTRACTOR'S DECLAR	ATION		
•	I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section	7000) of Division 3 of the Business and Professions Code, and my license		
\Box	is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumb	· · · · · · · · · · · · · · · · · · ·		
	License Class: Lic. No.: Print:	Sign:		
-	18. WORKERS' COMPENSATION DECLA	PATION		
~~~	I hereby affirm, under penalty of perjury, one of the following declarations:			
0	I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3' is issued.	700 of the Labor Code, for the performance of the work for which this permit		
$\Box$				
	compensation insurance carrier and policy number are:	· · · · · · · · · · · · · · · · · · ·		
<b>3</b>	Carrier	Policy Number:		
	I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any mann and agree that if I should become supplet to the workers' compensation provisions of Section 3700 of the Labor Co	er so as to become subject to the workers' compensation laws of California,		
9	and agree that it I should become subject to the workers' compensation provisions of Section 3700 of the Labor Co	de, I shall forthwith comply with those provisions.		
9	Sign:	or DAuthorized Agent Owner		
~	WARNING FAILURE TO SECURE WORKERS, COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMP	LOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED		
7.	THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SEC			
	19. CONSTRUCTION LENDING AGENCY  hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).			
√Ω	Lender's name: Lender's address:	omen and permit is usual took soot, civil cours,		
	20. ASBESTOS REMOVAL	10 ()		
0	Notification of asbestos removal: Notificable  Letter was sent to the AQMD or EPA Sign:	//// an//		
	Notification of aspestos removal: 21% not applicable Li Letter was sent to the AQMD or EPA Sign:	Date 2 115 191		
	21. O WN ER-BUILDER DECLARATION			
I hereby	affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 70	31.5, Business and Professions Code: Any city or county which requires a		
permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption.				
Any vio	lation of Section 7031,5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hunds	red dollars (\$500)):		
I, as	s the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work	s not intended or offered for sale (Sec. 7044, Business & Professions Code:		
improvements are not intended or offered for sale. If however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she				
did not build or improve for the purpose of sale)  I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code; The Contractors License Law does not apply to an				
OWT	ter of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant	t to the Contractors License Law.)		
lam exempt under SecBus. & Prof. Code for the following reason:				
Print: _	C MORLISM Sign. (May	Date: 12 /25/27 Owner OAuthorized Agent		
, , , , , , , , , , , , , , , , , , ,				
22. FINAL DECLARATION  I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize				
representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work				
specific employ	d herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore see thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the	t, that neither the City of Los Angeles nor any board, department officer, or		
I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event				
such we	ork does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the	easement will be provided (Sec. 91.0106.4.3.4 LAMC),		
	C MORLIZY Sign: (Mar)	12 10 -21		
Print:	Sign:	Date: 12_151976 Owner Contractor Author. Agent		

----

#### 1015 S Pleasant View Ave

12. ATTACHMENTS



97016 - 30000 - 28908

Reference #:

Bldg--Alter/Repair City of Los Angeles - Department of Building and Safety Ready to Issue Status: APPLICATION FOR BUILDING PERMIT I or 2 Family Dwelling Status Date: 12/15/97 Over the Counter Permit AND CERTIFICATE OF OCCUPANCY Printed on: 12/15/97 16:02:11 I. TRACT BLOCK MAP REF # LOT(s) ARB PARCEL ID # (PIN) 2. BOOK/PAGE/PARCEL VENICE CREST TRACT 18 M B 7-111 111B145 1492 4239 - 017 - 022 3. PARCEL INFORMATION No-Zone Permit -Energy Zone - 6 BAS Branch Office - WLA Thomas Brothers Map Grid - 671 Council District - 6 Census Tract - 2732.000 ZONE: 4. DOCUMENTS S 5. CHECKLIST ITEMS 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s)
C. Morley
1 1015 Pleasant View Ave. VENICE, CA 90291 S Tenant. Applicant (Relationship Owner-Bldr) - Owner-Builder 7.EXISTING USE PROPOSED USE 8. DESCRIPTION OF WORK 1 Dwelling - Single Family INSTALL NEW KITCHEN CABINETS, PATCH SOME DRYWALL ~-S 9. W Bidgs on Site & Use: 2)SFD W/DET. GARAGE W/0 #: 71628908 For Cashier's Use Only 10 APPLICATION PROCESSING INFORMATION BLDG. PC By: DAS PC By: OK for Cashier: Jeannett Pagan Coord. OK: Signature: Date: 12/15 12/15/97 04:11:55PH WL01 T-1027 C 09 BLDG PERMITS R 65.00 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period INVOICE # 0000000 PP EI RESIDENTIAL Permit Valuation: \$1,000 PC Valuation: CHE STOP SURCH SYS DEV FEE MISCELLANEOUS FINAL TOTAL Bldg--Alter/Repair 99.89 Permit Fee Subtotal Bldg--Alter/Re 65.00 Plan Check Subtotal Bldg--Alter/Re CITY PLAN SURC Fire Hydrant Refuse-To-Pay ELDG PLAN CHEC 20.00 E.Q. Instrumentation 0.50 TOTAL 99.89 O.S. Surcharge 1.71 CHECK 99.89 Sys. Surcharge 5.13 Planning Surcharge 2.55 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 20.00 Permit Fee-Single Inspection Flag 97WL 48905 Sewer Cap ID: Bond Payment Amt:

13. STRUCTURE INVENTORY				
IS STRUCTURE INVENTORY				
		1		
14. API	14. APPLICATION COMMENTS In the event that any of the boxes (1-16) is filled to its capacity, it is			
		possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein		
		exceeds that required by Section 19825 of the Health and Safety Code		
		of the State of California.		
15. Building Relocated From:				
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS  CLASS LICENSE# PHONE #				
(O) Owner-Builder , , 0				
		ļ		
		İ		
	Halace a charter period of time has been established by an OF sixt and a set			
	Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if we	Xk is suspended, discontinued or abandoned for a continuous period of 180		
	days (Sec. 98,0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for per	mits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).		
<b>ک</b>	17. LICENSED CONTRACTOR'S DECLAR	ATION		
•	I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section	7000) of Division 3 of the Business and Professions Code, and my license		
$\Box$	is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumb	· · · · · · · · · · · · · · · · · · ·		
	License Class: Lic. No.: Print:	Sign:		
-	18. WORKERS' COMPENSATION DECLA	PATION		
~~~	I hereby affirm, under penalty of perjury, one of the following declarations:			
0	I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3' is issued.	700 of the Labor Code, for the performance of the work for which this permit		
\Box				
	compensation insurance carrier and policy number are:	· · · · · · · · · · · · · · · · · · ·		
3	Carrier	Policy Number:		
	I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any mann and agree that if I should become supplet to the workers' compensation provisions of Section 3700 of the Labor Co	er so as to become subject to the workers' compensation laws of California,		
9	and agree that it I should become subject to the workers' compensation provisions of Section 3700 of the Labor Co	de, I shall forthwith comply with those provisions.		
9	Sign:	or DAuthorized Agent Owner		
~	WARNING FAILURE TO SECURE WORKERS, COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMP	LOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED		
7.	THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SEC			
	19. CONSTRUCTION LENDING AGENCY hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).			
√Ω	Lender's name: Lender's address:	omen and permit is usual took soot, civil cours,		
	20. ASBESTOS REMOVAL	10 ()		
0	Notification of asbestos removal: Notificable Letter was sent to the AQMD or EPA Sign:	//// an// 2 150d		
	Notification of aspestos removal: 21% not applicable Li Letter was sent to the AQMD or EPA Sign:	Date 2 115 191		
	21. O WN ER-BUILDER DECLARATION			
I hereby	affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 70	31.5, Business and Professions Code: Any city or county which requires a		
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Any vio	lation of Section 7031,5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hunds	red dollars (\$500)):		
I, as	s the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work	s not intended or offered for sale (Sec. 7044, Business & Professions Code:		
improvements are not intended or offered for sale. If however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she				
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OWT	ter of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant	t to the Contractors License Law.)		
lam exempt under SecBus. & Prof. Code for the following reason:				
Print: _	C MORLISM Sign. (May	Date: 12 /25/27 Owner OAuthorized Agent		
, , , , , , , , , , , , , , , , , , ,				
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representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work				
specific employ	d herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore see thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the	t, that neither the City of Los Angeles nor any board, department officer, or		
I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event				
such we	ork does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the	easement will be provided (Sec. 91.0106.4.3.4 LAMC),		
	C MORLIZY Sign: (Mar)	12 10 -21		
Print:	Sign:	Date: 12_151976 Owner Contractor Author. Agent		

CITY OF LOS ANGELES **CALIFORNIA**



CERTIFICATE OF OCCUPANCY

90291

RIOS, MARTIN AND **OWNER**

> **GILMORE, SUSANNE** 1015 PLEASANTVIEW AVE

VENICE CA

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued Section 91.109.1 LAMC thereof.

CERTIFICATE: BY:

Issued-Valid DATE: **JEFF M NAPIER** 05/22/2015

GREEN - MANDATORY

SITE IDENTIFICATION

ADDRESS: 1015 S PLEASANT VIEW AVE 90291

LEGAL DESCRIPTION

TRACT

BLOCK

<u>ARB</u>

CO. MAP REF #

PARCEL PIN

APN

VENICE CREST TRACT

LOT(s)

M B 7-111

111B145 1492

4239-017-022

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT TWO STORY 1286.5 SQUARE FOOT ADDITION TO THE REAR OF AN EXISTING 1 STORY, TYPE V, SINGLE FAMILY DWELLING. R-3

<u>USE</u> PRIMARY

Dwelling - Single Family

OTHER

(-) None

PERMITS

13014-10000-03525 I

STRUCTURAL INVENTORY TOTAL ITEM DESCRIPTION CHANGED

Floor Area (ZC) 1216 Sqft Height (ZC) 2 Feet 21 Feet

Length 37.5 Feet Stories 1 Stories 2 Stories

Type V-B Construction Width

6.5 Feet R3 Occ. Group 1286.5 Sqft

Parking Req'd for Bldg (Auto+Bicycle) 1 Stalls 2 Stalls Parking Req'd for Site (Auto+Bicycle) 1 Stalls 2 Stalls **Provided Compact for Bldg** 1 Stalls 1 Stalls Provided Standard for Bldg 0 Stalls 1 Stalls



APPROVAL

CERTIFICATE NUMBER: 118708

BRANCH OFFICE: WLA COUNCIL DISTRICT:

BUREAU: INSPECTN

DIVISION: RESDINSP STATUS: CofO Issued STATUS BY: JEFF M NAPIER

STATUS DATE:

JEFF M NAPIER

APPROVED BY:

EXPIRATION DATE:

Page 2 of 2 Certificate No: *118708

PERMIT DETAIL

PERMIT NUMBER PERMIT ADDRESS PERMIT DESCRIPTION

STATUS - DATE - BY 13014-10000-03525 1015 S Pleasant View Ave TWO STORY ADDITION TO EXISTING SINGLE FAMILY DWELLING IN CofO Issued - 05/22/2015 THE REAR, AND INTERIOR REMODELING TO RELOCATE KITCHEN. JEFF M NAPIER

PARCEL INFORMATION

Area Planning Commission: West Los Angeles Census Tract: 2732.00 Certified Neighborhood Council: Venice

Coastal Zone Cons. Act: YES Community Plan Area: Venice Council District: 11 District Map: 111B145 Earthquake-Induced Liquefaction Area: Yes Energy Zone: 6 LADBS Branch Office: WLA Lot Size: 40 X 105 Lot Type: Interior

School Within 500 Foot Radius: YES Thomas Brothers Map Grid: 671-H5 Near Source Zone Distance: 4.6

Zone: RD1.5-1

PARCEL DOCUMENT

City Planning Cases (CPC) CPC-1986-824-GPC City Planning Cases (CPC) CPC-1987-648-ICO City Planning Cases (CPC) CPC-12582 City Planning Cases (CPC) CPC-1998-119-LCP City Planning Cases (CPC) CPC-2000-4046-CA City Planning Cases (CPC) CPC-2005-8252-CA Community Development Block Grant (CDBG) LARZ-Venice Ordinance (ORD) ORD-121312 Ordinance (ORD) ORD-164844-SA1650

Ordinance (ORD) ORD-172019 Ordinance (ORD) ORD-172897 Ordinance (ORD) ORD-175693

Ordinance (ORD) ORD-175694 Specific Plan Area (SPA) Los Angeles Coastal Transportation Specific Plan Area (SPA) Venice Coastal Zone

Zoning Information File (ZI) ZI-2406 Dir Inter of Venice SP

for Small Lot Sub

CHECKLIST ITEMS

Attachment - Owner-Builder Declaration Attachment - Plot Plan Combine Elec - Wrk. per 91.107.2.1.1.1 Combine HVAC - Wrk. per 91.107.2.1.1.1 Combine Plumbg - Wrk. per 91.107.2.1.1.1 **Special Inspect - Structural Observation**

Std. Work Descr - Seismic Gas Shut Off Valve

PROPERTY OWNER, TENANT, APPLICANT INFORMATION

OWNER(S)

Rios, Martin And 1015 Pleasantview Ave VENICE CA 90291

TENANT

<u>APPLICANT</u>

Relationship: Agent for Owner

Ian Dellaquila-P.O. Box 140 VENICE, CA 90294 (310) 702-6709

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION

ADDRESS CLASS LICENSE# PHONE # (O) , Owner-Builder NA 0 (424) 212-9308

SITE IDENTIFICATION-ALL

ADDRESS:

1015 S PLEASANT VIEW AVE 90291

LEGAL DESCRIPTION-ALL

TRACT BLOCK LOT(s) <u>ARB</u> CO.MAP REF # PARCEL PIN <u>APN</u> VENICE CREST TRACT M B 7-111 111B145 1492 4239-017-022 18

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Page 2 of 2 Certificate No: *118708

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LEGAL DESCRIPTION-ALL

TRACT BLOCK LOT(s) <u>ARB</u> CO.MAP REF # PARCEL PIN <u>APN</u> VENICE CREST TRACT M B 7-111 111B145 1492 4239-017-022 18

3	APPLICATION FOR INSPECTION 3	CITY OF LOS ANGELES	DEPT. OF BUILDING AND	4 A REP	ADD-AL AIR-DEM FOR CERT	OLISH
	INSTRUCTIONS:	1. Applicant to Compl	ete Numbered It		F OCCUPA	NCY
	07 1.8	BLOCK TRACT Venice Cr	est	CITY CLERK REF. NO.	DIST. MAP 111 B CENSUS TR	145
2. PRESI	ENT USE OF BUILDING		USE OF BUILDING	MF /-IIIA	2732 ZONE	
	ADDRESS		Same	SUITE/UNIT NO.	RD1.5-	COUN. DIS
4. DEIW	1015 Pleasant	VIEW AVE.		<u> </u>	LOT TYPE	6
	Broadway R'S NAME () TENI	Decrees		PHONE 310)396-6902	int LOT SIZE 40 x 1	05
1		View Ave., L.A	., CA 9029)1		
7. ENGIN	EER TECT OR DESIGNER		ACTIVE STATE LIC. N		ALLEY	
	TECT OR ENGINEER'S AD		ACTIVE STATE LIC. N	IO. PHONE	BLDG. LINE	
10. CONTR E 11. SIZE WIDTH	Actor P. Rand Compai of Existing, Bldg. 1 29 LENGTH 32	BUS. LIC. NO. 1 062680-72 STORIES HEIGHT NO.	OF EXISTING BUILD	D. PHONE 213)585-8599 INGS ON LOT AND USE	EASEMENT ZI 187 CZCA Z ZI 144	\$
OF EXI	NG MATERIAL STING BLDG. → JOB ADDRESS	wood R00	shingle	WOOD SUITE/UNIT NO.		
3	1015	Pleasant View A	ve.	SUITE/UNIT NO.	DISTOFF	P.C. REQ'
15. NEW V	VALUATION TO INCLUDE EQUIPMENT REQUIRED AND USE PROPOSED BU		\$ 1,150.0		DIST OFF.	1
(Descrit	be) 1.1.50 (sf remove exist			HWY, DED.	FLOOD
NEW USE OF	compsition classifier size	ass A 20yr sing	le root - S	MOKE Victor	FILE WITH	
TYPE	GROUP OCC.	MAX.	BUILDING PLANS CHECKED	ZONING	ZONED BY	10/0
DWELL UNITS	BUILDING	OCC. ZONÍNG AREA	MPLY ACTION AS	38791	TYPIST da	pos
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED S C HC.		ION ACTIVITY	INSPECTOR	1
◀ P.C.	G.P.I. + NP	CONT. INSP.	SYS YEL	SSYS EQ.	B&SC)8-B-3 (R 7/9
◀ S.P.C.	P.M.					
B.P. 4 /2 I.F.	,00 E.I. O ,50	Claims for raised of fees paid or permits must be filed: 1, Within on- year from date of payment of fee or 2. Within one year from date of expiration of extension for building	ONL			
S.D.	0.5.5425	or grading permits granted by the Dept. of B. & S. SECTIONS 22.1: & 22.13 LAMC.	510/28/94 (02:08:50PN LAO5 IRNITS R		C 10 2.00
ISS. OFF.	\$,0 \$,S,	SPRINKLERS REO'D SPEC.	I INVOICE	♦ 0038791 BB DENTIAL		0.50
P.C NO.	C/O	ENERGY DAS	SYS DEV	P SURCH		2.55 1.00
approval expir	es one year after the fee is paid	olished by an official action, plan chec and this permit expires two years alto aid if construction is not commence	, KISCELI		:	5.00 1.26
NEW AFFIDA			CAF TO TE	RY	52,	
	EXTENDED TO	PEI				
ADMINISTRAT	TIVE APPROVAL DATED _		-			
	TIGATION FEE ORDINAN	CE	7	94LA	2673	
ASBESTOS N Check Box:	D EXEMPT OTIFICATION O Notification letter sent to	AQMD or EPA.	1	7 12/1	.5.4.4.7.5.1	•
	I declare that notification applicable to addressed	of asbestos removal is not				
Signature	Damp TH	Date 10 -20	2/			
Date 1	y affirm that I am licer and Professions Code, a ————————————————————————————————————	DECLARATIONS A LICENSED CONTRA used under the provisions of and my license is in full for Lic. Number. OWNER-BUILD	CTORS DECLAR Chapter 9 (comme e and effect.	RATION Ancing with Section 70	fature)	7701_
Profession prior to it provisions fessions (any application in its in the interest of the inte	y annimitation and the contractor's Lic contractor's Lic Code) or that he is execunt for a permit subject owner of the property, ended or offered for sale	OWNER-BUILD: ppt from the Contractor's Li- unty which requires a perm s the applicant for such per ense Law (Chapter 9 (comm ppt therefrom and the basi ts the applicant to a civil p or my employees with wage e (Soc. 7044, Business and	to construct, after mit to file a signed sencing with Section is for the alleged e- enalty of not more as as their sole com Professions Code:	improve, demolish, of statement that he is ling 7000) of Division 3 of semption. Any violation than five hundred dollar pensation, will do the The Contractor's Licen	or repair any censed pursus the Business of Section ars (\$500).): work, and the se Law does	structure, and to the and Pro- 7031,5 by structure not apply
provided one year of sale.). [] I, as Business thereon.	in or property who but that such improvements of completion, the own sowner of the property and Professions Code: I and who contracts for its	is the applicant to a civil p or my employees with wage e (Sec. 7044, Business and Ids or improves thereon, a are not intended or offere er-builder will have the bur am exclusively contracting the Contractor's License La: such projects with a contra-	id who does such if for sale. If, however den of proving that with licensed con w does not apply to ctor(s) licensed non-	yer, the building or imp he did not build or in tractors to construct t an owner of property suant to the Contract	in nis own en rovement is s inprove for the the project (S who builds or or's License !	e purpose ec. 7044, improves
	exempt under Sec	B. & P. C. fo	r this reason			
Policy No.	fied copy is hereby furn	ished.	If-insure, or a certifi	icate of Worker's Comp	oensation Insu	rance, or
Applicant'	s Mailing Address CERTIFICATE OF	Applicant's Signature	WORKERS' COM	MPENSATION INSU	JRANCE	w mar
Date		e of the work for which thi Workers' Compensation La ——Applicant's Signature er making this Certificate or Code, you must forthwith				
pensation revoked. 20. 1 hereb (Sec. 309) Lender's N	y allirm that there is a 7, Civ. C.).	or Code, you must forthwill CONSTRUCTION construction lending agence	LENDING AGE of the performance Lender's Addres	NCY so of the work for whic	ch this permit	is issued
21. I certify	that I have read this a	pplication and state that the laws relating to building coronerty for inspection purpo application for inspection,	above information	is correct. I agree to		
that it do Angeles r ance or r (See Seci	es not authorize or per nor any board, departme esults of any work desc 01/0202 LAMC)	application for inspection, nit any violation or failure ent, officer or employee the ribed herein or the condition			neither the ci	ty of Los perform- erformed.
Signed	(Owner or agent havin	ig property owner's consent)	Positi	on 10	Date Date	9

2 3 3 3 4 3 ADDRESS APPROVED S.WOO 10-28-94 Bureau of Engineering DRIVEWAY HIGHWAY REQUIRED DEDICATION COMPLETED FLOOD CLEARANCE Public Works Improvement Required YES NO PERMIT SEWERS SEWERS AVAILABLE RES. NO. NOT AVAILABLE CERT, NO. SFC PAID SFC NOT APPLICABLE SFC DUE Grading PRIVATE SEWAGE SYSTEM APPROVED Comm. Safety APPROVED FOR ISSUE | NO FILE | FILE CLOSED | CEQA Fire APPROVED (TITLE 19) (L.A M.C.-S700) APPROVED - HYDRANT UNIT, ROOM 920 CHE CRA APPROVED PER REDEV. PROJECT Transportation Planning Housing Construction Tax Cultural Affairs Rent Stabilization Division LEGAL DESCRIPTION ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH The first of the f The state of the s The state of the s EXTEND The second second The property of the property o

L spacetist was so



Permit #

Plan Check #: B13LA11054

Event Code:

13019 - 10000 - 02351

Printed: 10/23/13 03:00 PM

W/O#: 31902351

Bldg-Demolition City of Los Angeles - Department of Building and Safety 10/23/2013 Issued on: 1 or 2 Family Dwelling APPLICATION FOR INSPECTION TO Last Status: Issued Plan Check at Counter Plan Check **DEMOLISH BUILDING OR STRUCTURE** Status Date: 10/23/2013

1. TRACT BLOCK LOT(s) **COUNTY MAP REF#** PARCELID # (PIN #) 2. ASSESSOR PARCEL# VENICE CREST TRACT 18 M B 7-111 111B145 1492 4239 - 017 - 022

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 11

Certified Neighborhood Council - Venice Community Plan Area - Venice

Census Tract - 2732.00 Coastal Zone Cons. Act - YES District Map - 111B145 Energy Zone - 6

Earthquake-Induced Liquefaction Area - Yes

Near Source Zone Distance - 4.6 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 671-H5

ZONES(S): RD1.5-1

4. DOCUMENTS

ZI - ZI-2406 Dir Inter of Venice SP for Small ORD - ORD-164844-SA1650 SPA - Los Angeles Coastal Transportation Cor ORD - ORD-172019 SPA - Venice Coastal Zone ORD - ORD-172897 ORD - ORD-121312 ORD - ORD-175693

CPC - CPC-12582 CPC - CPC-1986-824-GPC CPC - CPC-1987-648-ICO

ORD - ORD-175694

For Cashier's Use Only

CPC - CPC-1998-119-LCP CPC - CPC-2000-4046-CA CPC - CPC-2005-8252-CA CDBG - LARZ-Venice

5. CHECKLIST ITEMS

Sewer Cap - Permit Not Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

(:)

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1,14 C)

1.)

LIM (||)""

1.)

LIS (1) RIOS, MARTIN AND

1015 PLEASANTVIEW AVE, VENICE CA 90291 --

Applicant: (Relationship: Agent for Owner)

IAN DELLAQUILA -

P.O. BOX 140, VENICA, CA 90294 -- (310) 702-6709

7. EXISTING USE

PROPOSED USE

DAS PC By:

Coord, OK:

PC Valuation:

Date: 10/23/2013

(07) Garage - Private (23) Demolition

8. DESCRIPTION OF WORK

DEMOLISH (E) I CAR GARAGE BY HANDWRECK METHOD, PROVIDE I

UNCOVERED STANDARD PARKING STALL ONSITE.

9. # Bldgs on Site & Use:

GARAGE

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Ankit Patel

OK for Cashier: Somkiat Supanyachotskul

Signature

II. PROJECT VALUATION

Sewer Cap ID: Total Bond(s) Due

12. ATTACHMENTS

Permit Valuation:

Demo Pre-Inspection Plot Plan

Owner-Builder Declaration

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.



WL 0008 302010098 10/23/2013 3:00:21 PM \$130.00 DEMO PERMIT BUILDING PLAN CHECK \$0.00 EI RESIDENTIAL \$0.50 ONE STOP SURCH \$2.61 SYSTEMS DEVT FEE \$7.83 CITY PLANNING SURCH \$7.80 MISCELLANEOUS \$10.00 PLANNING GEN PLAN MAINT SURCH \$6.50 CA BLDG STD COMMISSION SURCHARGE \$1.00 BUILDING PLAN CHECK \$0.00

Sub Total:

\$166.24

Permit #: 130191000002351 Receipt #: 0302014752

Building Card #: 2013WL54690

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value	ie")	1301	9 - 10000 - 02351
	,	1501	10000 02001
(P) Floor Area (ZC): 0 Sqft / Sqft (P) Height (ZC): -12 Feet / 0 Feet			
(P) Length: -16 Feet / 0 Feet			1
(P) Stories: -1 Stories / 0 Stories (P) Width: -9 Feet / 0 Feet			
(P) U Occ. Group: -144 Sqft / 0 Sqft			
14. APPLICATION COMMENTS:		box (i.e. 1-16) is fille	
Existing car garage under 1936LA04373. Provided 2 tandem parking per ongoing permit 13014-10000-03525		nal information has be ould not be printed due	
		eless the information pation 19825 of the Heal	
	Code of the State of		ur and salety
			
15. BUILDING RELOCATED FROM:			
16. CONTRACTOR, ARCHITECT & ENGINEER NAME ADDRESS	CLASS	<u>license #</u> 0	<u>PHONE #</u> (424) 212-9308
(O) OWNER-BUILDER			
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no co	nstruction work is perf	ormed for a continuou	s
period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits a LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of recei	granted by LADBS (Se	C. ZZ.1Z & ZZ.13	
LAMC). The permittee may be entitled to reimbursement of permit fees it the Department rails to conduct an inspection within 60 days of received	iving a request recover		
17. OWNER-BUILDER DECLARATION			
that I am exempt from the Contractors' State License Law for the following reason (Section 7	031,5, Business and Pr	ofessions Code: Any	
the application of the state of	icant for such permit to	me a signed statemen	t the
that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the	applicant to a civil per	nalty of not more than	five
hundred dollars (\$500).):			
(N) I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended	or offered for sale (Se	c. 7044, Business and	
Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does suc own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold with the contractors of the contractors of the contractors of the contractors.	th work himself or ners	eif of through his of hi	ei .
will have the burden of proving that he or she did not build or improve for the purpose of sale).		•	
OR			
 1, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Profidoes not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed p 	essions Code: The Cor ursuant to the Contract	tractors License Law ors License Law.)	
18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations:			
(X) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Coc	de, for the performance	of the work for which	ı
this permit is issued.			
() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the world	k for which this permit	is issued. My workers	,
compensation insurance carrier and policy number are:			
Carrier: Policy Number:			
1 certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become s	subject to the workers	compensation laws of	
California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall fo			
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLO' CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAM	YER TO CRIMINAL F AGES AS PROVIDEI	ENALTIES AND FOR IN SECTION	
3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.			
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Sa	fety Code. Information	is available at	
1 (200) 206 2224 and the notification form at years good you. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 to	oundings due to the pre	sence of lead per secti	on
6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or	br www.diis.ca.gov/cii	inicau.	
20, FINAL DECLARATION			
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the	E DECLARATIONS e above-mentioned pro	operty for inspection	
I will be a discount to an application for increation and that it does not approve or authorize the work specified herein, and it does not authorize	ze or permit any violat	ion of failure to combi	у
purposes. I realize that this perint is an application on inspection and that of the purposes, I realize that this perint is an application of the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that	be responsible for the	performance of results	5 01
unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property.	sonably interfere with	such easement, a	
substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).			
By signing below, I certify that:			
(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Le	ad Hazard Warning, ar	d Final	
Declaration; and			
(2) This permit is being obtained with the consent of the legal owner of the property.		_	_
Print Name: MARTIN RIOS Sign: Date: 10/	23/2013	X Owner	Authorized Agent

Bldg-Demolition 1 or 2 Family Dwelling Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B13LA11054 Initiating Office: METRO Printed on: 10/22/13 15:13:15

PLOT PLAN ATTACHMENT

61-9-b DESTOLITION GARAGE 750 SQF1 Drive WAY DOIS PLEASANT VICTURANE. 25 PLEASANT VIEW AVE.

(6)

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 13019 - 10000 - 02351

Project Address: 1015 Plezsant view Ave - venice - CA - 9029!

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

ML 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

4. I understand Contractors are required by law to be licensed and bonded in California and to list

their license numbers on permits and contracts.

<u>M</u>. 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide

by these laws may subject me to serious financial risk.

7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

ML9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small. Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number:
Project Address: 1015 Plessant View Ave - Vanice - CA - 90291
10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:
M211. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers. M2.12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State
License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you
obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.
Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.
Owner's Name: MARTIN RUS
Signature of property owner
SEC. 3. Section 19830 of the Health and Safety Code is repealed. SEC. 4. Section 19831 of the Health and Safety Code is repealed. SEC. 5. Section 19832 of the Health and Safety Code is repealed.



City of Los Angeles Department of Building Current and Safety

Version 1

Demolition Pre-Inspection Report

Address: 1015 S PLEASANT VIEW AVE

Council District: 11 Permit Application: 13019-10000-02260

Work Description:

DPI TO DEMOLISH EXISTING DETACHED 1-CAR GARAGE.

Inspector/Telephone: BOB DUNN, (310) 914-3981

Inspection District: WLA

Inspection Date: 09/04/2013

Description of Work: DPI TO DEMOLISH EXISTING DETACHED 1-CAR GARAGE.

Number of Building(s) to Demo: 1

Is Address Correct? **yes** If No, Enter Correct Address:

Plot Plan: OK as provided If Not Accurate, Why?

SEWER INFORMATION: Unknown

SEWER CAP: Not Required

PEDESTRIAN PROTECTION: Fence

Building	Basement	Exterior Wall Construction	No. of Storieş	Height (Feet)	Type of Consturction
Building 1	Unknown	Wood	1	12	v



APPLICATIONS

South Coast Region

06/18/2025

California Coastal Commission

COASTAL EXEMPTION
Single Jurisdiction Coastal Zone

AT 5:00 P.M. ON 07/17/2025

APPEAL PERIOD ENDS



Filing Instructions

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act, Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the <u>Online Application System (OAS)</u> for the Virtual DSC. To submit hard copies, please check the <u>Development Services</u> webpage for current protocols.

Eligibility for Exemption

A CEX is only available for projects located within the **Single Jurisdiction Coastal Zone**, as identified in ZIMAS. Under <u>no circumstances</u> shall a CEX be issued for the following scopes of work:

- Remodels which involve the alteration of 50% or more of any major structural components, including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation, of each structure
- Addition, demolition, removal, or conversion of any whole primary residence¹, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring² in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures³ destroyed by a Disaster⁴ may be eligible for a CDP Exemption as follows:

- The replacement⁵ structure conforms to the applicable zoning requirements,
- Maintains the same use.
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, and
- Maintains the same location (building pad) on the property.

¹ Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code Sections 65590 & 65590.1)

² Including the use of caissons for anything beyond the primary structure.

³ PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster."

⁴ PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner."

⁵ Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:
 Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations) If submitting hard copies, provide one set of 11x17 reduced-sized plans. If submitting virtually, submit one PDF through the OAS.
☐ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)
THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT
Project Address:
Legal Description (Lot, Block, Tract):
Zone: Community Plan:
Proposed Scope of Work:
Related 15-Digit Building Permit Number(s):
Note: If there is related work to be pulled under a separate permit, please include it in the above project description 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:
Address:
Phone Number: E-mail Address:
Signature:

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which 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 normally associated with 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 (e.g., viewable from the public right-ofway, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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, and additions of less than 10% of the original square footage or height, 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 (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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 (e.g., re-roofing, replacement of equipment) which do not result in any replacement of 20 percent or more of the materials of an existing structure with materials of a different kind, as well as any changes, enlargement, or expansion. ☐ Conversion of existing habitable space to an Accessory Dwelling Unit (ADU). The conversion of existing legally established habitable space (bedroom or living room) to an ADU
- □ Conversion of existing habitable space to an Accessory Dwelling Unit (ADU). The conversion of existing legally established habitable space (bedroom or living room) to an ADU or Junior ADU within an existing primary residence, without removal or replacement of major structural components (including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation), and which does not change the intensity of use of the structure, may not constitute Development under the Coastal Act. Pursuant to the Coastal Commission Guidance Memorandum on the Implementation of New ADU Laws, dated January 21, 2022.
- ☐ Replacement of Structures Due to Disaster as provided in PRC Section 30610(g):
 - (1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be

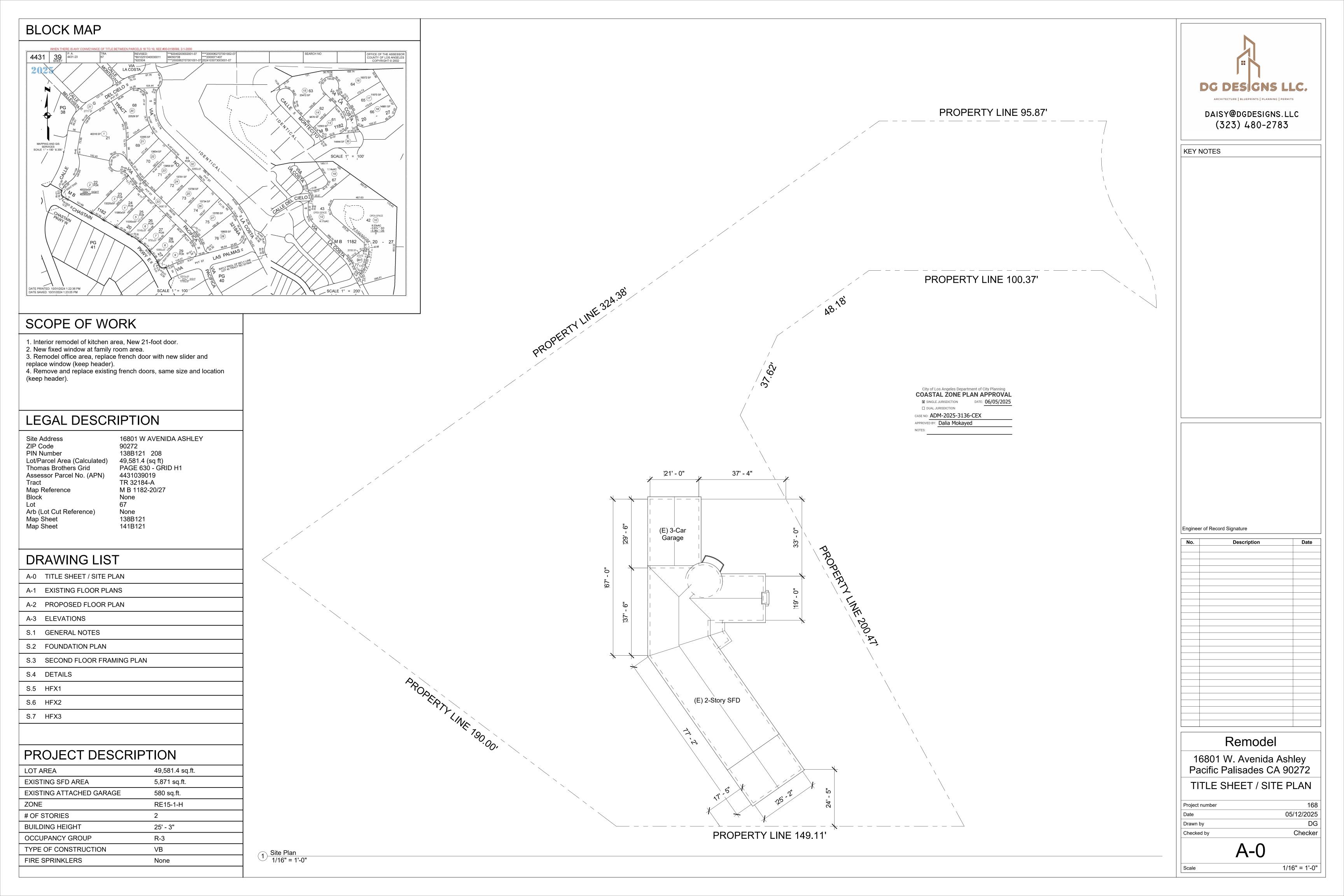
for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

- (2) As used in this subdivision:
 - (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.
 - (B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.
 - (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

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 the California Coastal Act, PRC Section 30610, this exemption is null and void.

VINCENT P. BERTONI, AICP Director of Planning

Issued By:	Dalia Mokayed Signature	
	Signature 0	
	DALIA MOKAYED	
	Print Name and Title	
Case No.:	ADM-2025-3136-CEX	
Invoice No.:	102954	
Date:	6/5/25	







DAISY@DGDESIGNS.LLC (323) 480-2783

	KEYNOTES
LEGEND	
	NEW 2X4 WALL
	EXISTING WALL
	DEMO WALL
SD	SMOKE DETECTOR
(CM)	CARBON MONOXIDE
)	ENERGY STAR EXHAUST VENT W/ HUMIDSTAT CONTROL
\Diamond	HIGH EFFICACY LIGHT FIXTURE
Δ	HIGH EFFICACY WALL MOUNT OUTDOOR LIGHT FIXTURE
\bigoplus	ELECTRICAL OUTLET
\P_{GFI}	WATER RESISTANT ELECTRICAL OUTLET
\$3	3 WAY SWITCH
\$	SINGLE SWITCH

No.	Description	Date

Remodel

16801 W. Avenida Ashley Pacific Palisades CA 90272 EXISTING FLOOR PLANS

Project number Date	05/12/202
Drawn by	D
Checked by	Check

/_ I

3/16" = 1'-0"

GENERAL NOTES

PLANS TO COMPLY WITH THE FOLLOWING CODES

2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE

THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW: A) WATER CLOSET = 1.28 GALLONS PER FLUSH

B) SHOWERHEAD = 1.8 GPM @ 80 psi C) LAVATORY FAUCETS = 1.2 GPM @ 60 psi D) KITCHEN FAUCETS = 1.5 GPM @ 60 psi

PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 235.

AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING. THE NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

FOR EXISTING POOL ON SITE PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM or ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL No.2977

THE PROJECT CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT ADJACENT PROPERTIES, WORKERS, AND THE OTHER PERSONS DURING THE EXCAVATION AND SITE PREPARATION OPERATIONS.

PROVIDE ANTI-GRAFFITI FINISH AT FIRST 9' FEET MEASURED FROM GRADE, AT EXTERIOR WALLS & DOORS.

PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET

IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED

AN APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED DWELLING UNITS IN SLEEPING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/ OR SLEEPING ROOM(S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ.FT. (821 SQ. IN.). MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR." CBC 310.4

WATER HEATER MUST BE STRAPPED TO WALL." SEC. 507.3, CPC

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAMS SIDE OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 171,874-FOR WORK OVER \$10,000.)

PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APROVED SHATTER- RESISTANT MATERIALS FOR SHOWER ENCLOSURE." 91.807.1.3, 91.2406.4(5), 91.1115B.9.6,7,8 CBC1205.3 Artificial Light

Proposed Floor Plan
3/16" = 1'-0"

ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOTCANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. CBC1205.2 Natural Light

THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.

					Window Schedule	
		Rough (Opening			
	<u>Mark</u>	<u>Width</u>	<u>Height</u>	Count	<u>Comments</u>	Construction Type
_						
	<u>133</u>	<u> 10' - 0"</u>	<u>8' - 0"</u>	1		
	<u>160</u>	<u>2' - 6"</u>	<u>8' - 0"</u>	1		

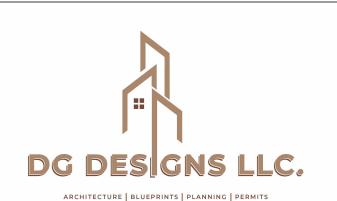
				Door Schedule	
<u>Mark</u>	<u>Width</u>	<u>Height</u>	Count	<u>Comments</u>	Construction Type
<u>175</u>	<u>8' - 0"</u>	<u>8' - 0"</u>	1		
<u>176</u>	<u>10' - 6"</u>	<u>8' - 0"</u>	1		
<u>177</u>	<u> 10' - 6"</u>	<u>8' - 0"</u>	1		

City of Los Angeles Department of City Planning **COASTAL ZONE PLAN APPROVAL** ▼ SINGLE JURISDICTION

□ DUAL JURISDICTION

CASE NO: ADM-2025-3136-CEX APPROVED BY: Dalia Mokayed

NOTES:



DAISY@DGDESIGNS.LLC (323) 480-2783

	KEYNOTES
LEGEND	
	NEW 2X4 WALL

EXISTING WALL DEMO WALL L _ _ _ _ J

SMOKE DETECTOR CARBON MONOXIDE

(SD)

ENERGY STAR EXHAUST VENT W/ HUMIDSTAT CONTROL

HIGH EFFICACY LIGHT FIXTURE

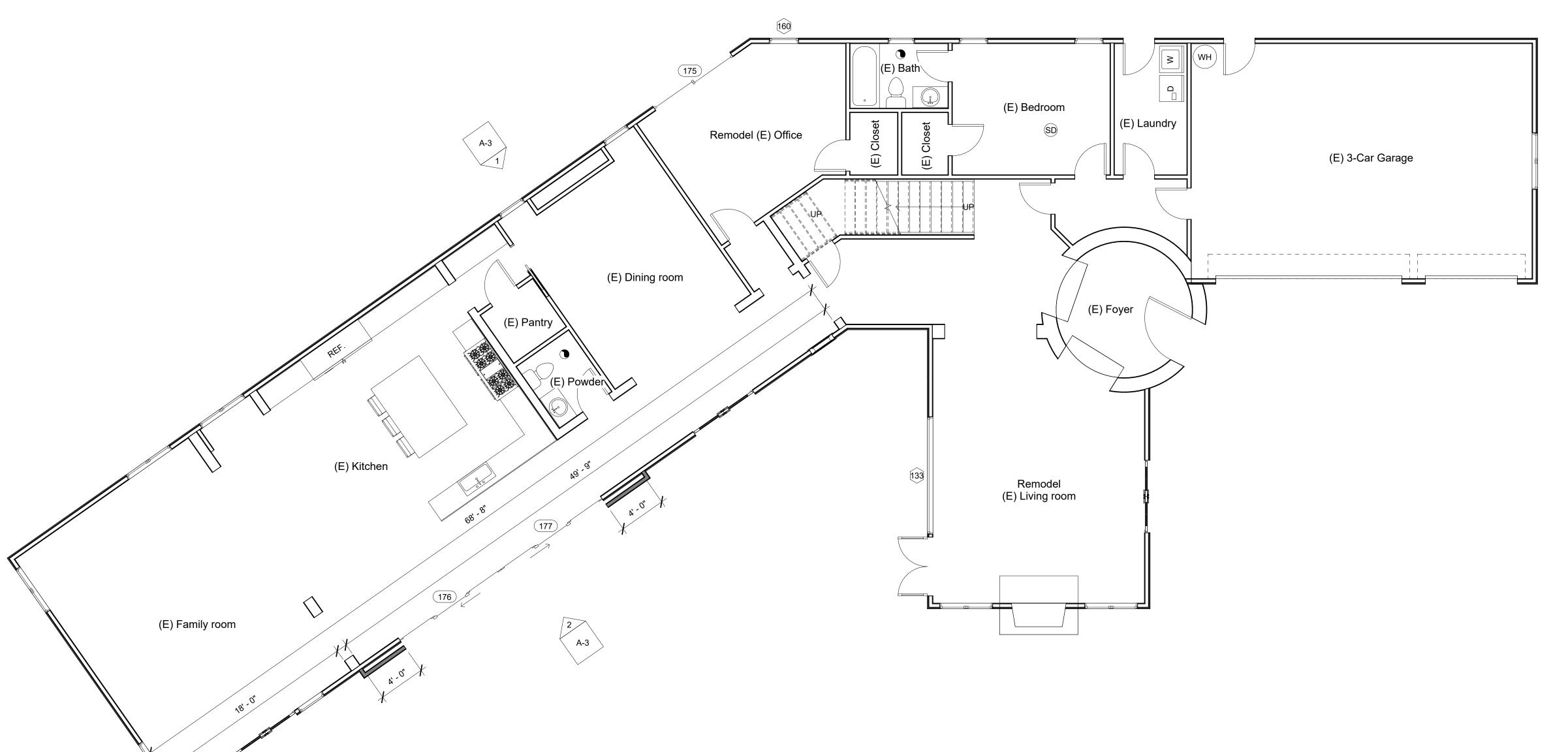
HIGH EFFICACY WALL MOUNT OUTDOOR LIGHT FIXTURE

ELECTRICAL OUTLET WATER RESISTANT

ELECTRICAL OUTLET

3 WAY SWITCH

SINGLE SWITCH



No.	Description	Date

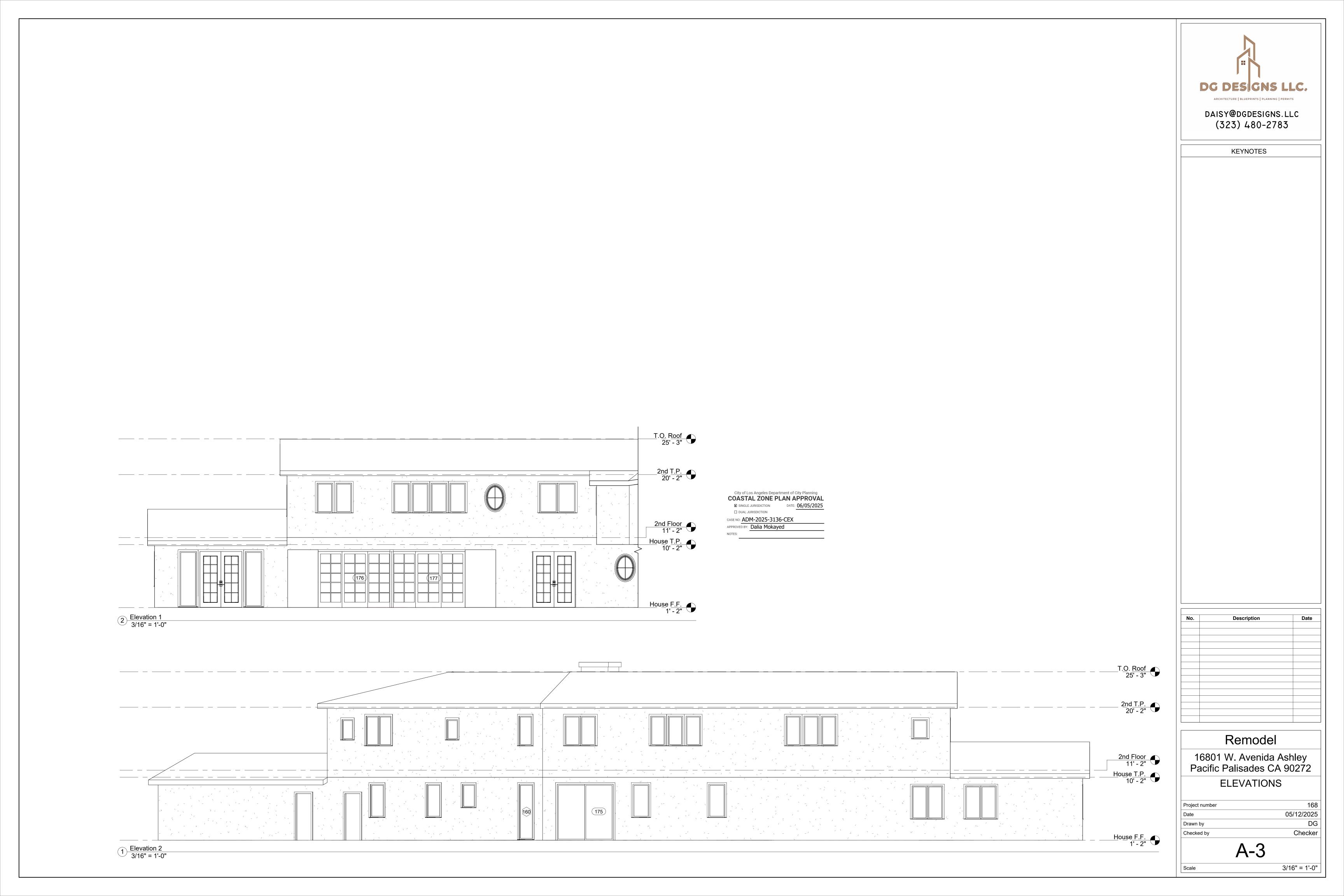
Remodel

16801 W. Avenida Ashley Pacific Palisades CA 90272 PROPOSED FLOOR PLAN

Project number	168
Date	05/12/202
Drawn by	DC
Checked by	-

A-2

3/16" = 1'-0"



Certificate Information: 16801 VIA LA COSTA 90272

Application / Permit 02010-30000-02894

Plan Check / Job No. B02WL00915

> Group Building Type Bldg-New

Sub-Type 1 or 2 Family Dwelling **Primary Use** (1) Dwelling - Single Family

Work Description New 132' x 60' irregular shaped 2 story single family dwelling with attached 2 car garage.

Permit Issued Issued on 11/26/2002 **Issuing Office** West Los Angeles

Current Status Permit Finaled on 3/31/2004

Permit Application Status History

Fees Due	8/13/2002	KADHIM JAWAD
Submitted	8/13/2002	KERMIT YOUNG
Pre-Insp Required	8/13/2002	KADHIM JAWAD
Pre-Insp Completed	8/14/2002	RANDALL KINA
PC Assigned	8/15/2002	JOHN CONTI
Corrections Issued	8/20/2002	JOHN CONTI
Recheck	8/21/2002	RANDALL KINA
Corrections Issued	9/24/2002	JOHN CONTI
Reviewed by Supervisor	9/24/2002	RANDALL KINA
Not Issued	11/25/2002	JOHN CONTI
Issued	11/26/2002	KERMIT YOUNG
Permit Finaled	3/31/2004	JEFF NAPIER

Permit Application Clearance Information

Grading Pre-Inspection	Cleared	8/20/2002	RUDOLF FOORMAN
(Q) Conditions	Cleared	9/17/2002	GREGORY SHOOP
(T) Conditions	Cleared	9/17/2002	GREGORY SHOOP
Coastal Development Permit	Cleared	9/17/2002	GREGORY SHOOP
Exemption from CZCA	Cleared	9/17/2002	GREGORY SHOOP
Private Street	Cleared	9/17/2002	GREGORY SHOOP

Tract Map conditions	Cleared	9/19/2002	LATEEF SHOLEBO
Hold	Cleared	9/24/2002	JOHN CONTI
A-Permit	Cleared	10/9/2002	RACHEL BASS
Hillside ordinance	Cleared	10/9/2002	RACHEL BASS
Hillside ordinance	Cleared	10/9/2002	RACHEL BASS
Hillside ordinance	Cleared	10/9/2002	RACHEL BASS
Roof/Waste drainage to street	Cleared	10/9/2002	RACHEL BASS
Hydrant and Access approval	Cleared	11/7/2002	TERRENCE O'CONNELL
Sewer availability	Cleared	11/7/2002	FELICIANO REYES
Mailing Labels	Cleared	11/25/2002	JOHN CONTI
Dwelling unit tax	Cleared	11/26/2002	GLORIA THOMAS

Contact Information

Architect	Ungar, Kenneth Joel; Lic. No.: C21777	1475 PATHFINDER AVENUE WESTLAKE VILLAGE, CA 91362
Contractor	H P Group General Construction; Lic. No.: 432174-B	19429 WELLS DR TARZANA, CA 91356
Engineer	Cook, Bruce Alan; Lic. No.: S2735	1136 CYPRESS AVENUE #3 HERMOSA BEACH, CA 90254

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Grading Pre-Inspection	8/15/2002	Approved	RUDOLF FOORMAN
Posting Pre-Inspection	8/15/2002	Approved	RUDOLF FOORMAN
Footing/Foundation/Slab	2/7/2003	Approved	MARTIN TACK
Footing/Foundation/Slab	2/24/2003	Corrections Issued	MARTIN TACK
Footing/Foundation/Slab	2/28/2003	Conditional Approval	MARTIN TACK
Deputy Reinf. Concrete	3/4/2003	Partial Approval	MARTIN TACK
SGSOV-Seismic Gas S/O Valve	3/16/2003	Not Ready for Inspection	MARIA VASQUEZ
PLUMBING-Rough	3/17/2003	Partial Approval	MARTIN TACK
SGSOV-Seismic Gas S/O Valve	3/18/2003	Partial Approval	MARTIN TACK
Footing/Foundation/Slab	3/21/2003	Partial Approval	MARTIN TACK

PLUMBING-Rough	4/4/2003	Partial Approval	MARTIN TACK
Floor/Roof Diaphrgm/Shear Wall	5/12/2003	Partial Approval	MARTIN TACK
SGSOV-Seismic Gas S/O Valve	5/12/2003	Not Ready for Inspection	EDWARD OLIVIER
Deputy Drilled-In Anchors	5/20/2003	Partial Approval	MARTIN TACK
Floor/Roof Diaphrgm/Shear Wall	5/22/2003	Corrections Issued	MARTIN TACK
Floor/Roof Diaphrgm/Shear Wall	6/30/2003	Corrections Issued	JEFF NAPIER
PLUMBING-Rough	6/30/2003	Approved	JEFF NAPIER
Deputy Drilled-In Anchors	7/2/2003	Partial Approval	MARTIN TACK
Floor/Roof Diaphrgm/Shear Wall	7/31/2003	Partial Approval	MARTIN TACK
ELECTRICAL-Rough	9/3/2003	Conditional Approval	MARTIN TACK
HVAC-Rough	9/3/2003	Partial Approval	MARTIN TACK
BUILDING-Rough-Frame	9/5/2003	Conditional Approval	MARTIN TACK
BUILDING-Rough-Frame	9/9/2003	Conditional Approval	MARTIN TACK
Insulation	9/10/2003	Approved	MARTIN TACK
Drywall Nailing	9/18/2003	Approved	MARTIN TACK
Interior/Exterior Lathing	9/18/2003	Approved	MARTIN TACK
Interior/Exterior Lathing	10/7/2003	Corrections Issued	MARTIN TACK
Interior/Exterior Lathing	10/9/2003	Corrections Issued	MARTIN TACK
Interior/Exterior Lathing	10/15/2003	Approved	BRAD BESCOS
SGSOV-Seismic Gas S/O Valve	11/5/2003	Not Ready for Inspection	EDWARD OLIVIER
Gas Test	1/28/2004	Approved	JEFF NAPIER
HVAC-Rough	3/3/2004	Approved	JEFF NAPIER
Final-COMBINATION	3/4/2004	Partial Approval	JEFF NAPIER
Gas Test	3/5/2004	Approved	JEFF NAPIER
Final-COMBINATION	3/15/2004	Not Ready for Inspection	JEFF NAPIER
SGSOV-Seismic Gas S/O Valve	3/15/2004	SGSOV Approved	JEFF NAPIER
Service/Power Release	3/15/2004	Corrections Issued	JEFF NAPIER
ELECTRICAL-Rough	3/18/2004	Not Ready for Inspection	BRAD BESCOS
Final-COMBINATION	3/19/2004	Partial Approval	JEFF NAPIER
Service/Power Release	3/19/2004	Approved	JEFF NAPIER
Final-COMBINATION	3/31/2004	Permit Finaled	JEFF NAPIER
SGSOV-Seismic Gas S/O Valve	3/31/2004	SGSOV Approved	JEFF NAPIER

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 04047-20000-00005

Plan Check / Job No. --

Group Building

Type Swimming-Pool/Spa
Sub-Type 1 or 2 Family Dwelling
Primary Use (20) Pool/Spa - Private

Work Description 18' X 35' X 8'-6" DEEP MAX. POOL AND 7' DIA. X 3.5' DEEP MAX. SPA PER STD PLAN #268.

Permit Issued Issued on 1/6/2004

Issuing Office Valley

Current Status Permit Finaled on 1/28/2005

Permit Application Status History

Pre-Insp Completed	1/2/2004	STEVEN KIM
PC Fees Due	1/2/2004	STEVEN KIM
PC Fees Paid	1/2/2004	THANG LAM
Corrections Issued	1/2/2004	STEVEN KIM
Issued	1/6/2004	ARTHUR MANALO
Permit Finaled	1/28/2005	JEFF NAPIER

Permit Application Clearance Information

"T" removal	Cleared	1/5/2004	RONY GIRON
ZI	Cleared	1/5/2004	NELSON RODRIGUEZ
"Q" conditions	Cleared	1/6/2004	RONY GIRON

Contact Information

Contractor	Addison Pools Inc: Lic. No.: 753417-C53	12265 VENTURA BLVD #204	STUDIO CITY. CA 91604
	,		,

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Pre-Gunite	2/9/2004	Corrections Issued	JEFF NAPIER
Pre-Gunite	2/12/2004	Approved	JEFF NAPIER
Rough-Mechanical	2/12/2004	Approved	JEFF NAPIER
Deck	3/16/2004	Approved	JEFF NAPIER
Grounding or Bonding	3/16/2004	Approved	JEFF NAPIER
Enclosure/Fence	8/6/2004	Corrections Issued	JEFF NAPIER
Enclosure/Fence	9/22/2004	Not Ready for Inspection	JEFF NAPIER
ELECTRICAL-Final	12/6/2004	Partial Approval	JEFF NAPIER
Enclosure/Fence	12/6/2004	Approved	JEFF NAPIER
PLUMBING-Final	12/6/2004	Not Ready for Inspection	JEFF NAPIER
SGSOV-Seismic Gas S/O Valve	12/6/2004	SGSOV Approved	JEFF NAPIER
Final	1/28/2005	Permit Finaled	JEFF NAPIER
SGSOV-Seismic Gas S/O Valve	1/28/2005	SGSOV Approved	JEFF NAPIER

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 25016-90000-13262

Plan Check / Job No.

Building Group

Type Bldg-Alter/Repair

Sub-Type 1 or 2 Family Dwelling **Primary Use** (1) Dwelling - Single Family

Work Description 1 bathroom(s).Bathroom remodel for residential buildings (no structural changes).

Permit Issued Issued on 4/25/2025

Issuing Office

Current Status Issued on 4/25/2025

Permit Application Status History

Issued	4/25/2025	INTERNET PERMIT

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	D K R Construction Inc; Lic. No.: 1070450-B	7110 FOREST HILLS RD	WEST HILLS. CA 91307
3 011111111111	Z K K Goriou Golden III o, Zioi i Kon 107 G 100 Z	7.110 1 011.201 1 11.220 11.2	

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

BUILDING-Rough-Frame	4/28/2025	Approved	BOBBY KEY
ELECTRICAL-Rough	4/28/2025	Approved	BOBBY KEY
HVAC-Rough	4/28/2025	Partial Approval	BOBBY KEY
PLUMBING-Rough	4/28/2025	Approved	BOBBY KEY
Shower Pan	4/30/2025	Approved	STEPHANIE SWANSON
Interior/Exterior Lathing	5/2/2025	Approved	KENNETH NAGLE

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 03020-30000-00753

Plan Check / Job No. B03WL00297

Group Building

Type Nonbldg-New

Sub-Type 1 or 2 Family Dwelling **Primary Use** (23) Retaining Wall

Work Description New retaining wall - 40'-0" long at 5'-5" high at front yard.

Permit Issued Issued on 3/27/2003 **Issuing Office** West Los Angeles

Current Status Permit Finaled on 2/23/2005

Permit Application Status History

Fees Due	3/7/2003	CHARLES CANNING
Submitted	3/7/2003	KERMIT YOUNG
Pre-Insp Completed	3/11/2003	RANDALL KINA
PC Assigned	3/11/2003	JOE VO
Corrections Issued	3/11/2003	JOE VO
Reviewed by Supervisor	3/11/2003	RANDALL KINA
Issued	3/27/2003	KERMIT YOUNG
Permit Finaled	2/23/2005	JEFF NAPIER

Permit Application Clearance Information

(Q) Conditions	Cleared	3/12/2003	GREGORY SHOOP
(T) Removal	Cleared	3/12/2003	GREGORY SHOOP
CPC	Cleared	3/12/2003	GREGORY SHOOP
Coastal Development Permit	Cleared	3/12/2003	GREGORY SHOOP
Exemption from CZCA	Cleared	3/12/2003	GREGORY SHOOP
Grading Pre-Inspection	Cleared	3/27/2003	JOE VO
Roof/Waste drainage to street	Cleared	3/27/2003	RACHEL BASS

Contact Information

Contractor Owner-Builder	,
--------------------------	---

Engineer	Ciridon, William Agodon; Lic. No.: GE217	3457 ASHBOURNE PLACE ROWLAND HEIGHTS, CA 91748
Engineer	Hussein, Dean; Lic. No.: C58024	11611 WOODBRIDGE ST STUDIO CITY, CA 91604

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Grading Pre-Inspection	3/14/2003	Approved	RUDOLF FOORMAN
Footing/Foundation/Slab	4/30/2003	Corrections Issued	MARTIN TACK
Footing/Foundation/Slab	5/1/2003	Approved	MARTIN TACK
Rough	11/10/2003	Conditional Approval	JEFF NAPIER
Masonry Wall/Backfill	1/20/2004	Reroute RFI	MARTIN TACK
Masonry Wall/Backfill	1/23/2004	Approved	MARTIN TACK
Final	3/15/2004	Not Ready for Inspection	JEFF NAPIER
Final	4/1/2004	Not Ready for Inspection	JEFF NAPIER
SGSOV-Seismic Gas S/O Valve	4/1/2004	SGSOV Approved	JEFF NAPIER
Final	2/23/2005	Permit Finaled	JEFF NAPIER

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 03030-30000-00776

Plan Check / Job No. --

Group Building **Type** Grading

Sub-Type 1 or 2 Family Dwelling **Primary Use** (70) Grading - Hillside

Work Description GRADING FOR RET. EXCAVATION AND BACKFILL. 13 C.Y.

Permit Issued Issued on 3/27/2003
Issuing Office West Los Angeles

Current Status Permit Finaled on 10/29/2004

Permit Application Status History

PC not Required	3/27/2003	JOE VO
Issued	3/27/2003	KERMIT YOUNG
Permit Finaled	10/28/2004	RUDOLF FOORMAN

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	Owner-Builder	,
Engineer	Ciridon, William Agodon; Lic. No.: GE217	3457 ASHBOURNE PLACE ROWLAND HEIGHTS, CA 91748
Engineer	Hussein, Dean; Lic. No.: C58024	11611 WOODBRIDGE ST STUDIO CITY, CA 91604

Inspector Information

JOHNNY MIRANDA, (310) 914-3899	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Fill/Backfill	1/23/2004	Approved	RUDOLF FOORMAN
Final	10/28/2004	Permit Finaled	RUDOLF FOORMAN

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 04020-20000-01097

Plan Check / Job No.

Group Building Type Nonbldg-New

Sub-Type 1 or 2 Family Dwelling Primary Use (23) Retaining Wall

Work Description NEW 4' RETAINING WALL PER ENGINEER'S SPECS. APPROX. 22 LIN FT. (SEE #04030-20000-

00947)

Permit Issued Issued on 4/29/2004

Issuing Office Metro

Current Status Permit Finaled on 1/28/2005

Permit Application Status History

Pre-Insp Completed	3/25/2004	DAVID OLIVAS
Corrections Issued	3/25/2004	DAVID OLIVAS
PC Fees Paid	3/25/2004	ARTHUR MANALO
Corrections Issued	3/25/2004	DAVID OLIVAS
Issued	4/29/2004	BOSCO TANG
Permit Finaled	1/28/2005	JEFF NAPIER

Permit Application Clearance Information

"Q" conditions	Cleared	4/29/2004	RONY GIRON
"T" removal	Cleared	4/29/2004	RONY GIRON
Grading Pre-Inspection	Cleared	4/29/2004	CATHERINE NUEZCA
Private street	Cleared	4/29/2004	NELSON RODRIGUEZ

Contact Information

Contractor	Addison Pools Inc; Lic. No.: 753417-B	12265 VENTURA BLVD #204 STUDIO CITY, CA 91604
Engineer	Cowen, Aaron Justin; Lic. No.: C58878	7371 SEABLUFF DR #108 HUNTINGTON BEACH, CA 92648

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Excavation/Setback/Form/Re-Bar	5/10/2004	Approved	JEFF NAPIER
Footing/Foundation/Slab	5/10/2004	Approved	JEFF NAPIER
Masonry Wall	5/21/2004	Approved	JEFF NAPIER
Masonry Wall/Backfill	5/24/2004	Approved	JEFF NAPIER
Final	1/28/2005	Permit Finaled	JEFF NAPIER

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 04030-20000-00947

Plan Check / Job No.

Group Building Type Grading

Sub-Type 1 or 2 Family Dwelling **Primary Use** (70) Grading - Hillside

Work Description EXCAVATION AND BACKFILL FOR (P) RET. WALL. (APPROX. 10 CU. YDS) (SEE APP# FOR

RETAINING WALL 04020-20000-01097)

Permit Issued Issued on 4/29/2004

Issuing Office Metro

Current Status Permit Finaled on 10/29/2004

Permit Application Status History

Pre-Insp Completed	3/25/2004	DAVID OLIVAS
Issued	4/29/2004	BOSCO TANG
Permit Finaled	10/28/2004	RUDOLF FOORMAN

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	Addison Pools Inc; Lic. No.: 753417-B	12265 VENTURA BLVD #204 STUDIO CITY, CA 91604
Engineer	Cowen, Aaron Justin; Lic. No.: C58878	7371 SEABLUFF DR #108 HUNTINGTON BEACH, CA 92648

Inspector Information

101111111111111111111111111111111111111	
JOHNNY MIRANDA, (310) 914-3899	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Bottom/Toe	5/10/2004	Partial Inspection	RUDOLF FOORMAN
Irrigation/Landscape	5/25/2004	Partial Approval	LESLIE TRUJILLO
Final	10/28/2004	Permit Finaled	RUDOLF FOORMAN

APPLICATIONS

South Coast Region

06/18/2025

APPEAL PERIOD ENDS

AT 5:00 P.M. ON **07/17/2025**



California Coastal Commission
COASTAL EXEMPTION
Single Jurisdiction Coastal Zone

Filing Instructions

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act, Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the <u>Online Application System (OAS)</u> for the Virtual DSC. To submit hard copies, please check the <u>Development Services</u> webpage for current protocols.

Eligibility for Exemption

A CEX is only available for projects located within the **Single Jurisdiction Coastal Zone**, as identified in ZIMAS. Under <u>no circumstances</u> shall a CEX be issued for the following scopes of work:

- Remodels which involve the alteration of 50% or more of any major structural components, including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation, of each structure
- Addition, demolition, removal, or conversion of any whole primary residence¹, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring² in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures³ destroyed by a Disaster⁴ may be eligible for a CDP Exemption as follows:

- The replacement⁵ structure conforms to the applicable zoning requirements,
- Maintains the same use.
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, and
- Maintains the same location (building pad) on the property.

¹ Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code Sections 65590 & 65590.1)

² Including the use of caissons for anything beyond the primary structure.

³ PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster."

⁴ PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner."

⁵ Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- ☑ Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
 - o If submitting hard copies, provide one set of 11x17 reduced-sized plans.
 - o If submitting virtually, submit one PDF through the OAS.
- ☑ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Add	ress: 257 N Toyota	a Drive		
Legal Description (Lot, Block, Tract): Lot 4, Block 3, TR 9377				
Zone:	RE11-1	Community Plan:	Brentwood - Pacific Palisades	
	cope of Work: r on-grade site walls	s and fireplace around pro	perty	
Related 15-I	Digit Building Perr	nit Number(s): 25020-10	000-00941	
project desci	ription so Planning		e permit, please include it in the above iect as a whole and to avoid having to apply original scope of work.	
Applicant N	ame: Isaac Lemus			
Address: 11	150 W Olympic Blv	rd, Suite 700		
Phone Num	ber: 2139997120	E-mail Address	isaac@crestrealestate.com	
Signature: _	bros	lemo		

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which 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 normally associated with 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 (e.g., viewable from the public right-ofway, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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, and additions of less than 10% of the original square footage or height, 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 (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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 (e.g., re-roofing, replacement of equipment) which do not result in any replacement of 20 percent or more of the materials of an existing structure with materials of a different kind, as well as any changes, enlargement, or expansion. ☐ Conversion of existing habitable space to an Accessory Dwelling Unit (ADU). The conversion of existing legally established habitable space (bedroom or living room) to an ADU or Junior ADU within an existing primary residence, without removal or replacement of major structural components (including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation), and which does not change the intensity of use of the structure. may not constitute Development under the Coastal Act. Pursuant to the Coastal Commission
- □ Replacement of Structures Due to Disaster as provided in PRC Section 30610(g):
 - (1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be

Guidance Memorandum on the Implementation of New ADU Laws, dated January 21, 2022.

for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

(2) As used in this subdivision:

VINCENT P. BERTONI, AICP

Director of Planning

- (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.
- (B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.
- (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

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 the California Coastal Act, PRC Section 30610, this exemption is null and void.

D C C (C)	9	
Issued By:	Mayela Villa	
,	Signature	
	Mayela Villa - Planning Assistant	
	Print Name and Title	
Case No.:	ADM-2025-3206-CEX	
Invoice No.:	103017	
Date:	6/10/2025	

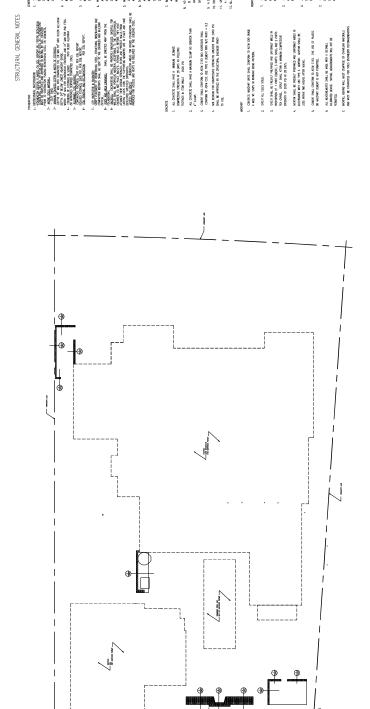


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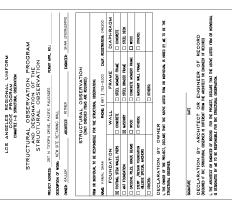
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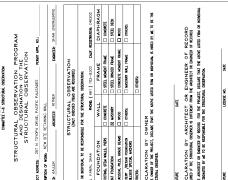
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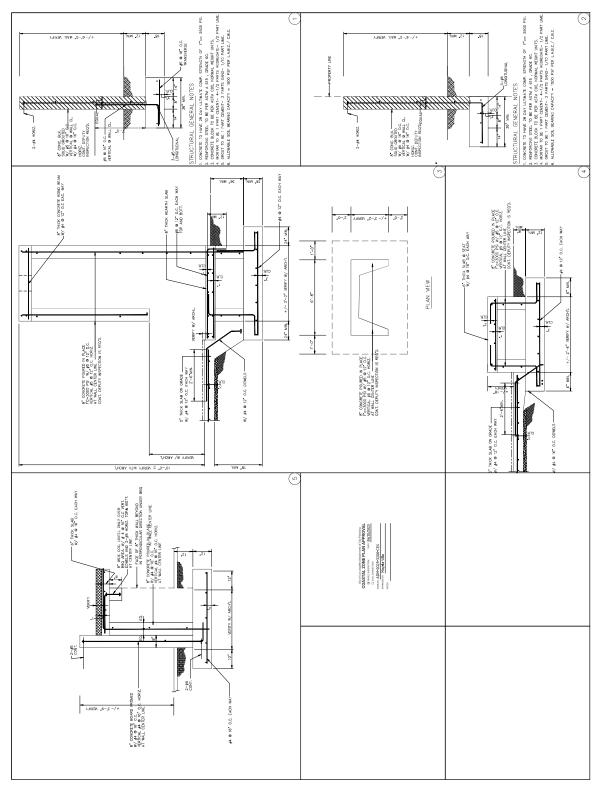
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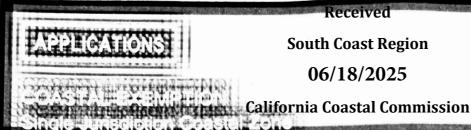






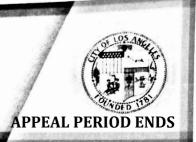






South Coast Region

06/18/2025



AT 5:00 P.M. ON 07/17/2025

Filing Instructions

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act. Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the Online Application System (OAS) for the Virtual DSC. To submit hard copies, please check the Development Services webpage for current protocols.

Eligibility for Exemption

A CEX is only available for projects located within the Single Jurisdiction Coastal Zone, as identified in ZIMAS. Under no circumstances shall a CEX be issued for the following scopes of work:

- Remodels which involve the alteration of 50% or more of any major structural components, including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation, of each structure
- Addition, demolition, removal, or conversion of any whole primary residence¹, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring² in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures³ destroyed by a Disaster⁴ may be eligible for a CDP Exemption as follows:

- The replacement structure conforms to the applicable zoning requirements,
- Maintains the same use.
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10
- Maintains the same location (building pad) on the property.

¹ Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code ² Including the use of caissons for anything beyond the primary structure.

³ PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that

⁴ PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced

⁵ Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- ☑ Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
 - o If submitting hard copies, provide one set of 11x17 reduced-sized plans.
 - o If submitting virtually, submit one PDF through the OAS.
- ☐ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Address: 725 amoroso place venice 90291

Legal Description (Lot, Block, Tract): VENICE ANNEX LOT 23 BLK 7

Zone: R2-1 SINGLE FAMILY RESIDENCE Community Plan: Venice

Proposed Scope of Work:

ENCLOSE EXISTING
COVERED PATIO 85 sf convert to living space

Related 15-Digit Building Permit Number(s): 24014-10000-02094

Note: If there is related work to be pulled under a separate permit, please include it in the above project description 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: Jeanna Ruby

Address: 2706 Artesia Blvd. suite D redondo beach, CA 90278

Phone Number: 310-525-0202 E-mail Address: jeannaruby@yahoo.com

Signature:

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which qualifies for an exemption under one or more of the categories checked below:

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 - (1) The replacement of any structure, other than a public works facility, destroyed by a disaster.

 The replacement structure shall conform to applicable existing zoning requirements, shall be

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 - (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

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VINCENT P. BERTONI, AICP Director of Planning

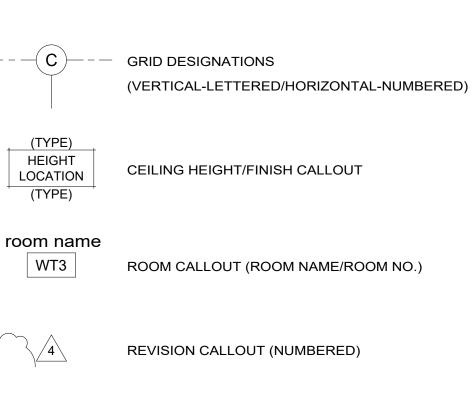
Issued By:	Mayela Villa	
-	Signature	
	Mayela Villa - Planning Assistant	
	Print Name and Title	
Case No.:	ADM-2025-3390-CEX	
Invoice No.:	103168	
Date:	6/17/25	

ENCLOSE EXISTING COVERED PATIO

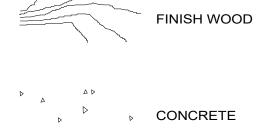
Project Address:

725 Amoroso Pl. Venice, CA 90291





(SEE FINISH SCHEDULE FOR REFERENCE)





BUILDING FOOTPRINT

Sheet Index

PROJECT INFORMATION

PROJECT INFORMATION / SITE PLAN SURVEY

BUILDING SPECIFICATIONS

ARCHITECTURAL

EXISTING FLOOR PLANS

PROPOSED / EXISTING FLOOR PLANS / ELECTRICAL

EXISTING ROOF PLAN / PROPOSED EXTERIOR ELEVATIONS

T24 TITLE - 24 ENERGY COMPLIANCE MANDATORY MEASURES

STRUCTURAL

STRUCTURAL PLANS AND DETAILS

LEGEND

PROPERTY LINE **BUILDING FOOTPRINT** SECOND STORY FOOTPRINT **1ST STORY FOOTPRINT** SECOND STORY FOOTPRINT **ENCLOSURE AREA**

Project Information

CLIENT

SHELBY L. HEITMAN 725 Amoroso Pl. Venice, CA 90291

GOVERNING CODE

THIS PROJECT SHALL COMPLY WITH 2022 CBC, CMC, CPC, CEC, CFC,

CONSTRUCTION TYPE

TYPE VB

OCCUPANCY GROUP R2-1 SINGLE FAMILY RESIDENCE

NUMBER OF STORIES

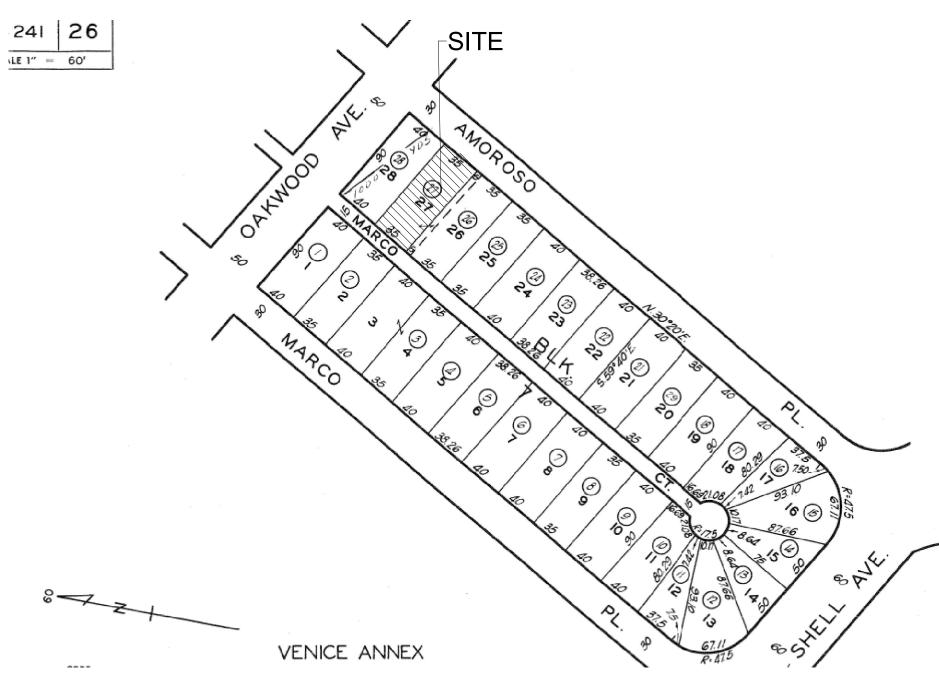
LEGAL DESCIPTION

APN# 4241-026-023 VENICE ANNEX LOT 23 BLK 7

Statistics

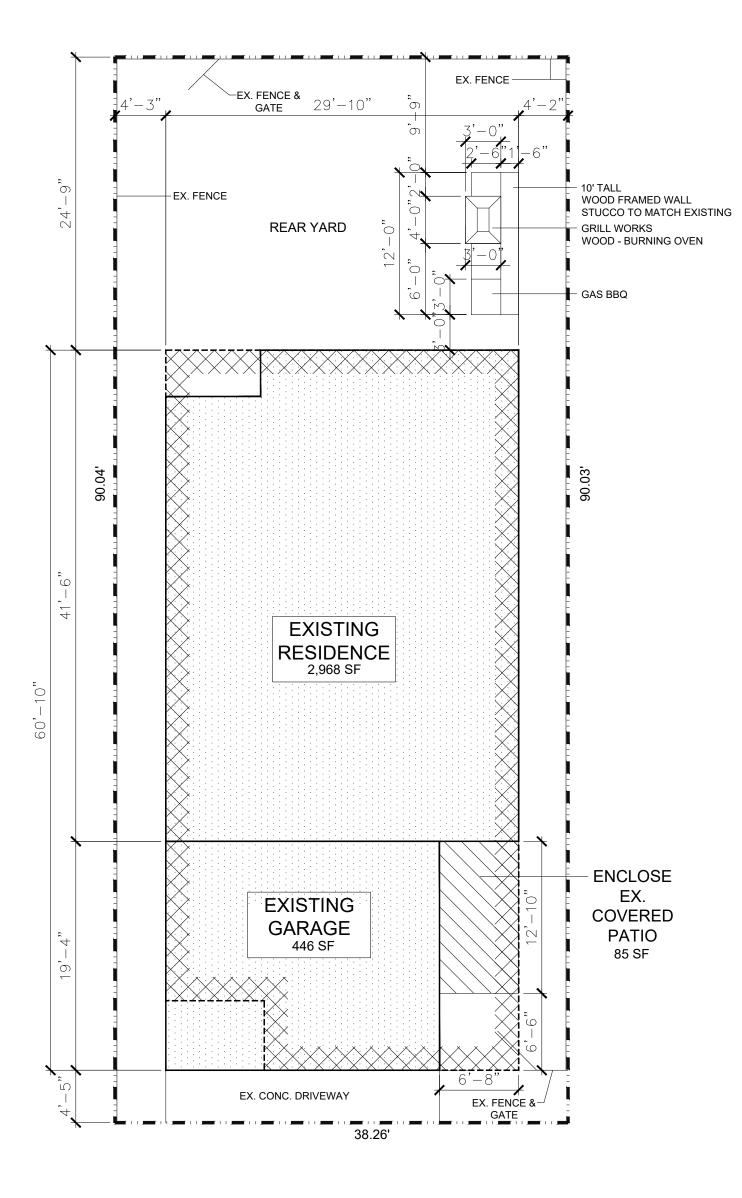
LOT AREA	3,443 S.F.
EXISTING LIVING SPACE - 1ST FLOOR EXISTING LIVING SPACE - 2ND FLOOR	1,205 S.F. 1,763 S.F.
ENCLOSURE AREA - 1ST FLOOR	85 S.F.
EXISTING GARAGE	446 S.F.
TOTAL AREA (1,205 + 1,763 + 85 + 446)	3,505 S.F.

VICINITY MAP

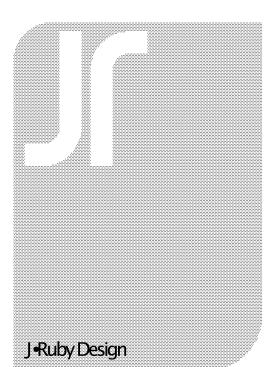


COASTAL ZONE PLAN APPROVAL ☐ DUAL JURISDICTION CASE NO: ADM-2025-3390-CEX APPROVED BY: Mayela Villa

MARCO CT.



AMOROSO PLACE



2706 Artesia Blvd. Suite D Redondo Beach, CA 90278

d 310.525.0202 e jeannaruby@yahoo.com

PROPERTY ADDRESS:

725 Amoroso Pl. Venice, CA 90291

PROPERTY OWNER:

SHELBY L. HEITMAN 725 Amoroso Pl. Venice, CA 90291

ENERGY CONSULTANT:

STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

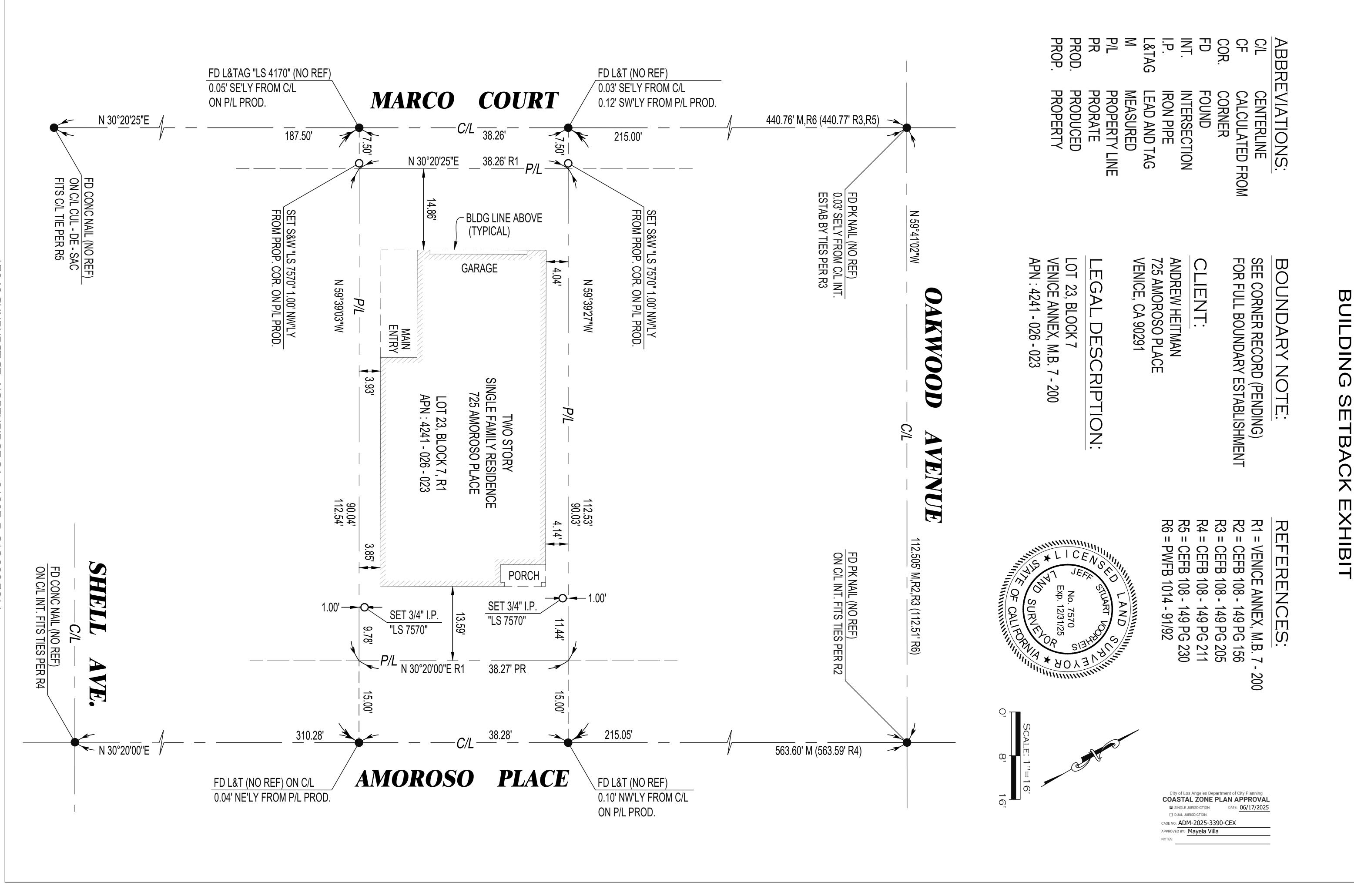
THESE DOCUMENTS ARE CONFIDENTIAL, INCORPORATING PROPRIETARY RIGHTS. ALL PARTIES ACCEPTING THESE DOCUMENTS AGREE THAT THEY SHALL NOT BE DUPLICATED IN WHOLE OR PART, NOR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF J.RUBY DESIGN. WRITTEN DIMENSIONS ON THESE DOCUMENTS TAKE PRECEDENCE OVER SCALED RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL STOP WORK AND NOTIFY THIS OFFICE IMMEDIATELY IF DISCREPANCIES OCCUR. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR

REVIEW PRIOR TO FABRICATION.

SITE PLAN / PROJECT INFORMATION



DATE: 05-16-2024 **SCALE**: 1/8"=1-0"



EXISTING SECOND FLOOR PLAN Scale: 1/4"=1'-0"

EXISTING FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

3680

fixed

4080

21'-10"

4080

29'-10"

6'-8"

ENTRY

5070

POWDER

3680

fixed

DINING

1,205 SF

(E) LIVING ROOM

110 40 slider

23'-1"

GARAGE

446 SF

PANTRY

3080

8'-0"

CLOSET

(E) KITCHEN

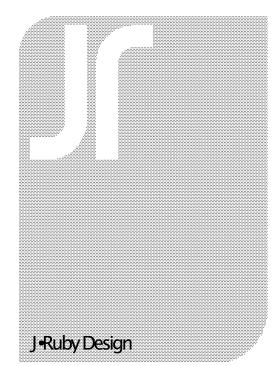
WALL LEGEND

City of Los Angeles Department of City Planning
COASTAL ZONE PLAN APPROVAL ☑ SINGLE JURISDICTION DATE: 06/17/2025

□ DUAL JURISDICTION

CASE NO: ADM-2025-3390-CEX APPROVED BY: Mayela Villa

EXISTING WALL



2706 Artesia Blvd. Suite D Redondo Beach, CA 90278

d 310.525.0202 e jeannaruby@yahoo.com

PROPERTY ADDRESS:

725 Amoroso Pl. Venice, CA 90291

PROPERTY OWNER:

SHELBY L. HEITMAN 725 Amoroso Pl. Venice, CA 90291

ENERGY CONSULTANT:

STRUCTURAL ENGINEERING:

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EXISTING

FLOOR PLANS

DATE: 05-16-2024 **SCALE**: 1/4"=1-0"



- APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH EACH STORY AND BASEMENTS FOR DWELLINGS WITH MORE THAN ONE STORY. SOMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315)

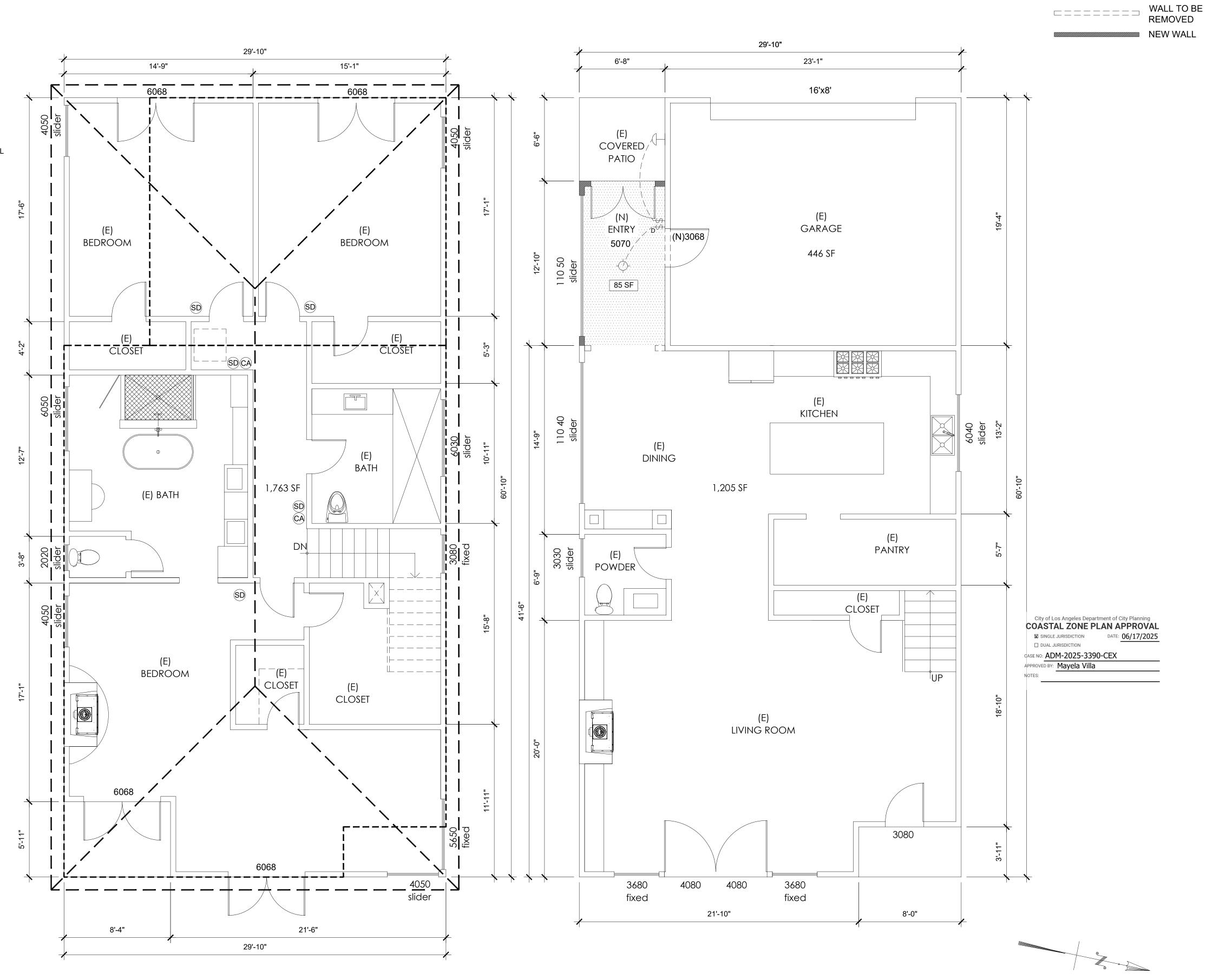
ES3TL - 3-WAY SWITCH

DSTL - DIMMER SWITCH

DO - DUPLEX OUTLET (AFCI)

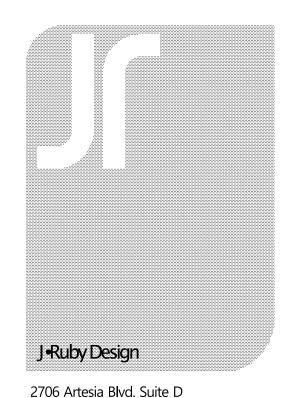
WALL MOUNTED SCONCE FLOURESCENT LIGHT FIXTURE

- CF - CEILING MOUNTED FIXTURE



EXISTING SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

PROPOSED FIRST FLOOR PLAN Scale: 1/4"=1'-0"



2706 Artesia Blvd. Suite D Redondo Beach, CA 90278

WALL LEGEND

─ EXISTING WALL

d 310.525.0202 e jeannaruby@yahoo.com

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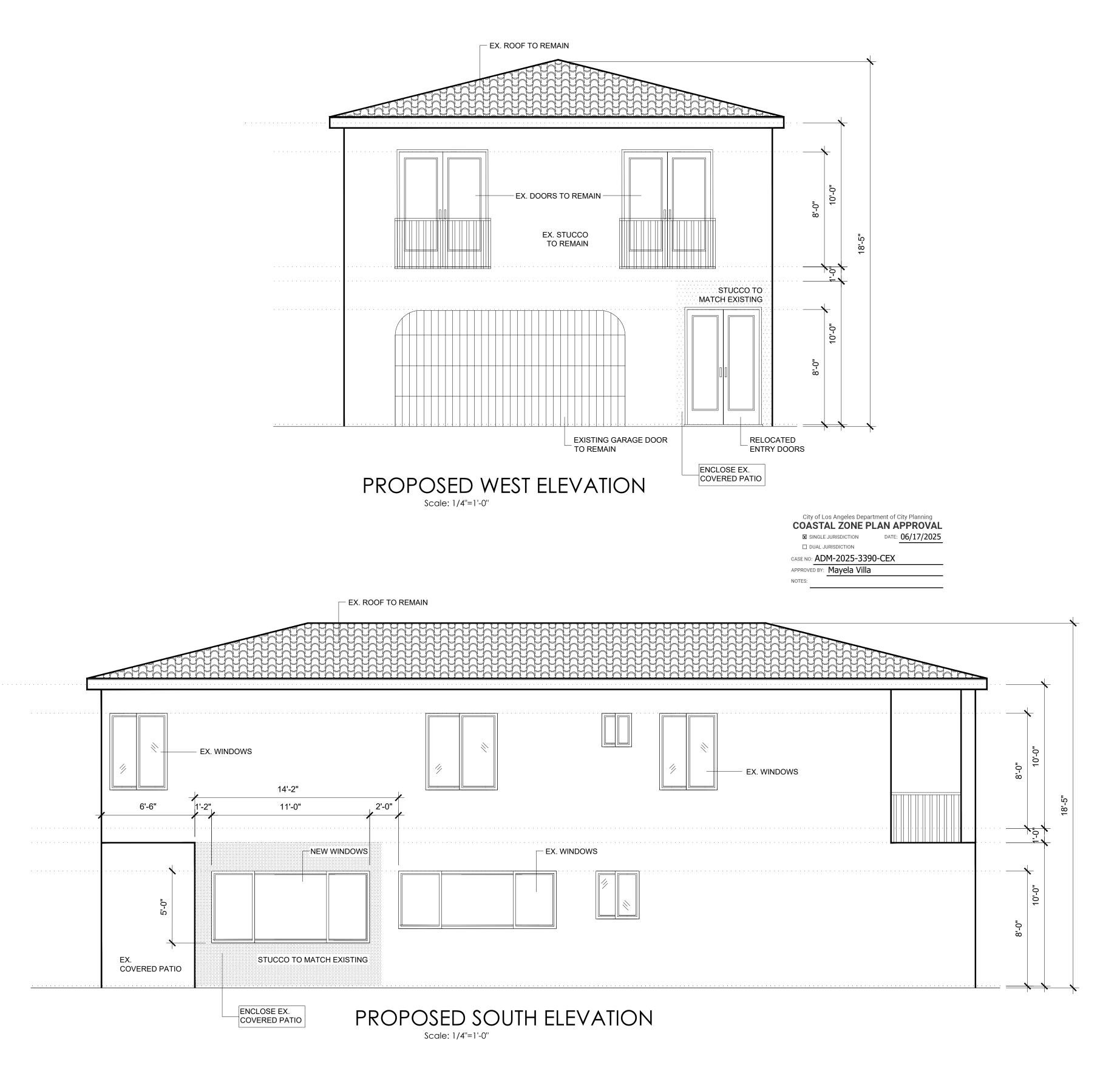
STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

THESE DOCUMENTS ARE CONFIDENTIAL, INCORPORATING PROPRIETARY RIGHTS. ALL PARTIES ACCEPTING THESE DOCUMENTS AGREE THAT THEY SHALL NOT BE DUPLICATED IN WHOLE OR PART, NOR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF J.RUBY DESIGN. WRITTEN DIMENSIONS ON THESE DOCUMENTS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL STOP WORK AND NOTIFY THIS OFFICE IMMEDIATELY IF DISCREPANCIES OCCUR. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW PRIOR TO FABRICATION.

PROPOSED / EXISTING FLOOR PLANS / ELECTRICAL

DATE: 05-16-2024 **SCALE**: 1/4"=1-0"



ELEVATION NOTE: NO CHANGE TO EXTERIOR FINISHES (ALL ELEVATIONS)
- ENCLOSURE TO MATCH EXISTING STUCCO

EX. ROOF VENTILATION CALCULATION:

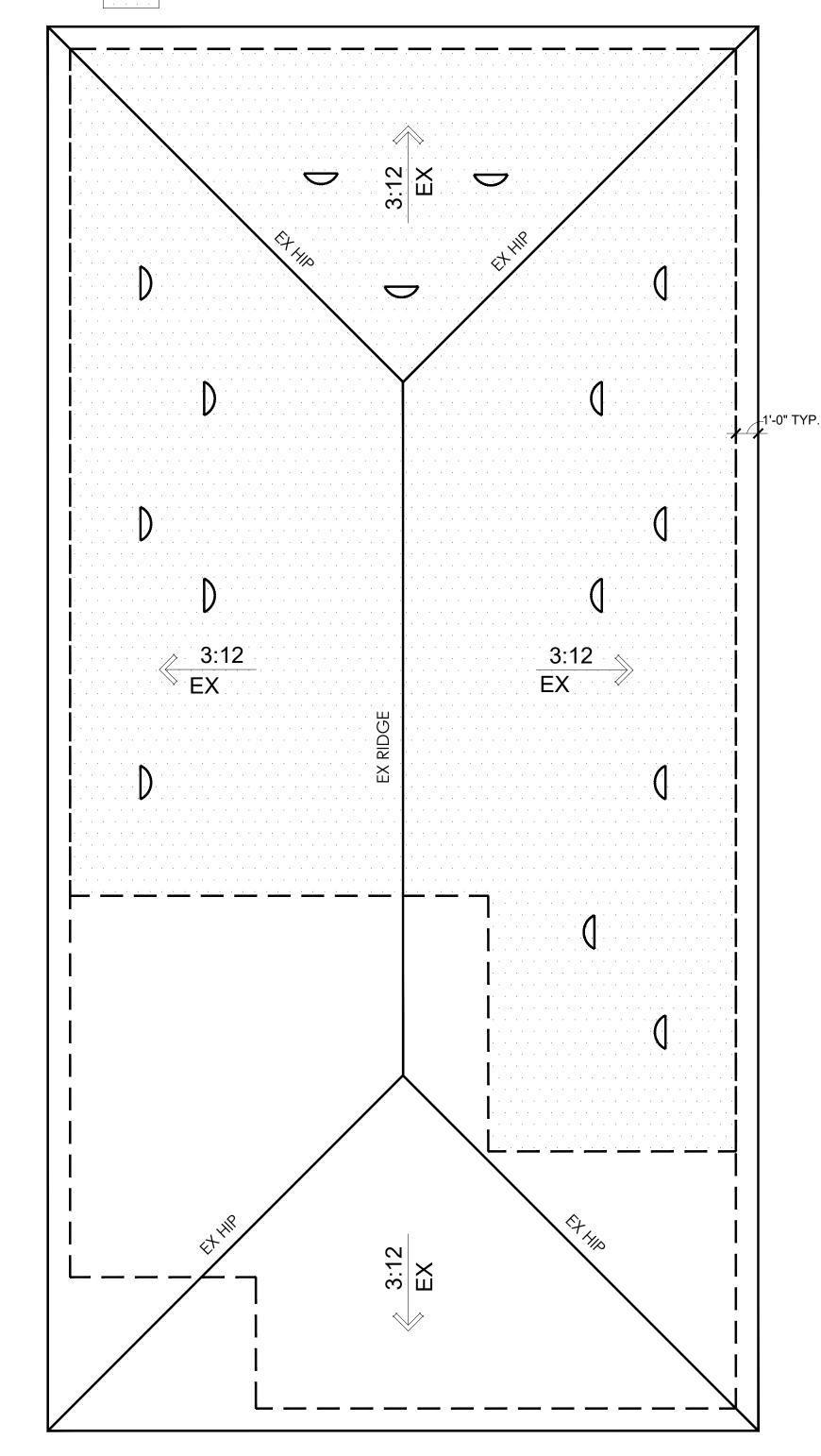
VENTABLE ATTIC AREA 1,255 SQ. FT.

ATTIC VENT CALCULATION = 1,255 / 150 = 8.36 SQ.FT VENTABLE AREA REQUIRED USE (13) 24" X 12" DORMER VENTS = 99 SQ. IN. NFVA

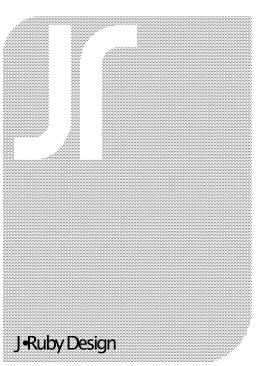
99/144= .68 NFVA

8.84 NFVA PROVIDED

EXISTING ATTIC AREA



ROOF NOTE: NO CHANGE TO EXTERIOR ROOF MATERIAL



2706 Artesia Blvd. Suite D Redondo Beach, CA 90278

d 310.525.0202 e jeannaruby@yahoo.com

PROPERTY ADDRESS:

725 Amoroso Pl. Venice, CA 90291

PROPERTY OWNER:

SHELBY L. HEITMAN 725 Amoroso Pl. Venice, CA 90291

ENERGY CONSULTANT:

STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

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DIMENSIONS.CONTRACTORS SHALL VERIFY AND BE
RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS
ON THE JOB AND SHALL STOP WORK AND NOTIFY THIS
OFFICE IMMEDIATELY IF DISCREPANCIES OCCUR. SHOP
DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR
REVIEW PRIOR TO FABRICATION.

ROOF PLAN /
EXTERIOR ELEVATIONS

A.3

DATE: 05-16-2024 **SCALE**: 1/4"=1-0"

APPLICATIONS

South Coast Region

06/18/2025

California Coastal Commission

COASTAL EXEMPTION Single Jurisdiction Coastal Zone AT 5:00 P.M. ON 07/17/2025

APPEAL PERIOD ENDS



Filing Instructions

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act, Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the Online Application System (OAS) for the Virtual DSC. To submit hard copies, please check the Development Services webpage for current protocols.

Eligibility for Exemption

A CEX is only available for projects located within the Single Jurisdiction Coastal Zone, as identified in ZIMAS. Under no circumstances shall a CEX be issued for the following scopes of work:

- Remodels which involve the alteration of 50% or more of any major structural components, including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation, of each structure
- Addition, demolition, removal, or conversion of any whole primary residence¹, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring² in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures³ destroyed by a Disaster⁴ may be eligible for a CDP Exemption as follows:

- The replacement⁵ structure conforms to the applicable zoning requirements.
- Maintains the same use,
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, and
- Maintains the same location (building pad) on the property.

¹ Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code Sections 65590 & 65590.1)

² Including the use of caissons for anything beyond the primary structure.

³ PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster."

⁴ PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner."

⁵ Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- ☐ Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
 - o If submitting hard copies, provide one set of 11x17 reduced-sized plans.
 - o If submitting virtually, submit one PDF through the OAS.
- ☐ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Address: 16801 W. Avenida Ashley
Legal Description (Lot, Block, Tract): Lot #67, Block - None, Tract #32184-A
Zone: RE15-1-H Community Plan:
Proposed Scope of Work:
Interior remodel in the (E) Kitchen. New fixed window at family room area. Remodel office area. Remove (E) door and replace with new slider door, replace window. Remove and replace (E) french doors, same size and location. Work within the (E) single family dwelling.
-
Related 15-Digit Building Permit Number(s): 25016-10000-15661
Note: If there is related work to be pulled under a separate permit, please include it in the above project description 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: Daisy Chavez
Address: 11634 Atlantic Ave. #1822 Lynwood, CA 90262
Phone Number: (323) 480-2783 E-mail Address: daisy@dgdesigns.llc
Signature:

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which 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 normally associated with 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 (e.g., viewable from the public right-ofway, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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, and additions of less than 10% of the original square footage or height, 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 (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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 (e.g., re-roofing, replacement of equipment) which do not result in any replacement of 20 percent or more of the materials of an existing structure with materials of a different kind, as well as any changes, enlargement, or expansion. ☐ Conversion of existing habitable space to an Accessory Dwelling Unit (ADU). The conversion of existing legally established habitable space (bedroom or living room) to an ADU or Junior ADU within an existing primary residence, without removal or replacement of major structural components (including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation), and which does not change the intensity of use of the structure. may not constitute Development under the Coastal Act. Pursuant to the Coastal Commission
- ☐ Replacement of Structures Due to Disaster as provided in PRC Section 30610(g):
 - (1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be

Guidance Memorandum on the Implementation of New ADU Laws, dated January 21, 2022.

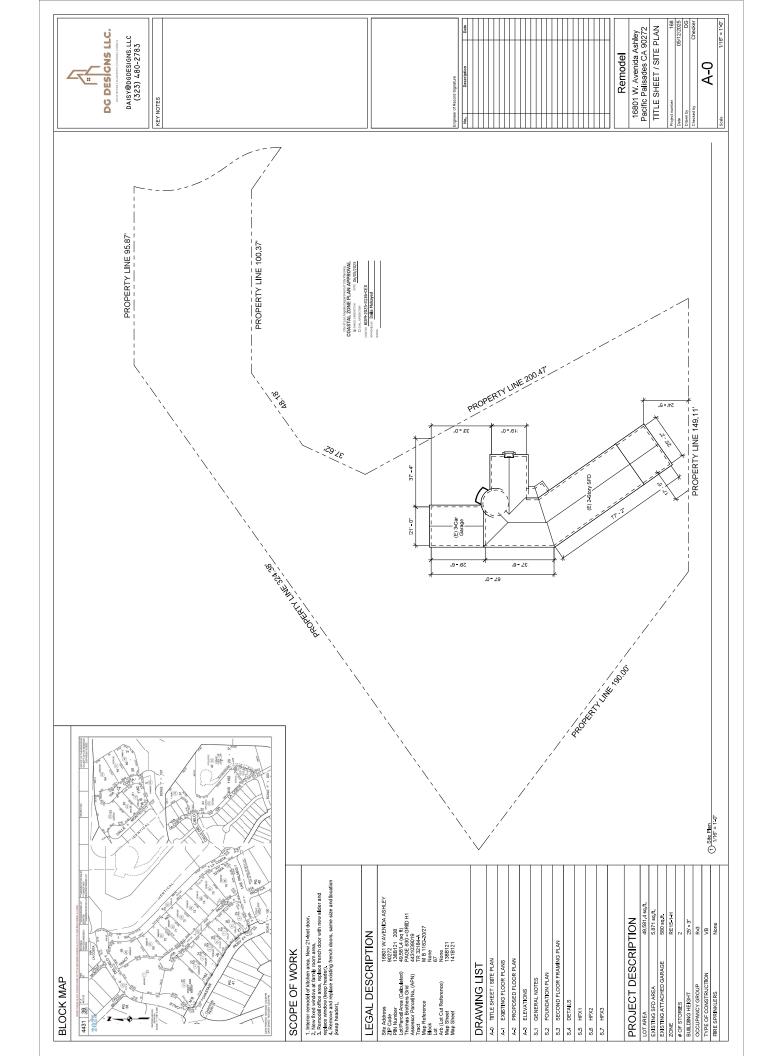
for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

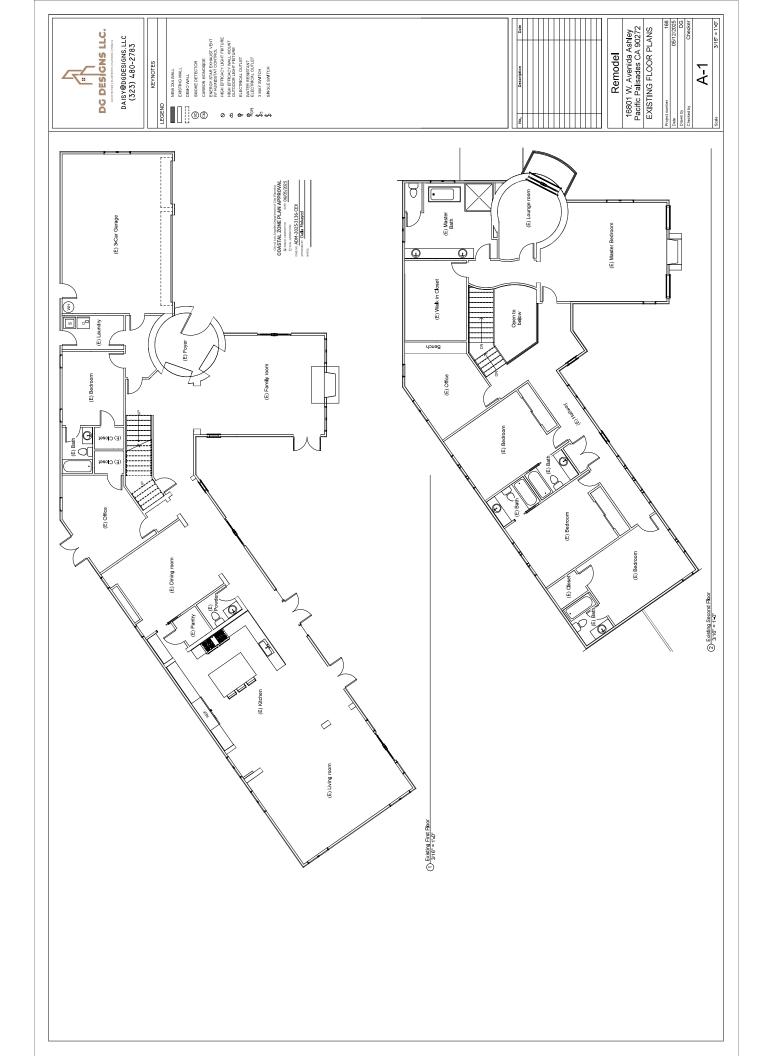
- (2) As used in this subdivision:
 - (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.
 - (B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.
 - (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

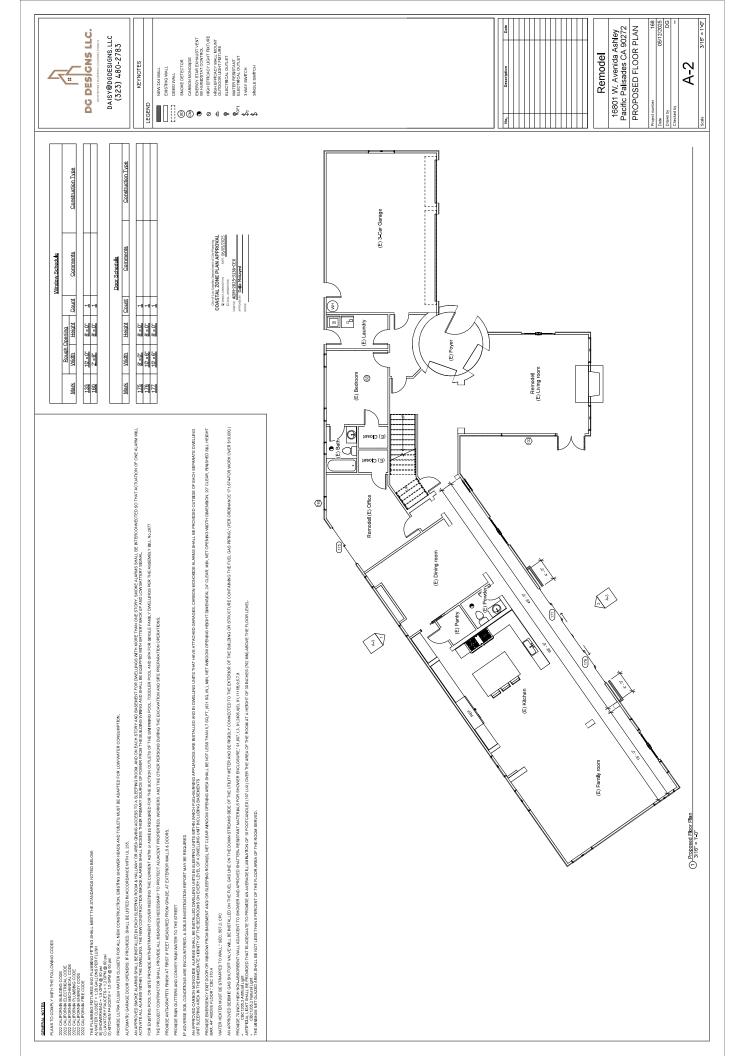
This exemption in no way excuses the applicant from complying with all applicable policies, ordinances, codes and regulations of the City of Los Angeles. This exemption shall not apply if the project is not consistent with local land use regulations. If it is found that the project description is not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

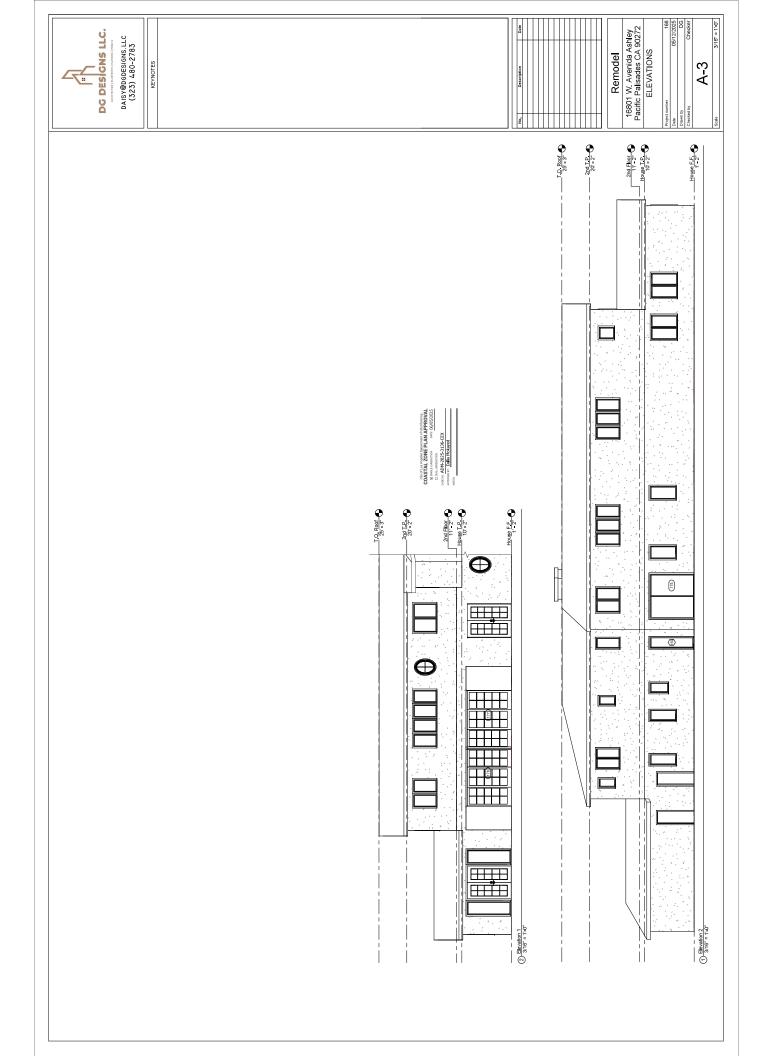
VINCENT P. BERTONI, AICP Director of Planning

Issued By:	Dalia Mokayed	
	Signature 0	
	DALIA MOKAYED	
	Print Name and Title	
Case No.:	ADM-2025-3136-CEX	
Invoice No.:	102954	
Date:	6/5/25	









Certificate Information: 16801 VIA LA COSTA 90272

Application / Permit 02010-30000-02894

Plan Check / Job No. B02WL00915

> Group Building Type Bldg-New

Sub-Type 1 or 2 Family Dwelling **Primary Use** (1) Dwelling - Single Family

Work Description New 132' x 60' irregular shaped 2 story single family dwelling with attached 2 car garage.

Permit Issued Issued on 11/26/2002 Issuing Office West Los Angeles

Current Status Permit Finaled on 3/31/2004

Permit Application Status History

Fees Due	8/13/2002	KADHIM JAWAD
Submitted	8/13/2002	KERMIT YOUNG
Pre-Insp Required	8/13/2002	KADHIM JAWAD
Pre-Insp Completed	8/14/2002	RANDALL KINA
PC Assigned	8/15/2002	JOHN CONTI
Corrections Issued	8/20/2002	JOHN CONTI
Recheck	8/21/2002	RANDALL KINA
Corrections Issued	9/24/2002	JOHN CONTI
Reviewed by Supervisor	9/24/2002	RANDALL KINA
Not Issued	11/25/2002	JOHN CONTI
Issued	11/26/2002	KERMIT YOUNG
Permit Finaled	3/31/2004	JEFF NAPIER

Permit Application Clearance Information

Grading Pre-Inspection	Cleared	8/20/2002	RUDOLF FOORMAN
(Q) Conditions	Cleared	9/17/2002	GREGORY SHOOP
(T) Conditions	Cleared	9/17/2002	GREGORY SHOOP
Coastal Development Permit	Cleared	9/17/2002	GREGORY SHOOP
Exemption from CZCA	Cleared	9/17/2002	GREGORY SHOOP
Private Street	Cleared	9/17/2002	GREGORY SHOOP

Tract Map conditions	Cleared	9/19/2002	LATEEF SHOLEBO
Hold	Cleared	9/24/2002	JOHN CONTI
A-Permit	Cleared	10/9/2002	RACHEL BASS
Hillside ordinance	Cleared	10/9/2002	RACHEL BASS
Hillside ordinance	Cleared	10/9/2002	RACHEL BASS
Hillside ordinance	Cleared	10/9/2002	RACHEL BASS
Roof/Waste drainage to street	Cleared	10/9/2002	RACHEL BASS
Hydrant and Access approval	Cleared	11/7/2002	TERRENCE O'CONNELL
Sewer availability	Cleared	11/7/2002	FELICIANO REYES
Mailing Labels	Cleared	11/25/2002	JOHN CONTI
Dwelling unit tax	Cleared	11/26/2002	GLORIA THOMAS

Contact Information

Architect	Ungar, Kenneth Joel; Lic. No.: C21777	1475 PATHFINDER AVENUE WESTLAKE VILLAGE, CA 91362
Contractor	H P Group General Construction; Lic. No.: 432174-B	19429 WELLS DR TARZANA, CA 91356
Engineer	Cook, Bruce Alan; Lic. No.: S2735	1136 CYPRESS AVENUE #3 HERMOSA BEACH, CA 90254

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Grading Pre-Inspection	8/15/2002	Approved	RUDOLF FOORMAN
Posting Pre-Inspection	8/15/2002	Approved	RUDOLF FOORMAN
Footing/Foundation/Slab	2/7/2003	Approved	MARTIN TACK
Footing/Foundation/Slab	2/24/2003	Corrections Issued	MARTIN TACK
Footing/Foundation/Slab	2/28/2003	Conditional Approval	MARTIN TACK
Deputy Reinf. Concrete	3/4/2003	Partial Approval	MARTIN TACK
SGSOV-Seismic Gas S/O Valve	3/16/2003	Not Ready for Inspection	MARIA VASQUEZ
PLUMBING-Rough	3/17/2003	Partial Approval	MARTIN TACK
SGSOV-Seismic Gas S/O Valve	3/18/2003	Partial Approval	MARTIN TACK
Footing/Foundation/Slab	3/21/2003	Partial Approval	MARTIN TACK

PLUMBING-Rough	4/4/2003	Partial Approval	MARTIN TACK
Floor/Roof Diaphrgm/Shear Wall	5/12/2003	Partial Approval	MARTIN TACK
SGSOV-Seismic Gas S/O Valve	5/12/2003	Not Ready for Inspection	EDWARD OLIVIER
Deputy Drilled-In Anchors	5/20/2003	Partial Approval	MARTIN TACK
Floor/Roof Diaphrgm/Shear Wall	5/22/2003	Corrections Issued	MARTIN TACK
Floor/Roof Diaphrgm/Shear Wall	6/30/2003	Corrections Issued	JEFF NAPIER
PLUMBING-Rough	6/30/2003	Approved	JEFF NAPIER
Deputy Drilled-In Anchors	7/2/2003	Partial Approval	MARTIN TACK
Floor/Roof Diaphrgm/Shear Wall	7/31/2003	Partial Approval	MARTIN TACK
ELECTRICAL-Rough	9/3/2003	Conditional Approval	MARTIN TACK
HVAC-Rough	9/3/2003	Partial Approval	MARTIN TACK
BUILDING-Rough-Frame	9/5/2003	Conditional Approval	MARTIN TACK
BUILDING-Rough-Frame	9/9/2003	Conditional Approval	MARTIN TACK
Insulation	9/10/2003	Approved	MARTIN TACK
Drywall Nailing	9/18/2003	Approved	MARTIN TACK
Interior/Exterior Lathing	9/18/2003	Approved	MARTIN TACK
Interior/Exterior Lathing	10/7/2003	Corrections Issued	MARTIN TACK
Interior/Exterior Lathing	10/9/2003	Corrections Issued	MARTIN TACK
Interior/Exterior Lathing	10/15/2003	Approved	BRAD BESCOS
SGSOV-Seismic Gas S/O Valve	11/5/2003	Not Ready for Inspection	EDWARD OLIVIER
Gas Test	1/28/2004	Approved	JEFF NAPIER
HVAC-Rough	3/3/2004	Approved	JEFF NAPIER
Final-COMBINATION	3/4/2004	Partial Approval	JEFF NAPIER
Gas Test	3/5/2004	Approved	JEFF NAPIER
Final-COMBINATION	3/15/2004	Not Ready for Inspection	JEFF NAPIER
SGSOV-Seismic Gas S/O Valve	3/15/2004	SGSOV Approved	JEFF NAPIER
Service/Power Release	3/15/2004	Corrections Issued	JEFF NAPIER
ELECTRICAL-Rough	3/18/2004	Not Ready for Inspection	BRAD BESCOS
Final-COMBINATION	3/19/2004	Partial Approval	JEFF NAPIER
Service/Power Release	3/19/2004	Approved	JEFF NAPIER
Final-COMBINATION	3/31/2004	Permit Finaled	JEFF NAPIER
SGSOV-Seismic Gas S/O Valve	3/31/2004	SGSOV Approved	JEFF NAPIER

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 04047-20000-00005

Plan Check / Job No. --

Group Building

Type Swimming-Pool/Spa Sub-Type 1 or 2 Family Dwelling Primary Use (20) Pool/Spa - Private

Work Description 18' X 35' X 8'-6" DEEP MAX. POOL AND 7' DIA. X 3.5' DEEP MAX. SPA PER STD PLAN #268.

Permit Issued Issued on 1/6/2004

Issuing Office Valley

Current Status Permit Finaled on 1/28/2005

Permit Application Status History

Pre-Insp Completed	1/2/2004	STEVEN KIM
PC Fees Due	1/2/2004	STEVEN KIM
PC Fees Paid	1/2/2004	THANG LAM
Corrections Issued	1/2/2004	STEVEN KIM
Issued	1/6/2004	ARTHUR MANALO
Permit Finaled	1/28/2005	JEFF NAPIER

Permit Application Clearance Information

"T" removal	Cleared	1/5/2004	RONY GIRON
ZI	Cleared	1/5/2004	NELSON RODRIGUEZ
"Q" conditions	Cleared	1/6/2004	RONY GIRON

Contact Information

Contractor Addison 1 0013 life, Etc. 140 755417-C55 12205 VENTOKA BEVD #204 510010 Cit 1, CA 51004		Contractor	Addison Pools Inc; Lic. No.: 753417-C53	12265 VENTURA BLVD #204	STUDIO CITY, CA 91604
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Inspector Information

No Data Available.

Pending Inspections

No Data Available.

2/9/2004	Corrections Issued	JEFF NAPIER
2/12/2004	Approved	JEFF NAPIER
2/12/2004	Approved	JEFF NAPIER
3/16/2004	Approved	JEFF NAPIER
3/16/2004	Approved	JEFF NAPIER
8/6/2004	Corrections Issued	JEFF NAPIER
9/22/2004	Not Ready for Inspection	JEFF NAPIER
12/6/2004	Partial Approval	JEFF NAPIER
12/6/2004	Approved	JEFF NAPIER
12/6/2004	Not Ready for Inspection	JEFF NAPIER
12/6/2004	SGSOV Approved	JEFF NAPIER
1/28/2005	Permit Finaled	JEFF NAPIER
1/28/2005	SGSOV Approved	JEFF NAPIER
	2/12/2004 2/12/2004 3/16/2004 3/16/2004 8/6/2004 9/22/2004 12/6/2004 12/6/2004 12/6/2004 12/6/2004 1/28/2005	2/12/2004 Approved 2/12/2004 Approved 3/16/2004 Approved 3/16/2004 Approved 8/6/2004 Corrections Issued 9/22/2004 Not Ready for Inspection 12/6/2004 Approved 12/6/2004 Not Ready for Inspection 12/6/2004 Not Ready for Inspection 12/6/2004 SGSOV Approved 1/28/2005 Permit Finaled

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 25016-90000-13262

Plan Check / Job No.

Building Group

Type Bldg-Alter/Repair **Sub-Type** 1 or 2 Family Dwelling **Primary Use** (1) Dwelling - Single Family

Work Description 1 bathroom(s).Bathroom remodel for residential buildings (no structural changes).

Permit Issued Issued on 4/25/2025

Issuing Office

Current Status Issued on 4/25/2025

Permit Application Status History

	Issued	4/25/2025	INTERNET PERMIT
П			

Permit Application Clearance Information

No Data Available.

Contact Information

_				
Contractor	D K R Construction Inc; Lic. No.: 1070450-B	7110 FOREST HILLS RD	WEST HILLS, CA 91307	

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

BUILDING-Rough-Frame	4/28/2025	Approved	BOBBY KEY
ELECTRICAL-Rough	4/28/2025	Approved	BOBBY KEY
HVAC-Rough	4/28/2025	Partial Approval	BOBBY KEY
PLUMBING-Rough	4/28/2025	Approved	BOBBY KEY
Shower Pan	4/30/2025	Approved	STEPHANIE SWANSON
Interior/Exterior Lathing	5/2/2025	Approved	KENNETH NAGLE

Certificate Information: 16801 W AVENIDA ASHLEY 90272

03020-30000-00753 Application / Permit

Plan Check / Job No. B03WL00297

> Group Building

Type Nonbldg-New

Sub-Type 1 or 2 Family Dwelling **Primary Use** (23) Retaining Wall

Work Description New retaining wall - 40'-0" long at 5'-5" high at front yard.

Permit Issued Issued on 3/27/2003 Issuing Office West Los Angeles

Current Status Permit Finaled on 2/23/2005

Permit Application Status History

Fees Due	3/7/2003	CHARLES CANNING
Submitted	3/7/2003	KERMIT YOUNG
Pre-Insp Completed	3/11/2003	RANDALL KINA
PC Assigned	3/11/2003	JOE VO
Corrections Issued	3/11/2003	JOE VO
Reviewed by Supervisor	3/11/2003	RANDALL KINA
Issued	3/27/2003	KERMIT YOUNG
Permit Finaled	2/23/2005	JEFF NAPIER

Permit Application Clearance Information

(Q) Conditions	Cleared	3/12/2003	GREGORY SHOOP
(T) Removal	Cleared	3/12/2003	GREGORY SHOOP
CPC	Cleared	3/12/2003	GREGORY SHOOP
Coastal Development Permit	Cleared	3/12/2003	GREGORY SHOOP
Exemption from CZCA	Cleared	3/12/2003	GREGORY SHOOP
Grading Pre-Inspection	Cleared	3/27/2003	JOE VO
Roof/Waste drainage to street	Cleared	3/27/2003	RACHEL BASS

Contact Information

Contractor Owner-Builder	,
--------------------------	---

Engineer	Ciridon, William Agodon; Lic. No.: GE217	3457 ASHBOURNE PLACE ROWLAND HEIGHTS, CA 91748
Engineer	Hussein, Dean; Lic. No.: C58024	11611 WOODBRIDGE ST STUDIO CITY, CA 91604

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Grading Pre-Inspection	3/14/2003	Approved	RUDOLF FOORMAN
Footing/Foundation/Slab	4/30/2003	Corrections Issued	MARTIN TACK
Footing/Foundation/Slab	5/1/2003	Approved	MARTIN TACK
Rough	11/10/2003	Conditional Approval	JEFF NAPIER
Masonry Wall/Backfill	1/20/2004	Reroute RFI	MARTIN TACK
Masonry Wall/Backfill	1/23/2004	Approved	MARTIN TACK
Final	3/15/2004	Not Ready for Inspection	JEFF NAPIER
Final	4/1/2004	Not Ready for Inspection	JEFF NAPIER
SGSOV-Seismic Gas S/O Valve	4/1/2004	SGSOV Approved	JEFF NAPIER
Final	2/23/2005	Permit Finaled	JEFF NAPIER

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 03030-30000-00776

Plan Check / Job No. --

Group Building **Type** Grading

Sub-Type 1 or 2 Family Dwelling **Primary Use** (70) Grading - Hillside

Work Description GRADING FOR RET. EXCAVATION AND BACKFILL. 13 C.Y.

Permit Issued Issued on 3/27/2003
Issuing Office West Los Angeles

Current Status Permit Finaled on 10/29/2004

Permit Application Status History

PC not Required	3/27/2003	JOE VO
Issued	3/27/2003	KERMIT YOUNG
Permit Finaled	10/28/2004	RUDOLF FOORMAN

Permit Application Clearance Information

No Data Available.

Contact Information

Contractor	Owner-Builder	,
Engineer	Ciridon, William Agodon; Lic. No.: GE217	3457 ASHBOURNE PLACE ROWLAND HEIGHTS, CA 91748
Engineer	Hussein, Dean; Lic. No.: C58024	11611 WOODBRIDGE ST STUDIO CITY, CA 91604

Inspector Information

JOHNNY MIRANDA, (310) 914-3899	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Fill/Backfill	1/23/2004	Approved	RUDOLF FOORMAN
Final	10/28/2004	Permit Finaled	RUDOLF FOORMAN

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 04020-20000-01097

Plan Check / Job No.

Group Building

Type Nonbldg-New

Sub-Type 1 or 2 Family Dwelling Primary Use (23) Retaining Wall

Work Description NEW 4' RETAINING WALL PER ENGINEER'S SPECS. APPROX. 22 LIN FT. (SEE #04030-20000-

00947)

Permit Issued Issued on 4/29/2004

Issuing Office Metro

Current Status Permit Finaled on 1/28/2005

Permit Application Status History

Pre-Insp Completed	3/25/2004	DAVID OLIVAS
Corrections Issued	3/25/2004	DAVID OLIVAS
PC Fees Paid	3/25/2004	ARTHUR MANALO
Corrections Issued	3/25/2004	DAVID OLIVAS
Issued	4/29/2004	BOSCO TANG
Permit Finaled	1/28/2005	JEFF NAPIER

Permit Application Clearance Information

"Q" conditions	Cleared	4/29/2004	RONY GIRON
"T" remova l	Cleared	4/29/2004	RONY GIRON
Grading Pre-Inspection	Cleared	4/29/2004	CATHERINE NUEZCA
Private street	Cleared	4/29/2004	NELSON RODRIGUEZ

Contact Information

Contractor	Addison Pools Inc; Lic. No.: 753417-B	12265 VENTURA BLVD #204 STUDIO CITY, CA 91604
Engineer	Cowen, Aaron Justin; Lic. No.: C58878	7371 SEABLUFF DR #108 HUNTINGTON BEACH, CA 92648

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Excavation/Setback/Form/Re-Bar	5/10/2004	Approved	JEFF NAPIER
Footing/Foundation/Slab	5/10/2004	Approved	JEFF NAPIER
Masonry Wall	5/21/2004	Approved	JEFF NAPIER
Masonry Wall/Backfill	5/24/2004	Approved	JEFF NAPIER
Final	1/28/2005	Permit Finaled	JEFF NAPIER

Certificate Information: 16801 W AVENIDA ASHLEY 90272

Application / Permit 04030-20000-00947

Plan Check / Job No. --

Group Building **Type** Grading

Sub-Type 1 or 2 Family Dwelling Primary Use (70) Grading - Hillside

Work Description EXCAVATION AND BACKFILL FOR (P) RET. WALL. (APPROX. 10 CU. YDS) (SEE APP# FOR

RETAINING WALL 04020-20000-01097)

Permit Issued Issued on 4/29/2004

Issuing Office Metro

Current Status Permit Finaled on 10/29/2004

Permit Application Status History

Pre-Insp Completed	3/25/2004	DAVID OLIVAS
Issued	4/29/2004	BOSCO TANG
Permit Finaled	10/28/2004	RUDOLF FOORMAN

Permit Application Clearance Information

No Data Available.

Contact Information

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Inspector Information

IOLININY MIDANIDA (240) 044 2000	Office Hours: 7:00-8:00 AM MON-FRI
JOHNNY MIRANDA, (310) 914-3899	Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Bottom/Toe	5/10/2004	Partial Inspection	RUDOLF FOORMAN
Irrigation/Landscape	5/25/2004	Partial Approval	LESLIE TRUJILLO
Final	10/28/2004	Permit Finaled	RUDOLF FOORMAN

APPLICATIONS

South Coast Region

06/18/2025

APPEAL PERIOD ENDS

AT 5:00 P.M. ON **07/17/2025**



California Coastal Commission
COASTAL EXEMPTION
Single Jurisdiction Coastal Zone

Filing Instructions

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act, Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the <u>Online Application System (OAS)</u> for the Virtual DSC. To submit hard copies, please check the <u>Development Services</u> webpage for current protocols.

Eligibility for Exemption

A CEX is only available for projects located within the **Single Jurisdiction Coastal Zone**, as identified in ZIMAS. Under <u>no circumstances</u> shall a CEX be issued for the following scopes of work:

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- Addition, demolition, removal, or conversion of any whole primary residence¹, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring² in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures³ destroyed by a Disaster⁴ may be eligible for a CDP Exemption as follows:

- The replacement⁵ structure conforms to the applicable zoning requirements,
- Maintains the same use.
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, and
- Maintains the same location (building pad) on the property.

¹ Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code Sections 65590 & 65590.1)

² Including the use of caissons for anything beyond the primary structure.

³ PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster."

⁴ PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner."

⁵ Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- ☑ Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
 - o If submitting hard copies, provide one set of 11x17 reduced-sized plans.
 - o If submitting virtually, submit one PDF through the OAS.
- ☑ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Address: 257 N Toyota Drive					
Legal Description (Lot, Block, Tract): Lot 4, Block 3, TR 9377					
Zone:	RE11-1	Community Plan:	Brentwood - Pacific Palisades		
	cope of Work: r on-grade site walls	s and fireplace around pro	perty		
Related 15-I	Digit Building Perr	nit Number(s): 25020-10	000-00941		
project desci	ription so Planning		e permit, please include it in the above iect as a whole and to avoid having to apply original scope of work.		
Applicant N	ame: Isaac Lemus				
Address: 11	150 W Olympic Blv	rd, Suite 700			
Phone Num	ber: 2139997120	E-mail Address	isaac@crestrealestate.com		
Signature: _	bros	lemo			

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which qualifies for an exemption under one or more of the categories checked below:

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Guidance Memorandum on the Implementation of New ADU Laws, dated January 21, 2022.

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(2) As used in this subdivision:

VINCENT P. BERTONI, AICP

Director of Planning

- (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.
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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 the California Coastal Act, PRC Section 30610, this exemption is null and void.

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Issued By:	Mayela Villa	
,	Signature	
	Mayela Villa - Planning Assistant	
	Print Name and Title	
Case No.:	ADM-2025-3206-CEX	
Invoice No.:	103017	
Date:	6/10/2025	



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REFERENCE

SITE WALLS — STRUCTURAL REFERENCE PLAN SOUR 1/8" =1-6"

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STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVATION

LOS ANGELES REGIONAL UNIFORM CODE PROGRAM CONNITTE I-SI STRUCTUBAL GOSTRATION

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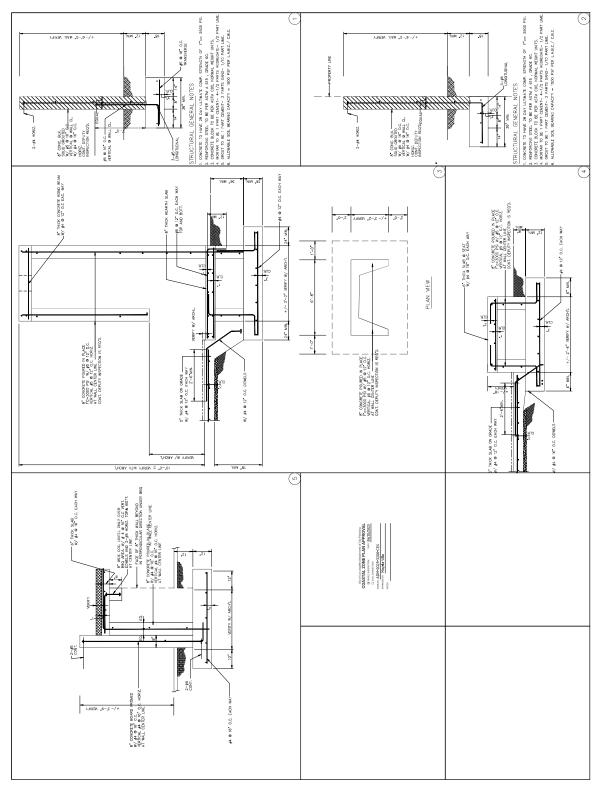


SITE WALLS - STRUCT REFERENCE PLAN SW-1

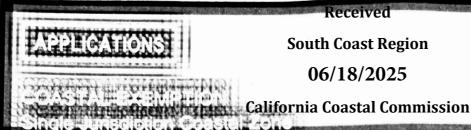
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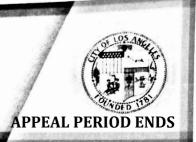






South Coast Region

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THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Address: 725 amoroso place venice 90291

Legal Description (Lot, Block, Tract): VENICE ANNEX LOT 23 BLK 7

Zone: R2-1 SINGLE FAMILY RESIDENCE Community Plan: Venice

Proposed Scope of Work:

ENCLOSE EXISTING
COVERED PATIO 85 sf convert to living space

Related 15-Digit Building Permit Number(s): 24014-10000-02094

Note: If there is related work to be pulled under a separate permit, please include it in the above project description 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: Jeanna Ruby

Address: 2706 Artesia Blvd. suite D redondo beach, CA 90278

Phone Number: 310-525-0202 E-mail Address: jeannaruby@yahoo.com

Signature:

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which qualifies for an exemption under one or more of the categories checked below:

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VINCENT P. BERTONI, AICP Director of Planning

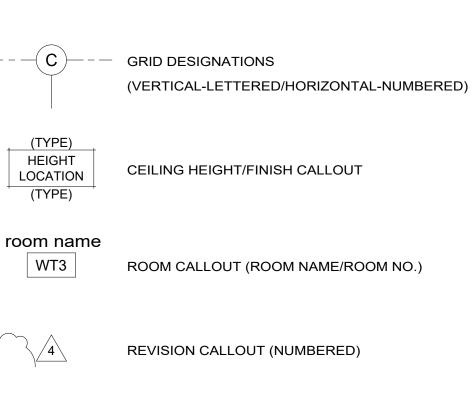
Issued By:	Mayela Villa	
-	Signature	
	Mayela Villa - Planning Assistant	
	Print Name and Title	
Case No.:	ADM-2025-3390-CEX	
Invoice No.:	103168	
Date:	6/17/25	

ENCLOSE EXISTING COVERED PATIO

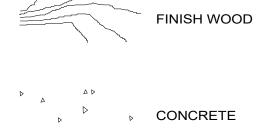
Project Address:

725 Amoroso Pl. Venice, CA 90291





(SEE FINISH SCHEDULE FOR REFERENCE)





BUILDING FOOTPRINT

Sheet Index

PROJECT INFORMATION

PROJECT INFORMATION / SITE PLAN SURVEY

BUILDING SPECIFICATIONS

ARCHITECTURAL

EXISTING FLOOR PLANS

PROPOSED / EXISTING FLOOR PLANS / ELECTRICAL

EXISTING ROOF PLAN / PROPOSED EXTERIOR ELEVATIONS

T24 TITLE - 24 ENERGY COMPLIANCE MANDATORY MEASURES

STRUCTURAL

STRUCTURAL PLANS AND DETAILS

LEGEND

PROPERTY LINE **BUILDING FOOTPRINT** SECOND STORY FOOTPRINT **1ST STORY FOOTPRINT** SECOND STORY FOOTPRINT **ENCLOSURE AREA**

Project Information

CLIENT

SHELBY L. HEITMAN 725 Amoroso Pl. Venice, CA 90291

GOVERNING CODE

THIS PROJECT SHALL COMPLY WITH 2022 CBC, CMC, CPC, CEC, CFC,

CONSTRUCTION TYPE

TYPE VB

OCCUPANCY GROUP R2-1 SINGLE FAMILY RESIDENCE

NUMBER OF STORIES

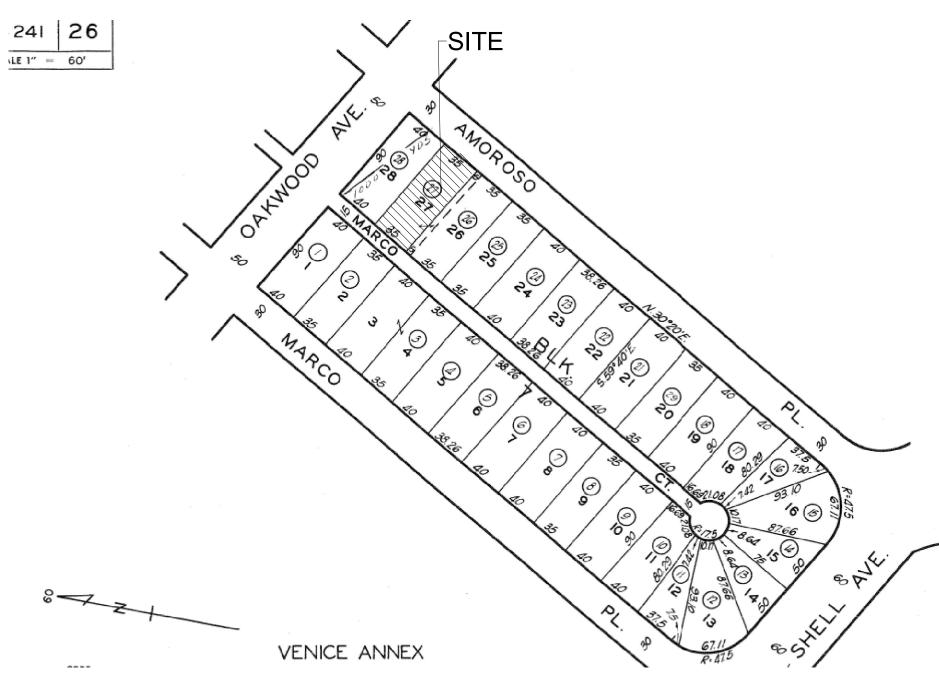
LEGAL DESCIPTION

APN# 4241-026-023 VENICE ANNEX LOT 23 BLK 7

Statistics

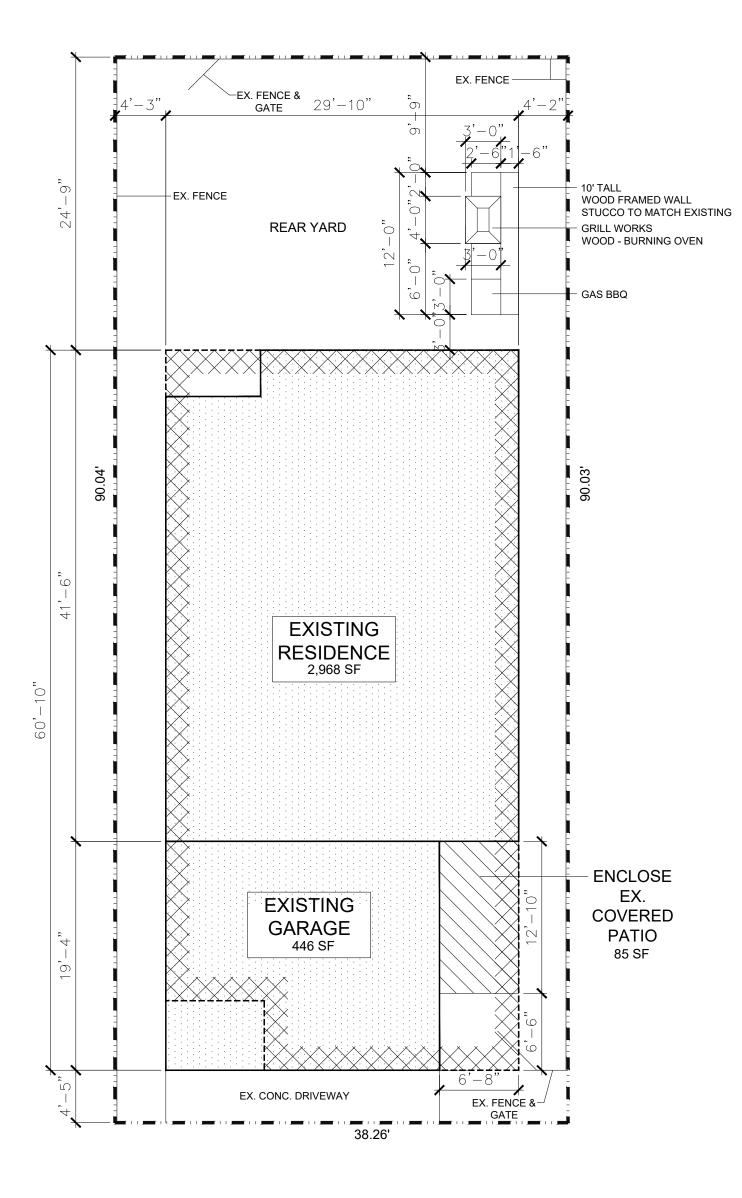
LOT AREA	3,443 S.F.
EXISTING LIVING SPACE - 1ST FLOOR EXISTING LIVING SPACE - 2ND FLOOR	1,205 S.F. 1,763 S.F.
ENCLOSURE AREA - 1ST FLOOR	85 S.F.
EXISTING GARAGE	446 S.F.
TOTAL AREA (1,205 + 1,763 + 85 + 446)	3,505 S.F.

VICINITY MAP

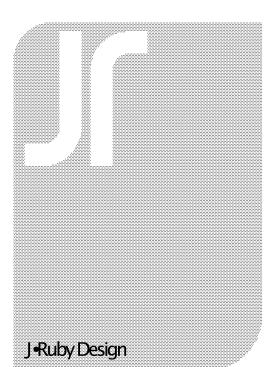


COASTAL ZONE PLAN APPROVAL ☐ DUAL JURISDICTION CASE NO: ADM-2025-3390-CEX APPROVED BY: Mayela Villa

MARCO CT.



AMOROSO PLACE



2706 Artesia Blvd. Suite D Redondo Beach, CA 90278

d 310.525.0202 e jeannaruby@yahoo.com

PROPERTY ADDRESS:

725 Amoroso Pl. Venice, CA 90291

PROPERTY OWNER:

SHELBY L. HEITMAN 725 Amoroso Pl. Venice, CA 90291

ENERGY CONSULTANT:

STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

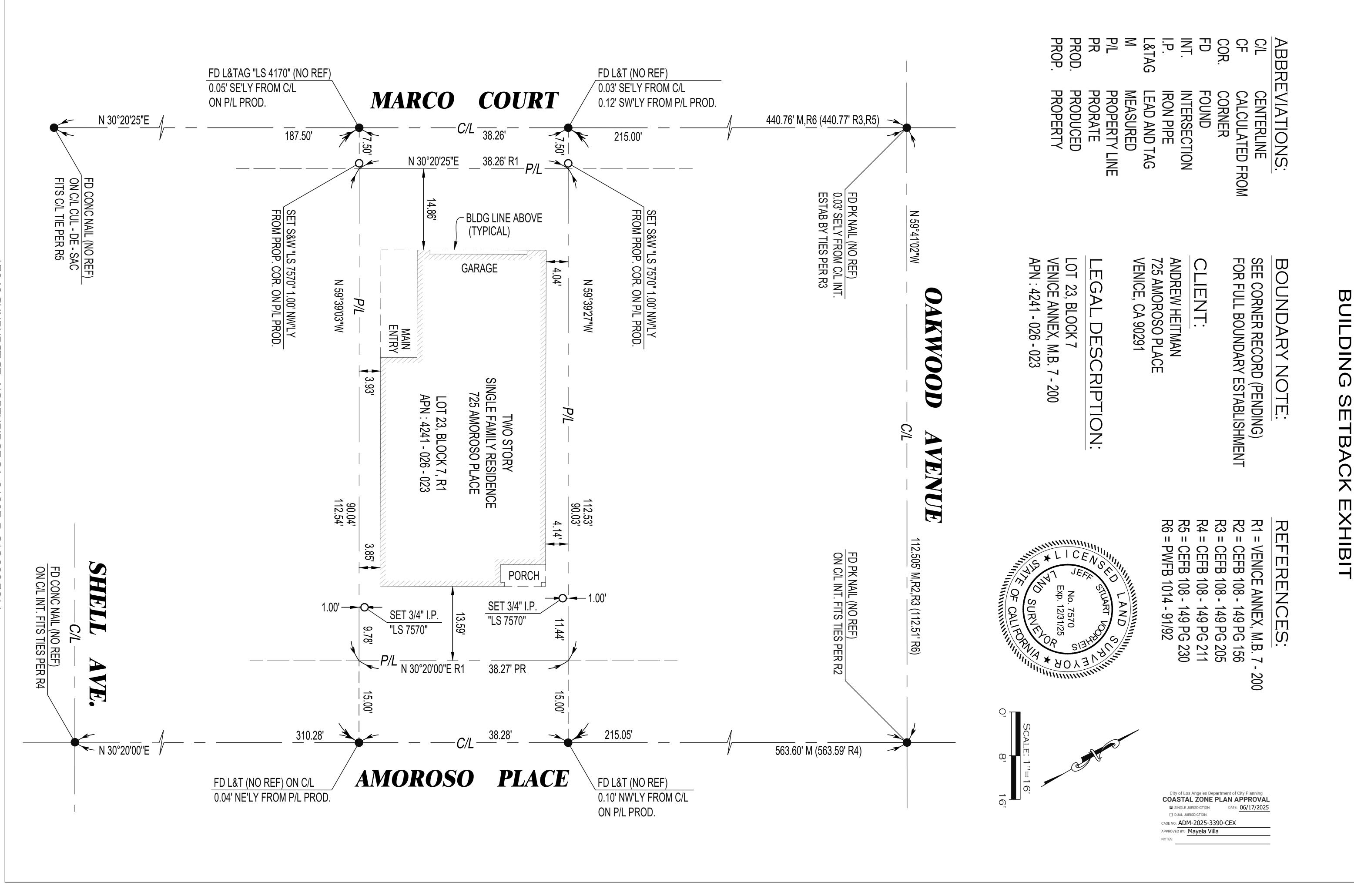
THESE DOCUMENTS ARE CONFIDENTIAL, INCORPORATING PROPRIETARY RIGHTS. ALL PARTIES ACCEPTING THESE DOCUMENTS AGREE THAT THEY SHALL NOT BE DUPLICATED IN WHOLE OR PART, NOR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF J.RUBY DESIGN. WRITTEN DIMENSIONS ON THESE DOCUMENTS TAKE PRECEDENCE OVER SCALED RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL STOP WORK AND NOTIFY THIS OFFICE IMMEDIATELY IF DISCREPANCIES OCCUR. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR

REVIEW PRIOR TO FABRICATION.

SITE PLAN / PROJECT INFORMATION



DATE: 05-16-2024 **SCALE**: 1/8"=1-0"



EXISTING SECOND FLOOR PLAN Scale: 1/4"=1'-0"

EXISTING FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

3680

fixed

4080

21'-10"

4080

29'-10"

6'-8"

ENTRY

5070

POWDER

3680

fixed

DINING

1,205 SF

(E) LIVING ROOM

110 40 slider

23'-1"

GARAGE

446 SF

PANTRY

3080

8'-0"

CLOSET

(E) KITCHEN

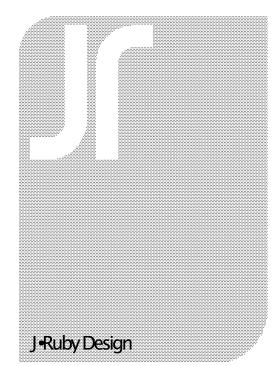
WALL LEGEND

City of Los Angeles Department of City Planning
COASTAL ZONE PLAN APPROVAL ☑ SINGLE JURISDICTION DATE: 06/17/2025

□ DUAL JURISDICTION

CASE NO: ADM-2025-3390-CEX APPROVED BY: Mayela Villa

EXISTING WALL



2706 Artesia Blvd. Suite D Redondo Beach, CA 90278

d 310.525.0202 e jeannaruby@yahoo.com

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EXISTING

FLOOR PLANS

DATE: 05-16-2024 **SCALE**: 1/4"=1-0"



- APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH EACH STORY AND BASEMENTS FOR DWELLINGS WITH MORE THAN ONE STORY. SOMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315)

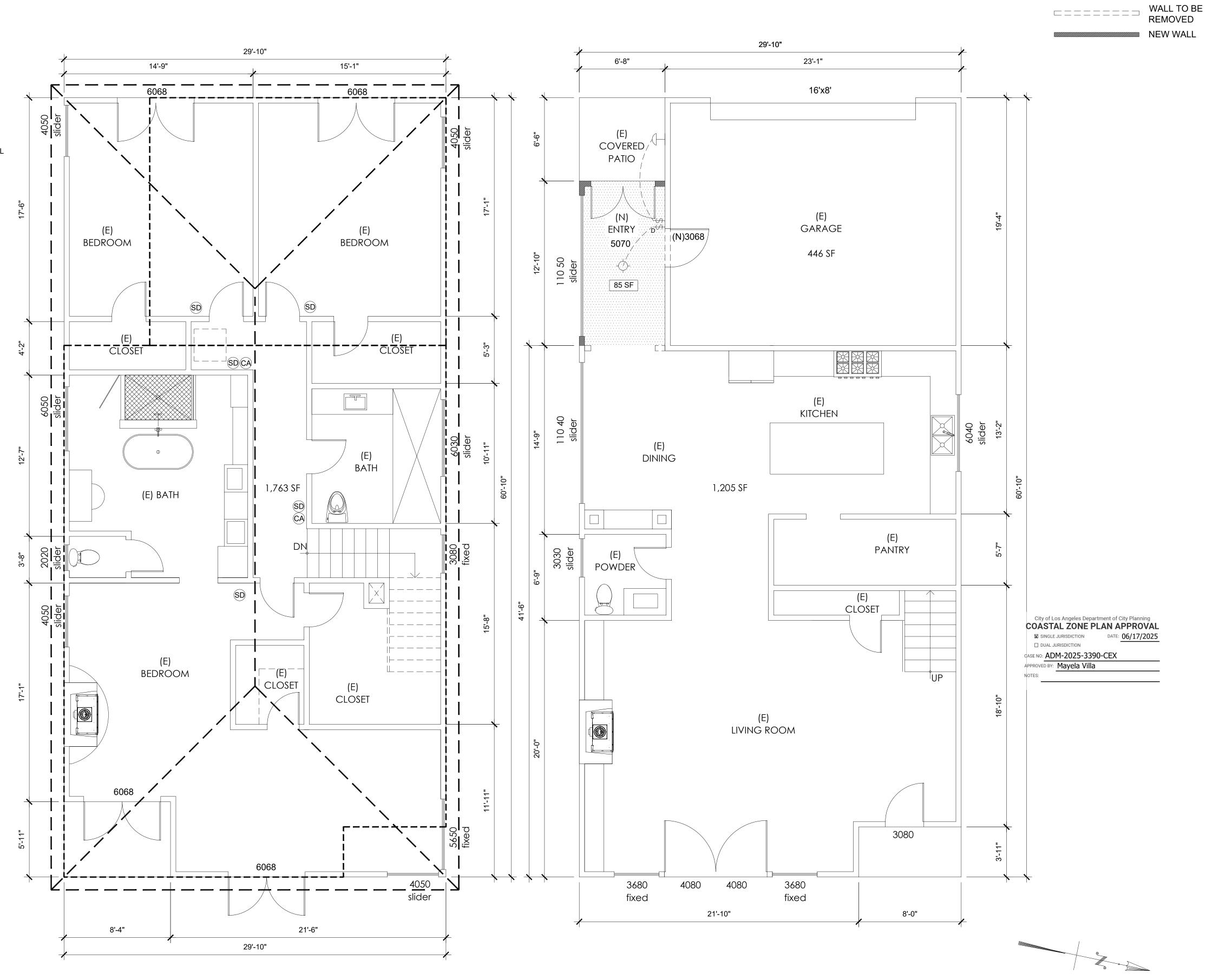
ES3TL - 3-WAY SWITCH

DSTL - DIMMER SWITCH

DO - DUPLEX OUTLET (AFCI)

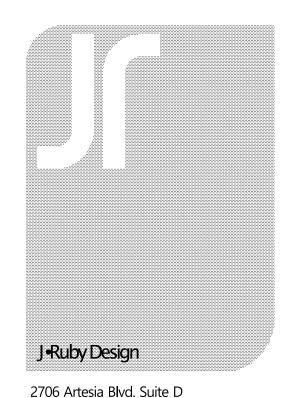
WALL MOUNTED SCONCE FLOURESCENT LIGHT FIXTURE

- CF - CEILING MOUNTED FIXTURE



EXISTING SECOND FLOOR PLAN
Scale: 1/4"=1'-0"

PROPOSED FIRST FLOOR PLAN Scale: 1/4"=1'-0"



2706 Artesia Blvd. Suite D Redondo Beach, CA 90278

WALL LEGEND

─ EXISTING WALL

d 310.525.0202 e jeannaruby@yahoo.com

PROPERTY ADDRESS:

725 Amoroso Pl. Venice, CA 90291

PROPERTY OWNER:

SHELBY L. HEITMAN 725 Amoroso Pl. Venice, CA 90291

ENERGY CONSULTANT:

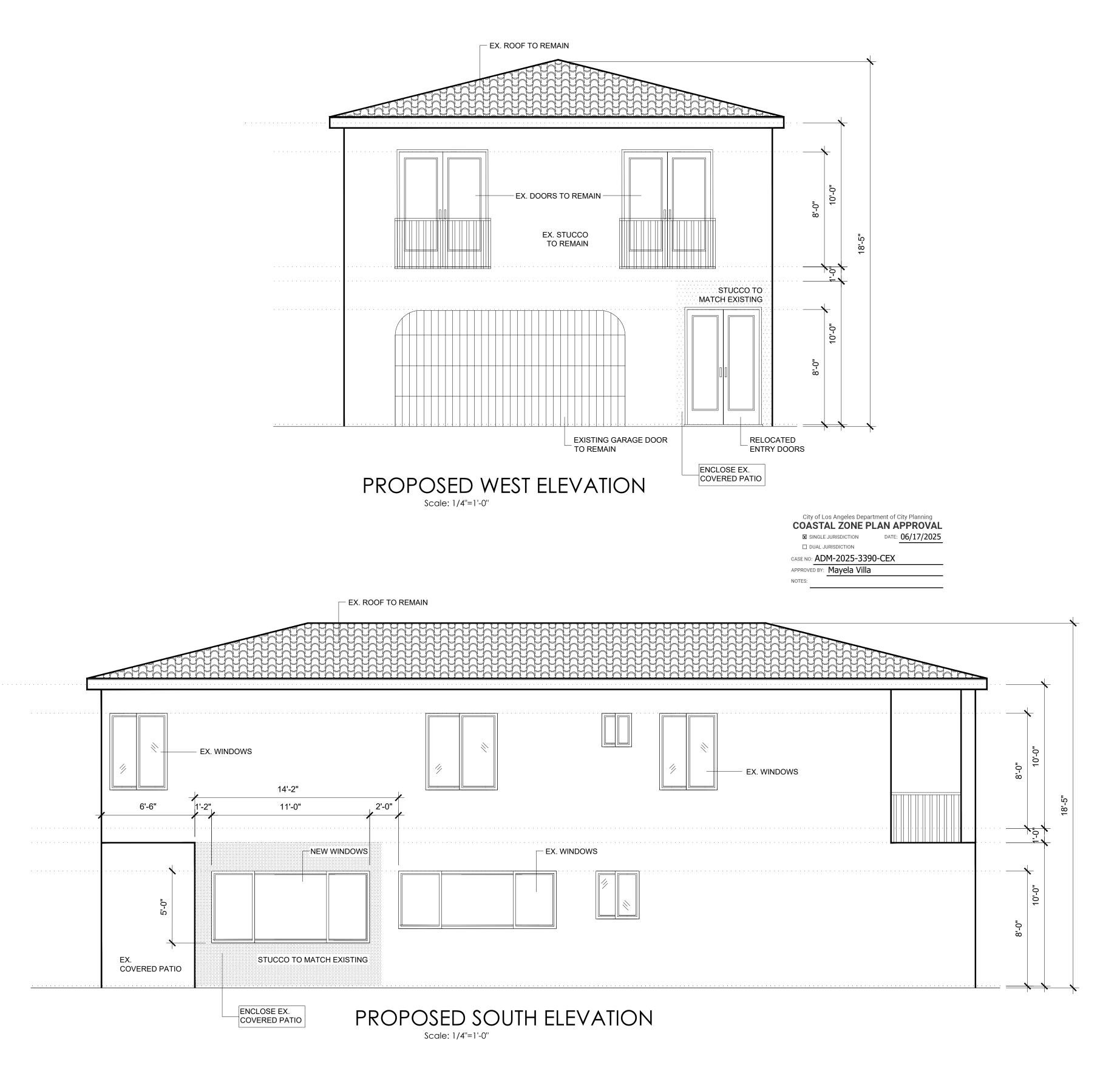
STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

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PROPOSED / EXISTING FLOOR PLANS / ELECTRICAL

DATE: 05-16-2024 **SCALE**: 1/4"=1-0"



ELEVATION NOTE: NO CHANGE TO EXTERIOR FINISHES (ALL ELEVATIONS)
- ENCLOSURE TO MATCH EXISTING STUCCO

EX. ROOF VENTILATION CALCULATION:

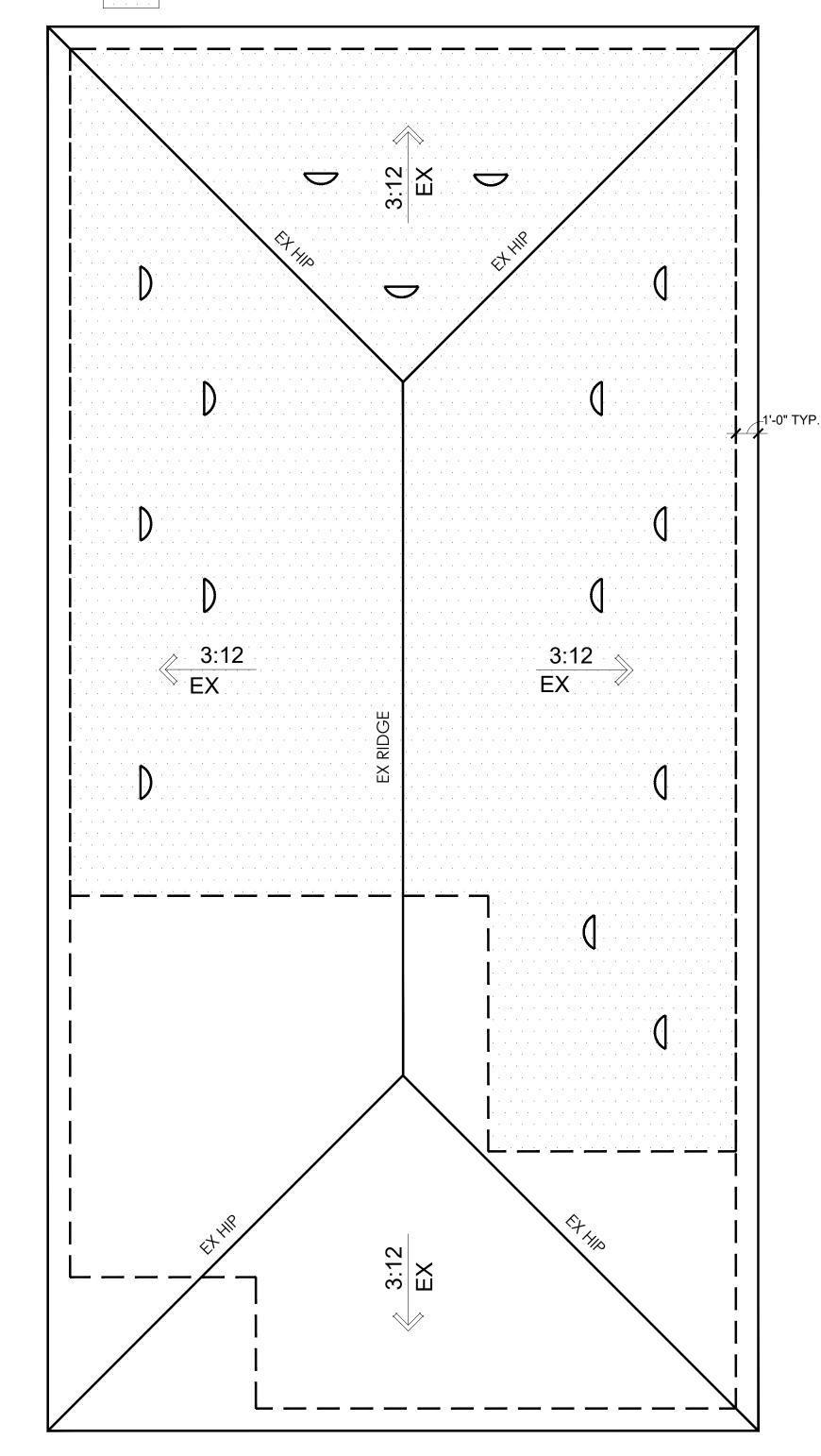
VENTABLE ATTIC AREA 1,255 SQ. FT.

ATTIC VENT CALCULATION = 1,255 / 150 = 8.36 SQ.FT VENTABLE AREA REQUIRED USE (13) 24" X 12" DORMER VENTS = 99 SQ. IN. NFVA

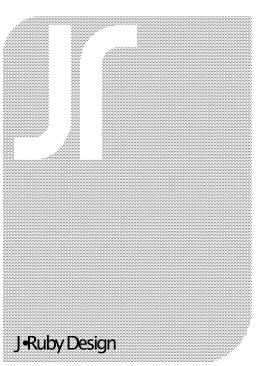
99/144= .68 NFVA

8.84 NFVA PROVIDED

EXISTING ATTIC AREA



ROOF NOTE: NO CHANGE TO EXTERIOR ROOF MATERIAL



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d 310.525.0202 e jeannaruby@yahoo.com

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ENERGY CONSULTANT:

STRUCTURAL ENGINEERING:

NO.	DATE	REVISIONS

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THESE DOCUMENTS TAKE PRECEDENCE OVER SCALED
DIMENSIONS.CONTRACTORS SHALL VERIFY AND BE
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DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR
REVIEW PRIOR TO FABRICATION.

ROOF PLAN /
EXTERIOR ELEVATIONS

A.3

DATE: 05-16-2024 **SCALE**: 1/4"=1-0"



South Coast Region 06/24/2025

APPEAL PERIOD ENDS
AT 5:00 P.M. ON
07/23/2025



COASTAL EXEMPTION Single Jurisdiction Coastal Zone

Filing Instructions

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act, Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the <u>Online Application System (OAS)</u> for the Virtual DSC. To submit hard copies, please check the <u>Development Services</u> webpage for current protocols.

Eligibility for Exemption

A CEX is only available for projects located within the **Single Jurisdiction Coastal Zone**, as identified in ZIMAS. Under <u>no circumstances</u> shall a CEX be issued for the following scopes of work:

- Remodels which involve the alteration of 50% or more of any major structural components, including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation, of <u>each structure</u>
- Addition, demolition, removal, or conversion of any whole primary residence¹, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring² in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures³ destroyed by a Disaster⁴ may be eligible for a CDP Exemption as follows:

- The replacement⁵ structure conforms to the applicable zoning requirements,
- Maintains the same use.
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, and
- Maintains the same location (building pad) on the property.

¹ Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code Sections 65590 & 65590.1)

² Including the use of caissons for anything beyond the primary structure.

³ PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster."

⁴ PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner."

⁵ Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
 - If submitting hard copies, provide one set of 11x17 reduced-sized plans.
 - If submitting virtually, submit one PDF through the <u>OAS</u>.
- Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Address: 121 E \	VINWARD
	k, Tract): LOT 7, BLOCK 5, TRACT: VENICE OF AMERICA
Zone: C4-1	Community Plan: VENICE
Proposed Scope of Work:	

roposed Scope of work:

INSTALL (3) NEW ILLUMINATED WALL SIGNS

002: 2'-8 1/2" X 27' - 0 5/8" (73.20 SQ FT)

003: 2'-8 1/2" X 27' - 0 5/8" (73.20 SQ FT)

004; 2'-8 1/2" X 27' - 0 5/8" (73.20 SQ FT)

Related 15-Digit Building Permit Number(s): 25048 - 10000 - 00992

Note: If there is related work to be pulled under a separate permit, please include it in the above project description 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: RYAN YBARRA

Address: 400 COMMERCIAL WAY, LA HABRA, CA 90631

Phone Number: 9513102896 E-mail Address: RYANSPERMITS@GMAIL.COM

signature: Ryan Ybarra Digitally signed by Ryan Ybarra Date: 2025.06.16 20:00:06 -07'00'

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which qualifies for an exemption under one or more of the categories checked below:

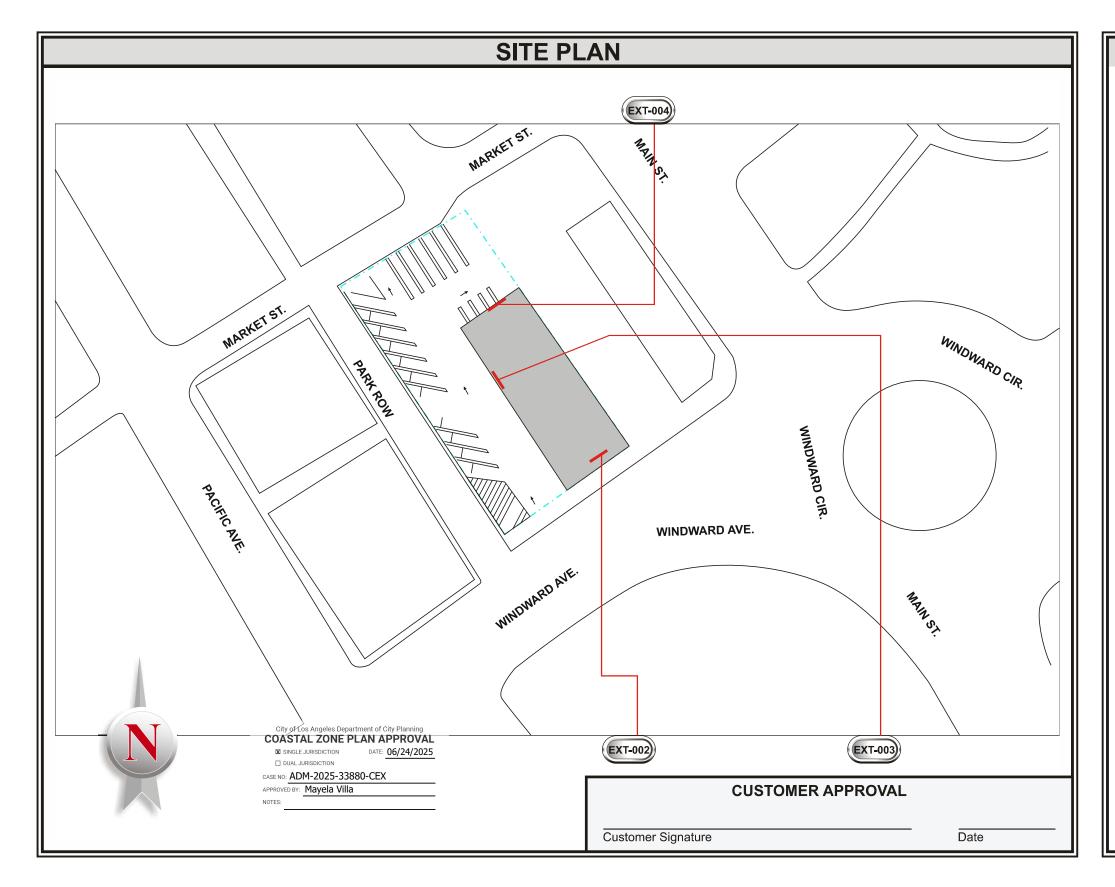
- ☐ Improvements to Existing Single-Family Residences. This includes interior and exterior improvements, additions, and uses which are normally associated with a single-family residence (e.g., garages, pools, fences, storage). This does not include the increase or decrease in the number of residential dwelling units (including guest houses) or retaining walls or pools that may have a potential significant impact on coastal resources (e.g., viewable from the public right-ofway, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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, and additions of less than 10% of the original square footage or height, 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 (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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 (e.g., re-roofing, replacement of equipment) which do not result in any replacement of 20 percent or more of the materials of an existing structure with materials of a different kind, as well as any changes, enlargement, or expansion. ☐ Conversion of existing habitable space to an Accessory Dwelling Unit (ADU). The conversion of existing legally established habitable space (bedroom or living room) to an ADU or Junior ADU within an existing primary residence, without removal or replacement of major structural components (including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation), and which does not change the intensity of use of the structure, may not constitute Development under the Coastal Act. Pursuant to the Coastal Commission Guidance Memorandum on the Implementation of New ADU Laws, dated January 21, 2022.
- ☐ Replacement of Structures Due to Disaster as provided in PRC Section 30610(g):
 - (1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be

for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

- (2) As used in this subdivision:
 - (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.
 - (B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.
 - (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

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 the California Coastal Act, PRC Section 30610, this exemption is null and void.

VINCENT P.	BERTONI, AICP	
Director of Pl	lanning	
Issued By:	1 ASO	
	Signature	
	Mayela Villa - Planning Assistant	
	Print Name and Title	
Case No.:	ADM-2025-33880-CEX	
Invoice No.:	103159	
Date:	6/24/2025	



SIGNAGE SPECIFICATIONS



CUSTOM KCCS-4NG ON RACEWAY

Manufacture and Install (1) Channel Letters on Raceway



CUSTOM KCCS-4NG ON RACEWAY

Manufacture and Install (1) Channel Letters on Raceway



CUSTOM KCCS-4NG ON RACEWAY
Manufacture and Install (1) Channel Letters on Raceway

SCOPE OF WORK:

INSTALL (3) NEW ILLUMINATED WALL SIGNS

002: 2'-8 1/2" X 27' - 0 5/8" (73.20 SQ FT) 003: 2'-8 1/2" X 27' - 0 5/8" (73.20 SQ FT) 004: 2'-8 1/2" X 27' - 0 5/8" (73.20 SQ FT)

LEGAL DESCRIPTION:

Assessor Parcel No. (APN): 4238014006

Tract: VENICE OF AMERICA Map Reference: M B 6-126/127

Block: 5 Lot: 7

Arb (Lot Cut Reference): None

Map Sheet: 108B145 Map Sheet: 108A143

COAST SIGN 1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Site ID: CA8-189-FC Project Name: BANK OF AMERICA Date: 11-25-2024 Scale: NTS 121 Windward Ave. City / State / Zip: Venice, CA rawn: Nariel L. Stella G.

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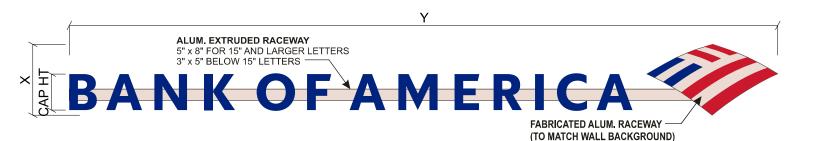
Revision Notes Revision Notes Designe Date Designer Date ER ZB 1-14-2 Update BB as per request Irniss A. Update BB as per request

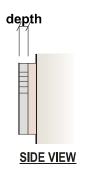
DESIGN DRAWING 1 of 15

Request Number:

EXISTING PHOTO - EXT-002 300" Banko | America EXISTING SQ. FT.: 83.33







FRONT VIEW: COLOR DAY / COLOR NIGHT INLINE (KCCS-TYPE) WITH RACEWAY

Scale: NTS

EXT-002)

Sign Type	Description	X	Υ	Depth	SQ FT A	SQ FT B
KCCS-8ng	33" Cap Ht	5'-4 7/8"	54'-1 3/8"	5"	292.81	145.38
KCCS-7ng	29" Cap Ht	4'-9 1/8"	47'-6 5/8"	5"	226.13	112.66
KCCS-6ng	24 3/4" Cap Ht	4'-0 3/4"	40'-7"	5"	164.70	82.06
KCCS-5ng	20 3/4" Cap Ht	3'-4 7/8"	34'-0 1/4"	5"	115.77	57.68
KCCS-4ng	16 1/2" Cap Ht	2'-8 1/2"	27'-0 5/8"	5"	73.20	36.46
KCCS-4.1ng	14 1/2" Cap Ht	2'-4 1/2"	23'-9 3/8"	5"	56.53	28.15
KCCS-3ng	12" Cap Ht	1'-11 5/8	"19'-8 1/8"	3"	38.71	19.28
KCCS-2ng	10 1/2" Cap Ht	1'-8 5/8"	17'-2 5/8"	3"	29.64	14.76
KCCS-2.1ng	9 1/2" Cap Ht	1'-6 3/4"	15'-6 7/8"	3"	24.26	12.08
KCCS-1ng	8 1/4" Cap Ht	1'-4 1/4"	13'-6 3/8"	3"	18.30	9.11
KCCS-1.1ng	6 1/4" Cap Ht	1'-0 1/4"	10'-3"	2"	10.50	5.22
KCCS-1.2ng	5 1/2" Cap Ht	10 7/8"	9'-0 1/4"	2"	8.13	4.04

COLOR SPECIFICATIONS:

3M VINYL: #3630-8530 BLUE TRANS W/OVERLAM 3M 3660M

3M VINYL: #3630-2413 RED TRANS W/OVERLAM 3M 3660M BRITE BRUSHED CLEAR

CUSTOMER TO REVIEW AND APPROVE ARTWORK AND SPECS PRIOR TO MANUFACURE

GENERAL SPECIFICATIONS:

LETTERS:

FACES:...... 1/2" 2406 LD ACRYLIC, W/ ROUTED EDGES INSTALL W/ SCREWS TO RETURN, 1ST SURFACE APPLIED 3630-8530 VINYL W/ 3660M OVERLAM

ILLUMINATION:.. SLOAN WHITE LED'S

LOGO:

W/ 3660M OVERLAM

W/ 300UW OVERLAW

ETURNS:.......... .040" X 3.5" BRITE BRUSHED CLEAR ALUM COIL, INTERIOR PAINTED

W/ LIGHT ENHANCEMENT PAINT

BACKS:090" ALUM, INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

ILLUMINATION:.. SLOAN WHITE LED'S

RACEWAY:

5" x 8" ALUM. EXTRUDED RACEWAY FOR 15" AND LARGER LETTERS (VIF)
3" x 5" ALUM. EXTRUDED RACEWAY BELOW 15" LETTERS (VIF)
LOGO RACEWAY TO BE FABRICATED ALUMINUM
PAINT FINISH ALL EXPOSED TO MATCH WALL SURFACE

City of Los Angeles Department of City Planning

COASTAL ZONE PLAN APPROVAL

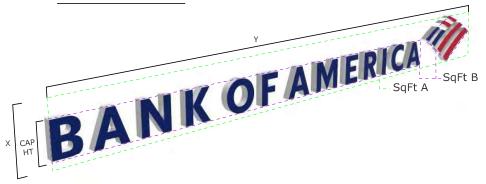
SINGLE JURISDICTION DATE: 06/24/2025

DUAL JURISDICTION

CASE NO: ADM-2025-33880-CEX

APPROVED BY: Mayela Villa

NOTES:



Color Day/Color Night (Inline)

COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-25-2024	Project Name: BANK OF AMERICA Site ID: CA8-189-FC	٦
Scale: NTS	Address: 121 Windward Ave.	f
Drawn: Nariel L.	City / State / Zip: Venice, CA	Ę
PM: Stella G.	Notes:	V

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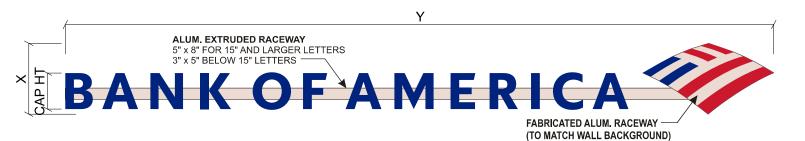
drawing bmitted	No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes	
n with a	1	Irniss A.	03-28-25		7				Г
/ Coast	2	ER	04-07-25	UPDATE SITE PLAN, UPDATE EXT-001/ UPDATE LOCATION EXT007/008	8				
oduced,	3	ZB	04-14-25	Update BB as per request	9				١.
firm or	4	Irniss A.	05-05-25	Update BB as per request	10				П
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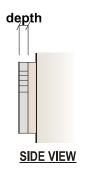
DESIGN DRAWING 4 of 15

Request Number:

EXISTING PHOTO - EXT-003 EXISTING SQ. FT.: 83.33







FRONT VIEW: COLOR DAY / COLOR NIGHT INLINE (KCCS-TYPE) WITH RACEWAY

EXT-003)

Sign Type	Description	X	Υ	Depth	SQ FT A	SQ FT B
KCCS-8ng	33" Cap Ht	5'-4 7/8"	54'-1 3/8"	5"	292.81	145.38
KCCS-7ng	29" Cap Ht	4'-9 1/8"	47'-6 5/8"	5"	226.13	112.66
KCCS-6ng	24 3/4" Cap Ht	4'-0 3/4"	40'-7"	5"	164.70	82.06
KCCS-5ng	20 3/4" Cap Ht	3'-4 7/8"	34'-0 1/4"	5"	115.77	57.68
KCCS-4ng	16 1/2" Cap Ht	2'-8 1/2"	27'-0 5/8"	5"	73.20	36.46
KCCS-4.1ng	14 1/2" Cap Ht	2'-4 1/2"	23'-9 3/8"	5"	56.53	28.15
KCCS-3ng	12" Cap Ht	1'-11 5/8	"19'-8 1/8"	3"	38.71	19.28
KCCS-2ng	10 1/2" Cap Ht	1'-8 5/8"	17'-2 5/8"	3"	29.64	14.76
KCCS-2.1ng	9 1/2" Cap Ht	1'-6 3/4"	15'-6 7/8"	3"	24.26	12.08
KCCS-1ng	8 1/4" Cap Ht	1'-4 1/4"	13'-6 3/8"	3"	18.30	9.11
KCCS-1.1ng	6 1/4" Cap Ht	1'-0 1/4"	10'-3"	2"	10.50	5.22
KCCS-1.2ng	5 1/2" Cap Ht	10 7/8"	9'-0 1/4"	2"	8.13	4.04

COLOR SPECIFICATIONS:

3M VINYL: #3630-8530 BLUE TRANS W/OVERLAM 3M 3660M

3M VINYL: #3630-2413 RED TRANS W/OVERLAM 3M 3660M **BRITE BRUSHED CLEAR**

CUSTOMER TO REVIEW AND APPROVE ARTWORK AND SPECS PRIOR TO MANUFACURE

COASTAL ZONE PLAN APPROVAL SINGLE JURISDICTION

CASE NO: ADM-2025-33880-CEX

BANKOFAMERICA

Color Day/Color Night (Inline)

GENERAL SPECIFICATIONS:

LETTERS:

1/2" 2406 LD ACRYLIC, W/ ROUTED EDGES INSTALL W/ SCREWS TO RETURN, 1ST SURFACE APPLIED 3630-8530 VINYL W/ 3660M OVERLAM

.040" X 3.5" BRITE BRUSHED CLEAR ALUM COIL, INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

ILLUMINATION:.. SLOAN WHITE LED'S

LOGO:

FACES:.. 1/2" 2406 LD ACRYLIC, W/ ROUTED EDGES INSTALL W/ SCREWS TO

RETURN, 1ST SURFACE APPLIED 3630-8530 & 3632-2413 VINYL W/ 3660M OVERLAM

.090" ALUM, INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

.040" X 3.5" BRITE BRUSHED CLEAR ALUM COIL, INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

.090" ALUM, INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

ILLUMINATION:.. SLOAN WHITE LED'S

RACEWAY:

5" x 8" ALUM, EXTRUDED RACEWAY FOR 15" AND LARGER LETTERS (VIF) 3" x 5" ALUM. EXTRUDED RACEWAY BELOW 15" LETTERS (VIF) LOGO RACEWAY TO BE FABRICATED ALUMINUM PAINT FINISH ALL EXPOSED TO MATCH WALL SURFACE

COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

	Date: 11-25-2024	Project Name: BANK OF AMERICA Site ID: CA8-189-FC	Ī
Scale: NTS		Address: 121 Windward Ave.	
	Drawn: Nariel L.	City / State / Zip: Venice, CA	
	PM: Stella G.	Notes:	֓֞֟֜֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֟

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awing nitted	No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes	
with a	1	Irniss A.	03-28-25		7				_
Coast	2	ER	04-07-25	UPDATE SITE PLAN, UPDATE EXT-001/ UPDATE LOCATION EXT007/008	8				
uced,	3	ZB	04-14-25	Update BB as per request	9				
m or	4	Irniss A.	05-05-25	Update BB as per request	10				
oever	5				11				L
	6				12				

DESIGN DRAWING 5 of 15

Request Number:

EXISTING PHOTO - EXT-004 STOP 300" EXISTING SQ. FT.: 83.33



ALUM. EXTRUDED RACEWAY 5" x 8" FOR 15" AND LARGER LETTERS 3" x 5" BELOW 15" LETTERS FABRICATED ALUM. RACEWAY (TO MATCH WALL BACKGROUND)

depth

SIDE VIEW

FRONT VIEW: COLOR DAY / COLOR NIGHT INLINE (KCCS-TYPE) WITH RACEWAY

Scal	e:	NT	S	

EXT-004

Sign Type	Description	X	Υ	Depth	SQ FT A	SQ FT B
KCCS-8ng	33" Cap Ht	5'-4 7/8"	54'-1 3/8"	5"	292.81	145.38
KCCS-7ng	29" Cap Ht	4'-9 1/8"	47'-6 5/8"	5"	226.13	112.66
KCCS-6ng	24 3/4" Cap Ht	4'-0 3/4"	40'-7"	5"	164.70	82.06
KCCS-5ng	20 3/4" Cap Ht	3'-4 7/8"	34'-0 1/4"	5"	115.77	57.68
KCCS-4ng	16 1/2" Cap Ht	2'-8 1/2"	27'-0 5/8"	5"	73.20	36.46
KCCS-4.1ng	14 1/2" Cap Ht	2'-4 1/2"	23'-9 3/8"	5"	56.53	28.15
KCCS-3ng	12" Cap Ht	1'-11 5/8	"19'-8 1/8"	3"	38.71	19.28
KCCS-2ng	10 1/2" Cap Ht	1'-8 5/8"	17'-2 5/8"	3"	29.64	14.76
KCCS-2.1ng	9 1/2" Cap Ht	1'-6 3/4"	15'-6 7/8"	3"	24.26	12.08
KCCS-1ng	8 1/4" Cap Ht	1'-4 1/4"	13'-6 3/8"	3"	18.30	9.11
KCCS-1.1ng	6 1/4" Cap Ht	1'-0 1/4"	10'-3"	2"	10.50	5.22
KCCS-1.2ng	5 1/2" Cap Ht	10 7/8"	9'-0 1/4"	2"	8.13	4.04

COLOR SPECIFICATIONS:

3M VINYL: #3630-8530 BLUE TRANS W/OVERLAM 3M 3660M

3M VINYL: #3630-2413 RED TRANS W/OVERLAM 3M 3660M BRITE BRUSHED CLEAR

CUSTOMER TO REVIEW AND APPROVE ARTWORK AND SPECS PRIOR TO MANUFACURE

GENERAL SPECIFICATIONS:

LETTERS:

BACKS:090" ALUM, INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

ILLUMINATION:.. SLOAN WHITE LED'S

LOGO:

FACES:...... 1/2" 2406 LD ACRYLIC, W/ ROUTED EDGES INSTALL W/ SCREWS TO

RETURN, 1ST SURFACE APPLIED 3630-8530 & 3632-2413 VINYL

W/ 3660M OVERLAM

RNS:........... .040" X 3.5" BRITE BRUSHED CLEAR ALUM COIL, INTERIOR PAINTED

W/ LIGHT ENHANCEMENT PAINT

BACKS:090" ALUM, INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

ILLUMINATION:.. SLOAN WHITE LED'S

RACEWAY:

5" x 8" ALUM. EXTRUDED RACEWAY FOR 15" AND LARGER LETTERS (VIF)
3" x 5" ALUM. EXTRUDED RACEWAY BELOW 15" LETTERS (VIF)
LOGO RACEWAY TO BE FABRICATED ALUMINUM
PAINT FINISH ALL EXPOSED TO MATCH WALL SURFACE

X CAP HT BANK OF ANE SQFt A

Color Day/Color Night (Inline)

COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

Date: 11-25-2024	Project Name: BANK OF AMERICA Site ID: CA8-189-FC	ľ
Scale: NTS	Address: 121 Windward Ave.	
Drawn: Nariel L.	City / State / Zip: Venice, CA	
PM: Stella G.	Notes:	,

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drawing ubmitted	No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes	
on with a	1	Irniss A.	03-28-25		7				_
v Coast		ER	04-07-25	UPDATE SITE PLAN, UPDATE EXT-001/ UPDATE LOCATION EXT007/008	8				ľ
oduced,	3	ZB	04-14-25	Update BB as per request	9				
firm or	4	Irniss A.	05-05-25	Update BB as per request	10				
atsoever	5				11				ŀ
	6				12				

COASTAL ZONE PLAN APPROVAL

DESIGN DRAWING 6 of 15

Request Number:

GENERAL SPECIFICATIONS:

LETTERS:

3660M CLEAR OVER LAMINATED VINYL

S:...... 0.040" X 5.3" BRITE BRUSHED CLEAR ALUM COIL

INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

BACKS: 3MM WHITE ACM , INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

ILLUMINATION:.. GE WHITE LED'S

LOGO:

> 3M# 3632-2413 TRANSLUCENT RED VINYL W/ 3660M CLEAR OVER LAMINATED VINYL

RETURNS:...... 0.040" X 5.3" BRITE BRUSHED CLEAR ALUM COIL INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

BACKS: 3MM WHITE ACM, INTERIOR PAINTED W/ LIGHT ENHANCEMENT PAINT

ILLUMINATION:.. GE WHITE LED'S

RACEWAYS:

LETTER:

RACEWAY:...... 8" NARROW EXTRUDED RACEWAY PAINT TO BE DETERMINED BY P.M.

LOGO:

RACEWAY:...........0.090" ALUM. FACE TO BE WELDED W/ 0.063" ALUM. RETURN W/ 4-3/8" DEPTH 0.090" ALUM. BACK. WIREWAY TO BE WELDED W/0.063" X 1" DEPTH RETURN

PAINT TO BE DETERMINED BY P.M

COLOR SPECIFICATIONS:

3M VINYL: #3630-8530 TRANS. W/ OVERLAM 3M 3660M

3M VINYL: #3632-2413 RED W/ OVERLAM PAINT: MP #49696 RED, SEMI GLOSS

COIL: BRITE BRUSHED CLEAR

ACRYLIC: 1/2" THICK WHITE # 2406

PAINT: P.M. DETERMINATED
RACEWAY COLOR PAINT
TO MATCH WALL SURFACE

GENERAL NOTES:

- 1.) THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER BONDING & GROUNDING OF THE SIGN
- 2.) BRANCH CIRCUIT:
- A.) ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
- B.) SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.
- C.) PROPERLY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED
- 3.) U.L. AND DATA LABELS REQUIRED
- 4.) SIGN LABEL TO INDICATE SIGN SUITABLE FOR WET, DAMP, OR DRY LOCATION
- 5.) SIGN SATISFIES ALL REQUIREMENTS OF TITLE 24.
- 6.) OUTDOOR SIGNAGE TO EMPLOY EITHER PHOTOCELL OR OUTDOOR ASTRONOMICAL TIMER

ELECTRICAL SPECIFICATIONS:

(160 MODULES =107 FT.) GE TETRA MINIMAX WHITE LED'S [GEMM2465-W1] = 1.5 MOD/FT. POWERED BY:

- (1) GEPS24-100U POWER SUPPLY @ 1.1 AMPS EA.
- (1) GEPS24-25U-NA POWER SUPPLY @ 0.3 AMPS EA.
- (1) CUSTOMER PROVIDED 120V/20A/60HZ
 DEDICATED CIRCUIT REQUIRED

TOTAL CIRCUIT LOAD: 1.4 AMPS @ 120 VAC

BOM ON PAGE 5

City of Los Angeles Department of City Planning

COASTAL ZONE PLAN APPROVAL

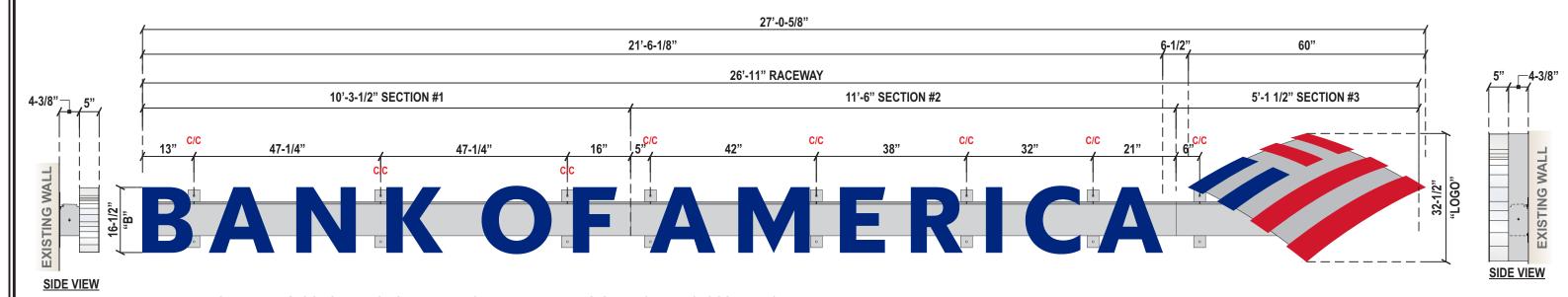
SISHIGLE JURISDICTION

DUAL JURISDICTION

CASE NO: ADM-2025-33880-CEX

APPROVED BY Mayela VIlla

NOTES



FRONT VIEW @ COLOR DAY/NIGHT INLINE CHANNEL LETTERS ON RACEWAY (KCCS-R-4ng)

Scale: 1/2"=1'-0"

MFG TO INSTALL PICK-UPS AS REQUIRED

As Primary Project Manager by my Signature I acknowledged that I have read and approve that the content and specification of this document are accurate and ready for release to Production for Fabrication

REVIEWED

By Bryan Nash at 09:10:29 AM, May 23, 2025

05/22/2025| Nicole capeci => Drawing Approval

05/22/2025| Kelly Hoeger => 2nd PM Approval

_Date _

COAST SIGN

1500 W. Embassy St. Anaheim, CA 92802 714.520.9144

	Date:	5/22/25	BANK OF AMERICA	
	Scale:	As Noted	Coast Sign Description (short): 16.5" X 27'-0.625" CHANNEL	LETTERS W/ WIREWAY
4	Drawn:	rt S	Customer Description (if applica	ble):
-	Sales:		Client Approval:	Date:

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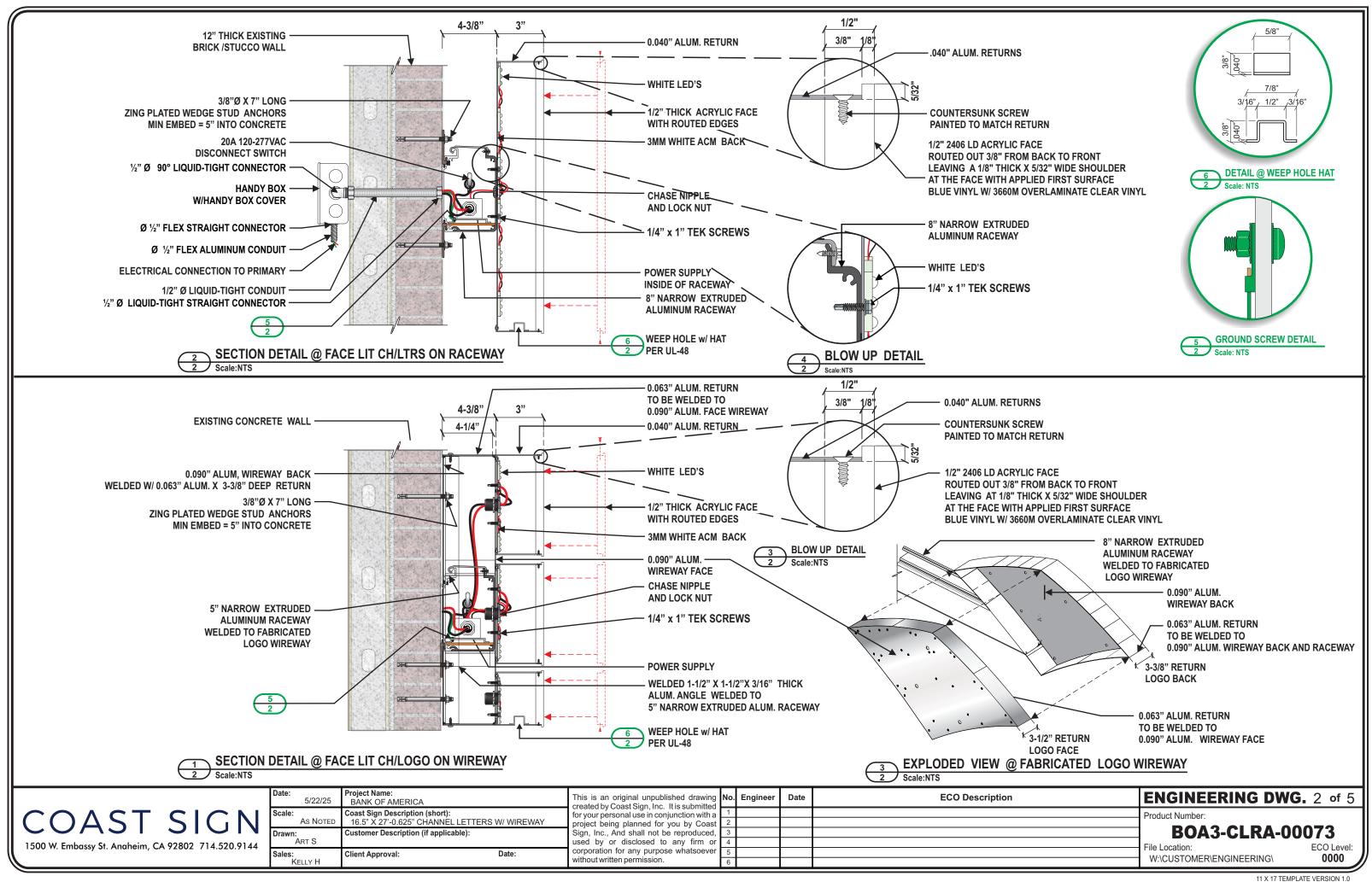
No. Engineer Date ECO Description

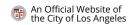
Product Number:

BOA3-CLRA-00073

File Location:

File Location: ECO Level: W:\CUSTOMER\ENGINEERING\ 0000





City Services (https://myla311.lacity.org/) City Directory (https://lacity.gov/directory)

Los Angeles Department of Building and Safety

Certificate Information: 121 E WINDWARD AVE 90291

Application / Permit

25048-10000-00992

Plan Check / Job No.

B25LA22762

Group

Building

Type

Sign

Sub-Type

Onsite

Primary Use

(19) Wall Sign

Work Description

ePlan. INSTALL (3) NEW ILLUMINATED WALL SIGNS 002: $2'-8 \ 1/2'' \times 27' - 0 \ 5/8'' \ (73.20 \ SQ \ FT)$; $H = X' - X'' \ FROM BOTTOM OF SIGN TO GRADE 003: <math>2'-8 \ 1/2'' \times 27' - 0 \ 5/8'' \ (73.20 \ SQ \ FT)$; $H = X' - X'' \ FROM BOTTOM OF SIGN TO GRADE 004: <math>2'-8 \ 1/2'' \times 27'' \times$

- 0 5/8" (73.20 SQ FT); H = X' - X" FROM BOTTOM OF SIGN TO GRADE

Permit Issued

No

Current Status

Corrections Issued on 6/6/2025

Permit Application Status History

Submitted	6/2/2025	APPLICANT
Assigned to Plan Check Engineer	6/5/2025	JOSE VELAZQUEZ
Corrections Issued	6/6/2025	JOSE VELAZQUEZ

Permit Application Clearance Information

Coastal Zone	Not Cleared	6/6/2025	City Planning Department
Miscellaneous	Not Cleared	6/6/2025	City Planning Department
Miscellaneous	Not Cleared	6/6/2025	City Planning Department
Miscellaneous	Not Cleared	6/6/2025	City Planning Department
ZA Case	Not Cleared	6/6/2025	City Planning Department

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.



South Coast Region

06/24/2025

California Coastal Commission

COASTAL EXEMPTION Single Jurisdiction Coastal Zone



APPEAL PERIOD ENDS

Filing Instructions

AT 5:00 P.M. ON 07/23/2025

This application is to be filed for projects requesting an exemption from Coastal Development Permit (CDP) regulations in conformance with those project types identified in the California Coastal Act, Public Resources Code (PRC) Section 30610.

The Development Services Center (DSC) Public Counter allows Coastal Exemptions (CEXs) to be submitted virtually through the Online Application System (OAS) for the Virtual DSC. To submit hard copies, please check the Development Services webpage for current protocols.

Eligibility for Exemption

A CEX is only available for projects located within the Single Jurisdiction Coastal Zone, as identified in ZIMAS. Under no circumstances shall a CEX be issued for the following scopes of work:

- Remodels which involve the alteration of 50% or more of any major structural components, including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation, of each structure
- Addition, demolition, removal, or conversion of any whole primary residence¹, guestrooms, and/or non-residential structures
- Projects which involve significant grading or boring² in a Hillside, Landslide, or Bureau of Engineering (BOE) Special Grading areas
- Any change of use to a more or less intensive use

Pursuant to PRC Section 30610(g), legally existing Structures³ destroyed by a Disaster⁴ may be eligible for a CDP Exemption as follows:

- The replacement⁵ structure conforms to the applicable zoning requirements.
- Maintains the same use.
- Does not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, and
- Maintains the same location (building pad) on the property.

¹ Be advised that Accessory Dwelling Unit conversions still require compliance with Mello Act regulations (California Government Code Sections 65590 & 65590.1)

² Including the use of caissons for anything beyond the primary structure.

³ PRC Section 30610(g)(2) states a structure "includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster."

⁴ PRC Section 30610(g)(2) defines a Disaster as "any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner."

⁵ Replacement of a legally existing dwelling unit destroyed by a disaster is not subject to the requirements of the Mello Act or the City Of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

Filing Requirements

The following materials shall be submitted in conjunction with the completed form:

- ☑ Architectural Plans (including, but not limited to, Site Plans, Floor Plans, and Elevations)
 - o If submitting hard copies, provide one set of 11x17 reduced-sized plans.
 - o If submitting virtually, submit one PDF through the OAS.
- ☐ Copy of related LADBS Clearance Summary Worksheet(s) (CSW) associated with the proposed project work scope(s)

THIS SECTION TO BE COMPLETED BY THE OWNER/APPLICANT

Project Address: 720 E INDIANA AVE 90291
Legal Description (Lot, Block, Tract): TR 7215, Lot 36
zone: RD1.5-1 Community Plan: Venice
Proposed Scope of Work:
Permit 1 of 2 - 25016-10000-17046 EXTERIOR ALTERATION OF (E) SFD INCLUDING REPLACE WOOD CLADDING AT FRONT, REPLACE WOOD DECKING, REPLACE BALCONY RAILING. NO ADDITIONS PRPOSED - ONLY REPAIRS
Permit 2 of 2 -25016-10000-08873 - PROPOSED Trellis addition above (E) 1st floor Garage and (E) 2nd Floor Recreation Room.
25016-10000-08873 & 25016-10000-17046
Related 15-Digit Building Permit Number(s): 25016-10000-08873 & 25016-10000-17046
Note: If there is related work to be pulled under a separate permit, please include it in the above project description 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: Michael Norberg
Address: 19197 Golden Valley Rd. #625 Santa Clarita, 91387
Phone Number: 6618035797 E-mail Address: mike@caliplanners.com
Signature:

THIS SECTION TO BE COMPLETED BY CITY PLANNING

This application has been reviewed by the staff of the Los Angeles City Planning in accordance with the provisions of Section 30610 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 scope of work contrary to any policy of this division pursuant to Title 14 of the California Administrative Code, Sections 13250, and 13252-13253; and, which 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 normally associated with 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 (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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, and additions of less than 10% of the original square footage or height, 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 (e.g., viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or BOE 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 (e.g., re-roofing, replacement of equipment) which do not result in any replacement of 20 percent or more of the materials of an existing structure with materials of a different kind, as well as any changes, enlargement, or expansion.
- □ Conversion of existing habitable space to an Accessory Dwelling Unit (ADU). The conversion of existing legally established habitable space (bedroom or living room) to an ADU or Junior ADU within an existing primary residence, without removal or replacement of major structural components (including, but not limited to, existing exterior walls, roof structures, floor structures, and/or foundation), and which does not change the intensity of use of the structure, may not constitute Development under the Coastal Act. Pursuant to the Coastal Commission Guidance Memorandum on the Implementation of New ADU Laws, dated January 21, 2022.
- ☐ Replacement of Structures Due to Disaster as provided in PRC Section 30610(g):
 - (1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be

for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

- (2) As used in this subdivision:
 - (A) "Disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.
 - (B) "Bulk" means total interior cubic volume as measured from the exterior surface of the structure.
 - (C) "Structure" includes landscaping and any erosion control structure or device which is similar to that which existed prior to the occurrence of the disaster.

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 the California Coastal Act, PRC Section 30610, this exemption is null and void.

VINCENT P. BERTONI, AICP Director of Planning

Issued By: Yingshi.H

Signature

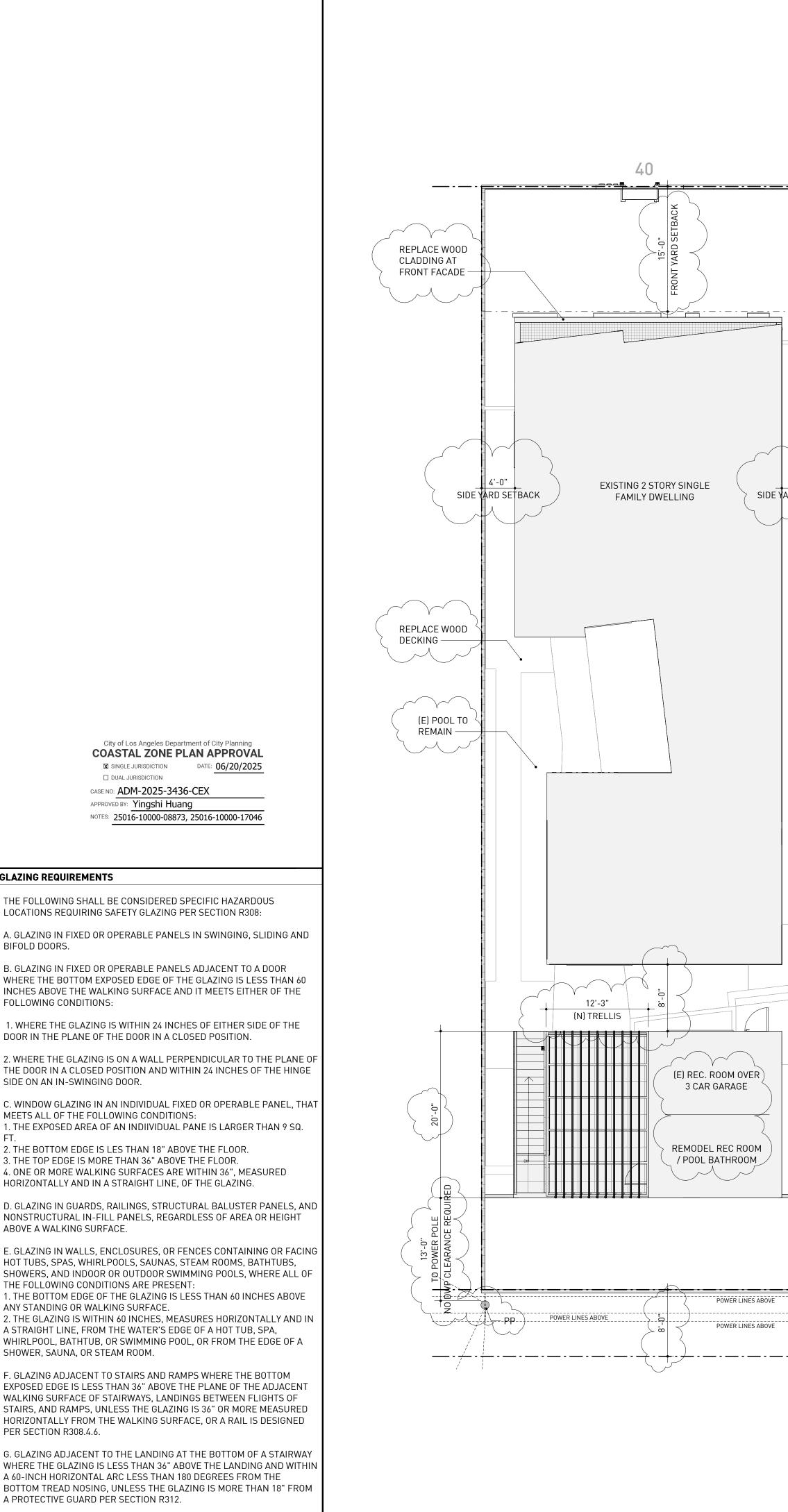
Yingshi Huang, City Planning Associate

Print Name and Title

Case No.: ADM-2025-3436-CEX

Invoice No.: Invoice: 103216

Date: 06/20/2025



EXISTING 2 STORY SINGLE SIDE YARD SETBACK FIRST FLOOR SECOND FLR TOTALS GĂRAGE V REC. ROOM TRELLIS NOTES (E) REC. ROOM OVER 3 CAR GARAGE REMODEL REC ROOM / POOL BATHROOM STORIES LOT SIZE HEIGHT POWER LINES ABOVE POWER LINES ABOVE - 🛶 - - - -- ALLEY

SHEET INDEX PROJECT TEAM ARCHITECTURAL TITLE PAGE **RONIT & DAVID LEE** OWNER BATHROOM RENOVATION 720 E INDIANA AVE A2.0 720 INDIANA RENOVATION VENICE, CA 90291 **CONSULTANT SHEETS** GENERAL NOTES, ABBREVIATIONS & SHEET LIST COREY MILLER, LIC. #3505 T 310.360.3910 FRAMING PLANS, SECTIONS & ELEVATION JUNE STREET ARCHITECTURE **ARCHITECT** F 310.360.3912 8730 SANTA MONICA BLVD. STE H S5.0 PROJECT SPECIFIC DETAILS WEST HOLLYWOOD, CA 90069 CONTRACTOR | TBD ELIZABETH MAHLOW, LIC. #C80463 STRUCTURAL | NOUS ENGINEERING ENGINEER 5050 EAGLE ROCK BLVD LOS ANGELES, CA 90041 T 661.803.5797 MICHAEL NORBERG SC PLANNERS, INC. EXPEDITING 619 S. FREMONT AVE, STE C ALHAMBRA, CA 91324 PROJECT DESCRIPTION RENOVATION TO EXTERIOR FINISHES, RECREATION ROOM BATHROOM AND NEW TRELLIS SHADE STRUCTURE AT BALCONY. PROJECT SQUARE FOOTAGE TOTAL EXISTING NEW EXEMPT 1613 1613 N/A 1801 1801 N/A *3763* N/A 3414 **TOTAL HOUSE SQUARE FOOTAGE** 3,414 SE 570 SF √*570 SF* 320 SF N/A 320 SF 0 SF 250 SF 250 SF MEASURED TO OUTSIDE OF EXTERIOR WALLS PER SMMC 9.04.100 FOR PARCEL COVERAGE CALCS PER ZONING REQMTS, SEE SHEET A0.1 APPLICABLE CODES 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ENERGY CODE LEGAL DESCRIPTION LOT 36, IN TRACT NO. 7215, IN THE CITY OF LOS ANGELES, AS PER MAP BOOK M B 77-26, IN THE OFFICE OF THE COUNTY RECORDER. APN # 4239-007-022 **PROJECT DATA** SINGLE-FAMILY RESIDENTIAL LEE RESIDENCE OCCUPANCY RD1.5-1 720 INDIANA AVE 5,280.6 SQ FT (APPROX. 40 FT WIDE X 132 FT DEEP) VENICE CA 90291 (NO CHANGE) ISSUE / REVISION DATE NUMBER PRELIMINARY PRICING 3.10.25 CONST TYPE | TYPE V-B SSUE FOR PERMIT 3.25.25 PLANCHECK R1 4.18.25 FIRE SPRINK. YES FAR CALCULATIONS $132 \times 40 = 5,280 \text{ SF LOT}$ DRAWN BY / CHECKED BY: MT / CW 132 - 15 (F.Y.S.B.) - 15 (R.Y.S.B.) = 102' PROJECT NUMBER: 2006 40 - 4 (R.Y.S.B.) - 4 (R.Y.S.B.) = x 32'

3,264 SF

x 3

9,792 SF

4

S

3 8730 8

1/8" = 1'-0"

TITLE PAGE

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO COMMENCING THE WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR EXISTING CONDITIONS THAT MIGHT AFFECT ACCOMPLISHING THE DESIGN INTENT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOING THIS IN A TIMELY MANNER SO AS NOT TO ADVERSELY AFFECT THE PROJECT SCHEDULE.

2. DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS ARE TO FACE OF FRAMING, MASONRY OR CONCRETE WHERE DIMENSION STRING ENDS ON FACE OF WALL, OR CENTERLINE IF INDICATED.

3. ALL WORK SHALL BE PERFORMED IN A WORKMAN-LIKE FASHION AND TO A LEVEL OF QUALITY CONSISTENT WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND TRADE ASSOCIATIONS RELEVANT TO THE WORK. WHEN IN DOUBT AS TO THE EXPECTED LEVEL OF QUALITY, USE OF MATERIALS, ETC, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT.

4. VERIFY WITH STRUCTURAL PLANS FOR ALL LOCATIONS WHERE EXTRA SHEATHING IS REQUIRED DUE TO NEW SHEAR WALLS.

MEANS OF EGRESS

. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING UNIT.

2. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN.- 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT. MIN. AREA.

3. OCCUPIED ROOFS SHALL BE PROVIDED WITH EXITS AS REQUIRED FOR STORIES.

4. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 GYPSUM BOARD.

5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

. PROVIDE 42" HIGH GUARDS WITH MAX 4" CLEAR SPACE OPENING BETWEEN RAILS AT STAIR / BALCONY.

GENERAL LIFE SAFETY NOTES

1. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOU! LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

2. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE WHICH USES FUEL BURNING MATERIAL.

3. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPARATE PLUMBING PERMIT IS REQUIRED. HAVE CHECKED BY GAS CO. FOR SAFETY.

4. FOR POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUN CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS. MAX.) FOR A SINGLE OPENING THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.

5. FOR POOL ON SITE, PROVIDE ANTHENTRAPMENT COVER MEETING THI CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB)NO. 2977.

6. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000).

7. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THI INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING

8. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW

BATTERY SIGNAL.

GLAZING REQUIREMENTS

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING PER SECTION R308:

City of Los Angeles Department of City Planning COASTAL ZONE PLAN APPROVAL

CASE NO: ADM-2025-3436-CEX

APPROVED BY: Yingshi Huang

SINGLE JURISDICTION DATE: 06/20/2025
 ■

NOTES: 25016-10000-08873, 25016-10000-17046

A. GLAZING IN FIXED OR OPERABLE PANELS IN SWINGING, SLIDING AND BIFOLD DOORS.

B. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.

2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE ON AN IN-SWINGING DOOR.

C. WINDOW GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1. THE EXPOSED AREA OF AN INDIIVIDUAL PANE IS LARGER THAN 9 SQ.

2. THE BOTTOM EDGE IS LES THAN 18" ABOVE THE FLOOR. 3. THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR. 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED

HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. D. GLAZING IN GUARDS, RAILINGS, STRUCTURAL BALUSTER PANELS, AND

NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

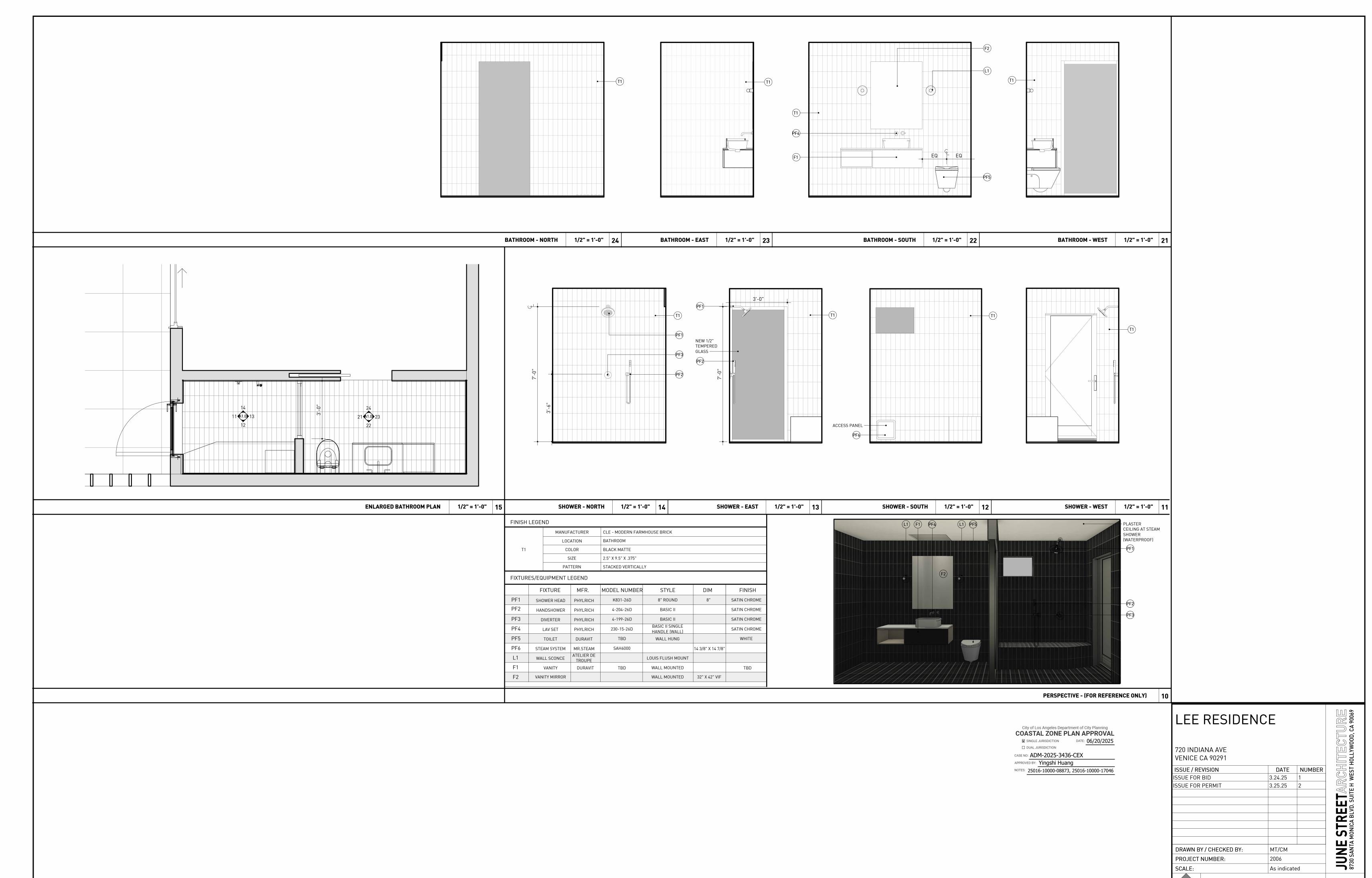
E. GLAZING IN WALLS, ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS, WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:

ANY STANDING OR WALKING SURFACE. 2. THE GLAZING IS WITHIN 60 INCHES, MEASURES HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A HOT TUB, SPA, WHIRLPOOL, BATHTUB, OR SWIMMING POOL, OR FROM THE EDGE OF A

SHOWER, SAUNA, OR STEAM ROOM.

F. GLAZING ADJACENT TO STAIRS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS, UNLESS THE GLAZING IS 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE, OR A RAIL IS DESIGNED PER SECTION R308.4.6.

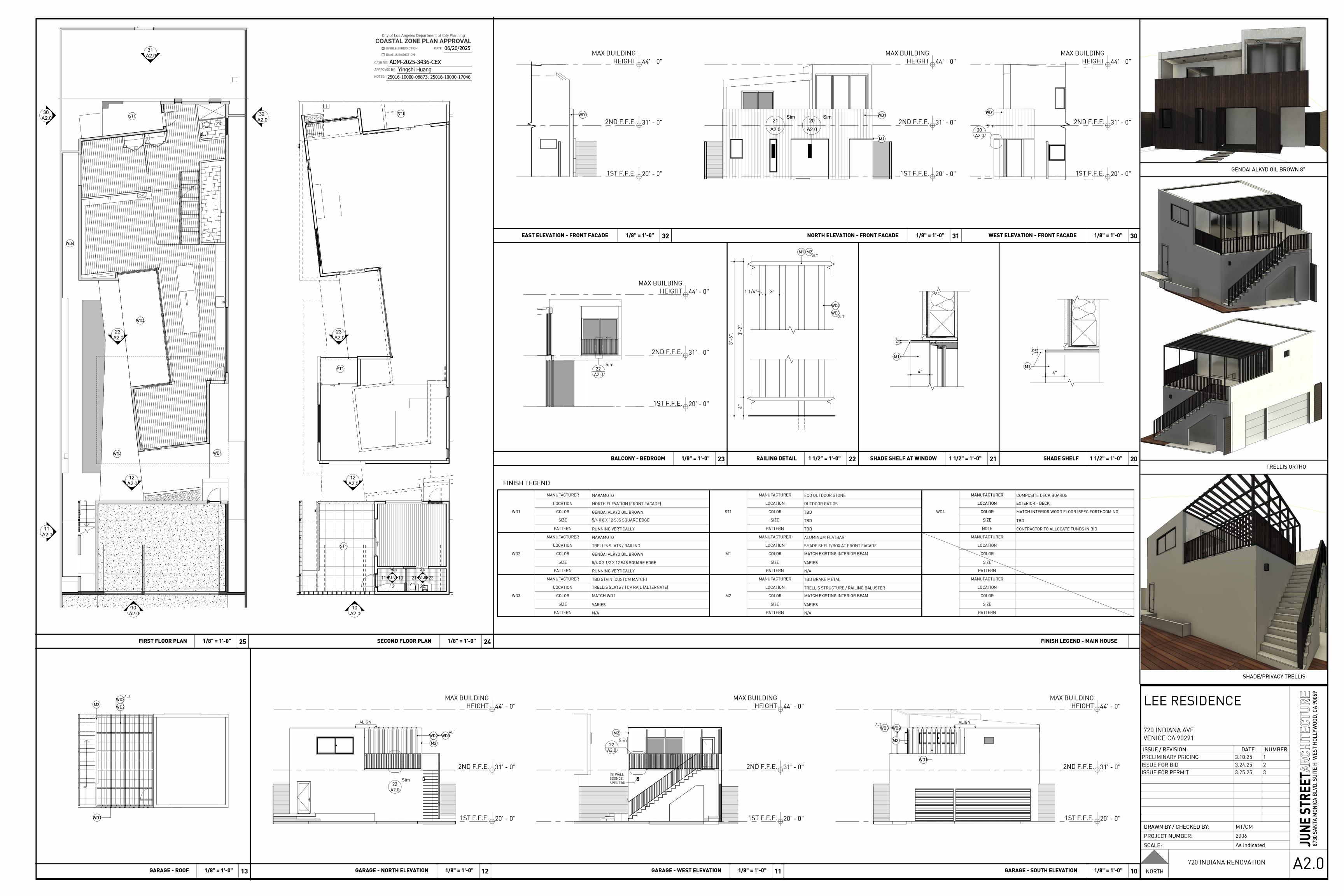
G. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING, UNLESS THE GLAZING IS MORE THAN 18" FROM A PROTECTIVE GUARD PER SECTION R312.



A1.0

BATHROOM RENOVATION

NORTH



CD	GENERAL REQUIREMENTS
<u>GR</u>	
GR-1	MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, WITH CITY OF LOS ANGELES AMENDMENTS AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
GR-2	REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR
GR-Z	REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE
	DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
GR-3	VERIFY ALL DIMENSIONS, ELEVATIONS, & SITE CONDITIONS BEFORE STARTING WORK. NOTIFY STRUCTURAL
	ENGINEER OF DISCREPANCIES.
GR-4	REFER TO ARCHITECTURAL & CIVIL DRAWINGS FOR EXTERIOR SLABS.
GR-5	DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT
	SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF
	CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
GR-6	THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING
	DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE
0 D 7	PROCEEDING WITH THE WORK.
GR-7	DO NOT SCALE THE DRAWINGS.
GR-8	PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES
	INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO
	THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
GR-9	INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT
OIX-3	KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE
	CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT
	DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
GR-10	REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, ROOF AND WALL OPENINGS NOT
	SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE THE SIZE AND LOCATION OF OPENINGS ASSOCIATED
	WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES. SUBMIT FINAL SIZING AND

<u>SU</u>	SUBMITTALS
SU-1	SUBMITTAL REVIEW FOR ITEMS DESIGNED BY NOUS, 10 BUSINESS DAY REVIEW TIME IS REQUIRED UNLESS OTHERWISE AGREED.
SU-2	RFI REVIEW: ALLOW 5 BUSINESS DAY RESPONSE UNLESS OTHERWISE AGREED.
SU-3	SUBMIT COPIES OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW.
SU-4	CONCRETE REINFORCING STEEL:
	- A. SUBMIT CERTIFIED MATERIAL CERTIFICATES FOR REINFORCING STEEL SIGNED BY THE MANUFACTURER AND CONTRACTOR.
	- B. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF CONCRETE REINFORCEMENT IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
SU-5	CAST-IN-PLACE CONCRETE:
	- A. SUBMIT MIX DESIGNS PREPARED, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA FOR EACH CLASS OF CONCRETE. INCLUDE RESULTS OF SLUMP, SHRINKAGE AND COMPRESSION TESTS USED TO ESTABLISH MIX PROPORTIONS. ALSO INCLUDE CERTIFIED MATERIAL CERTIFICATES FOR EACH COMPONENT OF THE MIX.
	- B. SUBMIT PROPOSED CONSTRUCTION JOINT LOCATIONS FOR REVIEW.
	- C. SUBMIT PRODUCT DATA FOR CURING MATERIALS.
	- D. SUBMIT PRODUCT DATA FOR NON-SHRINK GROUT.
SU-6	STRUCTURAL STEEL:

- A. SUBMIT MILL CERTIFICATES FOR STRUCTURAL STEEL SHAPES INDICATING STRUCTURAL STRENGTH AND

LOCATION REQUIREMENTS OF OPENINGS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE

REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS

AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH

	CHEMICAL COMPOSITION FOR EACH HEAT OF STEEL
	- B. SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION. INCLUDE AT A MINIMUM ASTM MATERIAL DESIGNATIONS,
	MEMBER SIZES, SIZES AND TYPES OF WELDS, SIZES AND TYPES OF BOLTS AND DIMENSIONS.
	- C. SUBMIT MILL CERTIFICATES FOR FASTENERS AND THREADED RODS.
	- D. SUBMIT WELDING PROCEDURE SPECIFICATION FOR EACH TYPE OF WELD TO BE USED AND PRODUCT DATA FOR WELDING ELECTRODES.
	- E. SUBMIT MANUFACTURERS PRODUCT DATA FOR PRIMER AND FINISH PAINT INCLUDING COLOR CHARTS.
SU-7	MECHANICAL ANCHORS: SUBMIT PRODUCT DATA FOR EACH TYPE OF ANCHOR USED.
SU-8	ADHESIVE ANCHORS: SUBMIT PRODUCT DATA FOR EACH TYPE OF ADHESIVE ANCHORING SYSTEM USED.

CHEMICAL COMPOSITION FOR EACH HEAT OF STEEL

ABBREVIATIO	<u>ONS</u>	ABBREVIATIO	<u>DNS</u>
(E)	EXISTING	HORIZ	HORIZONTAL
(N)	NEW	INT	INTERIOR
[UP]	UPSTANDING BEAM	LWC	LIGHTWEIGHT CONCRETE
[VIF]	VERIFY IN FIELD	MAX	MAXIMUM
AB	ANCHOR BOLT	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
В	BOTTOM BAR(S)	MIN	MINIMUM
BLKG	BLOCKING	NO. OR#	NUMBER
BM	BEAM	NS	NEAR SIDE
BN	BOUNDARY NAILING	OC	ON CENTER
BOE	BASE OF EXCAVATION	OH	OPPOSITE HAND
BOT	BOTTOM	OMF	ORDINARY MOMENT FRAME
CA	COLUMN ABOVE	PC	PILE CAP
СВ	COLUMN BELOW	PEN	PENETRATION
CJP	COMPLETE JOINT PENETRATION	PJP	PARTIAL JOINT PENETRATION
CL	CENTERLINE	PL	PLATE
CLR	CLEAR	RC	REINFORCED CONCRETE
COL	COLUMN	REINF	REINFORCEMENT OR REINFORCING STEEL
CONC	CONCRETE	REQ'D	REQUIRED
CONN	CONNECTION	SCBF	SPECIAL CONCENTRICALLY BRACED FRAMI
CONT	CONTINUOUS	SCHED	SCHEDULE
DBL	DOUBLE	SHTHG	SHEATHING
DEG	DEGREE(S)	SIM	SIMILAR
DIA	DIAMETER	SLRS	STEEL LATERAL RESISTING SYSTEM
DWG	DRAWING	SMRF	SPECIAL MOMENT RESISTING FRAME
EA	EACH	SOG	SLAB ON GRADE
EF	EACH FACE	STD	STANDARD
ELEV	ELEVATION	SYM	SYMMETRIC
EMBED	EMBEDDED OR EMBEDMENT	T	TOP BAR(S)
EN	EDGE NAILING	T&B	TOP AND BOTTOM
EQ	EQUAL	T.O.	TOP OF
ES	EACH SIDE	THK	THICK / THICKNESS
EW	EACH WAY	TOC	TOP OF CONCRETE
EXT	EXTERIOR	TOD	TOF OF DECK
FDN	FOUNDATION	TOF	TOP OF FOOTING
FG	FINISHED GRADE	TOFR	TOP OF FRAMING
FN	FIELD NAILING	TOG	TOP OF GRADE
FS	FAR SIDE	TOPC	TOP OF PILE CAP
FTG	FOOTING	TOS	TOP OF STEEL
GA	GAUGE	TOW	TOP OF WALL
GB	GRADE BEAM	TYP	TYPICAL
HDR	HEADER	UON	UNLESS OTHERWISE NOTED
HGR	HANGER	VERT	VERTICAL

WORK POINT

STRUCTURAL STEEL

- AISC CERTIFIED FABRICATOR OR LADBS LICENSED FABRICATOR IS REQUIRED FOR ALL STRUCTURAL STEEL. SS-1 FABRICATE AND ERECT STRUCTURAL STEEL IN ACCORDANCE WITH AISC "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." WELDED CONNECTIONS TO CONFORM TO
- HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL AND FASTENERS THAT ARE PERMANENTLY EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE
- STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO VIEW IN THE COMPLETE BUILDING ARE DESIGNATED ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS). ARC-WELDING ELECTRODE / FILLER METALS TO BE LOW HYDROGEN TYPES E7XTX, E7XTXX OR E70XXX MINIMUM AS APPLICABLE. DEMAND CRITICAL WELDS, WHERE NOTED AS "DC", SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB (27J) AT -20°F (-29°C), AS
- WHEN THE STEEL FRAME IS NORMALLY ENCLOSED AND MAINTAINED AT A TEMPERATURE OF 50°F (10°C) OR WELDERS TO BE CERTIFIED BY AWS . ALL SHOP WELDS MUST BE PERFORMED IN AN AWS CERTIFIED OR LADBS

DETERMINED BY THE APPROPRIATE AWS CLASSIFICATION TEST METHOD, AND 40 FT-LB (54J) AT 70°F (21°C),

- LICENSED FABRICATORS SHOP. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE
- ONLY. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY AWS OR THE LADBS FOR STRUCTURAL STEEL. CONTINUOUS SPECIAL INSPECTION BY DEPUTY INSPECTOR IS REQUIRED.
- PROVIDE NATURAL CAMBER UP, UNLESS OTHERWISE NOTED, EXCEPT AT CANTILEVERS. AT CANTILEVERS PROVIDE CAMBER SUCH THAT TIP OF CANTILEVER IS ABOVE FINAL ELEVATION.
- SPLICE MEMBERS ONLY WHERE INDICATED. STRUCTURAL STEEL TO CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED:

<u>SECTION</u>	MATERIAL TYPE
ROLLED SHAPES	
WIDE FLANGES AND WT	ASTM A992, GR50
CHANNELS, ANGLES & OTHER	ASTM A36
PLATES	
COLUMN BASE PLATES	ASTM A572, GR 50
BRACE GUSSET PLATES	ASTM A572, GR 50
BEAM COVER/SIDE PLATES	ASTM A36
COLUMN CONTINUITY PLATES	ASTM A572, GR 50
BEAM STIFFENER PLATES	ASTM A36
DECK CLOSURE PLATES	ASTM A36
OTHER, OUN	ASTM A572, GR 50
OTHER TYPES	
STEEL PIPE	ASTM A53, GRADE B
HOLLOW STRUCTURAL SECTION (HSS)	ASTM A500, GRADE B
STAINLESS STEEL SHAPES, PLATES AND BARS	ASTM A276
BOLTS	ASTM A325X
MACHINE BOLTS	ASTM A307
ANCHOR BOLTS / ANCHOR RODS	ASTM F1554, GR 36
WELDABLE THREADED RODS	ASTM F1554, GR 55 S1
WELDED SHEAR CONNECTORS	ASTM A108 GRADE 1015 THROUGH 1020
NUTS FOR BOLTS AND MACHINE BOLTS	ASTM A563
HARDENED WASHERS	ASTM F436
UNHARDENED WASHERS	ASTM F844
PLAIN WASHERS	ANSI B18.22.1
BEVELED WASHERS	ANSI B18.23.1

AREA OF (N) TRELLIS WORK





Los Angeles Regional Uniform Code Program Committee I-3: Structural Observation

(LARUCP)

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 720 Indiana Avenue PERMIT APPL. NO.: Description of Work: New steel framing trellis design Owner: _____ Architect: June Street Architecture Engineer: Nous Engineering

	·	OBSERVATION tems are required)	
Firm or Individual to be responsil Name: Nous Engineering	T	Total Control of the	stration: C80463
FOUNDATION	WALL	FRAME	DIAPHRAGM
☐ Footing, Stem Walls, Piers	□ Concrete	☐ Steel Moment Frame	□ Concrete
■ Mat Foundation	■ Masonry	☐ Steel Braced Frame	☐ Steel Deck
Caisson, Piles, Grade Beams	□ Wood	☐ Concrete Moment Frame	□Wood
□ Stepp g/Retain g Foundation, Hillside Special Anchors	Others:	☐ Masonry Wall Frame	□ Others:
□ Others:	e e	✓ Others: Non-structural components (appendages & ornamentions)	

DECLARATION BY OWNER

IN/Form.08 (Part 2) (Rev. 1/1/2007)

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record) I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

www.ladbs.org

DESIGN CRITERIA APPLICABLE CODE: 2022 CALIFORNIA BUILDING CODE WITH CITY OF LOS ANGELES AMENDMENTS PROJECT TYPE: SINGLE FAMILY RESIDENCE THE STRUCTURAL SCOPE INVOLVES NEW STEEL FRAMING TRELLIS **GRAVITY LOADS: DEAD LOADS** TRELLIS FRAMING = 5 PSF LIVE LOADS TRELLIS FRAMING = 5 PSF THE STRUCTURE HAS BEEN EVALUATED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE. SEISMIC DESIGN CATEGORY = D SITE CLASS = D (DEFAULT) ANALYSIS PROCEDURE = ELF RHO = 1.0 = 0.669g= 1.507g = 1.0 STRUCTURE: ARCHITECTURAL COMPONENT (APPENDAGES AND ORNAMENTATION) ap = 2.5 Rp = 2.5OVERSTRENGTH = 2.0 Cs 1.808 BASE SHEAR V = 1.75K WIND DESIGN: BASIC WIND SPEED, V = 94MPH (3 SECOND GUST) EXPOSURE CATEGORY = B GUST EFFECT FACTOR = 0.85

Kd = 0.85

Kz = 0.62Kzt = 1.0Ke = 1.0

ENCLOSURE CLASSIFICATION = OPEN

qh = 4 PSF (25% SOLID AREA ASSUMED)

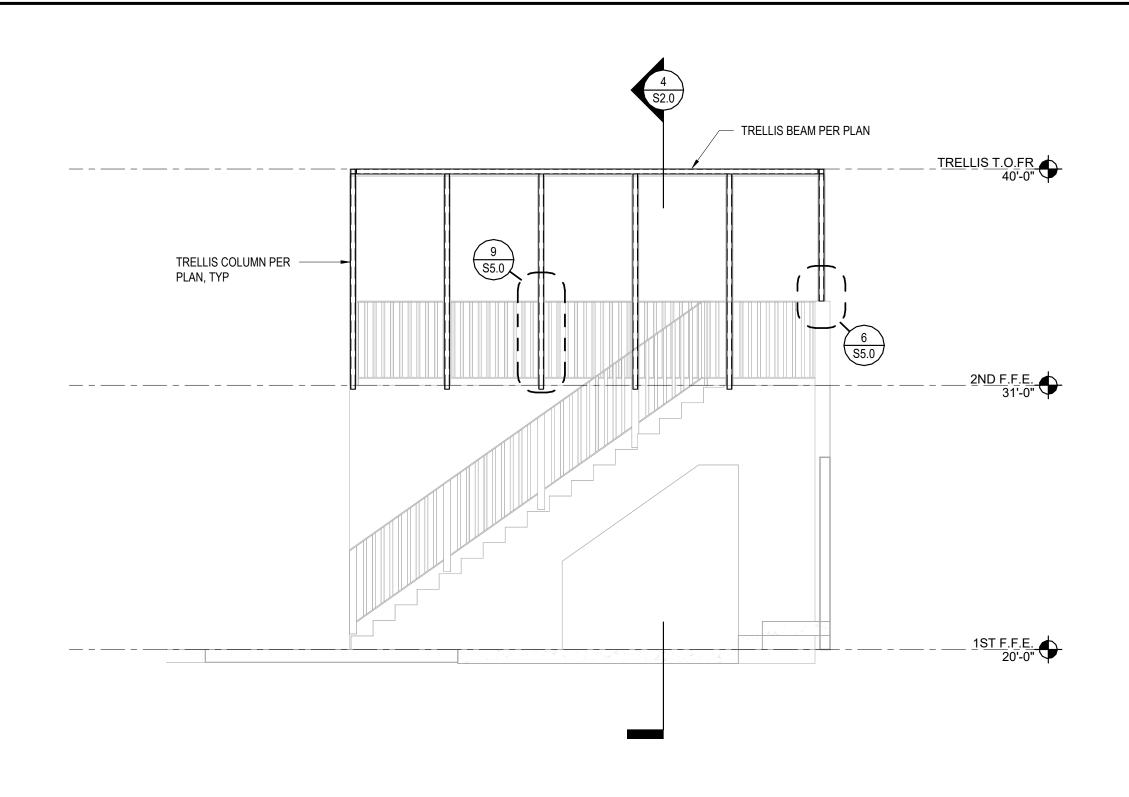
INTERNAL PRESSURE COEFFICIENT GCpi = ±1.12

5050 EAGLE ROCK BOULEVARD LOS ANGELES, CA 90041 213 627 6687 HELLO@NOUSENGINEERING.COM

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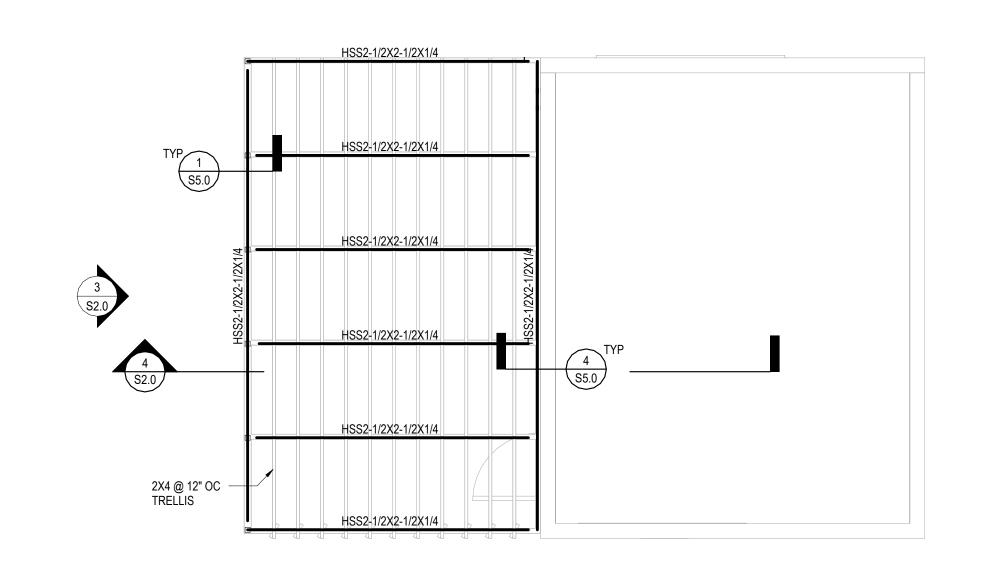
GENERAL NOTES, ABBREVIATIONS, & SHEET LIST

S0.0



---HSS2-1/2X2-1/2X5/16 SEE ARCH FOR HSS2-1/2X2-1/2X5/16 **GUARDRAIL** POST LOCATIONS, TYP HSS2-1/2X2-1/2X5/16 HSS2-1/2X2-1/2X5/16 HSS2-1/2X2-1/2X5/16 — 2X8 @ 6" OC SCREEN

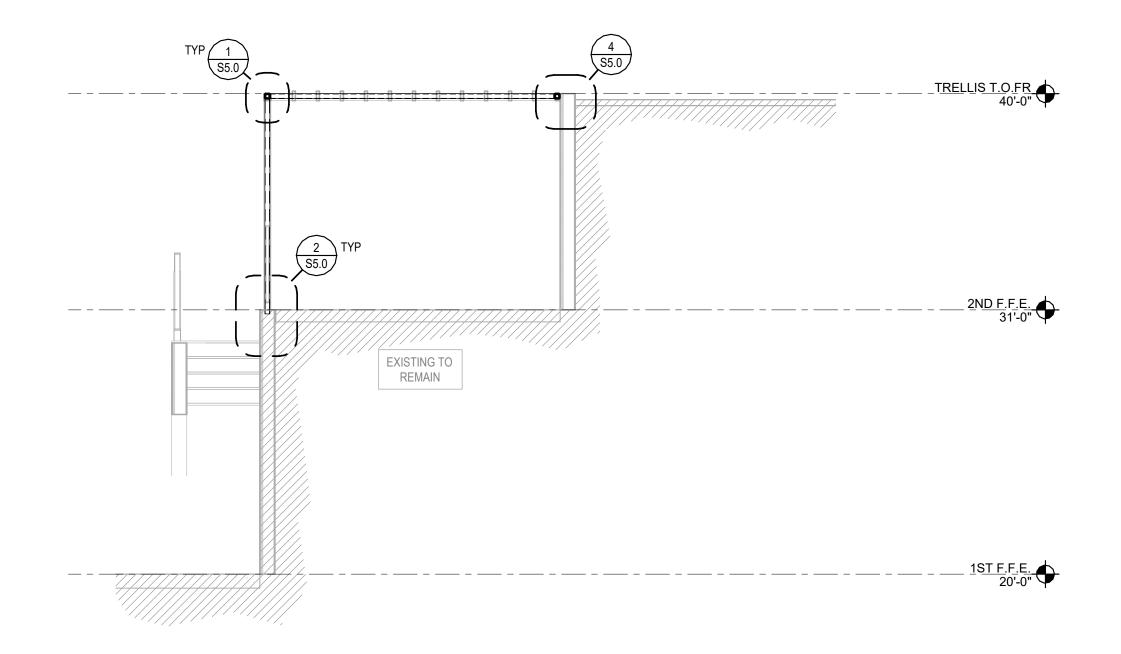
1 TRELLIS SECOND FLOOR FRAMING PLAN 1/4" = 1'-0"



TRELLIS ROOF FRAMING PLAN

1/4" = 1'-0"

TRELLIS ELEVATION 1/4" = 1'-0"



TRELLIS SECTION

1/4" = 1'-0"

City of Los Angeles Department of City Planning **COASTAL ZONE PLAN APPROVAL** ☑ SINGLE JURISDICTION DATE: 06/20/2025

☐ DUAL JURISDICTION CASE NO: ADM-2025-3436-CEX

APPROVED BY: Yingshi Huang

NOTES: 25016-10000-08873, 25016-10000-17046

FRAMING PLAN NOTES

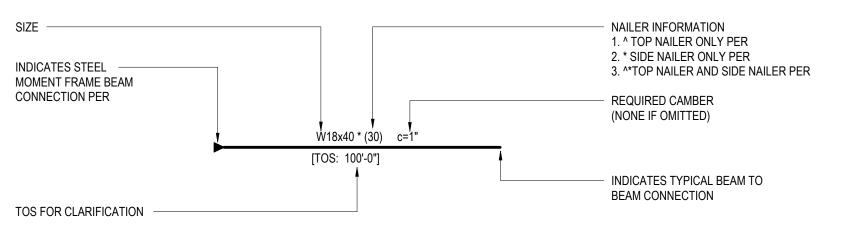
- REFER TO STEEL BEAM LEGEND FOR NAILER CONDITION. TOP OF FRAMING INCLUDES NAILER THICKNESS.
- REFER TO SO SERIES SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
- 3. DEPRESSIONS, CURBS, AND OPENINGS SHOWN ON THIS PLAN ARE NOT COMPLETE AS TO NUMBER, SIZE, AND LOCATION. FOR COMPLETE INFORMATION, REFER TO DRAWINGS OTHER THAN STRUCTURAL. 4. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF EQUIPMENT SUPPORT BEAMS AND BEAMS
- AROUND FLOOR OPENINGS WITH ALL PROJECT REQUIREMENTS. 5. EDGE OF SLAB LOCATIONS ARE APPROXIMATE, SEE ARCH DWGS FOR EDGE OF SLAB DIMENSIONS.

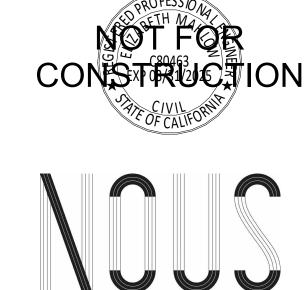
NOTE: THE EXISTING INFORMATION SHOWN ON THIS DRAWING WAS OBTAINED FROM A LIMITED SITE VISIT. (E) DENOTES EXISTING, (N) DENOTES NEW. ALL STRUCTURAL MEMBERS AND/OR CONDITIONS INDICATED AS EXISTING SHALL BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THESE DISCREPANCIES MAY REQUIRE STRUCTURAL REVISIONS THAT CONSEQUENTLY MAY AFFECT THE CONSTRUCTION COST WHICH SHALL BE UNDERSTOOD BY THE OWNER AND CONTRACTOR

FRAMING PLAN LEGEND

INDICATES (E) WALL PER ARCH

STEEL BEAM LEGEND



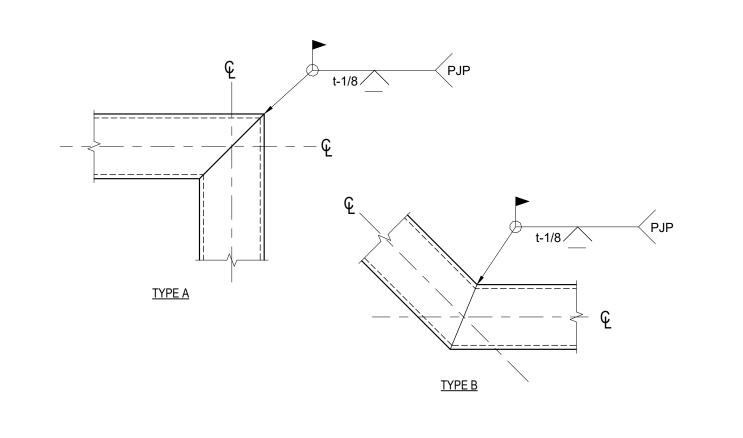


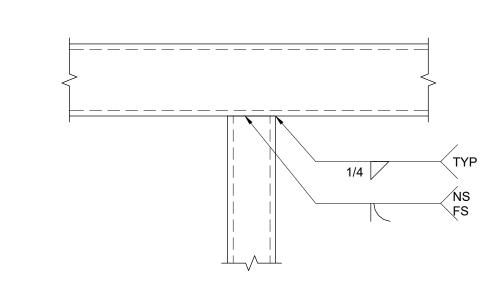
5050 EAGLE ROCK BOULEVARD LOS ANGELES, CA 90041 213 627 6687 HELLO@NOUSENGINEERING.COM

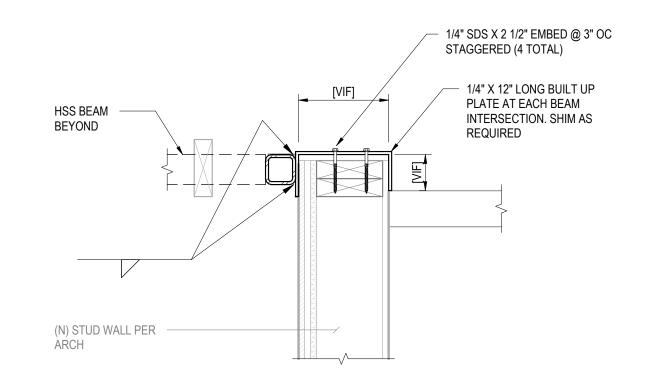
EE RESIDENCE 20 INDIANA AVE ENICE CA 90291	CE		TECTURE
SUE / REVISION	DATE	NUMBER	CHIII
			│ ~~≒
			│ ШѮ
			S
RAWN BY / CHECKED BY:	Author		NE STREE SANTA MONICA BLY
ROJECT NUMBER:	00		
CALE:	1/4" = 1'-0'	•	S 8730

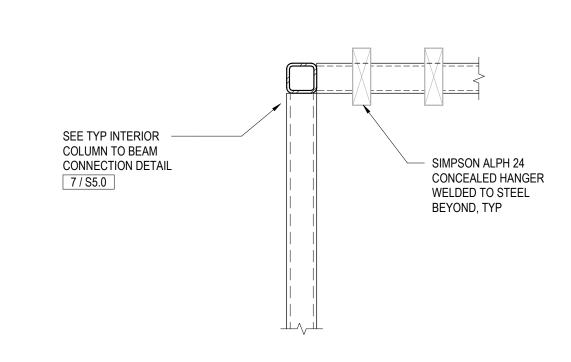
FRAMING PLANS, SECTION & ELEVATION

S2.0









CORNER CONNECTION

NOT TO SCALE

7 INTERIOR COLUMN TO BEAM CONN.
NOT TO SCALE

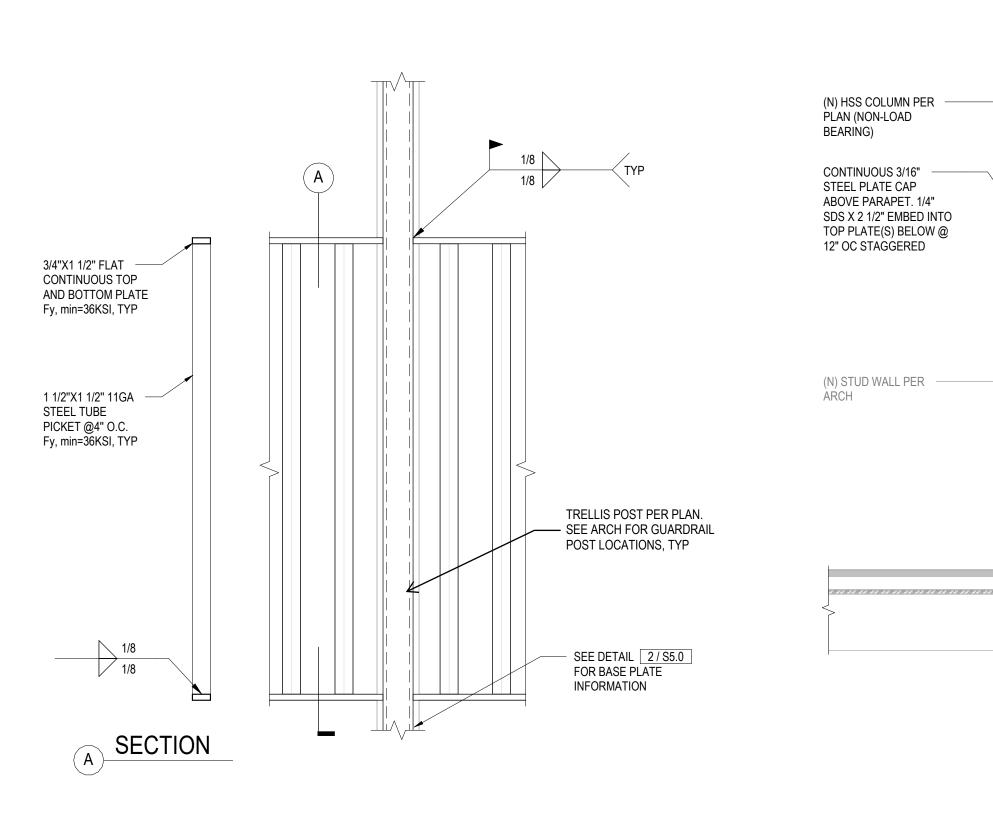
HSS EDGE BEAM CONN. TO (N) STUD WALL

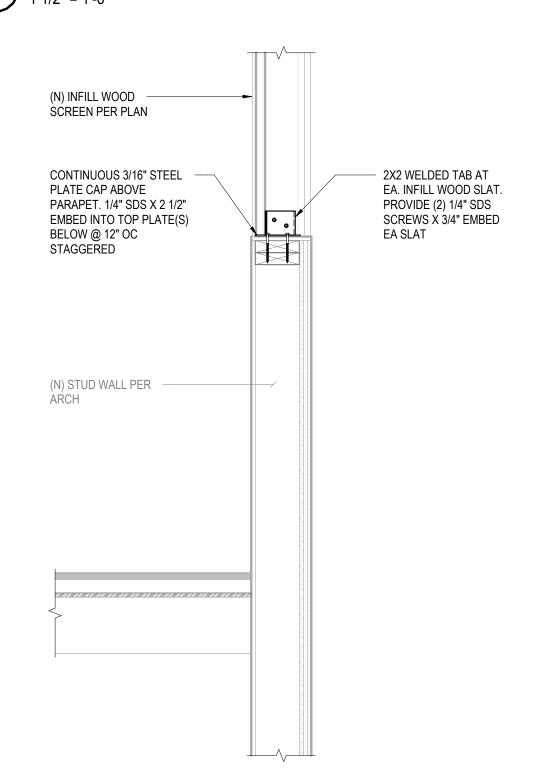
1 1/2" = 1'-0"

BEAM TO BEAM CONNECTION
1 1/2" = 1'-0"

____ 1/2" PLATE \bigcirc SECTION (N) HSS COLUMN PER PLAN (4) 5/8" DIA X 5" EMBED — LONG LAG SCREWS INTO SOLID FRAMING OR BLOCKING FINISHES ABOVE SEE ARCH FOR (N) FINISHES BASEPLATE PER WHERE OCCURS LTP5 @ 32" OC STAGGERED EA FACE - (N) SOLID BLOCKING BELOW BASEPLATE. CONNECT WITH (3) 10d EA END. PROVIDE (2) LTP5 CLIPS TO WALL BELOW

2 HSS COLUMN CONN. TO (E) WALL/DECK





5050 EAGLE ROCK BOULEVARD LOS ANGELES, CA 90041 213 627 6687 HELLO@NOUSENGINEERING.COM

LEE RESIDENCE 720 INDIANA AVE VENICE CA 90291 **ISSUE / REVISION** DATE NUMBER STREET A MONICA BLVD. S JUNE 8730 SANTA **DRAWN BY / CHECKED BY: PROJECT NUMBER:** As indicated **S5.0**

☐ DUAL JURISDICTION CASE NO: ADM-2025-3436-CEX APPROVED BY: Yingshi Huang NOTES: 25016-10000-08873, 25016-10000-17046

DATE: 06/20/2025

City of Los Angeles Department of City Planning COASTAL ZONE PLAN APPROVAL

▼ SINGLE JURISDICTION

9 HSS COLUMN @ GUARDRAIL

6 HSS COLUMN BASE CONN. ON PARAPET WALL 3 WOOD SCREEN BASE CONN.

PROJECT SPECIFIC DETAILS



Application #:

Plan Check #: B25LA21590

Event Code:

25016 - 10000 - 17046

Printed: 05/28/25 11:10 PM

Bldg-Alter/Repair GREEN - NONE

1 or 2 Family Dwelling Plan Check at Counter

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Status Date: 05/28/2025

Last Status: Corrections Issued

Plan Check 1. TRACT TR 7215

BLOCK LOT(s) 36

COUNTY MAP REF # ARB M B 77-26

PARCEL ID # (PIN #) 111B145 1209

2. ASSESSOR PARCEL # 4239 - 007 - 022

3. PARCEL INFORMATION

LADBS Branch Office - WLA

Council District - 11 Certified Neighborhood Council - Venice

Census Tract - 2732.00

Coastal Zone Cons. Act - Calvo Exclusion Area

Coastal Zone Cons. Act - Single Permit Jurisdiction Area

District Map - 111B145 Energy Zone - 6

Thomas Brothers Map Grid - 671-H5

Area Planning Commission - West Los Angeles

Earthquake-Induced Liquefaction Area - Yes

Community Plan Area - Venice Near Source Zone Distance - 4.3

ZONES(S): RD1.5-1

4. DOCUMENTS

ZI - ZI-1874 Specific Plan: Los Angeles Coast ZI - ZI-2512 Housing Element Sites ZI - ZI-2273 Specific Plan: Venice Coastal Zo ZA - ZA-2006-981-CEX ZI - ZI-2406 Director's Interpretation of Ven ORD - ORD-121312

ZI - ZI-2452 Transit Priority Area in the Cit ORD - ORD-164844-SA1200

ORD - ORD-168999 ORD - ORD-172019 ORD - ORD-172897 ORD - ORD-175693

ORD - ORD-175694 ORD - ORD-186104

DTRM - DIR-2008-3681-DI DTRM - DIR-2008-4703-DI

5. CHECKLIST ITEMS

Pilot - Electronic Plan

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

LEE, DAVID M AND ONIT LEE FAMILY TRU 720 INDIANA AVE

VENICE CA 90291

Applicant: (Relationship: Agent)

Michael Norberg -

19197 Golden Valley Rd

PROPOSED USE

santa clarita 91387

(661) 803-5797

7. EXISTING USE

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

ePlan. EXTERIOR ALTERATION OF (E) SFD INCLUDING REPLACE WOOD CLADDING AT FRONT, REPLACE WOOD DECKING, REPLACE BALCONY RAILING

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Mina Habili OK for Cashier:

DAS PC By: Coord. OK:

Signature: Date:

For Cashier's Use Only

For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center

agent, call 311. Outside LA County, call (213) 473-3231.

W/O #: 51617046

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$5,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 170.31 Permit Fee Subtotal Bldg-Alter/Repair 130.00 Plan Check Subtotal Bldg-Alter/Repair 0.00 E.O. Instrumentation 0.65 D.S.C. Surcharge 3.92 Sys. Surcharge 7.84 Planning Surcharge 7.80 Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 9 10

Sewer Cap ID: Total Bond(s) Due: \$0.00

1.00

0.00

0.00

Project:

Payment Date: Receipt No:

Amount: Method:

12. ATTACHMENTS

Permit Issuing Fee

Linkage Fee

CA Bldg Std Commission Surcharge

Plot Plan

13. STRUCTURE INVENTORY (Note	e: Numeric measurement data in the format "number / number" implies "	change in numeric value / total resulting numeric valu	e")	25016	- 10000 - 17046
14. APPLICATION COMMENTS:	PDPP Project's Total Valuation:	\$0.00			
15. BUILDING RELOCATED FROM:					
16. CONTRACTOR, ARCHITECT & ENGI	NEER NAME ADDRESS		CLASS	LICENSE #	PHONE #

720 E Indiana Ave 25016 - 10000 - 17046 Permit Application #:

Bldg-Alter/Repair Plan Check #: B25LA21590 City of Los Angeles - Department of Building and Safety 1 or 2 Family Dwelling Initiating Office: METRO PLOT PLAN ATTACHMENT Plan Check Printed on: 05/28/25 23:11:16

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

COUNCIL DISTRICT: 11 INSPECTION DISTRICT: R5064

720 E Indiana Ave 25016 - 10000 - 17046 Permit Application #: Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Plan Check #: B25LA21590 25016 - 10000 - 17046 1 or 2 Family Dwelling Plans Filed in: METRO CLEARANCE SUMMARY WORKSHEET Plan Check at Counter Printed On: 05/28/25 23:14:52 IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit. INSTRUCTIONS APPLICANT/REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part. CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form. Description of Work: ePlan. EXTERIOR ALTERATION OF (E) SFD INCLUDING REPLACE WOOD CLADDING AT **Building & Safety Contact** FRONT, REPLACE WOOD DECKING, REPLACE BALCONY RAILING Plan Check Office: METRO PC Engineer: Mina Habili Status **Clearance Description and New Status Agency: City Planning Department Description:** Coastal Development Permit Address Code: 2 Outage - Print Name/Initial: Not Phone: Electronic Clearance By: MHABILI Cleared Comments: **Agency: City Planning Department Description:** Approval for Specific Plan Address Code: 2

Date: Phone:

Outage - Print Name/Initial:

End of Clearance(s) for 25016 - 10000 - 17046. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

Not

Cleared

Comments:

Electronic Clearance By: MHABILI

CLEARANCE AGENCY "ADDRESS CODES"

(NOTE: Address Code 3 not in use at this time - Contact your plan checkengineer for instructions)

Code	Agency Name	Agency Address	(Call First)
1	Bureau of Engineering	Customers can obtain clerances from the Bureau o	f Engineering in
		multiple ways starting at the following link:	
	Central District	https://eng.lacity.org/pern	nits
		Available services include:	
	Harbor District	1. Online Customer Service Request (CSR) system	
		2. Online Virtual Counter (Web meeting without app	point ment)
	Valley District	3. Making a Virtual (Web meeting) Appointment	
		4. Making an In-Person Appointment	
L	West Los Angeles District	5. Applying for BOE Permits	
	Bureau of Engineering - Hood Zones	Flood Clearance Only - Appointment Required	(213) 485-4820
1	*Email or call for questions or to	1149 S. Broadway, 8th Floor	or Email
L	request appointment first	Email: engnfip@lacity.org	
1	Street Use Permits	1149 S. Broadway, 3rd Floor	(213) 847-6000
2	Department of City Planning -	For locations, hours, and additional contact informa	tion, visit
	Development Services Centers:	https://planning.lacity.org/contact/location	ns-hours
	Met ro/Downt own, Van Nuys,	You may check the Online Application System (OAS	
	West Los Angeles	can submit a request electronically. https://planning	g.lac tty.org/oas
		https://planning.lacity.org/oas	
	Department of City Planning -	Otherwise, for online services, including Virtual Cou appointments, use your Angeleno Account to signu	
	Specific Plans and Overlay	appointments	and selle dule
	Clearances: Redevelopment Plan Unit,	https://appointments.lacity.org/apptsys/Publi	ic/Account_
	Office of Historic Resources, including	To submit a Clearance Summary Worksheet (CSW)	for Planning
	Historic Preservation Overlay Zones	Clearances, submit your request through the link	
	(HPOZ), Central Project Planning	https://planning.lacity.org/project-review/c	ase-filings
	West/Coast al & South Project Planning and Valley Project Planning	If plans need to be reviewed in conjunction with a	OAS
	and variey 1 roject 1 raining	CSW, submit online application requests through	<u>OAB</u>
	These services are by appointment only.		_
	Reference the Assignment List to contact the Planner for the relevant geography.	https://planning.lacity.org/about/staff-d	<u>rectory</u>
		nt geography's page with documents and contact info	amma tian
	Of use the overlays page to find the relevan		
_	D.:11: 0 C.f	https://planning.lacity.org/plans-policies/	Call plan checker
4	Building & Safety Figueroa Plaza: 201 N. Figueroa Street	Hold / ZI: See plan check engineer	Call plan checker
	Ingueroa I raza. 201 N. Figuroa 31cc	Green Building	(213) 202-3400
5	Fire Department	To obtain clearances from the Fire Department, submit an app	` /
	The Department	https://inspect.lafdorg	
	Figueroa Plaza:	in the straightful for the	
	201 N. Figueroa Street	For detailed instructions on submitting visit:	
		https://lafd.org/fire-prevention/fire-development-se	rvices
6	Transportation Department	Fig Plaza: 201 N. Fig St., 5th floor	(213) 482-7024
`	ZI 1729, 1870 = West Valley	(Only check payments accepted)	(===) == 7,021
	ZI 1448,1874,1887,2192 = WLA	West Valley: 6262 Van Nuys Blvd, #320	(818) 374-4699
	ZI 2351 = DOT @ CalTrans Building	West L.A.: 7166 W. Manchest er Ave.	(213) 485-1062
	(All others = Fig Plaza)	Cal Trans: 100 S Main St., 9th Floor	(213) 972-8482
ь	<u> </u>	,	, - = = = = =

Code	Agency Name	Agency Address	(Call First)
		Bicycle Corrals in PROW:	(213) 972-8481
		100 S. Main St., 9th Floor	
7	LA Co Public Health - Food	5050 Commerce Dr. Baldwin Park	(626) 430-5560
	Food	3530 Wilshire Blvd 9th Fl., LA	(213) 351-7352
	Public Pools	5050 Commerce Dr. Baldwin Park	(626) 430-5360
	Radiation Management	3530 Wilshire Blvd 9th Fl., LA	(213) 351-7897
	Tattoo Shops	5050 Commerce Dr. Baldwin Park	(626) 430-5570
	Project Clearance Request Form may be ob-	tained and submitted via email <u>ehadmin@ph.lacount</u>	y.gov
9	Calif. Div. of Occupational Safety	320 W. 4th St., Rm. 850, LA	(213) 576-7451
	and Health	6150 Van Nuys Blvd, Rm. 405, Van Nuys	(818) 901-5403
	Appointment required-call first		
10	South Coast Air Quality	21865 E. Copley Dr., Diamond Bar	(800) 388-2121
	Management District (SCAQMD)	Hours: T - F, 7:30 am-5:00 pm	** Call first **
11	Department of Conservation,	5816 Corporate Ave., Rm. 200, Cypress	(714) 816-6847
	Division of Oil and Gas	3810 Corporate Ave., Kill. 200, Cypiess	(714) 810-0847
12	Cultural Affairs Department	City Property/Marques(Public Way), Arts	(212) 202 5500
	201 N. Figueroa St., 14 th Floor, LA	Development Fees, and Mural Signs	(213) 202-5500
13	Department of Water and Power,	221 N. Figueroa St., Suite 1600	(240) 257 0252
	Real Estate Division	*This process can take up to 4 months	(213) 367-0562
16	Housing Department	1200 W. 7th St., 1 st Floor	
	Density bonus/parking incentive	1200 W. 7th St., 1 st Floor	(213) 808-8843
	Demo/reduction of units/rooms	1200 W. 7th St., 1st Floor	(213) 808-8537
	Tenant Habitability Plan	201 N. Figueroa St., 2nd Floor Room 280	(213) 482-7039
	Accessible Housing Program AcHP	221 N. Figueroa St., 14th Floor Suite 1420	(213) 319-4347
17	Metro. Transportation Authority (Metro)	Submit project information via the In-Take	(213) 922-2785
	*Call or email for questions	form at https://www.metro.net/devreview/	or email
	*No in-person or by-phone clearance	Email: BuildingPermits@Metro.net	or critair
18	Port of Los Angeles	425 S. Palos Verdes St., San Pedro	(310) 732-7662
		development permits@port la.org	or email
19	Bureau of Sanitation	Industrial Waste Mgmt. Div.(Fats/Oils/Grease)	Call for appt.
	Customer Service Request (CSR)	2714 Media Center Dr., Glassell Park	(323) 342-6118
	dscsr.lacity.org/	Watershed Protection Div. (Stormwater/LID)	
		201 N. Figueroa St., 2nd Floor Suite 280	lacitysan.org/lid
20	LA County Fire Department	5825 Rickenbacker Rd, Commerce	(323) 890-4106
		Hours: Monday - Thursday, 8:30 am-3:30 pm	** Call First **
21	Los Angeles World Airport	1 WorldWay	(424) 646-5174
	Email: LAXPlanning@lawa.org	Administration East, Room 218	or Email
22	Office of Finance	Customer Service Center:	
		Email: Finance.CustomerService@lacity.org	
		City Hall: 200 N. Spring St., Rm. 101	(844) 663-4411
		Van Nuys: 6262 Van Nuys Blvd., Ste. 110	
23	Bureau of Street Services,	1149 S. Broadway, 4th flr, LA 90015	(213) 8/17 2077
	Urban Forestry Di vi si on	Customer Service Portal: https://dscsr.lacity.org	(213) 847-3077

25016 - 10000 - 08873 720 E Indiana Ave Permit Application #: Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Plan Check #: B25LA11645FO 25016 - 10000 - 08873 1 or 2 Family Dwelling Plans Filed in: METRO CLEARANCE SUMMARY WORKSHEET Regular Plan Check Printed On: 04/01/25 12:40:47 IMPORTANT: This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit. INSTRUCTIONS APPLICANT/REPRESENTATIVE: You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible, in order to allow adequate time to obtain the approvals. Certain departments (such as the Department of City Planning) may require additional plan review and approval process, which may include mandatory appeal periods. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part. CLEARANCE AGENCIES: For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form. Description of Work: PROPOSED Trellis addition above (E) Garage with recreation on 2nd level, exterior facade alterations. **Building & Safety Contact** Plan Check Office: METRO PC Engineer: Armen Jivalagian Status **Clearance Description and New Status** Agency: Bureau of Engineering **Description:** The fee authorized by Ord. 176,300 for PW/Eng to process clearance(s) for LADBS issued permits Address Code: 1 Outage - Print Name/Initial: Not Electronic Clearance By: AJIVALAG Date: Phone: Cleared Comments: Agency: Bureau of Engineering **Description:** Roof and/or site drainage to street Address Code: 1 Not Electronic Clearance By: AJIVALAG Date: Phone: Outage - Print Name/Initial: Cleared Comments:

Description: Sewer availability and connection

Date: Phone:

Outage - Print Name/Initial:

Agency: Bureau of Engineering

Electronic Clearance By: AJIVALAG

Address Code: 1

Comments:

Not

Cleared

Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance By: AJIVALAG Comments:	Description: Coastal Development Permit Date: Phone:	Outage - Print Name/Initial:
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance By: AJIVALAG Comments:	Description: Miscellaneous Approval for:DIR-2014-2824-DI Date:	□Outage - Print Name/Initial:
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance By: AJIVALAG Comments:	Description: Miscellaneous Approval for:DIR-2008-4703-DI Date: Phone:	Outage - Print Name/Initial:
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance By: AJIVALAG Comments:	Description: Miscellaneous Approval for:DIR-2008-3681-DI Date: Phone:	□Outage - Print Name/Initial:
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance By: AJIVALAG Comments:	Description: Miscellaneous Approval for:DIR-2014-276-VSO Date: Phone:	-MEL Outage - Print Name/Initial:
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance By: AJIVALAG Comments:	Description: Approval for Specific Plan: VENICE COASTAL Date: Phone:	ZONE Outage - Print Name/Initial:
Not Cleared	Agency: City Planning Department Address Code: 2 Electronic Clearance By: AJIVALAG Comments:	Description: Zoning Administrator Case #:ZA-2006-981-CEX Date: Phone:	Outage - Print Name/Initial:

Not Cleared	Agency: Department of Transportation Address Code: 6 Electronic Clearance By: AJIVALAG Comments:	Description: Compliance with DOT requirement in the Specifical Phone: Date: Phone:	© Plan: ZI-2273 □Outage - Print Name/Initial:
Not Cleared	Agency: Department of Transportation Address Code: 6 Electronic Clearance By: AJIVALAG Comments:	Description: Compliance with DOT requirement in the Specifical Phone: Date: Phone:	
Not Cleared	Agency: Department of Water and Power Address Code: 13 Electronic Clearance By: AJIVALAG Comments:	Description: Construction within 10 feet of power lines or eas Date: Phone:	ement Outage - Print Name/Initial:

End of Clearance(s) for 25016 - 10000 - 08873. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

CLEARANCE AGENCY "ADDRESS CODES"

(NOTE: Address Code 3 not in use at this time - Contact your planchecken gineer for instructions)

		(NOTE: Address Code 3 not in use at this time - Co		
Code	Agency Name	Agency Address	(Call First)	
1	Bureau of Engineering	Customers can obtain clerances from the Bureau of Engineering in		
		multiple ways starting at the following link:		
	Central District	https://eng.lacity.org/pern	nits	
		Available services include:		
	Harbor Di stri ct	1. Online Customer Service Request (CSR) system		
		2. Online Virtual Counter (Web meeting without appointment)		
	Valley District	3. Making a Virtual (Web meeting) Appointment		
		4. Making an In-Person Appoint ment		
L	West Los Angeles District	5. Applying for BOE Permits	r 	
	Bureau of Engineering - Flood Zones	Flood Clearance Only - Appointment Required	(213) 485-4820	
1	*Email or call for questions or to	1149 S. Broadway, 8th Floor	or Email	
L	request appointment first	Email: engnfip@lacity.org		
1	Street Use Permits	1149 S. Broadway, 3rd Floor	(213) 847-6000	
2	Department of City Planning -	For loc ations, hours, and additional contact informa		
	Development Services Centers:	https://planning.lacity.org/contact/locatio		
	Metro/Downtown, Van Nuys,	You may check the Online Application System (OAS		
	West Los Angeles	c an submit a request electronic ally. https://planning	g.lacity.org/oas	
		https://planning.lac.ity.org/oas		
	Department of City Planning -	Otherwise, for online services, including Virtual Counter and appointments, use your Angeleno Account to signup and schedule		
	Specific Plans and Overlay	a ppointments	and se he duk	
	Clearances: Redevelopment Plan Unit,	https://appointments.lacity.org/apptsys/Publi	ic/Account_	
	Office of Historic Resources, including	To submit a Clearance Summary Worksheet (CSW)	for Planning	
	Historic Preservation Overlay Zones (HPOZ), Central Project Planning	Clearances, submit your request through the link		
	West/Coastal & South Project Planning	https://planning.lacity.org/project-review/c	ase-filings	
	and Valley Project Planning	If plans need to be reviewed in conjunction with a	OAS	
	land variety 1 roject 1 raining	CSW, submit online application requests through	<u>0715</u>	
	These services are by appointment only. Reference the Assignment List to contact the Planner for the relevant geography.	https://planning.lacity.org/about/staff-d	irectory	
	Or use the overlays page to find the relevant geography's page with documents and contact information.			
		https://planning.lacity.org/plans-policies/overlays		
4	Building & Safety	Disabled Access: See DA corrections	Call plan checker	
	Figueroa Plaza: 201 N. Figueroa Street	Hold / ZI: See plan check engineer	Call plan checker	
		Green Building	(213) 202-3400	
5	Fire Department	To obtain clearances from the Fire Department, submit an app	lication through:	
		https://inspect.lafdorg		
	Figueroa Plaza:			
	201 N. Figueroa Street	For detailed instructions on submitting visit:		
		https://lafdorg/fire-prevention/fire-development-se		
6	Transportation Department	Fig Plaza: 201 N. Fig St., 5th floor	(213) 482-7024	
	ZI 1729, 1870 = West Valley	(Only check payments accepted)		
	ZI 1448,1874,1887,2192 = WLA	West Valley: 6262 Van Nuys Blvd, #320	(818) 374-4699	
	ZI 2351 = DOT @ CalTrans Building	West L.A.: 7166 W. Manchester Ave.	(213) 485-1062	
	(All others = Fig Plaza)	Cal Trans: 100 S. Main St., 9th Floor	(213) 972-8482	

Code	Agency Name	Agency Address	(Call First)
		Bicycle Corrals in PROW:	(213) 972-8481
		100 S. Main St., 9th Floor	
7	LA Co Public Health - Food	5050 Commerce Dr. Baldwin Park	(626) 430-5560
	Food	3530 Wilshire Blvd 9th Fl., LA	(213) 351-7352
	Public Pools	5050 Commerce Dr. Baldwin Park	(626) 430-5360
	Radiation Management	3530 Wilshire Blvd 9th Fl., LA	(213) 351-7897
	Tattoo Shops	5050 Commerce Dr. Baldwin Park	(626) 430-5570
	Project Clearance Request Form may be of	tained and submitted via email ehadmin@ph.lacoun	y.gov
9	Calif. Div. of Occupational Safety	320 W. 4th St., Rm. 850, LA	(213) 576-7451
	and Health	6150 Van Nuys Blvd., Rm. 405, Van Nuys	(818) 901-5403
	Appointment required- call first		
10	South Coast Air Quality	21865 E. Copley Dr., Diamond Bar	(800) 388-2121
	Management District (SCAQMD)	Hours: T - F, 7:30 am-5:00 pm	** Call first **
11	Department of Conservation,	5816 Corporate Ave., Rm. 200, Cypress	(714) 816-6847
	Division of Oil and Gas		
12	Cultural Affairs Department	City Property/Marques(Public Way), Arts	(212) 202 5500
	201 N. Figueroa St., 14 th Floor, LA	Development Fees, and Mural Signs	(213) 202-5500
13	Department of Water and Power,	221 N. Figueroa St., Suite 1600	
	Real Estate Division	*This process can take up to 4 months	(213) 367-0562
16	Housing Department	1200 W. 7th St., 1 st Floor	
	Density bonus/parking incentive	1200 W. 7th St., 1 st Floor	(213) 808-8843
	Demo/reduction of units/rooms	1200 W. 7th St., 1st Floor	(213) 808-8537
	Tenant Habitability Plan	201 N. Figueroa St., 2nd Floor Room 280	(213) 482-7039
	Accessible Housing Program AcHP	221 N. Figueroa St., 14th Floor Suite 1420	(213) 319-4347
17	Metro. Transportation Authority (Metro)	Submit project information via the In-Take	(213) 922-2785
	*Call or email for questions	form at https://www.metro.net/devreview/	or email
	*No in-person or by-phone clearance	Email: BuildingPermits@Metro.net	
18	Port of Los Angeles	425 S. Palos Verdes St., San Pedro	(310) 732-7662
		development permit s@port la.org	or email
19	Bureau of Sanitation	Industrial Waste Mgmt. Div.(Fats/Oils/Grease)	Call for appt.
	Customer Service Request (CSR)	2714 Media Cent er Dr., Glassell Park	(323) 342-6118
	dscsr.lacity.org/	Wat ershed Protection Div. (Stormwater/LID)	
		201 N. Figueroa St., 2nd Floor Suite 280	lacitysan.org/lid
20	LA County Fire Department	5825 Rickenbacker Rd, Commerce	(323) 890-4106
		Hours: Monday - Thursday, 8:30 am-3:30 pm	** Call First **
21	Los Angeles World Airport	1 World Way	(424) 646-5174
	Email: LAXPlanning@lawa.org	Administration East, Room 218	or Email
22	Office of Finance	Fig. Plaza: 201 N. Figueroa St., Room 280	
		Van Nuys: 6262 Van Nuys Blvd., Rm. 110	(818) 374-6850
		West LA: 1828 Sawtelle Blvd, Rm. 102	(310) 575-8888
		City Hall: 200 N. Spring St., Rm. 101	(844) 663-4411
23	Bureau of Street Services,	1149 S. Broadway, 4th flr, LA 90015	(213) 847-3077
	Urban Forestry Division	Customer Service Portal: https://dscsr.lacity.org	(213) 011-3011

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http://engineering.lacity.gov

Received

South Coast Region

06/25/2025

June 24, 2025

California Coastal Commission

Ms. Shannon Vaughn, District Supervisor South Coast District Office California Coastal Commission 301 E. Ocean Blvd., Suite 300 Long Beach, CA 90802

APPEAL PERIOD ENDS

AT 5:00 P.M. ON 7/24/2025

Via SharePoint

NO PERMIT REQUIRED DETERMINATION NOTICE

This finding is made Under the Repair and Maintenance and Utility Hook-Up Exclusion from Permit Requirements for a Public Works Project within the Single-Jurisdiction area of the Coastal Zone in the City of Los Angeles

Dear Ms. Vaughn:

Project Title: Potrero Canyon Park Mainline Replacement

Project Location: The Potrero Canyon Park Mainline Replacement project (Project) is located within the public right-of-way along segments of Toyopa Drive, Alma Real Drive, Alva Drive, La Cumbre Drive, Ramos Place, Almoloya Drive, Alva Drive, and Corona Del Mar in the Brentwood - Pacific Palisades Community Plan Area. The project site is in an area of the coastal zone within the single jurisdiction zone of the City of Los Angeles with the exception of a couple of small street segments of Altata Drive and Corona del Mar at the southernmost boundary of the project area. See *Figure 1: Project Area* and *Attachment 1: Project Plans*.

Project Background: The Los Angeles Department of Water and Power (LADWP) is responsible for delivering clean, safe, and reliable drinking water to residents throughout the city. As part of this mission, LADWP is undertaking infrastructure improvements in the Pacific Palisades area to address aging components of the local water distribution system. The existing pipelines have surpassed their intended service life and are being replaced. These improvements are essential to maintaining water quality, ensuring adequate fire protection, and supporting uninterrupted water service for the community.

Project Description: The LADWP proposes to replace aging infrastructure within the Pacific Palisades drinking water distribution system which has surpassed its designed service life. The Project involves replacing approximately 8,980 linear feet of deteriorating cast iron pipelines with durable ductile iron pipelines, upgrading 14 fire hydrants, and reconnecting 135 domestic water service lines. These improvements are necessary to safeguard water quality, ensure adequate fire protection, and support uninterrupted water service. See *Attachment 1: Project Plans.* The construction would consist of potholing; saw-cutting, removal, and haul-away of street pavement; open trenching; bypass pumping; excavation and shoring (approximately three feet deep and two

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feet wide); installing the new pipelines; backfilling; and restoring the street surface to pre-existing conditions.

The estimated work period to repair and restore the sewer pipe will be approximately 13 months from June 2025 - July 2026. The anticipated hours of construction are 7:00 a.m. to 4:00 p.m., Monday through Friday. If necessary, open cut trenches will be covered overnight with temporary steel plates. Ground excavation is anticipated for the Project and the surface will be replaced in kind. All work is to be at ground or below ground level; the Project does not include any above surface features. No trees or vegetation are anticipated to be removed as part of the project.

The repair may be located near a driveway; however, the construction contractor will facilitate the ingress and egress from the driveway. The Project will not permanently remove street parking. All temporary traffic control will be done in accordance with the latest version of the Work Area Traffic Control Handbook (WATCH manual).

Exclusion Determination: The Bureau of Engineering (BOE) administers the Coastal Act on behalf of the City of Los Angeles for projects in the public right-of-way, such as the proposed Project. For such projects, BOE determines the applicability of exclusions from coastal development permit requirements if the project is in the single permit jurisdiction area of the Coastal Zone. If a project is in the dual jurisdiction area of the Coastal Zone, the California Coastal Commission makes the exclusion determination.

As indicated above, two small segments of Altata Drive and Corona del Mar are located within the dual jurisdiction zone on the south end of the project site. LADWP has submitted a permit exemption request form for this area of the Project.

For the portions of the Project in the single jurisdiction zone, BOE has determined that the proposed Project is excluded from coastal development permit requirements because the Project falls within the "developments authorized without permit" provisions of Section 30610(d) of the Public Resources Code (PRC) - exclusion for repair and maintenance activities, thus would not require a local coastal development permit from the City Engineer (or from the Coastal Commission). Section 30610(d) of the PRC excludes "repair or maintenance activities that do not result in addition to, or enlargement or expansion of, the object of such repair or maintenance activities." The proposed Project falls within the activities included in the guidelines entitled *Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements*, adopted by the California Coastal Commission on September 5, 1978, as routine repair and maintenance of existing structures or facilities, specifically roads (PRC Section 30610(d) Subsection II Description of Activities Excluded, A).

Given the nature and location of the Project within the public right-of-way, no risk to public access or public views or risk of substantial adverse environmental impact, including, impact to environmentally sensitive habitat area, or wetlands have been identified. Thus, the Project, which consists of a sidewalk repair, does not require a coastal development permit from the City of Los Angeles. This exclusion from City permit requirements applies to the single permit jurisdiction areas of the coastal zone.

Ms. Shannon Vaughn June 24, 2025 Page 3 of 5

If you have any questions about this determination, please contact Chris Adams at Christopher.adams@lacity.org.

Sincerely,

λη Ε Μοντίο **box** SIGN 4QZZVP21-4K5L3787

Maria E. Martin, Manager Environmental Management Division

MEM/:ca

https://englacity.box.com/s/nusuebe8yxgcvvn5unny1qppq63ti75n

Enclosures

cc: Amanda Jimenez, LADWP

