CALIFORNIA COASTAL COMMISSION

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



Click here to go to original staff report

Th13b

ADDENDUM

October 28, 2016

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: APPEAL NO. A-5-VEN-16-0084 (1333-1335 ABBOT KINNEY) FOR THE

COMMISSION MEETING OF THURSDAY, NOVEMBER 3, 2016.

I. CHANGES TO STAFF REPORT

Commission staff recommends modifications to the staff report dated October 20, 2016. The modifications are recommended to remove an incorrect interpretation in the staff report. Language to be added to the findings and conditions is shown in <u>underlined italicized bold text</u>, and language to be deleted is identified by strike-out.

Page 13, paragraph 1 under Substantial Issue Analysis, shall be modified as follows:

Furthermore, in 2015, the historic resources study, entitled SurveyLA (which is used as guidance by the City but has not been formally recognized or certified by the Commission), found that the Abbot Kinney Boulevard Commercial Planning District "does not retain sufficient integrity or cohesion to qualify as a historic district." However, the survey does indicate that the building at 1331 Abbot Kinney Blvd. is a potentially significant historic resource because of its historic context as a "rare, intact example of early commercial development located along the former Venice Short Line, a Pacific Electric streetcar line that ran along Electric Avenue in Venice." The survey does indicate that "most examples from this period do not retain integrity," which means the building has most likely been altered overtime from its original appearance and does not necessarily accurately reflect the time period in which it was constructed. Moreover, the proposed project consists predominately of minor, interior modifications, with the only minor, exterior modification being a new recessed ADA compliant entryway and skylights. The main characteristic of 1920s vernacular-style commercial architecture is the large storefront windows, which, in this case, will remain intact during this project. To preserve the historic character of the front façade, the applicant has indicated on the City-approved plans that the exterior work will match the existing material. Accordingly, the building's status as a significant architectural, historical and cultural landmark in the Venice LUP does not prevent use of the exemption in this instance.

II. PUBLIC CORRESPONDENCE

Commission staff received one (1) letter supporting the project and a finding of no substantial issue from the representatives of Jake Malott, the project applicant.

Commission staff received one (1) letter opposing the project and a finding of no substantial issue from the appellants, Robin Rudisill, Sue Kaplan and Lydia Ponce.



Howard Robinson & Associates

Oct. 27, 2016

Caitlin Oshida
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Re: Item Th13b, November, 2016 Commission Meeting

A-5-VEN-16-0084

1333 & 1335 Abbot Kinney Blvd, Venice, CA

Dear Caitlin,

I'm writing as the applicant representative. We agree with the staff recommendation that the Commission find No Substantial Issue in this matter.

The appeal is completely without merit. The proposed project consists only of interior tenant improvements to an existing retail space and replacement of two entry doors with new, required ADA accessible doors. There is no change-of use proposed. There is no additional floor area proposed.

In an effort to save the Commission the wasted time of dealing with this matter, we contacted the appellants and invited them to a meeting at the site in order to explain the limited scope of the project. At the site meeting, it became apparent that the appellants had assumed, incorrectly, that we were proposing substantial changes to the facade of the building. We showed plans and project description language which clearly showed this was not the case. We provided a copy of the plans and the building permit application documents to the appellants. They still declined to withdraw the appeal. Obviously, this is quite frustrating.

But most importantly, this is a tiny interior remodel project of an existing retail store. The project easily qualifies for a Coastal Exemption and the City's exemption was properly granted.

Sincerely,

Howard Robinson

Howard Robinso

RECEIVED South Coast Region

OCT 27 2016

CALIFORNIA COASTAL COMMISSION

October 27, 2016

Th19c

Coastal Staff & Coastal Commissioners 200 Oceangate, 10th Floor Long Beach, CA 90802

Re. APPEAL of Coastal Exemption for: 1333-1335 Abbot Kinney Blvd (A-5-VEN-16-0084) Hearing date: Thursday November 3, 2016 Agenda Item Th19c

Dear Coastal Staff and Honorable Commissioners,

Please note that the Staff is in error to say

RECEIVED South Coast Region

OCT 27 2016

CALIFORNIA COASTAL COMMISSION

A-5-VEN-16-0084 (Malott) Appeal – No Substantial Issue

describe various situations in which permit exemptions do not apply due to the risk of adverse environmental effects, including where an otherwise exempt development is located, for example, on a beach or other sensitive resource area. 14 Cal. Code Regs § 13253(b). However, none of these exceptions include situations where a project may affect a building that is designated as a landmark.

Furthermore, in 2015, the historic resources study, entitled SurveyLA (which is used as guidance by the City but has not been formally recognized or certified by the Commission), found that the Abbot Kinney Boulevard Commercial Planning District "does not retain sufficient integrity or cohesion to qualify as a historic district." However, the survey does indicate that the building at 1331 Abbot Kinney Blvd. is a potentially significant historic resource because of its historic context as a 'rare, intact example of early commercial development located along the former Venice Short Line, a Pacific Electric streetcar line that ran along Electric Avenue in Venice." The survey does indicate that "most examples from this period do not retain integrity," which means the building has most likely been altered overtime from its original appearance and does not necessarily accurately reflect the time period in which it was constructed. Moreover, the proposed project consists predominately of minor, interior modifications, with the only minor, exterior modification being a new recessed ADA compliant entryway. The main characteristic of 1920s vernacular-style commercial architecture is the large storefront windows, which, in this case, will remain intact during this project. To preserve the historic character of the front façade, the applicant has indicated on the City-approved plans that the exterior work will match the existing material. Accordingly, the building's status as a significant architectural, historical and cultural landmark in the Venice LUP does not prevent use of the exemption in this instance.



Primary Address:

1331 S ABBOT KINNEY BLVD

Other Address:

1327 S ABBOT KINNEY BLVD 1329 S ABBOT KINNEY BLVD 1333 S ABBOT KINNEY BLVD 1335 S ABBOT KINNEY BLVD

Name:

Bundy Building

Year built:

1923

Architectural style:

Commercial, Vernacular

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Commercial Development, 1873-1934
Sub theme:	No SubTheme
Property type:	Commercial - Retail
Property sub type:	One-story Commercial Strip
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Rare, intact example of early commercial development located along the former Venice Short Line a Pacific Electric streetcar line that ran along Electric Avenue in Venice; most examples from this period do not retain Integrity.

Also, it was verified with Ken Bernstein, AICP, Manager, Office of Historic Resources & Principal City Planner, Department of City Planning, City of L.A., that the SurveyLA Finding for this property did indeed indicate that this is a "rare, intact example of early commercial development" (and not one of the examples that does not retain integrity).

Sincerely yours,

Robin Rudisill Sue Kaplan Lydia Ponce Kevin Keresey

Excerpt from Certified Venice Land Use Plan (also approved by L.A. City Ordinance and contained within the L.A. General Plan Venice Community Plan):

Preservation of Cultural Resources **Policy I. F. 1.** Historic and Cultural Resources. The historical, architectural and cultural character of structures and landmarks in Venice should be identified, protected and restored where appropriate, in accordance with historical preservation guidelines.

The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles as significant architectural, historical and cultural landmarks in the Venice Coastal Zone.

Venice City Hall
Lighthouse Street Bridge
Eastwind Community Gardens
Crown Arms (Cafamaran St.)
Bay Cities Laundry
Sidewalk Café (1915)
Waldorf Hotel (1913)
St. Charles Hotel (1905) - (St. Marks Annex).
Albibot Kinney Boulevard between Venice Boulevard and Brooks
Avenue

The addresses on Abbot Kinney Blvd between Venice Blvd and Brooks Ave include 900 – 1661 Abbot Kinney Blvd.

CALIFORNIA COASTAL COMMISSION

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

Th₁₃b



Filed: 9/20/2016 49th Day: 11/8/2016 Staff: C. Oshida – LB Staff Report: 10/20/2016 Hearing Date: 11/3/2016

STAFF REPORT: APPEAL – NO SUBSTANTIAL ISSUE

Local Government: City of Los Angeles

Local Decision: Claim of Exemption to Coastal Development Permit Requirement

Appeal Number: A-5-VEN-16-0084

Applicant: 1331 W Washington Partners, LLC. c/o Jake Malott

Agent: Howard Robinson

Appellants: Lydia Ponce, Sue Kaplan, Robin Rudisill, and Celia Williams

Project Location: 1333 & 1335 Abbot Kinney Blvd., Venice, City of Los Angeles

Project Description: Appeal of City of Los Angeles Local Coastal Exemption No. DIR-

2016-2937-CEX for the replacement of the existing entryway with a recessed ADA accessible entry and an interior remodel consisting of: (1) the construction of an interior non-loadbearing wall which will divide the space into two individual retail spaces; (2) new accessible ADA compliant bathrooms; (3) new interior steps with an ADA compliant ramp; (4) a janitor's closet; (5) new portion of ceiling; and (6) skylights, in an existing commercial building.

Staff Recommendation: No Substantial Issue

IMPORTANT NOTE: This is a substantial issue only hearing. Testimony will be taken <u>only</u> on the question of whether the appeal raises a substantial issue. Generally and at the discretion of the Chair, testimony is limited to 3 minutes <u>total</u> per side. Please plan your testimony accordingly. Only the applicant, persons who opposed the application before the local government (or their representatives), or those who, for good cause, were unable to oppose the application before the local government, and the local government shall be qualified to testify. Others may submit comments in writing. If the Commission determines that the appeal does raise a substantial issue, the de novo phase of the hearing will occur at a future Commission meeting, during which it will take public testimony.

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission determine that **no substantial issue exists** with respect to the grounds on which Appeal A-5-VEN-16-0084 has been filed because the locally approved development does qualify for an exemption and does not require a local coastal development permit from the City of

A-5-VEN-16-0084 (Malott) Appeal – No Substantial Issue

Los Angeles. The City-approved plans indicate that the project includes minor building alterations, which constitutes an "improvement" to an existing development, because less than 50 percent of the existing commercial building will be demolished (**Exhibit 4**). In addition, for commercial projects, a change in use or a change in intensity of use (which is measured by the parking demand for the building), is what often triggers a CDP requirement. However, no change is proposed for the building's use or intensity – the commercial building will continue to be used as a commercial retail space, and there will be no increase or decrease in the building's gross square footage, and therefore no change in the amount of required off-street parking.

Therefore, the proposed project is exempt "development" as defined in the Coastal Act and does not require a coastal development permit. Commission Staff recommends that the Commission find that no substantial issue exists with respect to the grounds upon which the appeal has been filed because the City properly found that the proposed project does not require a local coastal development permit. The motion to carry out the staff recommendation is on **page 4**.

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EXHIBITS

Exhibit 1 – Vicinity Map

Exhibit 2 – Photo of Site

Exhibit 3 – Commission Notification of Appeal and Appeal

Exhibit 4 – Architectural Plans

Exhibit 5 – Coastal Exemption No. DIR-2016-1370-CEX

I. MOTION AND RESOLUTION

MOTION: I move that the Commission determine that Appeal No. A-5-VEN-16-0084 raises NO

Substantial Issue with respect to the grounds on which the appeal has been filed under

§ 30602 of the Coastal Act.

Staff recommends a **YES** vote. Passage of this motion will result in a finding of No Substantial Issue and adoption of the following resolution and findings. If the Commission finds No Substantial Issue, the Commission will not hear the application de novo and the local action will become final and effective. The motion passes only by an affirmative vote of the majority of the Commissioners present.

RESOLUTION:

The Commission hereby finds that Appeal No. **A-5-VEN-16-0084** presents **NO SUBSTANTIAL ISSUE** with respect to the grounds on which the appeal has been filed under § 30602 of the Coastal Act regarding consistency with Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations, and therefore Chapter 3 of the Coastal Act.

II. APPELLANTS' CONTENTIONS

On September 20, 2016, the Commission received an appeal of Local Coastal Exemption DIR-2016-2937-CEX from Lydia Ponce, Sue Kaplan, Robin Rudisill, and Celia Williams (Exhibit 3). The City's Coastal Exemption approved the following: "Construct (N) interior demising wall. Construct (N) accessible entry. Interior remodel to include: (N) accessible bathrooms, (N) interior steps, (N) accessible ramp, (N) Janitor's closet, portion of (N) ceiling, & (N) skylights." The appeal contends that, because the certified Venice Land Use Plan (LUP) identifies this building as a "significant architectural, historical and cultural landmark", any change to the building represents a risk of adverse environmental effect. Also, the appellants contend that if the addition and the exterior work identified on both pending and approved City-issued building permits is accurate, then the project description on the claim of exemption form needs to be changed to include this work. For the reasons stated above, the appeal contends that the City-approved project does not qualify for an exemption and requires the review afforded through the coastal development permit process.

III. LOCAL GOVERNMENT ACTION

On April 18, 2016, the City of Los Angeles, Department of City Planning issued a Coastal Exemption (DIR 2016-1370-CEX) for a project consisting of the following at 1335 Abbot Kinney, "(N) interior wall and raised floor for (N) electrical room, (N) exterior door at electrical room, replace (E) exterior window, (N) accessible entry" (Exhibit 5). The City forwarded a copy of the Coastal Exemption to the Coastal Commission's South Coast District Office on May 2, 2016, and, at that time, Coastal Commission staff established the 20 working-day appeal period for the local CDP action. No appeals were filed and the Coastal Exemption No. DIR-2016-1370-CEX became final. On June 14, 2016, the City Department of Building and Safety issued Building Permit No. 16016-30000-07076 for a "new interior wall for electrical room and new

raised floor at the electrical room only, new exterior door and new window to alleyway, new Americans with Disabilities Act (ADA) accessible recessed entry" at 1335 Abbot Kinney Blvd., under Coastal Exemption No. DIR-2016-1370-CEX.

On August 11, 2016, the City of Los Angeles, Department of City Planning issued a Coastal Exemption (DIR 2016-2937-CEX) for a project at 1333 and 1335 Abbot Kinney Blvd. that would consist of the following: "Construct (N) interior demising wall. Construct (N) accessible entry. Interior remodel to include: (N) accessible bathrooms, (N) interior steps, (N) accessible ramp, (N) Janitor's closet, portion of (N) ceiling, & (N) skylights" (Exhibit 3). The applicant name listed on the City's exemption is Jake Malott. The box checked on the City's exemption form is "Improvements to Any Existing Structure Other Than A Single-Family Residence."

The City forwarded a copy of the Coastal Exemption to the Coastal Commission's South Coast District Office on August 22, 2016, and, at that time, Coastal Commission staff established the 20 working-day appeal period for the local CDP action on DIR 2016-2937-CEX. On September 15, 2016, the City Department of Building and Safety issued Building Permit No. 16016-30000-17394 for "interior and exterior alteration to existing retail. New electrical room at the rear storage area and new accessible entry" for the existing structure at 1335 Abbot Kinney Blvd. (most likely under Coastal Exemption No. DIR-2016-1370-CEX). On September 20, 2016, the appellants submitted the appeal to the Commission's South Coast District Office. The appeal of the City's action was determined to be valid because it was received prior to the expiration of the twenty working-day period (September 21, 2016) in which any action by the City of Los Angeles can be appealed to the Commission.

On September 21, 2016, a Notification of Appeal was sent to the Los Angeles Department of City Planning and the applicant, notifying each party of the appeal of DIR-2016-2937-CEX, and the decision was stayed pending Commission action on the appeal. On October 6, 2016, the Los Angeles Department of Building and Safety issued Building Permit No. 16016-10000-18619 for 1335 Abbot Kinney for: "T.I. to (E) Retail to create new demising wall, install skylight, reframe portion of ceiling, roof, restroom, and reconfigure (E) front entry to be ADA accessible. No additional SQ FT." On October 12, 2016, the applicant submitted an application for a building alteration/repair permit from the Los Angeles Department of Building and Safety (application no. 16016-10000-24499) for 1333 Abbot Kinney for: "T.I. to (E) Retail to create new demising wall, install skylight, reframe portion of ceiling, roof, restroom, and reconfigure (E) front entry to be ADA accessible. No additional SQ FT." The permit was not issued – pending the Commission's actions on this appeal (A-5-VEN-16-0084).

In response to the appeal, on October 13, 2016, the applicant updated the "Description of Work" on the Application for Building Permit for both 1333 and 1335 Abbot Kinney Blvd. While the descriptions of the proposed work is the same on both permits, "T.I. to (E) Retail to Create New Demising Wall, install skylight, reframe portion of ceiling, roof, restroom, and reconfigure € front entry to be ADA accessible. No Additional SQ FT," the applicant pulled two separate permits, one for each store, in order to have a clear permit history for each of the two individual retail units in the building. The permits were not issued – pending the Commission's actions on this appeal (A-5-VEN-16-0084).

IV. APPEAL PROCEDURES

Section 30600(b) of the Coastal Act provides that prior to certification of its Local Coastal Program (LCP), a local jurisdiction may, with respect to development within its area of

jurisdiction in the coastal zone and consistent with the provisions of Sections 30604, 30620 and 30620.5, establish procedures for the filing, processing, review, modification, approval or denial of a coastal development permit. Pursuant to this provision, the City of Los Angeles developed a permit program in 1978 to exercise its option to issue local coastal development permits. Sections 13301-13325 of Title 14 of the California Code of Regulations provide procedures for issuance and appeals of locally issued coastal development permits. Section 30602 of the Coastal Act allows *any* action by a local government on a coastal development permit application evaluated under Section 30600(b) to be appealed to the Commission, and Section 30625 makes clear that claims of exemption are among the appealable actions.

After a final local action on a local coastal development permit application or a coastal exemption, the Coastal Commission must be noticed within five days of the decision. After receipt of a notice that contains all the required information, a twenty working-day appeal period begins during which any person, including the applicants, the Executive Director, or any two members of the Commission, may appeal the local decision to the Coastal Commission. [Cal. Pub. Res. Code § 30602.] As provided under section 13318 of Title 14 of the California Code of Regulations, the appealant must conform to the procedures for filing an appeal as required under section 13111 of Title 14 of the California Code of Regulations, including stating the specific grounds for appeal and summarizing the significant question raised by the appeal.

The action currently before the Commission is to find whether there is a "substantial issue" or "no substantial issue" raised by the appeal of the local approval of the proposed project. Sections 30621 and 30625(b)(1) of the Coastal Act require a de novo hearing of the appealed project unless the Commission determines that no substantial issue exists with respect to the approved project's conformity with Chapter 3 of the Coastal Act. However, the Chapter 3 policies of the Coastal Act do not apply if the project is exempt from permitting requirements pursuant to Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations. Accordingly, for appeals of coastal exemption determinations such as this, the Commission's role is to determine whether there is factual and legal support for the local government's exemption determination. If there is no substantial issue with regard to the propriety of the exemption determination, then there is also no substantial issue with regard to Chapter 3 conformity because those policies do not apply to exempt development. If the Commission decides that there is no substantial issue with the exemption determination—and thus Chapter 3—the action of the local government becomes final.

If, however, the Commission finds that a substantial issue exists with respect to the locally-approved project's conformity with Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations, then the local coastal development permit decision is voided and the Commission typically continues the public hearing to a later date in order to review the claim of exemption as a <u>de novo</u> matter. [Cal. Pub. Res. Code §§ 30621 and 30625.] The standard of review for the de novo portion of an appeal is the same as described above—consistency with Chapter 3, as determined by analyzing consistency with Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations. Should the Commission deny the claim of exemption and determine that a coastal development permit is required, then the Chapter 3 policies of the Coastal Act are the standard of review if the applicant applies for, and the local jurisdiction considers, the permit. [Cal. Pub. Res. Code § 30625.]

If there is no motion from the Commission to find no substantial issue, it will be presumed that the appeal raises a substantial issue and the Commission will schedule the de novo phase of the public hearing on the merits of the application at a subsequent Commission hearing. Sections 13110-13120 of Title 14 of the California Code of Regulations further explain the appeal hearing process.

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

V. SINGLE/DUAL PERMIT JURISDICTION AREAS

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

VI. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION & LOCATION

The project site is located in the North Venice community at 1333 and 1335 Abbot Kinney Boulevard within the City of Los Angeles Single Permit Jurisdiction Area, about 0.5-mile inland of the beach (Exhibit 1 and Exhibit 2). The structures along Abbot Kinney Blvd. between Venice Blvd. and Brooks Ave. are identified in the Venice certified LUP as "significant architectural, historical and cultural landmarks in the Venice Coastal Zone" (Policy I.F.1).

The lot area is 10,080 square feet (lots 9, 10, and 11) and is designated for commercial use (Artcraft) according to the Venice certified LUP. The lot is currently developed with a one-story, 8,988 square foot commercial building constructed in 1923 fronting Abbot Kinney consisting of approximately 8 individual retail spaces (1327 Abbot Kinney Blvd., 1327½ Abbot Kinney Blvd., 1329 Abbot Kinney Blvd., 1329½ Abbot Kinney Blvd., 1331 Abbot Kinney Blvd., 1333 Abbot Kinney Blvd., 1335 Abbot Kinney Blvd., and 1335½ Abbot Kinney Blvd.). The retail spaces for 1333 and 1335 Abbot Kinney Blvd. encompass approximately 2,370 square feet. The scope of work provided by the applicant on the City's Coastal Exemption form is "Construct (N) interior demising wall. Construct (N) accessible entry. Interior remodel to include: (N) accessible

bathrooms, (N) interior steps, (N) accessible ramp, (N) Janitor's closet, portion of (N) ceiling, & (N) skylights."

The City of Los Angeles did retain copies of plans for this project when it was deemed exempt from permit requirements, and submitted the project plans along with the coastal exemption to the Commission's South Coast Office on August 22, 2016 (Exhibit 4). According to the plans submitted by the City, the scope of work includes the replacement of the existing entryway with an ADA accessible entry and an interior remodel consisting of: (1) the construction of an interior non-loadbearing wall which will divide the space into two individual retail spaces; (2) new accessible ADA compliant bathrooms; (3) new interior steps with an ADA compliant ramp; (4) a janitor's closet; (5) new portion of ceiling; and (6) four new skylights (Exhibit 4). No change in building height, square footage or intensity of use of the existing structure is proposed.

B. FACTORS TO BE CONSIDERED IN SUBSTANTIAL ISSUE ANALYSIS

Section 30625(b)(1) of the Coastal Act states that the Commission shall hear an appeal of a local government action carried out pursuant to Section 30600(b) unless it finds that no substantial issue exists as to conformity with Chapter 3 of the Coastal Act. As described above, in the case of appeals of coastal exemptions (Section 30625(a) of the Coastal Act), this standard requires the Commission to determine if there is factual and legal support for the local government's decision that the development can be authorized without a coastal development permit pursuant to Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations.

The term "substantial issue" is not defined in the Coastal Act or its implementing regulations. Section 13115(b) of the Commission's regulation simply indicates that the Commission will hear an appeal unless it "finds that the appeal raises no significant question." In previous decisions on appeals, the Commission had been guided by the following factors:

- 1. The degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the relevant provisions of the Coastal Act;
- 2. The extent and scope of the development as approved or denied by the local government;
- 3. The significance of the coastal resources affected by the decision;
- 4. The precedential value of the local government's decision for future interpretations of its LCP; and,
- 5. Whether the appeal raises local issues, or those of regional or statewide significance.

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

Staff is recommending that the Commission find that **no substantial issue exists** with respect to whether the local government action conforms to Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations for the reasons set forth below.

C. SUBSTANTIAL ISSUE ANALYSIS

The grounds for this appeal are that the project is considered a significant historic structure to the Venice Coastal Zone and therefore any development to the structure is considered non-exempt "development" as defined in the Coastal Act. The appellants claim that a coastal development permit should therefore have been required because of the potential risk of adverse environmental effect. In the case of appeals of coastal exemptions, the Commission must determine if there is factual and legal support for the local government's decision that the development can be authorized without a coastal development permit pursuant to Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations.

Section 30600(a) of the Coastal Act requires that anyone wishing to perform or undertake any development within the coastal zone shall obtain a coastal development permit. Development is broadly defined by Section 30106 of the Coastal Act, which states:

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 664l0 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 45ll).

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

Coastal Act Section 30610 Developments authorized without permit, states:

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

- (b) Improvements to any structure other than a single-family residence or a public works facility; provided, however, that the commission shall specify, by regulation, those types of improvements which (1) involve a risk of adverse environmental effect,(2) adversely affect public access, or (3) involve a change in use contrary to any policy of this division. Any improvement so specified by the commission shall require a coastal development permit....
- (d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however,

that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter.

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

- (a) For purposes of Public Resources Code Section 30610(b) where there is an existing structure, other than a single-family residence or public works facility, the following shall be considered a part of that structure:
- (1) All fixtures and other structures directly attached to the structure;
- (2) Landscaping on the lot.

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

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

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

The grounds for this appeal are that the project is not exempt development as defined in the Coastal Act and, as such, the applicant must obtain a coastal development permit for the proposed development. The description and proposed plans of the project, which includes an interior remodel and construction of a new ADA compliant entryway resulting in considerably less than 50 percent demolition of the existing exterior structural elements of the structure, is considered an improvement to an existing structure, and is not a new commercial structure, based on the applicable provisions of the Coastal Act.

Additionally, the City of Los Angeles Certified Land Use Plan (LUP) for Venice, which can be used as guidance by the Commission, defines "remodel" as: an improvement to an existing structure in which no more than fifty percent (50%) of the exterior walls are removed or replaced. In past actions, the Commission found that when a "remaining wall" is used as a measure to determine whether a development is a remodel or a new structure, the wall must remain intact as part of the structure, and for purposes of calculating the fifty-percent guideline should retain its siding, framing (studs), drywall/plaster, windows, and doorways. Furthermore, the Commission found that demolition, reconstruction, or substantial redevelopment of a project in the Venice coastal zone are not exempt under any section or provision of the Coastal Act, or the Commission's Regulations and require a coastal development permit. In some cases, even if a development is a remodel under the LUP, it does not mean that it is exempt from the coastal development permitting requirements. The LUP sets forth no policies relative to interpreting remodels as being exempt development and therefore offers no guidance here. As such, an exemption determination is based solely on a reading of applicable Coastal Act provisions and associated implementing regulations. In this case, the amount of existing structure proposed to be removed does not exceed 50 percent. Therefore, a coastal development permit is not required.

In determining whether the project constitutes the replacement of 50 percent or more of the existing structure, Commission staff analyzes the percentage of the various components of the structure that are being replaced. A building consists of many components that can be measured, such as: the foundation, plumbing, electrical, walls, floor, and/or roof of the structure. The project plans must indicate the amount of demolition and augmentation that is necessary to build the proposed remodel. If 50 percent or more of the total of these components are being replaced, then the project would not qualify as exempt development, and must obtain a coastal development permit pursuant to Section 30600(a) of the Coastal Act.

The proposed project does qualify for an exemption under Coastal Act Section 30610(b). Coastal Act Section 30610(b) allows *improvements* to any structure other than a single-family residence or public works facility without a coastal development permit. Improvements to buildings typically include minor exterior projects and interior remodels, as long as 50 percent of the existing exterior structure is not removed, replaced, or demolished.

In this case, the amount of the existing structure proposed to be removed is less than 50 percent and therefore can be considered an improvement to an existing commercial structure that is exempt from coastal development permit requirements. According to the plans submitted by the City, the scope of work includes the replacement of the existing entryway with an ADA accessible entry and an interior remodel consisting of: (1) the construction of an interior non-loadbearing wall which will divide the space into two individual retail spaces; (2) new accessible ADA compliant bathrooms; (3) new interior steps with an ADA compliant ramp; (4) a janitor's closet; (5) new portion of ceiling; and (6) four new skylights (**Exhibit 4**). Exterior work will be limited to two areas: the front entryway and the roof. First, the applicant is proposing to replace the existing front doorway with an ADA compliant entryway, thus improving public access to the interior of the retail space. Materials used will match the existing exterior masonry work. Second, the applicant is proposing new skylights to increase the amount of natural light within the interior space. These will be located on the flat roof and will not be visible from the public right-of-way. These minor projects are considered improvements to the existing structure, and therefore do not require a coastal development permit.

Additionally, for commercial projects, a change in use or a change in intensity of use (which is typically measured by the parking demand for the building), will trigger a CDP requirement. See Pub. Resources Code § 30610(b), 14 Cal. Code Regs § 13253(b)(7).

The Venice certified LUP defines "change of use" as:

A change from (a) an existing residential use to a new residential use resulting in an increase in the total number of dwelling units; or (b) an existing residential use to a commercial or industrial use; or (c) an existing commercial use to a residential use or industrial use; or (d) an existing industrial use to a residential use or commercial use; or (e) an existing industrial use to a new industrial use, when an increase in the number of trips results from the new use, as calculated by the Trip Table (See Appendix); or (f) an existing commercial use to a new commercial use, when an increase in the number of Trips results from the new use, as calculated by the Trip Table (See Appendix); or when an increase in the number of required parking spaces results, as calculated by the LUP parking requirements contained in LUP Policies II.A.3 and II.A.4.

Policy II.A 3 Parking Requirements of the Venice certified LUP states, in part:

The parking requirements outlined in the following table shall apply to all new development, any addition and/or change of use... Extensive remodeling of an existing use of change of use which does not conform to the parking requirements listed in the table shall be required to provide missing numbers of parking spaces or provide an in-lieu fee payment into the Venice Coastal Parking Impact Trust Fund for the existing deficiency...

The plans approved for coastal exemption DIR-2016-2937-CEX by the City clearly state that the current use of the building is "mercantile" and that "no change" will be made as part of this commercial project. This emphasizes that the existing retail commercial building will remain a retail commercial structure, and a change of use from a retail to a residential unit, restaurant, or an industrial use is not proposed as part of this project. Therefore, this project does not meet the definition of "change of use" set forth in the Venice certified LUP.

Part (f) of the LUP's definition of "change in use" also does not apply to this project because the proposed project will not result in an increase or decrease in the square footage of the building. As detailed in the "Parking Requirement Table" in the Venice certified LUP, general retail stores (except as otherwise provided) require that "1 space for each 225 square feet of floor area." This indicates that the square footage of the building is the standard for determining the parking demand for the structure, and the results, in this case, are directly correlated. Because the proposed project is only for minor improvements to the building, and is neither an "extensive remodel" nor will it change the gross square feet of the structure, the number of Trips or required number of off-street parking spaces will also not increase or decrease. Because there is no change in the parking demand and because the retail space will continue to be used as retail, this project will not result in a change of use or a change in the intensity of the building, and is therefore exempt from coastal development permit requirements.

In addition, historically, 1333 and 1335 Abbot Kinney Blvd. have operated as one large space for a single retail tenant (no building permit or record was located that mentioned if and/or when the two units were combined into one space). However, one of the minor interior improvements proposed for this building is the construction of a demising (non-loadbearing) wall that will separate 1333 and 1335 Abbot Kinney Blvd. into two separate commercial spaces. While this does represent a change in the number of tenants occupying the space, change of intensity is determined by the increase or decrease in the overall total square footage of the commercial structure. In this case, the description and proposed plans of the project clearly indicate that, although the proposed minor improvements will make it possible for two tenants to occupy the building, the project will not result in the increase or decrease of gross square footage of the commercial space. The two tenants will actually be splitting the approximately 2,370 square foot space allotted to them in the 8,988 square foot commercial building into two separate spaces. 1333 Abbot Kinney Blvd. will encompass about 530 square feet of the space and 1335 Abbot Kinney will be approximately 1,840 square feet. Overall, the proposed project, supported by the City-approved plans, does not meet the Venice certified LUP's definition of a change of use of an existing structure, and is therefore exempt from coastal development permit requirements.

The appellants also assert that the project should not be exempt because it will allegedly adversely affect a building that is designated as a "significant architectural, historical and cultural landmark" in the Venice LUP. This argument is without merit. The Commission's regulations

describe various situations in which permit exemptions do not apply due to the risk of adverse environmental effects, including where an otherwise exempt development is located, for example, on a beach or other sensitive resource area. 14 Cal. Code Regs § 13253(b). However, none of these exceptions include situations where a project may affect a building that is designated as a landmark.

Furthermore, in 2015, the historic resources study, entitled SurveyLA (which is used as guidance by the City but has not been formally recognized or certified by the Commission), found that the Abbot Kinney Boulevard Commercial Planning District "does not retain sufficient integrity or cohesion to qualify as a historic district." However, the survey does indicate that the building at 1331 Abbot Kinney Blvd. is a potentially significant historic resource because of its historic context as a "rare, intact example of early commercial development located along the former Venice Short Line, a Pacific Electric streetcar line that ran along Electric Avenue in Venice." The survey does indicate that "most examples from this period do not retain integrity," which means the building has most likely been altered overtime from its original appearance and does not necessarily accurately reflect the time period in which it was constructed. Moreover, the proposed project consists predominately of minor, interior modifications, with the only minor, exterior modification being a new recessed ADA compliant entryway. The main characteristic of 1920s vernacular-style commercial architecture is the large storefront windows, which, in this case, will remain intact during this project. To preserve the historic character of the front façade, the applicant has indicated on the City-approved plans that the exterior work will match the existing material. Accordingly, the building's status as a significant architectural, historical and cultural landmark in the Venice LUP does not prevent use of the exemption in this instance.

The City of Los Angeles has the authority to issue coastal development permits, as well as coastal exemptions. The proposed project site is located within the *Single Permit Jurisdiction Area*. For the reasons discussed in detail above, the proposed project constitutes an improvement to an existing one-story approximately 8,988 square foot structure. The project will result in the removal of less than 50 percent of the existing material, there will be no change in the structure's height or square footage, and there will be no change in the intensity of use or the existing gross square feet of the building, all of which demonstrate that the project is exempt from permitting requirements under the Coastal Act and the Commission's regulations. Therefore, the proposed project does not require a local coastal development permit from the City of Los Angeles.

Because the proposed development is exempt from coastal development permit requirements, there is no need for the Commission to review the appellants' concerns regarding the project's consistency with Chapter 3 policies of the Coastal Act, including its consistency with policies protecting the character of the community. These issues would, however, be important and relevant in a situation where the Commission found that an exemption determination raises a substantial issue and denies the exemption in a de novo action. In such cases, the local jurisdiction will have to review a project's consistency with Chapter 3 policies (and/or any relevant local coastal plan policies) if the applicant applies for a coastal development permit.

Substantial Issue Factors:

Applying the five factors listed in the prior section clarifies that the appeal raises "no substantial issue", and therefore, does meet the substantiality standard of Section 30625(a).

The first factor is the <u>degree of factual and legal support for the local government's decision</u> that the development is exempt from CDP requirements. The City used detailed plans in its determination to issue a coastal exemption for a project with the scope of work. According to the plans approved by the City, the scope of work includes the replacement of the existing entryway with a new ADA compliant doorway and an interior remodel. No change in building height, square footage, or intensity of use of the existing gross square feet is proposed. The scope of work and accompanying demolition plans also show less than 50 percent of the existing structure being demolished, removed, or modified – the only exterior changes are the new entryway and skylights. Therefore, the proposed development is considered an "improvement" to an existing commercial building. Any deviation from the approved scope of work and approved plans may void the Cityissued coastal exemption and require a coastal development permit.

The locally approved development would not result in a change of use or intensity, nor would it involve more than 50 percent demolition of the existing structure and, therefore, the project is an improvement to an existing structure that qualifies for a coastal development permit exemption under section 30610 of the Coastal Act and the Commission's regulations. Additionally, City staff did retain copies of the plans for the proposed development and provided them to Commission staff to review in order to determine whether the City properly determined that the proposed development was exempt. Therefore, the Coastal Commission finds that the City does have an adequate degree of factual or legal support for its exemption determination.

The second factor is the <u>extent and scope of the development</u> as approved or denied by the local government. The extent and scope of the locally approved development is clear because there are City-approved plans available to determine the scope (**Exhibit 4**). Based on the project description and plans, the City was able to determine that there would be no change in the building's use/intensity and less than 50 percent of the existing commercial structure would be removed during this project, which does not exceed the limitation to be eligible for a coastal exemption. Therefore, the full extent and scope of the City-approved project was reviewed by the City and determined to qualify for a coastal exemption.

The third factor is the <u>significance of the coastal resources affected</u> by the decision. However, this factor is directly tied to the Chapter 3 policies of the Coastal Act, which, as stated in previous sections, are not relevant when considering appeals of coastal exemptions. Rather, in the case of appeals of coastal exemptions, the Commission must determine if there is factual and legal support for the local government's decision that the development can be authorized without a coastal development permit pursuant to Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations. If the Commission determines that the City erred in their review of the coastal exemption and a coastal development permit is required, the project will be subject to review with consistency with Chapter 3 policies (and/or any relevant local coastal plan policies).

The fourth factor is the <u>precedential value of the local government's decision</u> for future interpretations of its LCP. The City does not currently have a certified LCP, but it does have a certified Land Use Plan (LUP). The proposed development is consistent with Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations for coastal exemption projects. This project, as proposed, will not prejudice the ability of the City to prepare a Local Coastal Program that is in conformity with Chapter 3 of the Coastal Act.

The final factor is whether the appeal raises local issues, or those of regional or statewide significance. Exempting projects from the coastal development permitting process could have negative, cumulative impacts to the coast if the City and other local governments in the coastal zone apply their exemption authority in an improper manner. Although the City properly reviewed this project prior to issuing a coastal exemption and properly applied the relevant exemptions here, the City's approval does raise potential issues of statewide significance because the interpretation and application of Coastal Act exemptions is of statewide importance.

In conclusion, the central issue for the appeal is whether the development requires a local CDP. Because the evidence supports exempting the proposed project from Coastal Act permitting requirements, the Commission finds that appeal A-5-VEN-16-0084 raises no substantial issue relative to Section 30610 of the Coastal Act and Sections 13252 and 13253 of the California Code of Regulations. Accordingly, Coastal Exemption No. DIR-2016-2937-CEX will become final upon the Commission's passage of the motion that the appeal raises no substantial issue.

Location Map: 1333-1335 Abbot Kinney Blvd., Venice

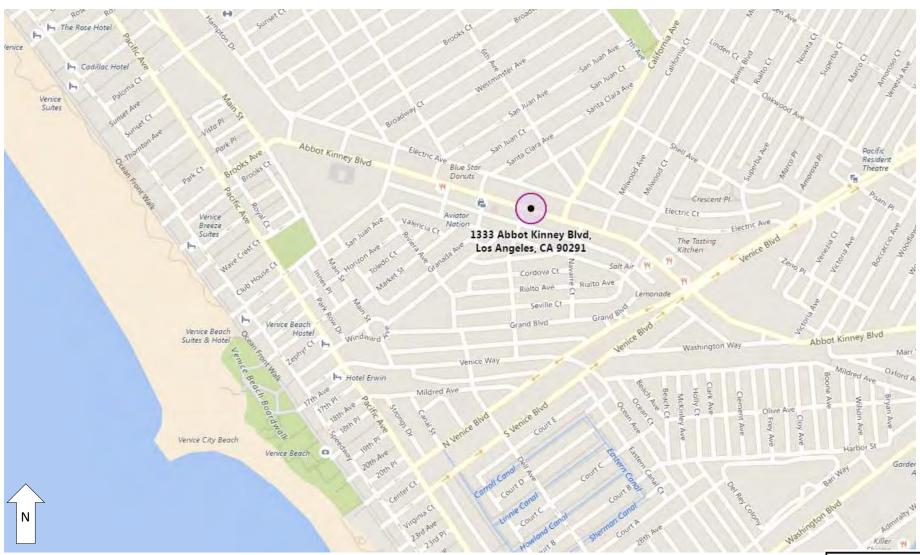


Photo credit: Bing Maps



Vicinity Map: 1333-1335 Abbot Kinney Blvd., Venice



Photo credit: Bing Maps

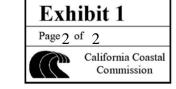
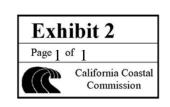


Photo of 1333-1335 Abbot Kinney Blvd., Venice





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erp 9.) 2016

Page 1 of 13

California Coastal
Commission

Exhibit 3

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE 200 OCEANGATE, 10TH FLOOR LONG BEACH, CA 90802-4418 VOICE (562) 590-5071 FAX (562) 590-5084 CALIFORNIA COASTAL COMMISSION

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

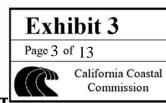
Please Review Attached Appeal Information Sheet Prior To Completing This Form.					
SECTION I. Appellant(s)					
Name: Lydia Ponce, Sue Kaplan, Robin Rudisill, Laddie WilliamsVC-PUCC (see attached)					
Mailing Address:					
Venice Zip Code: 90291 Phone: 310-822-0161					
SECTION II. Decision Being Appealed					
1. Name of local/port government:					
Los Angeles					
2. Brief description of development being appealed:					
Interior Remodel to include: (N) accessible [handicapped?] bathrooms, (N) interior steps, (N) accessible ramp, (N) janitor's closet, portion of (N) ceiling, & (N) skylights. ALSO, per building permits (attached) may include exterior alterations, addition to tenant space, reframing of portion of ceiling and roof, and work on Store Front.					
 Development's location (street address, assessor's parcel no., cross street, etc.): 					
1333-1335 Abbot Kinney Blvd, near California Ave, APN: 423-902-7009					
4. Description of decision being appealed (check one.):					
x Approval; no special conditions					
Approval with special conditions:					
☐ Denial					
Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.					
TO BE COMPLETED BY COMMISSION:					
APPEAL NO: A-5-VEN-16-0084					
DATE FILED: Sep. 20, 2016					

South Coast

DISTRICT:

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

5.	Decision being appealed was made by (che	ck one):				
x	Planning Director/Zoning Administrator City Council/Board of Supervisors Planning Commission Other					
6.	Date of local government's decision:	August 11, 2016 (received by LB office on August 22, 2016)				
7.	Local government's file number (if any):	DIR-2016-2937-CEX				
SEC	CTION III. Identification of Other Interes	ted Persons				
Give	e the names and addresses of the following pa	arties. (Use additional paper as necessary.)				
a.	Name and mailing address of permit applica	ant:				
Jake	Malott, 11150 Olympic Blvd, #700, L.A., CA					
1	 b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal. (1) 					
(2)						
(3)						
(4)						



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

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

Project is on Abbot Kinney Blvd between Venice Blvd and Brooks Ave. As such, it is included in the listing on page II-28, Policy I. F. 1. Historic and Cultural Resources, in the certified Venice Land Use Plan (and L.A. General Plan), of identified significant architectural, historical and cultural landmarks in the Venice Coastal Zone. An identified historic place or district involves a risk of adverse environmental effect, and thus a CDP is required.

Also, if the addition and the exterior work identified on both pending and approved building permits is accurate, the Project Description needs to be revised to include this.

See also attached.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

SECTION V. Certification

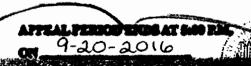
The information and	facts stated above a	Like	o the hest of my/our knowledge. The state of the state of the state of Appellant(s) or Authorized Agent September 20, 2016
Note: If sig	ned by agent, appella	ant(s) must	also sign below.
Section VI. <u>Ag</u>	ent Authorization		
I/We hereby authorize			
to act as my/our rep	resentative and to bit	nd me/us ir	all matters concerning this appeal.
		_	Signature of Appellant(s)
		Date:	

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South Coast Region

AUG 22 2016

CALIFORNIA

COASTAL COMMISSIO



CASE NO.: DIR 2016-2937-CEX

TO:

California Coastal Commission

South Coastal District 200 Oceangate, 10th Floor Long Beach, CA 90802-4302

(562) 590-5071

FROM:

Los Angeles Department of City Planning

Development Services Center (DSC)

201 North Figueroa Street Los Angeles, CA 90012

SUBJECT: COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY

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

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

OWNER/AF	PLICANI	POOMPEK!		PEEDWIN	G (type, p	rint, or till out e	SU-IIU6)
PROJECT ADDRE	:SS: 13	35 Abbot Kinne	y É	/333	ABBAT	KINNEL]	(m)
LEGAL DESCRIPT	TON: LOT 1	1	BLOCK	BLKC	TRACT	Block "V" Ocean	Park Ville Tract
ZONE: C2-1-0-CA		COMMUNIT	Y PLAN:	VENICE		No. 2	
PROPOSED SCOI Construct (N) Acces		Construct (V) Interior	Demising	Wall		
Interior Remodel to	nclude: (N) Acc	essible bathro	oms, (N)	interior step	os, (N) acces	sible ramp	
(N) Janitor's closet, I	Portion of (N) c	eiling, & (N) Sk	ylights		· · · · · ·		P. Control of the Con
RELATED PLAN C	HECK NUMB	ER(s): 16016	-30000-0	7076 · ·	•••		
Note: If there is rel description. The re having to apply for	ason for this	is so Plannin	g Staff	can evalua	ate the proj	ect as a whole	and to avoid
Applicant Name:	Jake Malot	t				•	
Mailing Address:	11150 Olyn	npic Blvd #700					14 ft 4 ft
Phone Number:	513-978-61	184	_	E-mail Add	dress: Jake	@crestrealestate	3.com
Signature:	Jan	hol	e la	1	-		
CP-1608.3 CEX (revise	d 8/5/2015)		1	i			Page 1 of

Page 6 of 13



appeal period exideat 5:00 p.m.

	THIS SECTION FOR OFFICE USE ONLY
with Coas not: chan	application has been reviewed by the staff of the Los Angeles Department of City Planning in accordance the provisions of Section 3010 of the California Coastal Act. A determination has been made that a stal Development Permit is not required for the preceding described project based on the fact that it does (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) involve a ge in use contrary to any policy of this division pursuant to Title 14 of the California Administrative Code qualifies for an exemption under one or more of the categories checked below.
	improvements to Existing Single-Family Residences. This includes interior and exterior improvements additions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, storage) This does not include the increase or decrease in the number of residential dwelling units (including gues houses), or retaining walls or pools that may have a potential significant impact on coastal resources (i.e viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis.
	<u>Improvements to Any Existing Structure Other Than A Single-Family Residence.</u> For <u>duplex or multifamily residential uses</u> , this includes interior and exterior improvements, additions and uses which are accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does <u>not</u> include the increase or decrease in the number of residential dwelling units, or retaining walls or pools that may have a potential significant impact on coastal resources (i.e. viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which may be reviewed on a case-by-case basis. For <u>non-residential uses</u> , this includes interior and exterior improvements and building signage (excluding pole, pylon and off-site signs), but does <u>not</u> include any addition of square footage or change of use (to a more or less intense use).
	Repair or Maintenance. This includes replacement, repair and/or maintenance activities (i.e. re-roofing, replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.
	<u>Demolitions required by LADBS</u> . This includes projects which have been issued a Nuisance and Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to an unsafe or substandard condition. Please attach the Building & Safety Notice.
codes consis with the	exemption in no way excuses the applicant from complying with all applicable policies, ordinances, and regulations of the City of Los Angeles. This exemption shall not apply if the project is not stent with local land use regulations. If it is found that the project description is not in conformance he actual project to be constructed or is not in conformance with Section 30610 of the California al Act, this exemption is null and void.
Micha	el LoGrande
	or of Planning
Issued	By: Signature
	Print Name and Title
Date:	8/11/16
Invoice	e No.: 31352 Receipt Number: 020/342018
Attache Copy Copy	ed: of Invoice with Receipt No. of related Building & Safety Clearance Summary Worksheet(s)

decrease the rights of any owner of property under the Constitution of the State of California or the United States.

Preservation of Cultural Resources

Policy I. F. 1. Historic and Cultural Resources. The historical, architectural and cultural character of structures and landmarks in Venice should be identified, protected and restored where appropriate, in accordance with historical preservation guidelines.



The following buildings, streets, and trees have been identified through the coordinated efforts of surveys performed by the Venice Historical Society, Venice Community, State Coastal Conservancy and City of Los Angeles as significant architectural, historical and cultural landmarks in the Venice Coastal Zone.

Venice City Hall Lighthouse Street Bridge Eastwind Community Gardens Crown Arms (Catamaran St.) Bay Cities Laundry Sidewalk Café (1915) Waldorf Hotel (1913)

St. Charles Hotel (1905) - (St. Marks Annex).

Abbot Kinney Boulevard between Venice Boulevard and Brooks Avenue

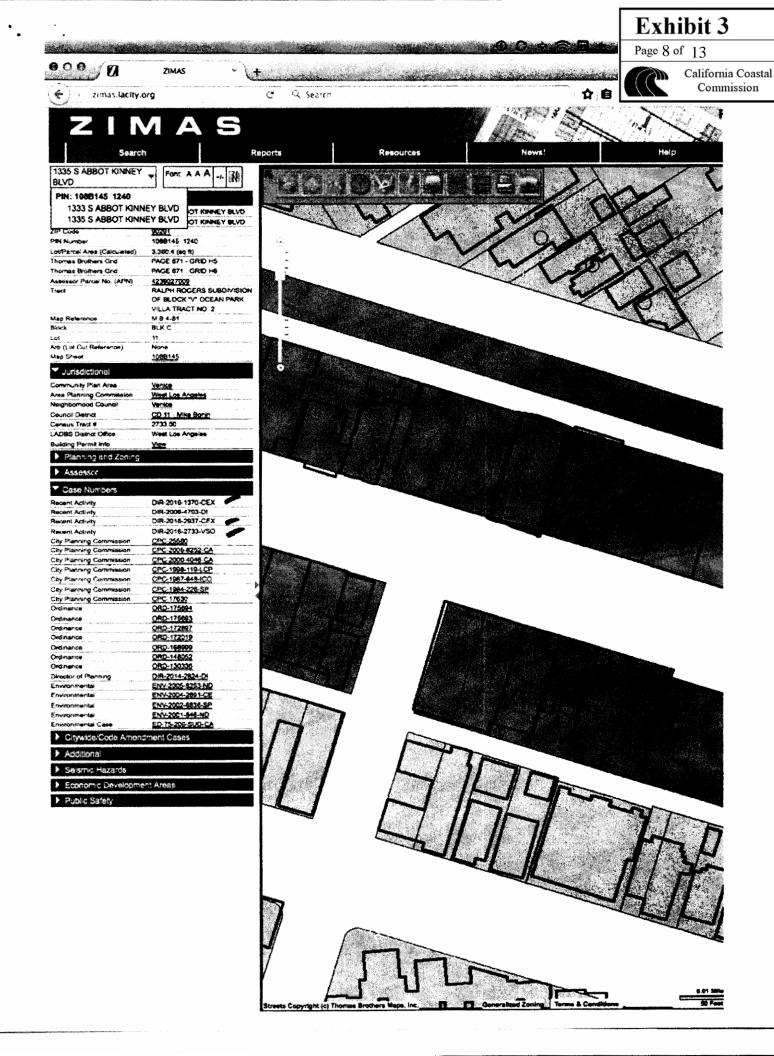
Old Venice Jail
Breakwater (1905)
Brick Street - 18th Street
64-72 Market Street (1913-14)
Canals Bridges
Old Venice Library

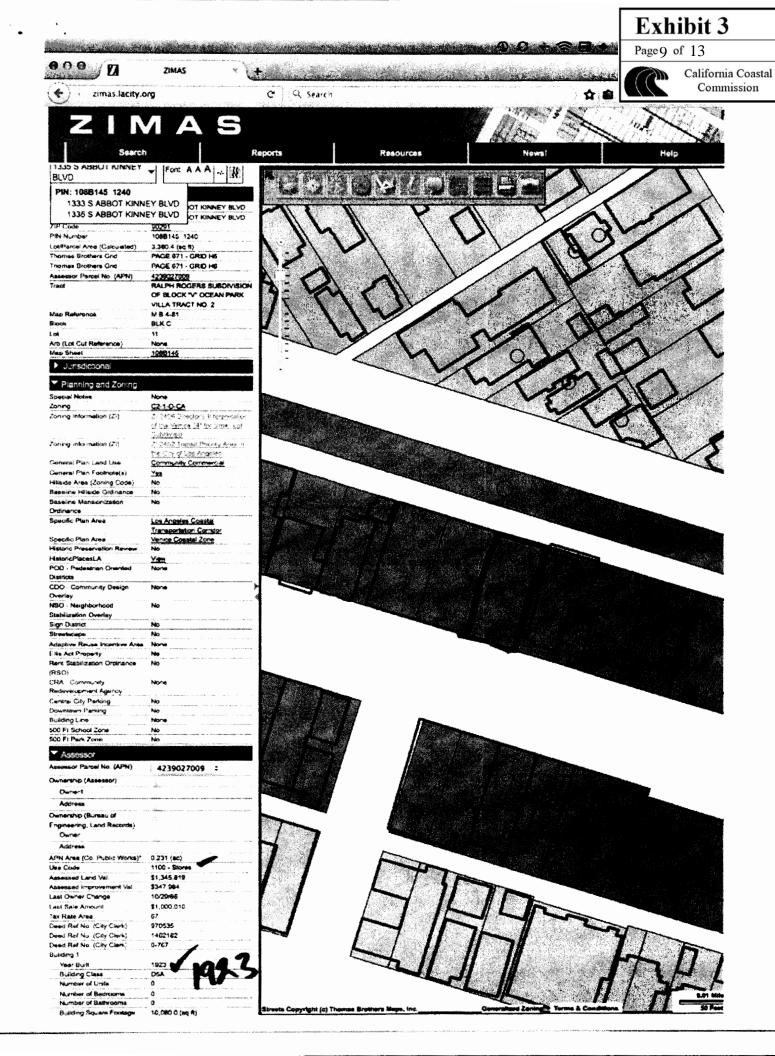
The Windward area, including the Windward Colonnades, Windward Apartments (1906), 52 Windward Avenue and 80 Windward Avenue (constructed in 1905 and housed the Venice First National Bank).

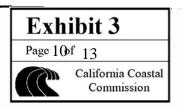
Walk streets (as shown in the LUP on Exhibit 19, Pedestrian Access and Bicycle Trails).

Policy I. F. 2. Reuse and Renovation of Historic Structures. Wherever possible, the adaptive reuse and renovation of existing historic structures shall be encouraged so as to preserve the harmony and integrity of historic buildings identified in this LUP. This means:

- a. Renovating building facades to reflect their historic character as closely as possible, and discouraging alterations to create an appearance inconsistent with the actual character of the buildings.
- b. Protecting rather than demolishing historic or culturally significant properties by finding compatible uses which may be housed in them that require a minimum alteration to the historic character of the structure and its environment.

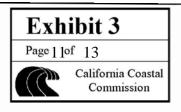






Expand Closed 1335 S ABBOT KINNEY BLVD 90291

Application/Permit #	PC/Job #	Туре	Status	Work Description
16016-30000-07076	B16WL01606	Bldg-Alter/Repair	Issued 6/14/2016	NEW INTERIOR WALL FOR ELECTRICAL ROOM AND NEW RAISED FLOOR AT THE ELECTRICAL ROOM ONLY, NEW EXTERIOR DOOR AND NEW WINDOW TO ALLEYWAY, NEW ADA ACCESSIBLE RECESSED ENTRY.
16016-30000-17394	B16WL03862	Bldg-Alter/Repair	Issued 9/15/2016	INTERIOR AND EXTERIOR ALTERATION TO EXISTING RETAIL. NEW ELECTRICAL ROOM AT THE REAR STORAGE AREA, AND NEW ACCESSIBLE ENTRY.
16016-10000-18619	B16LA12072	Bldg-Alter/Repair	Reviewed by Supervisor 9/8/2016	T.I. TO (E) RETAIL TO CREATE ADDITION TENANT SPACE. CONSTRUCT NEW DEMISING WALL, INSTALL NEW SKYLIGHT, REFRAME PORTION OF THE CEILING AND ROOF AND RESTROOM, STORE FRONT



Los Angeles Department of Building and Safety

Certificate Information: 1335 S ABBOT KINNEY BLVD 90291

Application / Permit 16016-30000-17394

Plan Check / Job No. B16WL03862

Building

Type Bldg-Atter/Repair Sub-Type Commercial

Primary Use (16) Retail

Work Description INTERIOR AND EXTERIOR ALTERATION TO EXISTING RETAIL. NEW ELECTRICAL ROOM AT THE

REAR STORAGE AREA, AND NEW ACCESSIBLE ENTRY.

Permit Issued issued on 9/15/2016 Issuing Office West Los Angeles Current Status Issued on 9/15/2016

Permit Application Status History

Submitted	7/27/2016	APPLICANT
Assigned to Plan Check Engineer	7/27/2016	TARIK SAOUD
Corrections Issued	7/27/2016	TARIK SAOUD
Applicant returned to address corrections	8/3/2016	SERGIO SILVA
Plan Check Approved	8/4/2016	DIEGO BAUTISTA
Issued	9/15/2016	LADBS

Permit Application Clearance Information

ACEY PENIOD Coastal Zone 8/2/2016 Cleared COLLINS ALLAN Specific Plan 8/2/2016 Cleared Specific Plan Cleared 8/2/2016 JULIET OH Specific Plan Cleared 8/3/2016 **COLLINS ALLAN**

Contact Information

Architect Thoeny, Bret Felix; Lic. No.: C21047 43 HALDEMAN ROAD SANTA MONICA, CA 90402

Contractor Hasenberg Construction Inc; Lic. No.: 567891-B 6466 WEST 82ND STREET LOS ANGELES, CA 90045

Engineer Polon, Gordon Leonard; Lic. No.: C28564 709 19TH STREET SANTA MONICA, CA 90402

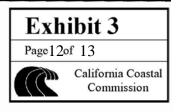
Inspector Information

JASON MARKOWSKI, (310) 914-3980 Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

Inspection Request History

No Data Available



Los Angeles Department of Building and Safety

Certificate Information: 1335 S ABBOT KINNEY BLVD 90291

Application / Permit 16016-10000-18619

Plan Check / Job No. B16LA12072

Group Building

Type Bldg-Alter/Repair

Sub-Type Commercial

Primary Use (16) Retail

Work Description T.I. TO (E) RETAIL TO CREATE ADDITION TENANT SPACE. CONSTRUCT NEW DEMISING WALL,

INSTALL NEW SKYLIGHT, REFRAME PORTION OF THE CEILING AND ROOF AND RESTROOM,

STORE FRONT

Permit Issued No

Current Status Reviewed by Supervisor on 9/8/2016

Permit Application Status History

Submitted	8/9/2016	APPLICANT
Disabled Access Plans Picked Up	8/12/2016	APPLICANT
Assigned to Plan Check Engineer	8/25/2016	HERNAN ARREOLA
Corrections Issued	9/8/2016	HERNAN ARREOLA
Reviewed by Supervisor	9/8/2016	CHAD DOI
Building Plans Picked Up	9/8/2016	APPLICANT

Permit Application Clearance Information

DAS Clearance	Not Cleared	8/11/2016	HAYATO TSUCHIYA
Miscellaneous	Not Cleared	9/2/2016	HERNAN ARREOLA
Coastal Zone	Not Cleared	9/6/2016	HERNAN ARREOLA
Comm Cor/Mini-Mail	Not Cleared	9/6/2016	HERNAN ARREOLA
Specific Plan	Not Cleared	9/6/2016	HERNAN ARREOLA

Contact Information

No Data Available.

Inspector Information

No Data Available.

Pending Inspections

No Data Available.

Page13of 13



Posner, Chuck@Coastal

From:

Sue Kaplan <walkstreetsassn@gmail.com>

Sent:

Tuesday, September 20, 2016 4:58 PM

To:

Posner, Chuck@Coastal; Henry, Teresa@Coastal; Hudson, Steve@Coastal

Subject:

Appeal for 1333-1335 Abbot Kinney Blvd

Attachments:

1333-1335_Abbot_Kinney_CEX_appeal_September20,2016.pdf

Please accept this appeal in the Venice area.

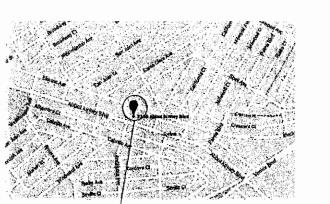
Thank you,

Sue Kaplan 310.822.0161 RECEIVED
South Coast Region

SEP 20 2016

CALIFORNIA COASTAL COMMISSION

1333-1335 ABBOT KINNEY



COASTAL ZONE PLAN APPROVAL APPROVAL IN CONCEPT

Single Jurisdiction

☐ Dual Jurisdiction File No.

Approved by:

P/RC 2014-076

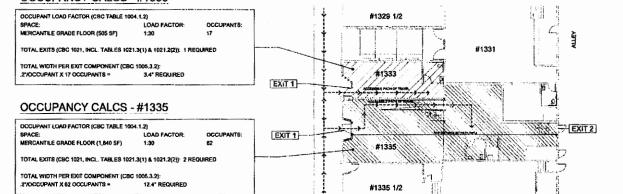
Summary of Accessibility Upgrades for Commercial Projects east is less then or equal to \$150,344.95 (rev. 1/2019) Sec. 118-102.4 Airceation &

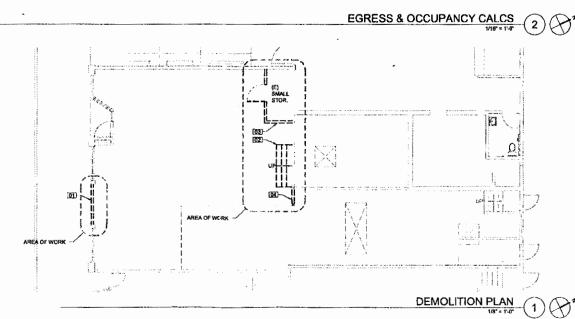
Project Addr	1333-1335 Abbo	ot Kinney	Application I	ile.	
Project Description/Location: Interior introdel including demosing wall, skylights, accessibility upgrades Type: 3t Afforetion 3threctural Repair 3 Addition		4	Pennil Valuetor: 55,000 'Adjusted Cost of Proposed Construction: 27,500		
	PATH OF TRAVEL REQ	URBAENTS FOR AREA OF ALTE	RATION, STRUCTU	RAL REPAIR, OR	ADDITION
	oceanitie Features	Once satisfing feethers meet accessibility standards of Chapte 118 of the current CBC?		re be replaced or el Chapter 118 of EC?	If so, how much will be a to make the feature accessible?
1. Andessi	ble entrance	mo .	yes		2,500
2. Access	No route to the affered area	no	yes		5.00G
3. Accessed	ble restroom for each sex or a sebroom	по	yes		20,000
4. Accessi	oia telephones	N/A	nc		
5 Accessi	ole drinking fourtains	N/A	nc		
@ Other (A	ry of the below)	N/A	пс		
A: Acc	essible parking spaces.	N/A	nc		
6. Sign	1	N/A	nc		
C. Alim	ne .	N/A	nc		
D. Othe		N/A	nc.		
Cost of All Fee	Rures Provided (A)	Summary of costs of Accessible	Features Nos. 1-6 p	rovided allowe.	27,500
Adjusted Cast of Preposed Continution (R) Percentage Upgrades Provided (A78)		Construction cost for all processed work on this permit application \$5000 Accessible Februaria Nos. 1 6 provided above. Cost of all Februaria Provided / Adjusted Cost of Propost 6. Construction.		27,500	
				100%	
	Access Festures Provided.				
		to be provided at Abbo	Kinney.		
	v accessible ramp to t				
(2)	new accessible restro	oms to be constructed.			
Applicant Cor	tide at the				
		brect to the best of my knowledge a	and belief.		
Signature:	11/	Date: 08 / 05 / 16	Contiguity.	Bolo Des	ian
Name (Preit)	Dref Thoeny		Address:	1508 178	
Tite Principal		City. State 7ip:	Santa Mo	nica, CA 90404	
Agent for G Owner & Architect C Engineer C Contractor		Phone Na :	310-453-	6400	
For Building (Official Use Only				
Approved by:		Tide:		Dote	/ /

ELECTRIC AVE 1321 1319 1311 1315 ABBOT KINNEY BLVD SITE PLAN 3

DIR 2016-2937

OCCUPANCY CALCS - #1333





PROJECT DIRECTORY

PERLOFF/WEBSTER 321 HAMPTON DRIVE VENICE, CA 90291 T: (310) 396 3688

BOTO DESIGN ARCHITECTS, INC. 1508 17TH STREET, 1ST FLOOR

F: (310) 453-6640

CONTACT: LAUREN RATH

1718 22ND ST SANTA MONICA CA 90404 T: (310) 998-5611 CONTACT: GORDON POLON

CREST REAL ESTATE 11150 WOLYMPIC BLVD, SUITE 700 LOS ANGELES, CA. 90064 T: (310) 497-2524 CONTACT: STEVEN SOMERS

BUILDING DEPARTMENT NOTES

BUILDING COMPLIES WITH THE FOLLOWING CODES: 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA GREEN BUILDING CODE 2013 CALIFORNIA PLUMBING COD LOS ANGELES MUNICIPAL CODE

SHEET INDEX

SHEET INDEX
ARCHITECTURAL PRAVINGS
T1.1 PROJECT DATA / VICINITY MAP / SITE PLAN /
DEMOLITION PLAN / EGGRESS & OCCUPANCY /
ACCESSIBLITY UPGRADES FORM
T2.1 GENERAL NOTES
T2.2 DEMERAL NOTES
T2.2 DEMERAL NOTES
T2.4 DEMALED ACCESS - TYPICAL SITE DETALS
T2.5 DEMALED ACCESS - TYPICAL ESTICOM DETALS A2.1

IST FLOOR PLAN / BUILDING SECTION / EXTERIOR ELEVATION / ENLARGED BATHROOM PLANS & INTERIOR ELEVATIONS DETALS A12.1 STRUCTURAL DRAWINGS
R-1 GROUND FLOOR FF

PROJECT DATA SITE ADDRESS: 1333-1335 S ABBOT KINNEY BLVD VENICE, CA 90291

RALPH ROGERS SUBDIVISION OF BLOCK VOCEAN PARK VILLA TRACT NO.2 BLOCK:

LOT: 11
APN#: 4239027009
ZONING: C2-1-O-CA
LOT AREA: 10,080 SQ FT (LOT 9, 10 & 11)

BUILDING INFORMATION

BUILDING USE: MERCANTILE (NO CH 8,968 SQ FT

620 SO FT 1ST FLOOR

PROJECT DESCRIPTION

ATION OF EXISTING BUILDING AS FOLLOWS: CONSTRUCT (N) INTERIOR DEMISING WALL CONSTRUCT (N) ACCESSIBLE ENTRY

INTERIOR REMODEL TO INCLUDE (N) ACCESSIBLE BATHROOM (N) INTERIOR STEPS, (N) ACCESSIBLE RAMP, (N) JANITOR'S CLOSET, PORTION OF (N) CEILING, & (N) SKYLIGHTS

GENERAL NOTES

AREA TO BE RENOVATED:

 DO NOT SCALE DRAWINGS.
 GC TO ISSUE FI (REQUEST FOR INFORMATION) FOR ITEMS THAT ARE UNCLEAR, OR CONTRADICTORY, ANY ASSUMPTIONS SHOULD BE IN WRITING & NO DEVIATIONS FROM THE DRAWINGS OR SPECS. SHALL BE ACCEPTED UNLESS APPROVED.

SHOULD BE ACCEPTED UNLESS APPROVED FOR THE DISTING GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS. GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING

GC TO REMOVE ALL WALLS, WINDOWS, DOORS, MILLWORK, TO PERFORM SCOPE OF WORK. CAP ALL EXISTING OUTLETS, YENTS & PIPES BEING ABANDONED.

GC TO PROTECT, PATCH & REPAIR ALL AREAS ADJACENT TO

GE TO PROTECT, PATCH & REPAIR ALL MEAS AUDICENT TO DEMOLITION AS REQUIRED. GC TO MANTAIN FULLY CHARGED FIRE EXTINGUISHER READILY AVAILABLE DURING DEMOLITION OPERATIONS. SPRINICLER SYSTEM TO BE LEFT INTACT AS IS DURING DEMOLITION. GG RESPONSIBLE FOR SUPPORTING ALL LIFE SAFETY DEVICES IN A MANNER THAT DOES NOT IMPEDE IT'S FUNCTION IN ANY WAY IF A STRUCTURE HOLDING THE DEVICE IS

COPIES OF NOT/FICATION TO AGMD SHALL SE PROVIDED TO BLDG

KEYNOTES

REMOVE (E) NON-BEARING EXTERIOR WOOD WALL REMOVE (E) WOOD STAIRS

REMOVE (E) STORAGE ROOM

REMOVE (E) WALL BETWEEN POSTS TO EXPOSE POSTS - BRACE ABOVE AS REQUIRED

LEGEND

EXISTING WALL, DOOR OR OTHER STRUCTURE TO

BE DEMOLISHED AS NOTED

Exhibit 4

Page 1 of 8



AL COM O \sim

BOTO DESIGN ARCHITECTS NO. 1508 17TH STREET, 1ST #44R SANTA MONICA, CA 90 TEL 310 453 6400 FAX 310 453 6640



KEY PLAN

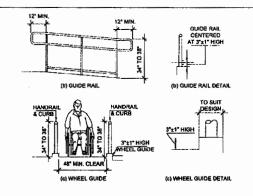


PERLOFF/ **WEBSTER** 1333-1335 S ABBOT KINNEY BLVD VENICE, CA 90291

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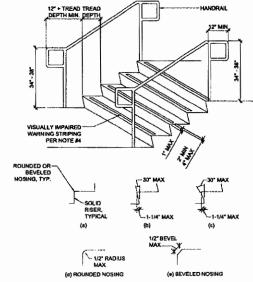
COVER SHEET, PROJECT DATA. VICINITY MAP, SHEET INDEX, SITE PLAN

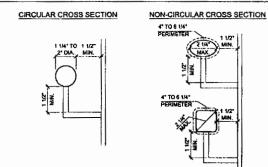
SUMMARY OF ACCESIBILITY UPGRADES FORM (4)



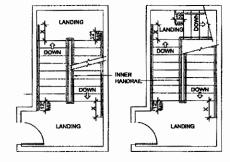
STAIRWAYS ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH 2013 C B C. SECTION 118-504

- TREADS SHALL BE SLIP RESISTANT, HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGES).
- 3. NOSING SHALL NOT PROJECT MORE THAN 1 1/2" PAST THE FACE OF THE RISER
- . STRIPING FOR THE VISUALLY IMPAIRED: THE UPPER APPROACH AND THE LOWER TREAD OF EACH STAIR SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COOR 2" TO 4" WIDE PLACED PARALLE! TO, AND NOT MORE THAN 1" FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIP SHALL EXCIPED THE FILL WIDTH OF THE STEP OR UPPER APPROACH. AND SHALL BE OF A MATERIAL THAT IS AT LEAST AS SUP RESISTANT AS THE OTHER TREADS OF THE STAIRS. A PAINTED STRIPE SHALL BE ACCEPTABLE, EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST.
- STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE, INTERMEDIATE HANDRAILS SHALL BE LOCATED EQUIDISTANT FROM THE SIDES OF THE STAIRWAY AND COMPLY WITH CBS SECTION 1012.



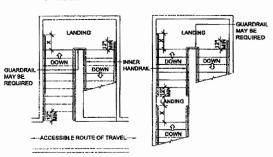


STAIR HANDRAIL REQUIREMENTS: HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT AND SHALL BE INSTALLED SO THAIT THE TOP OF THE GRIPPING SURFACE IS 43-38 NONES ADOVE THE NORMON OF THE READS. HANDRAILS SHALL EXTEND AT LEAST 12 RIVERS BEYOND THE TOP NOSING AND 12 RICHES PLUS THE TREAD DEPTH BEYOND THE BOTTOM NOSING. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN POSTS. WHERE THE EXTENSION OF THE HANDRAIL WOULD CREATE A HAZARD, THE EXTENSION IS REQU'D TO BE MADE AT RIGHT ANGLES ON THE FACE OF THE RETURNING WALL, WHERE THE STAIRS ARE CONTINUOUS PROM LANDING TO LANDING. THE RINER RAIL IS RECO'D TO BE CONTINUOUS AND IS NOT TO EXTEND 12 WORKES OUT OF THE LANDRAIL SHALL AND HAVE AND THE RESTAIRS CREATED TO BE NOT LESS THAN 1-1/4 MCH, NOR MORE THAN 2 NICHES IN CROSS-SECTIONAL DIMENSIONS, MITS MONOTH SURFACE A NO SHAMP CORNERS. WHERE HANDRAILS PROJECT FROM A WALL, A MIN. 1-1/2' SPACE IS REQUIRED BETWEEN THE RAIL & 11/4' AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF BETWEEN THE RAIL & 11/4' AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2 1/4".



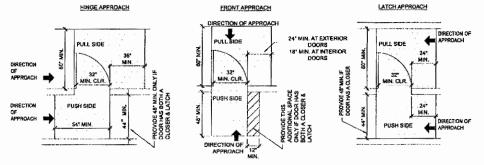
NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL

X = EXTENSION OF HANDRAIL SHALL BE EQUAL TO THE TREAD DEPTH PLUS 12 INCHES MINIMUM



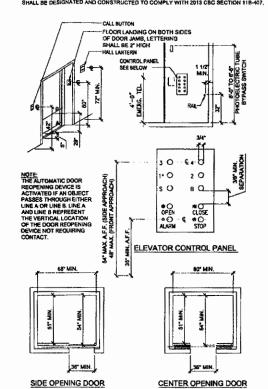
ACCESSIBLE STAIR HANDRAILS -(7)

ACCESSIBLE RAMP & STAIRS NOT TO SCALE 8



THE FLOOR ON EACH SIDE OF A DOORWAY IS REQUIRED TO BE LEVEL AND CLEAR FOR A MINIMUM GEPTH OF 80° ON THE SWING SIDE, MEASURED AT RIGHT ANGLES TO THE OPENING, AND FOR A8° ON THE SIDE AWAY FROM THE DOOR, ON THE SWING SIDE OF THE DOOR, THE LEVEL AND CLEAR AREA IS REQUIRED TO EXTEND FOR 24° ON THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOOR, AND TO EXTEND FOR 18° FOR INTERIOR DOORS. A LEVEL AREA IS DEFINED AS A SURFACE WHICH DOES NOT SLOPE MORE THAN 14" IN 1 FOOT IN ANY DIRECTION.

TYPICAL DOOR CLEARANCES -(6) ELEVATORS: NGER ELEVATORS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE BE DESIGNATED AND CONSTRUCTED TO COMPLY WITH 2013 CBC SECTION 118-407.



CAR CONTROLS

CBC SECTION 118-407.4.8 - IDENTIFICATION FOR THE VISUALLY IMPAIRED SHALL BE

- AS FOLLOWS:

 PASSENGER ELEVATOR CONTROLS SHALL HAVE A MINIMUM DIMENSION OF 3/4
 NCHES AND SHALL BE RAISED 1/8 NICH PLUS OR MINUS 1/32 ABOVE THE
 SURROUNDING SURFACE.
- NO-HES AND SHALL BE RAISED 18 NOTH PLUS OR MINUS 192 ABOVE THE SURROUNDEN SURFACE.

 CONTROL BUTTONS SHALL BE ILLUNINATED, SHALL HAVE SOLIAME EMOULDERS CONTROL BUTTONS SHALL BE ILLUNINATED BY A SHE SHAPE SHALL SENDENCHED BY A SHE CHARLOS. MOTION THAT IS DETECTABLE.

 ALL CONTROL BUTTONS SHALL BE DESIGNATED BY A SHIRM HINNER MASKED CHARACTERS AND STANDARD RAISED SYMBOL. THAT CONFORM TO CEC. SECTION 118-07.8.2 RAMEDIATELY TO THE LEFT OF THE CONTROL BUTTON. CONTRACTED (GRADE 2) BRAILLE THAT CONFORM WITH CBC SECTION 11778.5.6 SHALL BE LOCATED IMMEDIATELY SHOUNT HE CHARACTER, OR SYMBOL. AMINIMAM CLEATE BHACE OF JOS INCH OR OTHER SULTABLE MEANS OF SEPARATION SHALL BE FRONTOED BETWEEN ROWS OF CONTROL BUTTONS. THE RAISED CHARACTERS SHALL BE WRITE ON BLACK BACKGROUND.

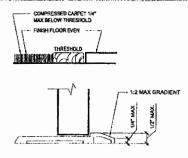
 SHALL MICHIGAN SHALL BE FRONTOED BETWEEN ROWS OF CONTROL BUTTONS. THE RAISED CHARACTERS SHALL BE WRITE ON BLACK BACKGROUND.

 SHALL MICHIGAN SHALL BE FRONTOED SET WERE ROWS OF CONTROL BUTTONS. THE RAISED CHARACTERS SHALL BE WRITE ON BLACK BACKGROUND.

 "MARK BELL", "SHERGEROY STOP", AND TRELEPHONES". THE CALL BUTTON FOR THE MAIN BHITTY FLOOR SHALL BE DESIGNATED BY A RAISED STAR AT THE LEFT OF THE FLOOR DESIGNATION.

CBC SECTION 118-407.2 - PASSENGER ELEVATOR LANDING JAMBS ON ALL ELEVATOR FLOORS SHALL HAVE THE NUMBER OF THE FLOOR ON WARCH THE JAMB SLOCATED DESIGNATED BY PANSED CHARGACTERS THAT ARE ARE A MINIMUM OF 2 HOCHES IN HEIGHT AND CONFORM TO CBC SECTION 118-407.2.3.1 LOCATED 60 HOCHES ON CENTER ABOVE THE FLOOR ON THE JAMB PANELS ON BOTH SIDES OF THE DOOR 50 THAT THEY ARE VISIBLE FROM WITHIN THE ELEVATOR. ON THE MAIN ENTRY LEVEL, ANABED FIVE-POINTED STAR SHALL BE LEVATOR. ON THE MAIN ENTRY LEVEL, ANABED FIVE-POINTED STAR SHALL BE GIFT OF THE STAR SHALL BE CHARGACTER. HINCLUDING THE STAR, SHALL BE WHITE ON BLACK BACKGROUND, CONTRACTER HINCLUDING THE STAR, SHALL BE WHITE ON BLACK BACKGROUND, CONTRACTER INCLUDING THE STAR, SHALL BE WHITE ON BLACK BACKGROUND, CONTRACTER HINCLUDING THE STAR, SHALL BE WHITE ON BLACK BACKGROUND, CONTRACTED (GRADE'S) PANALE COME, THIN WITH COST SCITION 118-718.3 SHALL BE PLACED BE ALL TE COMINGS DOWN REMAINS D'ANNACTERS AND THE STAR. THE BRAILE TRANSLATION FOR THE STAR SHALL BE WALLE

ACCESSIBLE ELEVATOR DETAILS -(5)



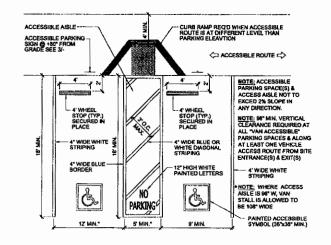
NEW BUILDING AND FACELTIES INTERIOR AND EXTERIOR THRESHOLDS WILL BE REQUIRED TO BE NO HIGHER THAN 1/2 INCH ABOVE THE ADJACENT FLOOR LEVELS, EACH EXPOSED EDGE OF THRESHOLDS IS REQUIRED TO BE BEYLELD OR SLOPED AT AN ANGLE NOT TO EXCEED 34 DECREES SO THAT NO VERTICAL CHANGE OF CLEVATION EXCEEDS 1/4 INCH.

ACCESSIBLE THRESHOLD DETAIL (4)

SYMBOL SHALL BE DISPLAYED IN ACCORDANCE WITH 2013 CBC 11B-219 & 11B-703.7.2.4 REFER TO SHEET T2.3 FOR MORE INFORMATION.

INTERNAT'L SYMBOL OF ACCESS FOR HEARING LOSS G LOSS NOT TO SCALE (3)

REFER TO SHEET T2.3 FOR MORE INFORMATION REGARDING ACCESSIBLE PARKING STANDARDS & REQUIREMENTS.



ACCESSIBLE PARKING DETAILS NOT TO SCALE (2)

EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

ACCEPTABLE DOOR HARDWARE MOUNTING HEIGHT: BETWEEN 30" TO 44" FROM CENTERLINE OF LEVER, PUSH/PULL & PANIC BAR TO FINISH FLOOR.

DOOR SIZE: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET IS INCHES IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF EXIT WAY IS NOT LESS THAN 32 INCHES. IN COMPUTING THE EXIT WITH REQUIRED BY SUBSECTION THE NET DIMENSION OF THE EXIT WAY SHALL BE USED.

HINGED DOORS, FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90" FROM ITS CLOSED POSITION.

PAIR OF DOORS. WHERE A PAIR OF DOORS IS UTILIZED AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WITH THE LEAF POSITIONED AT AN ANGLE OF 80° FROM ITS CLOSED POSITION.

CONSTRUCTION. THE BOTTOM 10 INCHES OF ALL DOORWAYS EXCEPT AUTOMATIC AND SUDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITIONS.

ACCESSIBLE DOOR HARDWARE NOTES

Exhibit 4

Page 2 of 8



BOTO DESIGN ARCHITECTS, INC. 1508 17TH STREET, 1ST FLOOR SANTA MONICA, CA, 90404 TEL 310 453 6400 FAX 310 453 6640

ACOUSTICS

PERLOFF/ WEBSTER 1333-1335 S ABBOT KINNEY BLVD VENICE, CA 90291

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DISABLED ACCESS -TYPICAL SITE DETAILS SIGNS RELATED TO TOILETS AND BATHING FACLITIES

1. ENTRARGES LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 118-503 TOILET AND
BATHING ROOMS SHALL BE DENTRIED BY A GEOMETRIC SYMBOL COMPLYING WITH 118-503 TOILET AND
BATHING ROOM GEOMETRIC SYMBOLS, WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT
BATHING ROOM GEOMETRIC SYMBOLS, WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO NOT
MEAREST COMPLANT TOILET ROOM OR BATHING ROOM WITH 118-503 TOILET ROOM OR BATHING ROOMS
SHALL COMPLY WITH 118-703 SYMBLA CHARACTERS AND SHALL INCLIDE THE INTERNATIONAL SYMBOL OF
ACCESSIBILITY COMPLYING WITH 118-703.72.1 ISA, WHERE EXISTING TOILET ROOMS OR BATHING ROOMS DO
NOT COMPLY WITH 118-503 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS DO
NOT COMPLY WITH 118-503 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR STATHING ROOMS COMPLY WITH 118-503 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS DO
NOT COMPLY WITH 118-503 TOILET AND BATHING ROOMS, THE TOILET ROOMS OR BATHING ROOMS COMPLY WITH 118-503 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY THE INTERNATIONAL
SYMBOL OF ACCESSIBLITY COMPLY WITH 118-503.72.1 ISA, WHERE CLUSTERED SHOLE LUSER TOILET
ROOMS OR BATHING FACILITIES ARE PERMITTED TO USE EXCEPTIONS TO 118-213.2 TOILET AND BATHING ROOMS
SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF A PRESSURE OF COMPLY AND BATHING ROOMS
SHALL BE IDENTIFIED BY THE MITERNATIONAL SYMBOL OF A PRESSURE OF COMPLY AND BATHING ROOMS
ROOMS FOR PUBLIC USE THAT COMPLY WITH THESE BUILDING STANDARDS SHALL HAVE THE LOCATION OF
AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING STANDARDS SHALL HAVE THE LOCATION OF
AND THE DIRECTIONS TO THESE ROOMS POSTED IN OR NEAR THE BUILDING STANDARDS SHALL HAVE THE LOCATION OF
ACCESSIBLITY COMPLYING WITH THE FOLLOWING.

2. PICTOROMAS SHALL COMPLY WITH THE FOLLOWING.

PICTOGRAMS AND THEIR FIELD SHALL HAVE Å NON-GLARE PINISH PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHERA LIGHT PICTOGRAM ON A LIGHT FIELD. (CBC 118-703.8.2)
PICTOGRAMS BHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM ON A LIGHT FIELD. (CBC 118-703.8.2)
PICTOGRAMS BHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 118-703.2 RAISED CHARACTERS, 118-703.3 RAILLE AND 118-703.4 INSTALLATION HEIGHT AND LOCATION, ICEC 118-703.8.1
THE INSTALLATION HEIGHT AND LOCATION, ICEC 118-703.8.1
THE INSTALLATION HEIGHT AND LOCATION, OF PICTOGRAM SIGNS SHALL BE PER CBC 118-703.4.1.
YIBOLS SHALL COMPLY WITH THE FOLLOWING:
DOORWAYS LEADING TO TOILET ROOMS AND BATHING FACILITIES GEOMETRIC SYMBOLS. THE
SYMBOL SHALL BE MOUNTED AT SI RICHES MINIMAM AND 80 INCHES MAXIMUM ABOVE THE FINISH FLOOR
OR GROUND SURFACE MEASURED FROM THE CONTENT AND ANAMALM ABOVE THE FINISH FLOOR
OR GROUND SURFACE MEASURED FROM THE CONTENT OF THE VERTICAL CENTERLINE OF THE SYMBOL SHALL BE MOUNTED HT SYMBOL WHERE A DOOR IS
PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1 INCH OF THE VERTICAL CENTERLINE OF THE DOOR. [OBC 118-703.7.2 GIGE EXCEPTION BE IDENTIFIED BY AN EQUILATERAL TRANSLE. IN CHILD HAVE AND ANAMALM AND AND ANAMALM SHALL BY MISCONDE SHALL BE CONTENTED BY A CIRCLE, X INCH THICK AND 12
INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK
BACKGROUND. CIRCL 118-703.7.2.6.1
UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, X INCH THICK AND 12
INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK
BACKGROUND OR DARK OR A LIGHT BACKGROUND. (DEC 118-703.7.2.6.1)
UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, X INCH THICK AND 12
INCHES IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK
BACKGROUND OR DARK OR A LIGHT BACKGROUND. (DEC 118-703.7.2.6.1)
BACKGROUND OR DARK OR A LIGHT BACKGROUND. (DEC 118-703.7.2.6.1)
BACKGROUND OR DARK OR A LIG



(A) WOMEN'S RESTROOM SIGN. PROVIDE PLASTIC SIGN 12'8 CIRCLE, 14" THICK, BLUE COLOR WITH 6" HIGH WHITE INTERNATIONAL SYMBOL OF ACCESSBULLY. CENTER, ON DOOR AT 48" POY ABOVE FINISH FLOOR OR GROUND SURFACE, ATTACH WITH DOUBLE SIDED TAPE

[B] MEN'S RESTROOM SIGN: PROVIDE PLASTIC SIGN 12" HIGH EQUILATERAL TRANGLE, 14" THICK, BLUE COLOR WITH 6" HIGH WHITE INTERNATIONAL SYMBOL OF ACCESSIBLITY, CENTER ON DOOR AT 46"- 80" ABOVE FINISH FLOOR OR GROUND SURFACE, ATTACH WITH

ICLUNISEX RESTROOM OR SHOWER: PROVIDE PLASTIC SIGN EQUITATERAL TRIANGUE. 114" THICK, BLUE COLOR WITH WHITE INTERNATIONAL SYMBOL OF ACCESSIBLITY SUPERIMPOSED ON ANO WITHIN A GRIQLE 14" THICK AND 12"R, BLUE COLOR, CENTER ON BOOR AT 46" - 60" ABOVERIMS FINDS OF OR GROUND SURFACE, ATTACH WITH DOUBLES SIDED YAPE.



D) DESCRIPTIVE SIGN (MEN OR WOMEN OR UNISEX); PROVIDE ON WALL ADJACENT TO LATCH SIDE OF DOOR PROVIDE ON WALL ADMACEN TO CATCH SIDE OF DOOR (ON RIGHT SIDE WALL OF DOUBLE DOORS) AT 48"-80" ABOVE FRIISH FLOOR OR GROUND SURFACE AND 2" (3" MAX.) OFF LATCH SIDE OF DOOR FRAME. MOUNT WITH SCREWS AND ANCHORS.

RAISED LETTER CHARACTERISTICS: 5/8* HIGH, RAISED 1/32*, SANS SERIF, UPPER CASE, NON GLARE, LIGHT 1/32", SANS SERIF, IJP-ER CASE, NON GLARE, LRSHT LETTERS ON DARK BACKGROUND. (U.O.N.) BRAILLE: CALIFORNIA GRADE II, DOTS=1/10" O.C. IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, RAISED 1/40".

CIES BETWEEN THIS DETAIL AND THE APPLICABLE SECTION(S) OF CODE ARISE

ACCESSIBLE RESTROOM SIGNAGE

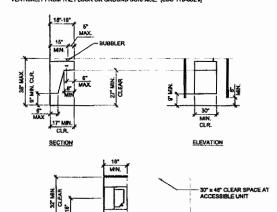
DRINKING FOUNTAINS

1 NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED, WHEN PROVIDED, ONE DRINKING FOUNTAIN SHALL COMPLY WITH 118 602.1 THROUGH 118 602.6, 118 602.8 AND 118 602.9 AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH 118-602.7 AND 118-02.9. [CBC 118-211.2 [SEE

DRINKING FOUNTAIN SHALL COMEY WITH 118-802.7 AND 118-802.9 [CBC 118-211.2 [SEE EXCEPTION] WHERE MORE THAN THE MINIMUM NUMBER OF DRINKING FOUNTAINS SPECIFIED IN 118-211.2 ARE PROVIDED. SO PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMEY WITH 118-802.1 THROUGH 118-802.5, 118-802.8, 118-802.8 AND 118-802.8 AND 150 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMEY WITH 118-802.7 AND 118-802.9 [CBC 118-311.3 [SEE EXCEPTION]] DRINKING FOUNTAINS PROVIDED SHALL COMEY WITH 118-802.7 AND 118-802.9 [CBC 118-311.3 [SEE EXCEPTION]] DRINKING FOUNTAINS SHALL COMEY WITH SECTIONS 118-307 PROTRUDING OBJECTS AND 118-802 GIFFARM. REQUIREMENTS. [CBC 118-802.1] UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMEY LYING WITH SECTION 118-305 CLEAR LYING SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMEY LYING WITH SECTION 118-305 CLEAR LYING SHALL S

KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 118-JOB KNEE AND TOE CLEARANCE SHALL BE PROVIDED, 1080 118-802; MED 189 CHILDREIN, A PARALLEL APPROACH COMPLYING WITH SECTION 118-355 CLEAR FLOOR OR GROUND SURFACES SHALL BE PREMITTED AT UNITS WHERE THE SPOUT IS 38 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND AND IS 31Y MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS, (JOBC 118-802. (SEE EXCEPTION)] SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, [CBG

SPOUT OUTLETS SHALL BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. [CBC 118-802.4]
THE SPOUT SHALL BE LOCATED 15 INCHES MINISHIM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS, ISGO 118-802.5]
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINISHIM AND SHALL BE LOCATED SHALL BE SHALL BE

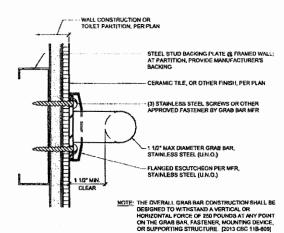


PLAN VIEW IF ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE APPLICABLE SECTION(S) OF CODE ARISE THE CODE SHALL GOVERN.

> ACCESSIBLE DRINKING FOUNTAIN -(6)

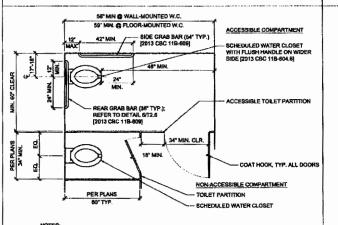
PROVIDE 36" HIGH MAX

PROTECTION WING WALL OR RAILING, BOTH SIDES



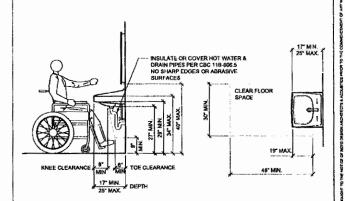
IF ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE APPLICABLE SECTION(S) OF CODE ARISE-THE CODE SHALL GOVERN.

ADA GRAB BAR REQUIREMENTS



NOTES:
1. WHEN RECLARED, PROVIDE AN AMBILLATORY ACCESSIBLE COMPARTMENT IN COMPLIANCE
WHEN 18-804.8.2. (2013 CBC 118-213.3.1)
2. REFERS TO PLANS A FOR ADDITIONAL INFORMATION AND SHEET T2.3.
3. REFERS TO PLANS A WITERIOR ELEVATIONS FOR TOILET ACCESSIONY LOCATIONS.
4. REFERS TO SPECIFICATIONS MANABLA FOR FOULURE A FINISH SPECIFICATIONS.
5. ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH, U.N.O.

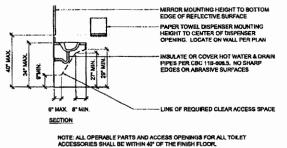
MULTI-STALL RESTROOM CLEARANCES
3/8"=1"0" (4)



SECTION

ACCESSIBILITY FOR WALL-HUNG SINK

PLAN VIEW



SINK WITH LEVER STYLE FAUCET HANDLES: 8" MIN - 30" WIDE X 48" LONG CLEAR FLOOR SPACE

ACCESSIBILITY FOR SINK IN COUNTER

PERLOFF/ WEBSTER 1333-1335 S ABBOT KINNEY BLVD VENICE, CA 90291

Exhibit 4

California Coastal Commission

Page 3 of 8

BOTO DESIGN ARCHITECTS, INC. 1508 17TH STREET, 1ST FLOOR SANTA MONICA, CA 90404

> TEL 310 453 6400 FAX 310 453 6640

> > EXP. 7/31/17

ARCHITECT STAME

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DISABLED ACCESS -TYPICAL RESTROOM DETAILS

SIDE REACH FRONT REACH OF CONTROL TOP OF CONTROL **(Q**) CLEAR

WATER CLOSET, DIMENSION TO TOP OF TOILET SEAT.

GRAB BAR, DIMENSION TO CENTER OF TUBE AND 1-1/2" CLEAR TO FINISH WALL

TOILET PAPER DISPENSER, DIMENSION TO CENTER OF LOWEST ROLL. RECESS DISPENSER AS NOT TO PROJECT IN TO REQUIRED FIXTURE CLEARANCE. TOILET SEAT COVER DISPENSER, DIMENSION TO CENTER OF PAPER DISPENSER

PAPER TOWEL DISPENSER, DIMENSION TO CENTER OF PAPER DISPENSER.

F HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE COVERED.

(G) MIRROR, DIMENSION TO BOTTOM EDGE OF REFLECTIVE SURFACE.

H WALL LAVATORY. 29" HIGH, 30" WIDE & 8" DEEP KNEE SPACE CLEARANCE, AND MIN. 9" HIGH, 30" WIDE & 17" MIN. DEEP TOE CLEARANCE. - SEE DETAIL 3/72.5 SWITCHES, COMMUNICATION AND RECEPTACLE CONTROLS. HEIGHT

(J) SANITARY NAPKIN DISPOSAL, DIMENSION TO CENTER OF UNIT.

COMBINATION PAPER TOWEL DISPENSER/TRASH RECEPTACLE, DIMENSION TO CENTER OF PAPER DISPENSER.

(L) DISPENSING MACHINES, DIMENSION TO HIGHEST OPERABLE PARTS.

(M) ACCESSIBLE PUBLIC TELEPHONE, DIMENSION TO HIGHEST OPERABLE PART. N ACCESSIBLE ELONGATED FRONT URINAL, DIMENSION TO BOWL LIP AND BOWL MUST EXTEND 14" MIN. 17" MAX. FROM WALL.

O DRINKING FOUNTAIN, DIMENSION TO BUBBLER. SEE DETAIL 6/12.5 (P) TOILET PARTITION, STYLE AS INDICATED ON PLANS.

SINK AT COUNTER, 28" HIGH, 30" WIDE AND 8" DEEP KNEE

NOTE - NOT ALL FIXTURES SHOWN ARE USED ON THIS PROJECT, REFER ALSO TO PLANS FOR REQUIREMENTS.

TOILET AND BATHING ROOM CLEARANCES

1. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH 118-213

TOILET FACILITIES AND BATHING FACILITIES, WHERE TOILET FACILITIES AND BATHING FACILITIES ARE
PROVIDED IN FACILITIES PERMITTED BY 118-208 23 MULTI-STORY BUILDINGS AND FACILITIES ARE
PROVIDED IN FACILITIES PERMITTED BY 118-208 23 MULTI-STORY BUILDINGS AND FACILITIES ARE
PROVIDED IN FACILITIES PERMITTED BY 118-208 23 MULTI-STORY BUILDINGS AND FACILITIES ARE
PROVIDED IN FACILITIES PERMITTED BY 118-208 23 MULTI-STORY BUILDINGS AND FACILITIES AND
ACCESSIBLE ENTRANCE. [260-119-21.1]

1. WHERE SPANATE TOLET FACILITIES SERVING EACH USER GROUP SHALL COMPLY WITH 118-213 TOILET
FACILITIES AND BATHING FACILITIES. EACH 118-213.0

2. WHERE TOILET ROOMS ARE PROVIDED, EACH TOLET DOOR SHALL COMPLY WITH 118-213 TOILET
FACILITIES AND BATHING FACILITIES. EACH 118-213.0

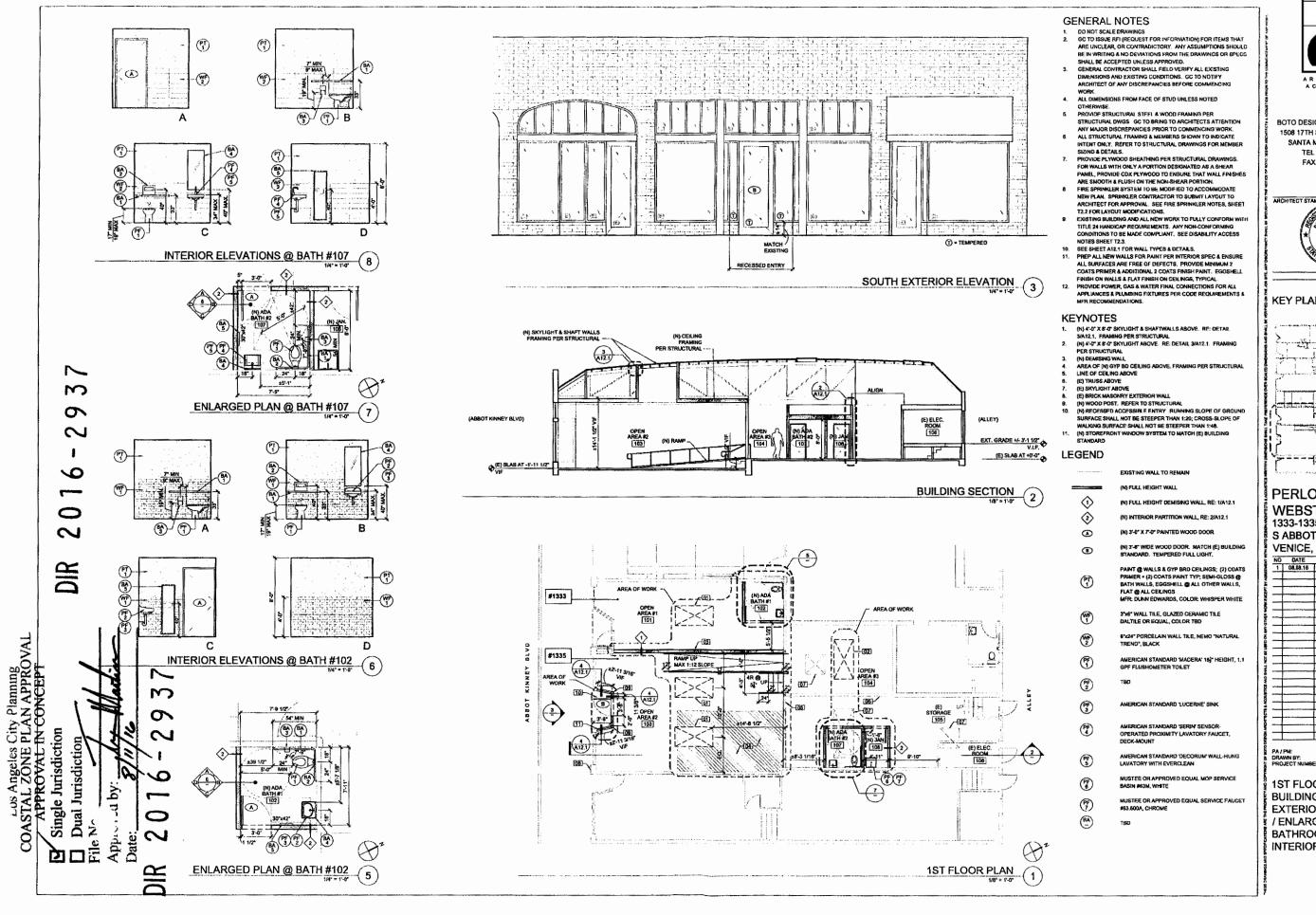
3. WHERE TOILET ROOMS ARE PROVIDED, EACH TOLET DOOR SHALL COMPLY WITH 118-213 TOILET AND
118-803 TOILET AND BATHING ROOMS. (ECC 118-213.2) SEE EXCEPTIONY

4. UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAWATORY, AND NOT MORE THAN TWO
WATER CLOSETS WITHOUT URBANLS OR ON WE WATER CLOSET AND ONE URBANL. MUSER BATHING ROOMS
SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHITUS, ONE LAWATORY, AND NOT MORE THAN TWO
CLOSES COST OF WITHOUT URBANLS OR ONE WATER CLOSET ONE ONE URBANL. MUSER BATHING ROOMS
SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHITUS, ONE LAWATORY, AND NOT MORE WATER
CLOSETS WITHOUT URBANLS OF ONE SHOWER AND ONE BATHITUS, ONE LAWATORY, AND ONE WATER
CLOSETS WITHOUT URBANLS OF ONE SHOWER AND ONE BATHITUS, ONE LAWATORY, AND ONE WATER
CLOSETS SHOWED WITHOUT WITHOUT SHOWER AND ONE BATHITUS, ONE LAWATORY, AND ONE WATER
CLOSETS SHOWED WITHOUT WITHOUT SHOWER AND ONE BATHITUS, ONE LAWATORY, AND ONE WATER
CLOSETS SHOWED WITHOUT WITHOUT SHOWER BATHING ROOMS SHALL BREE BATHING ROOMS
SHALL BOTTON ONE SHOWER SHOWER SHALL BE INSTALLED WITHOUT THE CLEAR FLOOR SHOWER SHALL BE LOCATED ON THE TOOMS AND URBER BATHING ROOMS SHALL

PLAN VIEW

TYPICAL ACCESSIBLE TOILET ROOM CLEARANCES & MOUNTING HEIGHT ELEVATIONS

T2.5



Page 4 of 8



California Coastal Commission

ARCHITECTS ACOUSTICS

BOTO DESIGN ARCHITECTS, INC. 1508 17TH STREET, 1ST FLOOR SANTA MONICA, CA 90404 TEL 310 453 6400 FAX 310 453 6640



KEY PLAN



PERLOFF/ **WEBSTER** 1333-1335 S ABBOT KINNEY BLVD VENICE, CA 90291

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BT/LR LR 214114

1ST FLOOR PLAN / **BUILDING SECTION /** EXTERIOR ELEVATION / ENLARGED **BATHROOM PLANS &** INTERIOR ELEVATIONS



COASTAIRENTS FILL CON SINGLE JURISDICTION Dual Jurisdiction File Mo File moved by gir Date: ...(V) TYP CONTRACTOR (E) FTG. [] Make a sub-section residence of the section of TYP. 8 BC40 6 B EPCAL 9 T. MARKETALINER TYR (V

GROUND FLR. FRMG, & FDN. PLAN

MATERIAL SPECIFICATIONS

Framing: 2 x Studs D.F. Larch Standard 4 x 8 smaller D.F. Larch "No. 2" U.O.N. 6 x D.F. Larch "No. 1" U.O.N. G.L. Bm. to be 24F-V4 PSL to be Paralam by Trus-Joist MacMillan

Plywood To Comply w/ PS I-95: Roof: 1/2" 24/0, APA Rated Shig, Exp. 1 Floor: 3/4" 40/20, APA Rated Shig, Exp. 1 Wall: 1/2" 32/16, Struct 1, Exp. 1

Simpson Strong-Boit2 Anchors to comply with R.R. #25891 or equal. Epoxy Grout to be Simpson SET-XP R.R. #25744 or equal.

Legend

Indicates: (E) Ftg.

Indicates: 2 x 4 @ 16"0.C. One Pc. Full HI, Sole To Dbl. T. & U.O.N.

: 1/2" Struct, 1 PW, w/ 10d @ 6"0.C. Edges 10d @ 12"0.C. Field, U.O.N.

Exhibit 4

Page 6 of 8



California Coastal Commission

| The Office Office Cox | Cox

1331-1335 ABBOT KINNEY BLVD. LOS ANGELES, CA 90291

(PHASE 2)

GROUND FLR. FRMG. & FDN. PLAN

8.8.16 - PLAN CHECK 8.8.16 - SUBMITTAL #1 Job#: 10088 Date: 08.08.16 Scale: 1/4" = 1'-0"

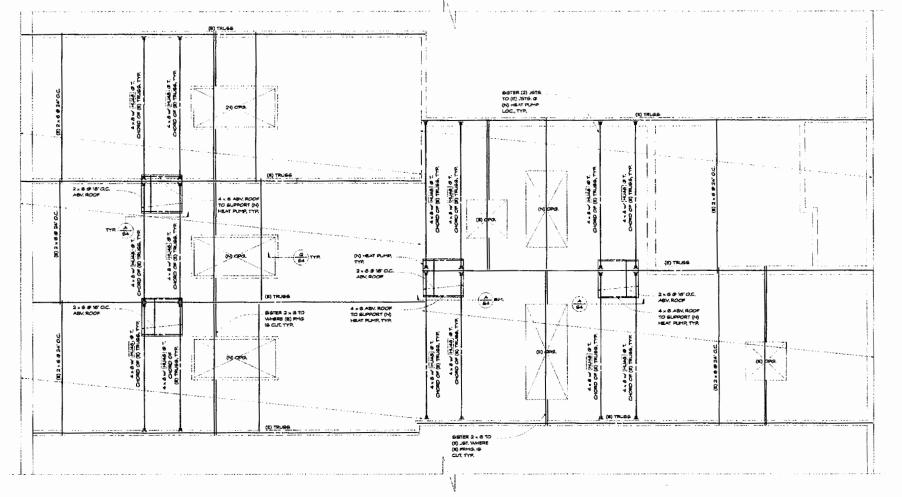
S1

1335 ARBOT KINNEY PHASE

COASTAL Jurisdiction

Single Jurisdiction

File No.



ROOF FRMG. PLAN SCALE: 1/4" = 1-0"



Page 7 of 8



The Office Office Consulting Engineers 1718 Engineers 1718 Sircal Monica. CA 9/40/4 Pt. (310) - 998 - 5/611 Ftw (310) - 829 - 2744

1331-1335 ABBOT KINNEY BLVD. LOS ANGELES, CA 90291

(PHASE 2)

ROOF FRMG. PLAN

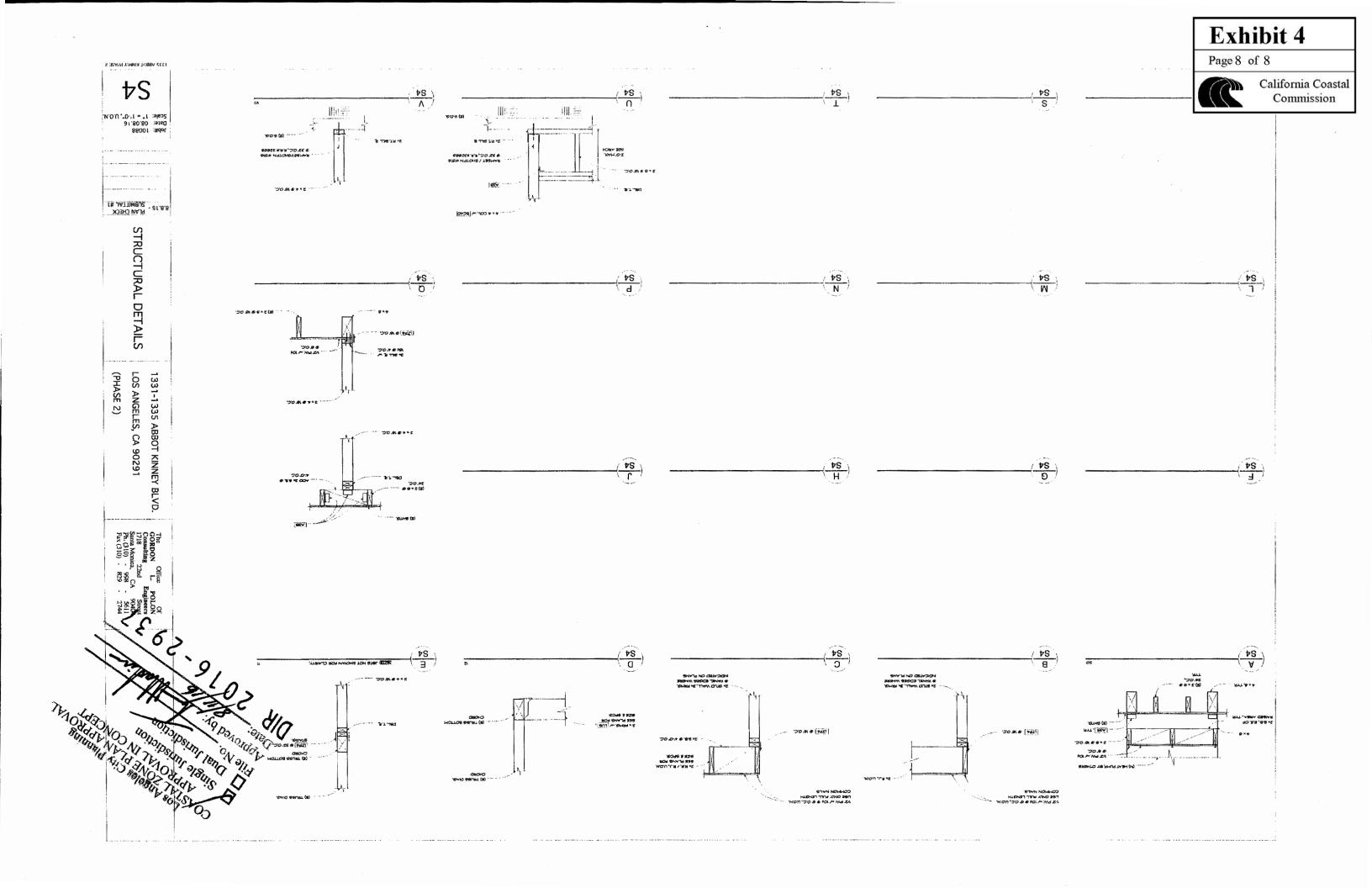
8.8.16 - PLAN CHECK SUBMITTAL #1

Job#: 10088 Date: 08.08.16 Scale: 1/4" = 1'-0"

S3

1335 ABBOT KINNEY PHASE 2

Legend



Signature:

Page 1 of 2



California Coastal Commission RECEIVED
South Coast Region

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Application:

COASTAL EXEMPTION (ČEX)

MAY 0 2 2016

CALIFORNIA COASTAL COMMISSION

CASE NO	: DIR-2016-1370-CEX
TO:	California Coastal Commission South Coastal District 200 Oceangate, 10 th Floor Long Beach, CA 90802-4302 (562) 590-5071 Appeal Period Ends at 5:00pm on 5-31-16
FROM:	Los Angeles Department of City Planning Development Services Center (DSC) 201 North Figueroa Street Los Angeles, CA 90012
SUBJECT:	COASTAL EXEMPTION—SINGLE JURISDICTION AREA ONLY
RemoteAdditionProject	umstances shall a Coastal Exemption be issued for the following scopes of work: dels which involve the removal of 50% or more of existing exterior walls on, demolition, removal or conversion of any whole residential units (unless required by LADBS) ts which involve significant grading or boring in a Special Grading or Landslide area hange of use (to a more or less intensive use)
OWNE	R/APPLICANT TO COMPLETE THE FOLLOWING (type, print, or fill out on-line)
ZONE: <u>C2-</u> PROPOSED S <u>Ruom, (</u> W)	DRESS: 1335 Abbut Kinney RIPTION: LOT 1/ BLOCK TRACT Raiph Rogers Siddivision of Block V 1-0-CA COMMUNITY PLAN: Venice SCOPE OF WORK: (N) Interior will Fraised floor for (N) Electrical Exterior door of electrical room, replace (E) exterior window, SSIBLE Entry
RELATED PLA	N CHECK NUMBER(s): 160/6-30000-07076
Note: If there is lescription. Th	s related work to be pulled under a separate permit, please include in the above project e reason for this is so Planning Staff can evaluate the project as a whole and to avoid
laving to apply	for another CEX for any subsequent permits related to the original scope of work.
	;
naving to apply Applicant Name Mailing Address	e: Jasun Vagar

Page 2 of 2



California Coastal Commission

THIS SECTION FOR OFFICE USE ONLY	3 4 5 4 <u> </u>
This application has been reviewed by the staff of the Los Angeles Department of City Planning in account the provisions of Section 3010 of the California Coastal Act. A determination has been made Coastal Development Permit is not required for the preceding described project based on the fact that not: (1) involve a risk of adverse environmental effect, (2) adversely affect public access, or (3) in change in use contrary to any policy of this division pursuant to Title 14 of the California Administration and qualifies for an exemption under one or more of the categories checked below.	de that a at it does nvolve a
Improvements to Existing Single-Family Residences. This includes interior and exterior improvadditions, and uses which are accessory to a single-family residence (e.g. garages, pools, fences, This does <u>not</u> include the increase or decrease in the number of residential dwelling units (include houses), for retaining walls or pools that may have a potential significant impact on coastal resource viewable from the public right-of-way, involves a significant amount of grading or boring in Hillside, I or Special Grading areas), which may be reviewed on a case-by-case basis.	storage). ing guest irces (i.e.
Improvements to Any Existing Structure Other Than A Single-Family Residence. For on Multifamily residential uses, this includes interior and exterior improvements, additions and uses we accessory to the residential use (e.g. garages, pools, fences, storage sheds), but does not increase or decrease in the number of residential dwelling units, or retaining walls or pools that may potential significant impact on coastal resources (i.e. viewable from the public right-of-way, in significant amount of grading or boring in Hillside, Landslide or Special Grading areas), which reviewed on a case-by-case basis. For non-residential uses, this includes interior and exterior improvant building signage (excluding pole, pylon and off-site signs), but does not include any addition of footage or change of use (to a more or less intense use).	clude the by have a volves a may be ovements
Repair or Maintenance. This includes replacement, repair and/or maintenance activities (i.e. replacement of equipment, etc.) which do not result in any changes, enlargement or expansion.	:-roofing,
Demolitions required by LADBS. This includes projects which have been issued a Nuisa Abatement or Order to Comply by the Department of Building & Safety requiring demolition due to a or substandard condition. Please attach the Building & Safety Notice.	nce and n unsafe
This exemption in no way excuses the applicant from complying with all applicable policies, ording codes and regulations of the City of Los Angeles. This exemption shall not apply if the project consistent with local land use regulations. If it is found that the project description is not in conformation with the actual project to be constructed or is not in conformance with Section 30610 of the Cacoustal Act, this exemption is null and void.	t is not rmance
Michael LoGrande Director of Planning	
Issued By:	
Signature	
Print Name and Title	
Date: 04/18/2-016	,

Invoice No.: _

29252

Receipt Number: __

0101570950

Attached:

Copy of Invoice with Receipt No.

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