

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th15c

Filed: 5/21/16
180th Day: Waived
270th Day: 1/16/17
Staff: M. Revell-LB
Staff Report: 11/17/16
Hearing Date: 12/8/16

STAFF REPORT: REGULAR CALENDAR

Application Number: 5-16-0251

Applicant: Jack Mascola

Agent: David Hertz Architect, Inc.

Project Location: 2512 Ocean Avenue, Venice, City of Los Angeles, Los Angeles County APN 4228014003.

Project Description: Demolition of an existing single-family residence and accessory structure, and construction of a 2-story over basement, 30 ft. high, approximately 2,017 sq. ft. single-family residence with a 1,297 sq. ft. subterranean basement, an attached 425 sq. ft. two-car garage, 617 sq. ft. roof deck, and roof access structures consisting of a 72 sq. ft. stairwell and 22 sq. ft. elevator housing, totaling approximately 100 sq. ft.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The proposed project was originally agendized in August for Commission concurrence as an Administrative Permit. However, at the August 12, 2016 Commission meeting, a few members of the public raised concerns about the project's size and scale in relationship to the character of the surrounding community, and, pursuant to Public Resources Code Section 30624(b), one-third or more of the appointed membership of the Commission requested the application to be removed from the Administrative Calendar and set for public hearing at a subsequent Commission meeting. The Commission is now required to hold a regular calendar hearing on the merits of the project.

The opponents had voiced concerns regarding the mass and scale of the project, focusing on the proposed 1,297 sq. ft. basement because the basement significantly increases the habitable living area of the proposed structure, making the overall project materially larger and out of scale with the structures in the surrounding community. The Administrative Permit Staff Report dated July 21, 2016 did not specify that only 2,017 sq. ft. of the proposed structure would be constructed above ground and be visible from the street. The 1,297 sq. ft. basement consisting of additional habitable space will be subterranean and will not contribute to the visible bulk of the structure. Therefore, the proposed two-story house is consistent with the scale, massing, and landscape of the existing residential neighborhood.

Staff recommends **approval** of Coastal Development Permit Application No. 5-16-0251 with conditions. The recommended special conditions require the applicant to undertake development in accordance with the approved final plans, provide drought tolerant non-invasive landscaping and water conservative irrigation, limit front yard wall/fence height, and implement construction best management practices. The applicant agrees with the staff recommendation.

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- Exhibit 2 – Aerial View
- Exhibit 3 – Venice Neighborhood Council Approval Letter
- Exhibit 4– Project Plans and Elevations
- Exhibit 5 – Project Rendering
- Exhibit 6 – Streetscape and Scale Analysis

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit Application No. 5-16-0251 pursuant to the staff recommendation.*

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

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Permit Compliance.** The permittee shall undertake development in accordance with the approved final plans, specifically including the site plan, building plans, landscaping plan, and drainage plan. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission-approved amendment to Coastal Development Permit No. 5-16-0251 unless the Executive Director determines that no amendment is legally required.
2. **Landscaping.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See:<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>). If using potable water for irrigation, the project shall use water-conserving emitters (e.g. microspray) and drip irrigation. Use of weather-based irrigation controllers and reclaimed water for irrigation is encouraged.
3. **Water Quality.** By acceptance of this permit, the permittee agrees that the approved development shall be carried out in compliance with the following BMPs:
 - A. No construction materials, debris, or waste shall be placed or stored where it may be subject to water, wind, rain, or dispersion;
 - B. Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
 - C. Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
 - D. Erosion control/sedimentation Best Management Practices shall be used to control dust and sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters;
 - E. All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible;

- F. The permittee shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
- G. The permittee shall develop and implement spill prevention and control measures;
- H. The permittee shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50-feet away from a stormdrain, open ditch or surface water; and
- I. The permittee shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.
- J. During construction of the project, no runoff, site drainage or dewatering shall be directed from the site into any street, alley or stormdrain, unless specifically authorized by the California Regional Water Quality Control Board.

IV. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION AND LOCATION

The applicant proposes to demolish an existing 765 sq. ft. single-family residence and accessory structure, and construct a 2-story over basement, 30-ft. high, approximately 2,017 sq. ft single family residence with a 1,297 sq. ft. subterranean basement, an attached 425 sq. ft. two-car garage, 617 sq. ft roof deck, and roof access structures consisting of a 72 sq. ft. stairwell and a 22 sq. ft. elevator housing, totaling approximately 100 sq. ft.

The project site is located at 2512 Ocean Avenue in the Southeast subarea of Venice, City of Los Angeles, approximately one-third mile inland of the public beach (**Exhibits 1 and 2**). The subject parcel abuts the alley designated as Ocean Court with a width of approximately 30 feet and a depth of approximately 90 feet, and the total lot area is approximately 2,700 square feet.

The project site is designated Multi-Family Residential (Low Medium II) by the certified Venice Land Use Plan, and is located near the center of the residential block of Ocean Avenue, between Harbor Street and Sherman Canal. The subject lot fronts Ocean Avenue, a two-way approximately 60-foot wide street. The rear property line adjoins Ocean Court, the 20-foot wide alley behind the project site. This residential neighborhood predominantly features two-story single-family homes and multi-family residences and duplexes on both sides of the block. The proposed project is not located on a canal; a two-way street, ally, and three houses separate the nearest canal and the proposed residence.

B. DUAL PERMIT JURISDICTION AREA

Within the areas specified in Section 30601 of the Coastal Act, which is known in the City of Los Angeles permit program as the *Dual Permit Jurisdiction* area, the Coastal Act requires that any development which receives a local coastal development permit also obtain a second (or “dual”) coastal development permit from the Coastal Commission. For projects located inland of the areas identified in Section 30601 (i.e., projects in the *Single Permit Jurisdiction* area), the City of Los Angeles local coastal development permit is the only coastal development permit required. The proposed project site is within the *Dual Permit Jurisdiction* area by virtue of its location within 300 feet of Eastern Canal.

C. PROJECT HISTORY

The City issued the Director of Planning Sign-off (DIR 2014-1196-SPP-MEL) on July 24, 2014 for the proposed project’s conformance to the Venice Specific Plan and the CEQA Notice of Exemption (ENV-2014-1197-CE) on April 9, 2014. Additionally, on August 24, 2014, the Venice Neighborhood Council determined that the proposed project was de minimis (**Exhibit 3**).

On September 25, 2015, the City of Los Angeles approved the applicant’s local coastal development permit pursuant to a public hearing on June 11, 2015. The project description of the Local CDP No. ZA 2014-2965 reads as follows:

“...the proposed demolition of an existing single-family residence and the construction of a new single-family dwelling on a 2,702 square foot lot in the RD 1.5-1-0 Zone, within the single-jurisdiction area of the California Coastal Zone, upon 12 conditions of approval.”

The City’s determination was not appealed at the local level, and the local CDP was issued on October 8, 2015. On October 19, 2015, City Planning Staff became aware that the property is in fact located within the Dual-Jurisdiction area of the California Coastal Zone, and the grant clause was corrected to reflect that the project was indeed in the dual jurisdiction area of the California Coastal Zone.

On October 23, 2015, notification of the local CDP was received by the South Coast District Office, and the applicant was notified of the Commission 20 day appeal period. No appeal was received, and the appeal period ended November 23, 2015.

The applicant then applied for a coastal development permit from the Coastal Commission on March 22, 2016, as is required in the *Dual Permit Jurisdiction* area. Coastal Commission staff recommended approval of the project on the Administrative Calendar at the August 2016 Commission meeting in Santa Cruz, where members of the public raised concerns about the project’s size and scale in relationship to community character, and, pursuant to Public Resources Code Section 30624, one-third or more of the appointed membership of the Commission requested the application to be removed from the Administrative Calendar and set for public hearing at a subsequent Commission meeting. The Commission is now required to hold a regular calendar hearing on the merits of the project. Chapter 3 of the Coastal Act is the standard of review.

D. DEVELOPMENT

The Venice community – including the beach, the boardwalk, the canals, and the eclectic architectural styles of the neighborhoods – is one of the most popular visitor destinations in California with 16 million people visiting annually.¹ The Venice community is primarily residential, however, and the continued change in the residential character of the Venice Community has been a cause of public concern over the years.

Section 30251 of the Coastal Act states in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall...be visually compatible with the character of surrounding areas...

Section 30253 of the Coastal Act states in part:

New development shall...

e) where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Sections 30251 and 30253 of the Coastal Act state that such scenic areas and special communities shall be protected.

When the Commission certified the Venice Land Use Plan (LUP) in 2001, it considered the potential impacts that development could have on community character and adopted policies and specific residential building standards to ensure development was designed with pedestrian scale and compatibility with surrounding development. Given the specific conditions surrounding the subject site and the eclectic development pattern of Venice, it is appropriate to use the certified LUP policies as guidance in determining whether or not the project is consistent with sections 30251 and 30253 of the Coastal Act.

In this case, the certified Venice Land Use Plan echoes the priority expressed in Coastal Act for preservation of the nature and character of unique residential communities and neighborhoods:

Policy I. E. 1, General, states

Venice's unique social and architectural diversity should be protected as a Special Coastal Community pursuant to Chapter 3 of the California Coastal Act of 1976.

Policy I. E. 2. Scale, states.

¹ Venice Chamber of Commerce website. <<http://venicechamber.net/visitors/about-venice/>>

New development within the Venice Coastal Zone shall respect the scale and character of the community development. Buildings which are of a scale compatible with the community (with respect to bulk, height, buffer and setback) shall be encouraged. All new development and renovations should respect the scale, massing, and landscape of existing residential neighborhoods.

Policy I. E. 3. Architecture, states.

Varied styles of architecture are encouraged with building facades which incorporate varied planes and textures while maintaining the neighborhood scale and massing.

Certified Venice LUP Policy I.A.1 states, in part:

The maximum densities, building heights and bulks for residential development in the Venice Coastal Zone shall be defined by the Land Use Plan Maps and Height Exhibits (Exhibits 9 through 16), and the corresponding land use categories and the development standards as described in this LUP...

a. Roof Access Structures. Building heights and bulk shall be controlled to preserve the nature and character of existing residential neighborhoods. Residential structures may have an enclosed stairway (roof access structure) to provide access to a roof provided that:

i. The roof access structure shall not exceed the specified flat roof height limit by more than 10 feet;

ii. The roof access structure shall be designed and oriented so as to reduce its visibility from adjacent public walkways and recreation areas;

iii. The area within the outside walls of the roof access structure shall be minimized and shall not exceed 100 square feet in area as measured from the outside walls, and;

iv. All roof access structures shall be setback at least 60 horizontal feet from the mean high tide line of Balboa Lagoon, Venice Canals, Grand Canal, and the inland side of the Esplanade (City right-of-way).

Notwithstanding other policies of this LUP, chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may exceed the specified height limit in a residential zone by five feet.

Certified Venice LUP Policy I.A.7.c states, in part:

Height: Oakwood, Milwood, and Southeast Venice: Not to exceed 25 feet for buildings with flat roofs; or 30 feet for buildings utilizing a stepped back or varied roofline. The portion that exceeds 25 feet in height shall be set back from the required front yard one foot for every foot in height above 25 feet. Structures located along walk streets are limited to a maximum of 28 feet. (See LUP Policy I.A.1 and LUP Height Exhibits 13-16).

The proposed project is a 2-story, 30 ft. high, approximately 2,017 sq. ft. single family dwelling with an attached 425 sq. ft 2-car garage, 1,297 sq. ft. subterranean basement, a 600 sq. ft. roof deck, and roof access structures consisting of a 72 sq. ft. stairwell and a 22 sq. ft. elevator totaling approximately 100 sq. ft.

The above-ground (non-basement) floor area of the newly proposed residence will be limited to approximately 2,017 square feet. The height limit, as set forth in the certified Land Use Plan for Venice, is 25 feet for flat-roofed residences and 30 feet for buildings utilizing a stepped back or varied roofline. Devices essential for building function can extend a maximum of 5 feet above the maximum height, and roof access structures can be permitted to exceed the specified flat roof height limit by up to 10 feet. The City of Los Angeles has consistently limited new development in the project area to a height of 25 feet (flat roof), or 30 feet (varied roofline) measured above the fronting right-of-way. The proposed project conforms to the 30-foot height limit of the LUP for varied rooflines. An approximately 22 sq. ft. elevator housing and a 72 sq. ft. stairway enclosure are proposed to exceed the 25-foot flat roof height limit by 6 feet to a height of 31 feet. Both the City and the Commission permit roof access structures to exceed the specified flat roof height limit by up to 10 feet if the scenic and visual qualities of the area are not negatively impacted, and the roof access structures have an area of less than 100 sq. ft.

The proposed structure has a varied roof, with a maximum height of approximately 30 feet, and features a clerestory unit (a window unit located above the roof line of a structure) sloping upward toward the back of the residence. Since this portion of the building is located near the rear of the proposed residence, behind the roof access structures, it does not directly impact the streetscape. In addition, the proposed roof access structures will extend the height of the structure up to approximately 31 feet, which is allowable under the City's Certified Land Use Plan which allows roof structures to extend 10 feet above the height limit for flat roofs. Additionally, the roof access structures have an area of less than 100 sq. ft.

At the August 2016 Commission meeting in Santa Cruz, members of the public voiced concerns regarding the mass and scale of the overall project, focusing on the proposed 1,297 sq. ft. basement because the basement significantly increases the habitable living area of the proposed structure, allegedly making the project materially larger and out of scale with the structures in the surrounding community. It is the opinion of Commission staff that the proposed basement should not be considered in the community character analysis of the proposed project because such analysis should be limited to the portion of the structure that is located above ground and that can in fact impact visual resources of the surrounding community. Since the basement is not visible from the street, it should not be considered in the community character analysis. This is consistent with relevant LUP and Coastal Act policies, above, which emphasize protection of community character by requiring new construction to respect the bulk, height, buffer, and setbacks of buildings in the surrounding neighborhood. Subterranean living space does not affect the bulk, height, or massing of a building, and therefore does not impact the visual resources that LUP and Coastal Act policies are intended to protect.

The proposed project is consistent with the scale, massing, and landscape of the existing residential neighborhood. The surrounding neighborhood consists of multi-unit residential structures and single-family residences that vary in height between 13 and 30 feet (**Exhibit x**). The dwellings on this residential block of Ocean Avenue are predominantly two stories.

The existing residence on the lot is flanked by a one-story bungalow on the southeast side and a two-unit condominium consisting of one and two stories (2506/2508 Ocean Ave.) on the northwest side (**Exhibit x**). The proposed design does not maximize on the size and scale allowed under the zoning code and the certified LUP, complies with setbacks as required by code, provides some articulation (it is not “boxy”), and is consistent in height with the neighboring development.

The applicant has also indicated that drought-tolerant, non-invasive vegetation will be used for new landscaping. Drainage from the roof drains, gutters, and downspouts will be diverted onto the permeable courtyard located toward the center of the property, and to the two underground cisterns located under the front yard of the residence. The proposed project also implements water efficient and conservation measures, including the use of drip irrigation and weather-based irrigation controllers, as well as high-efficiency plumbing fixtures and low flow rates required by other local and state regulations (i.e. CalGreen).

In order to ensure that the development is carried out as shown on the plans received on November 10, 2016, which are consistent with the size and scale of surrounding structures and with the pedestrian scale which contributes to the unique character of the community as outlined in the certified LUP, **Special Condition 1** requires the applicant to undertake development in accordance with the approved final plans, specifically including the site plan, building plans, landscaping plan, and drainage plan.

For the reasons discussed above, the development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will avoid cumulative adverse impacts on visual resources and community character. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30251 and 30253 of the Coastal Act.

E. WATER QUALITY

The landscape plan features entirely drought-tolerant, non-invasive plant species. The drainage plan features gutters and downspouts which direct water to a permeable courtyard in the center of the proposed development, and toward two on-site underground cisterns used for rain water collection to be used for landscape irrigation. The applicant proposes construction best management practices including filters to capture any runoff and sandbag barriers for erosion control during construction. In order to ensure that water quality is preserved and energy use is minimized over the life of the development, **Special Condition 2** implements the installation of non-invasive, drought-tolerant vegetation and water-conservative irrigation systems.

In order to preserve water quality during construction, **Special Condition 3** requires the applicant to implement construction best management practices. Although the project site is located approximately 300 feet east of Eastern and Sherman Canals, the construction of the basement may require dewatering due to the potential increase in the groundwater table at the project location related to sea level rise. In the event that dewatering is necessary, a separate coastal development permit for dewatering activities will be necessary because such activity could have negative impacts on coastal resources.

The Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding protection of water quality to promote biological

productivity, minimization of energy consumption in new development, and to protect human health.

F. PUBLIC ACCESS

As conditioned, the proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Adequate on-site parking for the proposed single-family residence is provided by the attached two-car garage, which is accessed from the alley. Therefore, as conditioned, the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

G. LOCAL COASTAL PROGRAM

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal development permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program (LCP) which conforms with Chapter 3 policies of the Coastal Act:

Prior to certification of the Local Coastal Program, a Coastal Development Permit shall be issued if the issuing agency, or the Commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

The City of Los Angeles does not have a certified Local Coastal Program for the Venice area. The City of Los Angeles Land Use Plan (LUP) for Venice was effectively certified on June 14, 2001. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The certified Venice LUP is advisory in nature and may provide guidance.

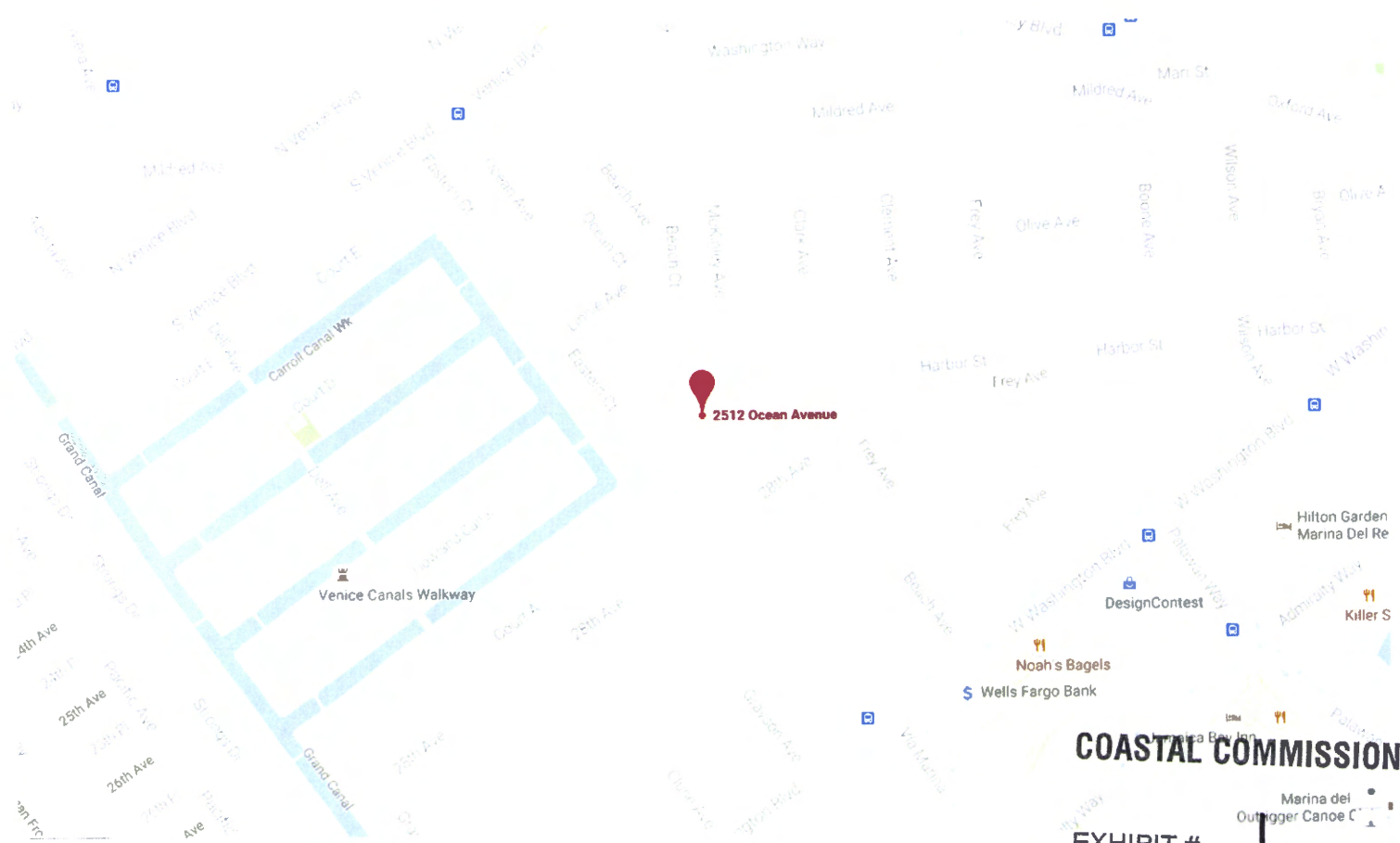
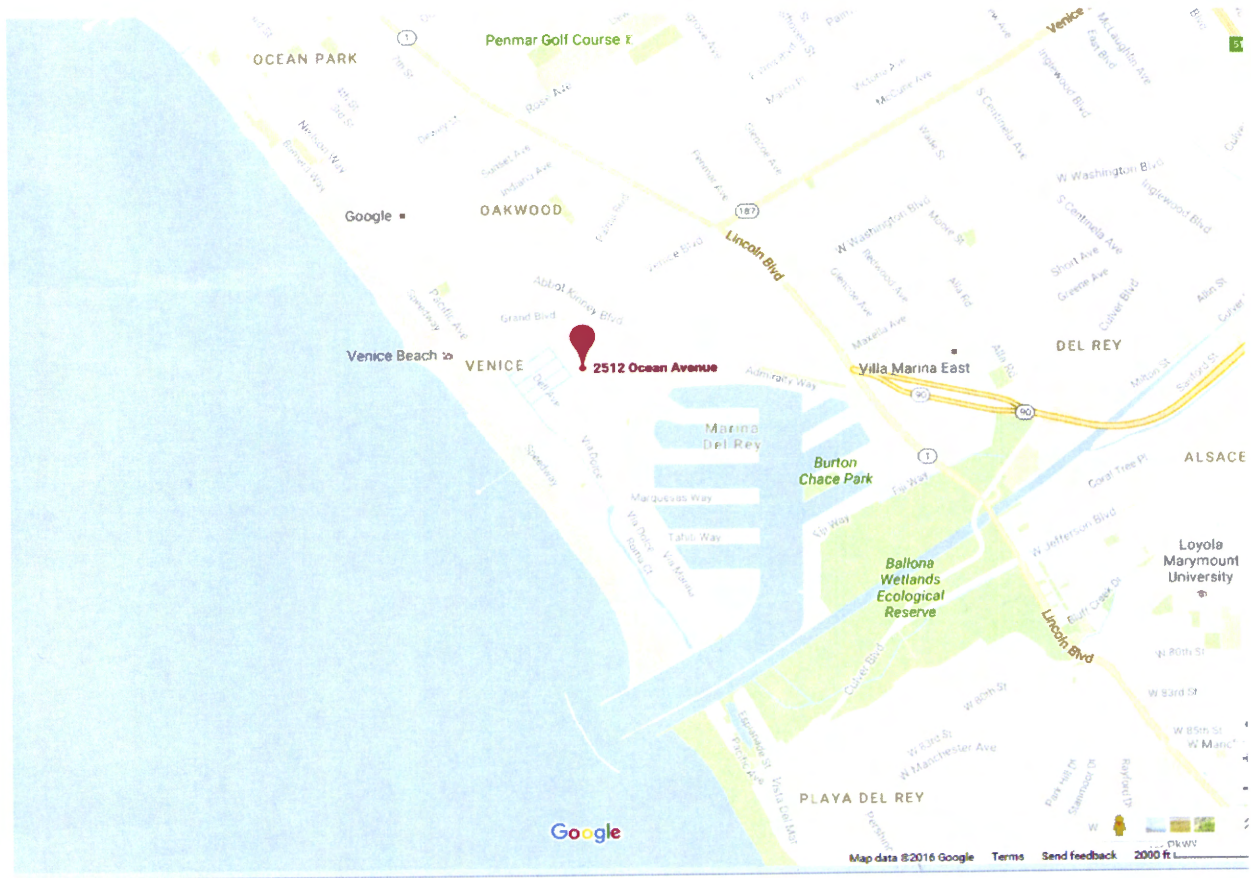
As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. The City is the lead agency for CEQA compliance and after preparing an Initial Study, the City issued a CEQA Notice of Exemption (ENV-2014-1197-CE) on April 9, 2014.

As conditioned, the project does not have any significant environmental effects, and there are no feasible alternatives or additional feasible mitigation measures available that would substantially

lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.





COASTAL COMMISSION

EXHIBIT # 2
PAGE 1 OF 1



Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



August 25, 2014

BY EMAIL

Linn.Wyatt@lacity.org

Linn Wyatt
Chief Zoning Administrator
L.A. Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

Re. "VNC de minimis project" letter

Dear Linn,

Please be advised that at a regularly held public meeting of the Venice Neighborhood Council (VNC) Board of Officers, the following Motion was approved:

MOTION:

Upon the review and recommendation of our Land Use and Planning Committee (LUPC), the following projects have been determined to be "VNC de minimis projects" and as such did not have a LUPC/VNC hearing or LUPC Staff Report. The VNC Board will not make a recommendation for action and has consented to take a position of "No Opinion, No Recommendation Without Prejudice." However, we reserve the right to take a position at a later date in the event that any of the project details of a particular case, as initially presented to the hearing authority, are changed without the consent of the affected parties.

2512 Ocean Ave	DIR-2014-1196-SPP-MEL
451 Sherman Canal	DIR-2014-1509-SPP
321 6 TH Ave	DIR-2014-2064-VSO-MEL

BOARD ACTION: Motion made by Marc Saltzberg, seconded by Abigail Myers
APPROVED 18-0-1, June 17, 2014

Please provide me a copy of your determination letter at the address indicated in the letterhead above, and please assure that this letter is placed in all case files for the project, including the files for Appeals, if any.

Thank you, and please don't hesitate to contact me if you have any questions on this action.

COASTAL COMMISSION

It's YOUR Venice - get involved!

EXHIBIT # 3
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Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / www.VeniceNC.org
Email: info@VeniceNC.org / Phone or Fax: 310.606.2015



5-160251

Yours truly,

Mike Newhouse
President
Venice Neighborhood Council

RECEIVED
South Coast Region

MAR 22 2016

CALIFORNIA
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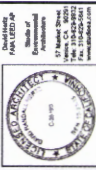
COASTAL COMMISSION

EXHIBIT # 3

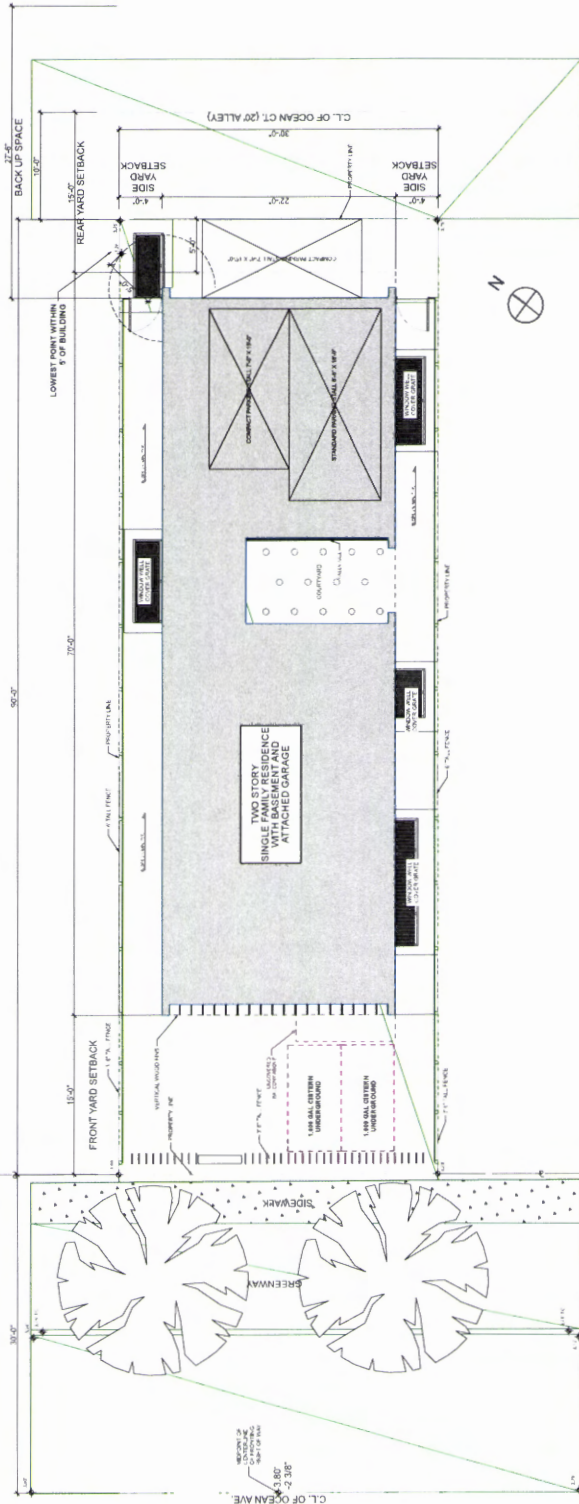
PAGE 2 OF 2



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MASCOLO RESIDENCE
2512 OCEAN AVE.
VENICE CA.
90291



PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

SHEET TITLE: SITE PLAN

PROJECT NO: 1310D
PRINT DATE: 11/14/16
SHEET NO: A1.03



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EXHIBIT # 4
PAGE 1 OF 1



MASCOLA RESIDENCE
2512 OCEAN AVE.
VENICE CA.
90291



SHEET TITLE:
**BUILDING
ELEVATIONS**

PROJECT NO: 1310D

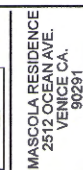
PRINT DATE: 11/14/16

SHEET NO: A3.02

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



EXHIBIT # 4
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...

PROJECT NO: 1310D
PRINT DATE: 11/14/16
SHEET NO: A4.01



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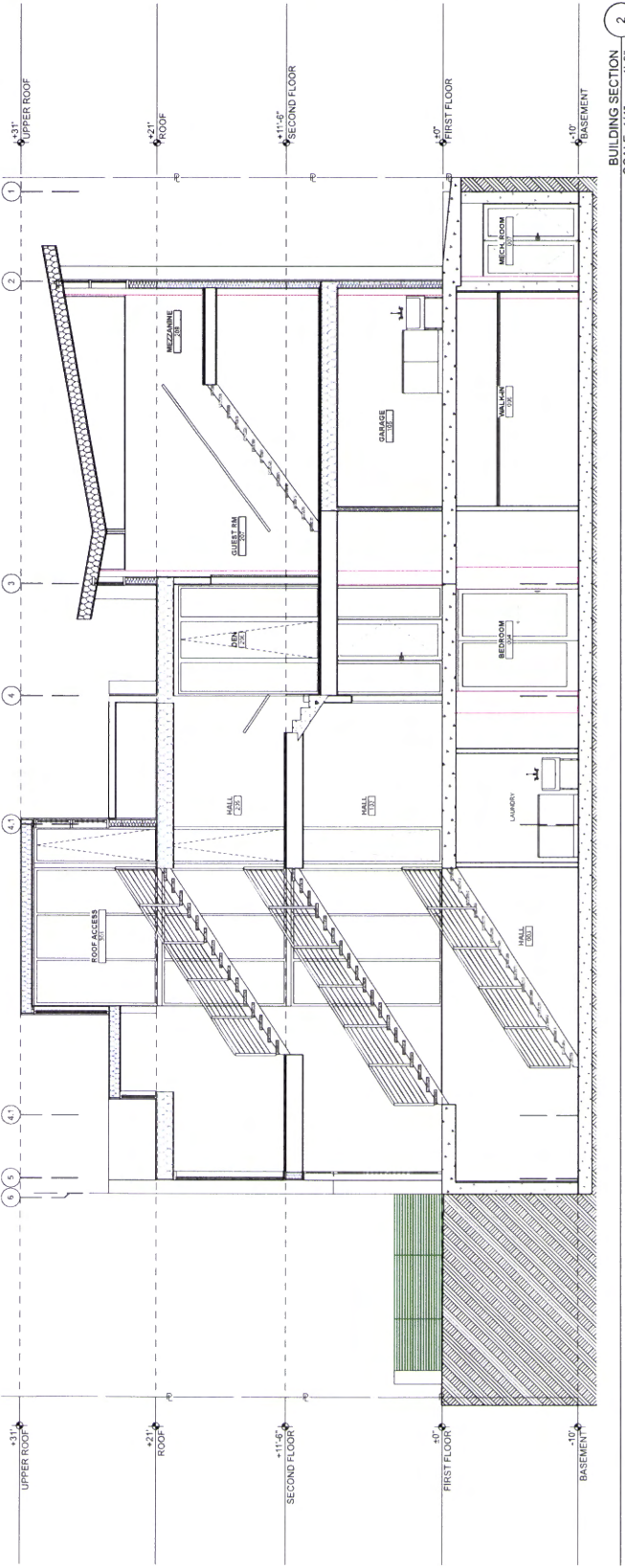
MASCOLO RESIDENCE
2512 OCEAN AVE.
VENICE CA, 90291



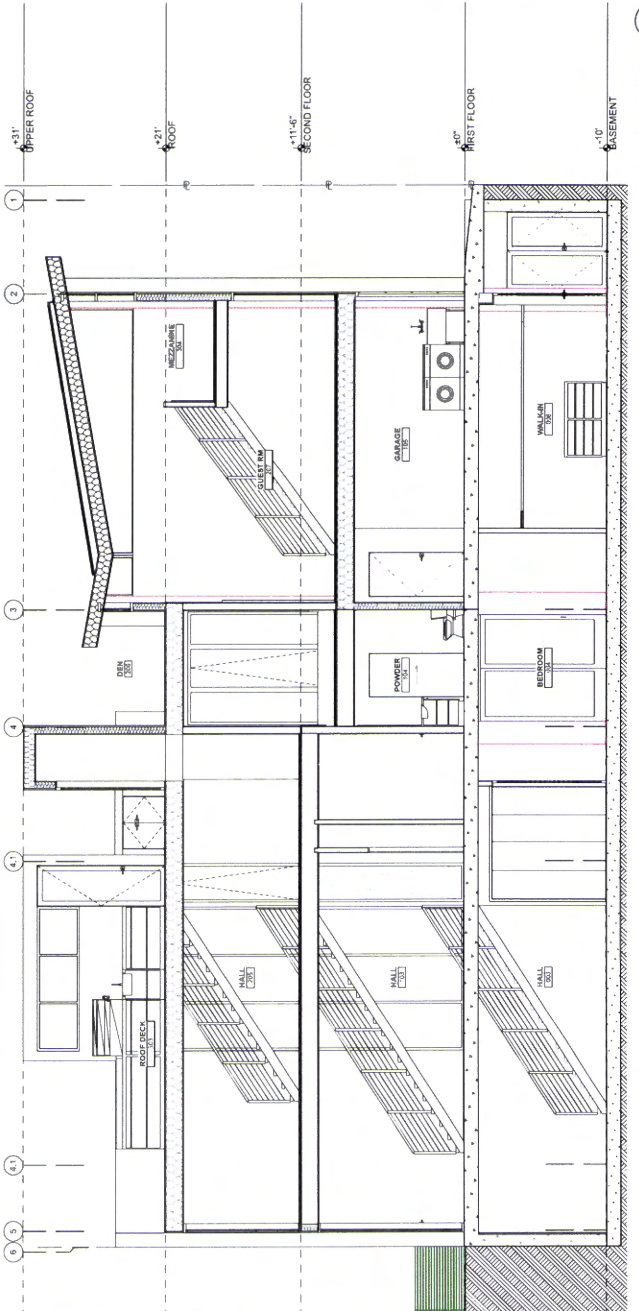
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SHEET NO: A4.02

NO.	DATE	DESCRIPTION
1	04/05/14	SCHEMATIC DEVELOPMENT
2	04/14/14	SCHEMATIC DEVELOPMENT
3	04/14/14	SCHEMATIC DEVELOPMENT
4	04/14/14	SCHEMATIC DEVELOPMENT
5	04/14/14	SCHEMATIC DEVELOPMENT
6	04/14/14	SCHEMATIC DEVELOPMENT
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9	04/14/14	SCHEMATIC DEVELOPMENT
10	04/14/14	SCHEMATIC DEVELOPMENT
11	04/14/14	SCHEMATIC DEVELOPMENT
12	04/14/14	SCHEMATIC DEVELOPMENT
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16	04/14/14	SCHEMATIC DEVELOPMENT
17	04/14/14	SCHEMATIC DEVELOPMENT
18	04/14/14	SCHEMATIC DEVELOPMENT
19	04/14/14	SCHEMATIC DEVELOPMENT
20	04/14/14	SCHEMATIC DEVELOPMENT

SHEET TITLE:
BUILDING SECTIONS



BUILDING SECTION 2
SCALE: 1/4" = 1'-0"

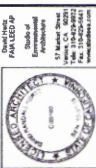


BUILDING SECTION 1
SCALE: 1/4" = 1'-0"

ID	ELEVATION / SECTION NOTES
ESN-1	STEEL TROWELED STUCCO (INTEGRATED COLOR)
ESN-2	6" WOOD SIDING
ESN-3	BONDERIZED SHEET METAL CAPPING (SEE DETAIL)
ESN-4	CASING BEAD WITH WEEP HOLES @ MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (R703.6.2.1)
ESN-5	T&G WOOD PLANKS
ESN-6	R-30 MIN. BATT INSULATION (MINERAL WOOL)
ESN-7	R-19 MIN. BATT INSULATION (MINERAL WOOL)
ESN-8	R-13 MIN. BATT INSULATION (MINERAL WOOL)
ESN-9	WOOD TRELLIS
ESN-10	BUILT-UP BENCH (STEEL, TROWELED STUCCO)
ESN-11	FIRE-PIR
ESN-12	STEEL TROWELED / POLISHED CONCRETE SLAB
ESN-13	LOWERED CEILING FOR MEP WORK
ESN-14	GUARD RAIL WITH 42" ABOVE STANDING SURFACE
ESN-15	1" Z-FURRING WITH 1" RIGID INSULATION

COASTAL COMMISSION

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SHEET TITLE:
BUILDING
SECTIONS

PROJECT NO:
1310D

PRINT DATE:
11/14/16

SHEET NO:
A4.03

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

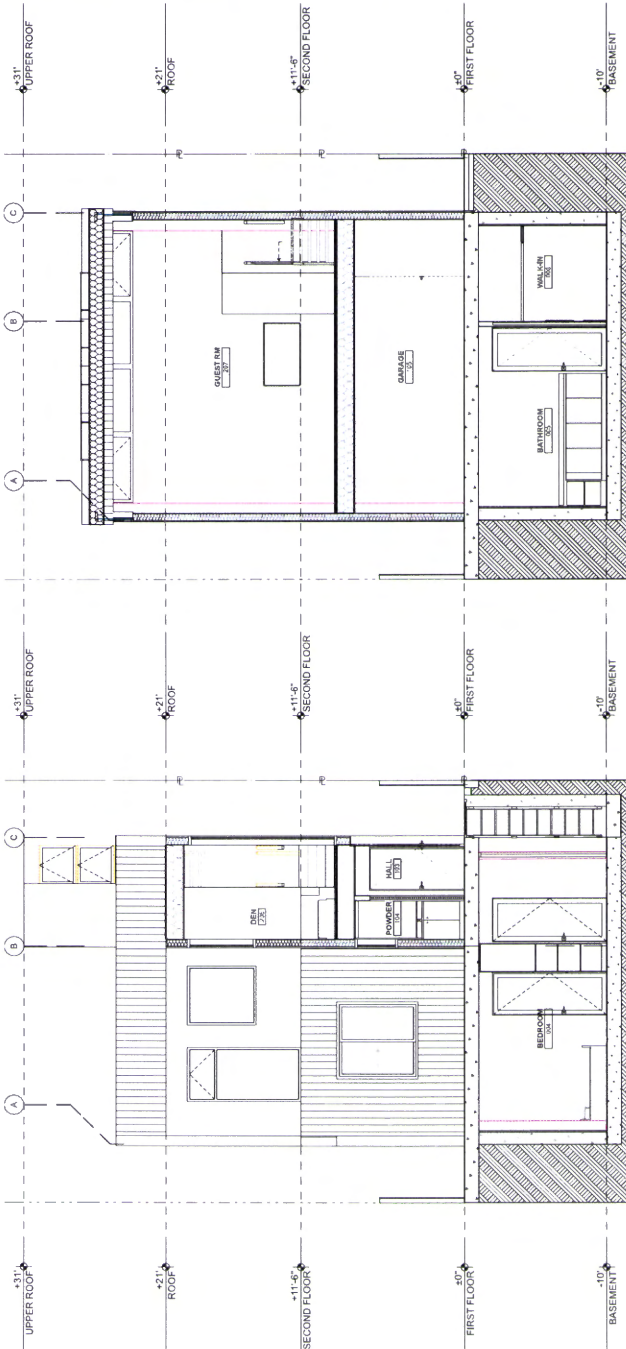


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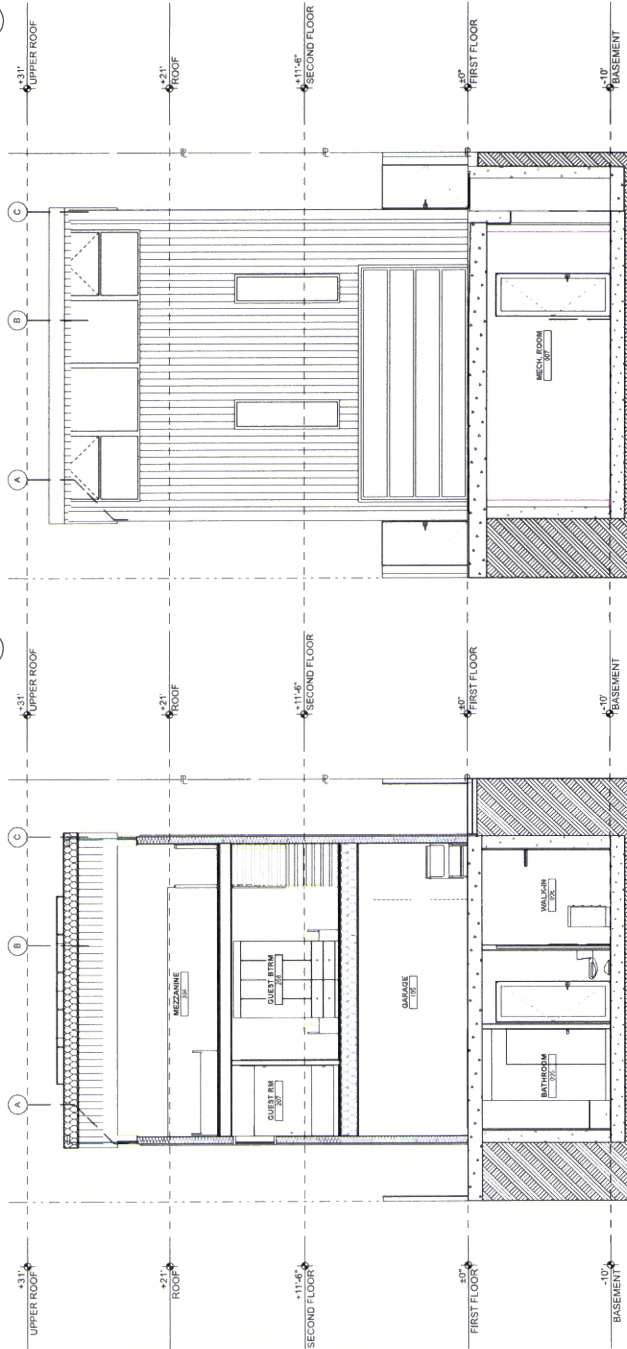
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BUILDING SECTION 3
 SCALE: 1/4" = 1'-0"



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

ELEVATION / SECTION NOTES	
ID	NOTE / REMARKS
ESN-1	STEEL TROWELED STUCCO (INTEGRATED COLOR)
ESN-2	6" WOOD SIDING
ESN-3	BONDERIZED SHEET METAL CAPPING (SEE DETAIL)
ESN-4	CASING BEAD WITH NEEP HOLES @ MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (R103.6.2.1)
ESN-5	T&G WOOD PLANKS
ESN-6	R-30 MIN. BATT INSULATION (MINERAL WOOL)
ESN-7	R-19 MIN. BATT INSULATION (MINERAL WOOL)
ESN-8	R-13 MIN. BATT INSULATION (MINERAL WOOL)
ESN-9	WOOD TRELLIS
ESN-10	BUILT-IN BENCH (STEEL TROWELED STUCCO)
ESN-11	FRUIT
ESN-12	STEEL TROWELED THICK CONCRETE SLAB
ESN-13	LOW RED CEILING JOIST JOIST WORK
ESN-14	STEEL RAIL MIN. 42" WAVE STANDING SURFACE
ESN-15	2-FURRING WITH 1" BATT INSULATION

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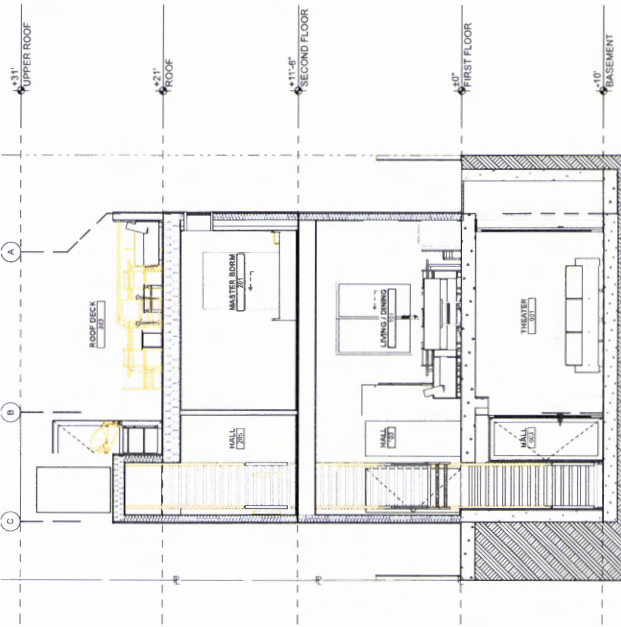
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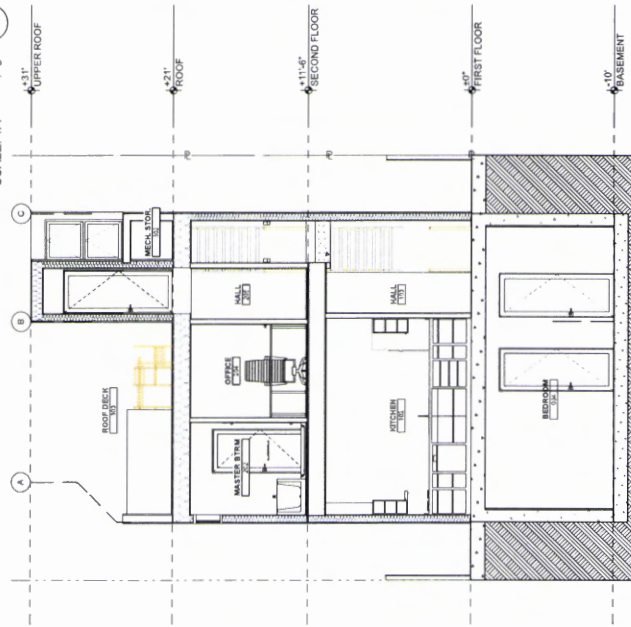
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BUILDING SECTIONS

PROJECT NO: 1310D
PRINT DATE: 11/14/16
SHEET NO: A4.05



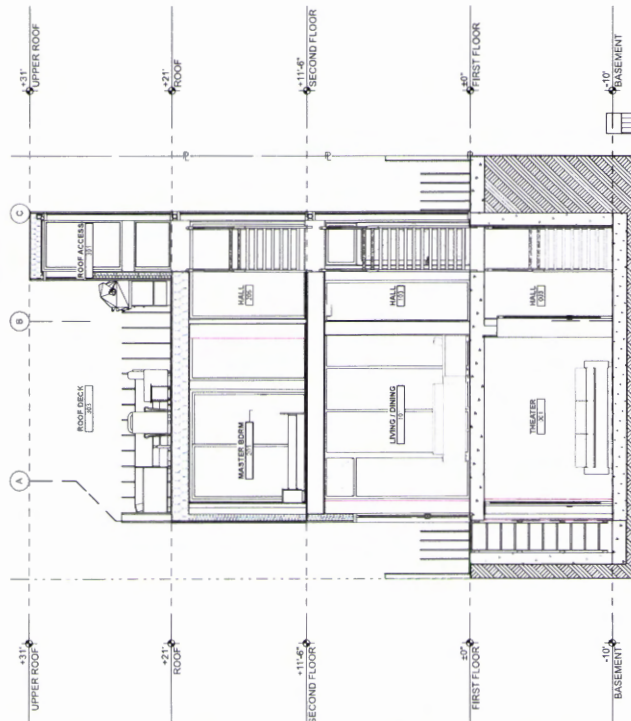
BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



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

ID	ELEVATION / SECTION NOTES
ESN-1	STEEL TROWELED STUCCO (INTEGRATED COLOR)
ESN-2	6" WOOD SIDING
ESN-3	BONDERIZED SHEET METAL CAPPING (SEE DETAIL)
ESN-4	CASING BEAD WITH WEEP HOLES @ MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (R703.6.2.1)
ESN-5	T&G WOOD PLANKS
ESN-6	R-30 MIN. BATT INSULATION (MINERAL WOOL)
ESN-7	R-19 MIN. BATT INSULATION (MINERAL WOOL)
ESN-8	R-13 MIN. BATT INSULATION (MINERAL WOOL)
ESN-9	WOOD TRELLIS
ESN-10	BUILT IN BENCH (STEELED WELLED STUCCO)
ESN-11	STEEL TROWELED / FINISHED CONCRETE SLAB
ESN-12	LOWELED CEILING FLOOR WORK
ESN-13	GROUND RAIL MIN. 42" ABOVE STANDING SURFACE
ESN-14	1" FURRING WITH 1" INSULATION

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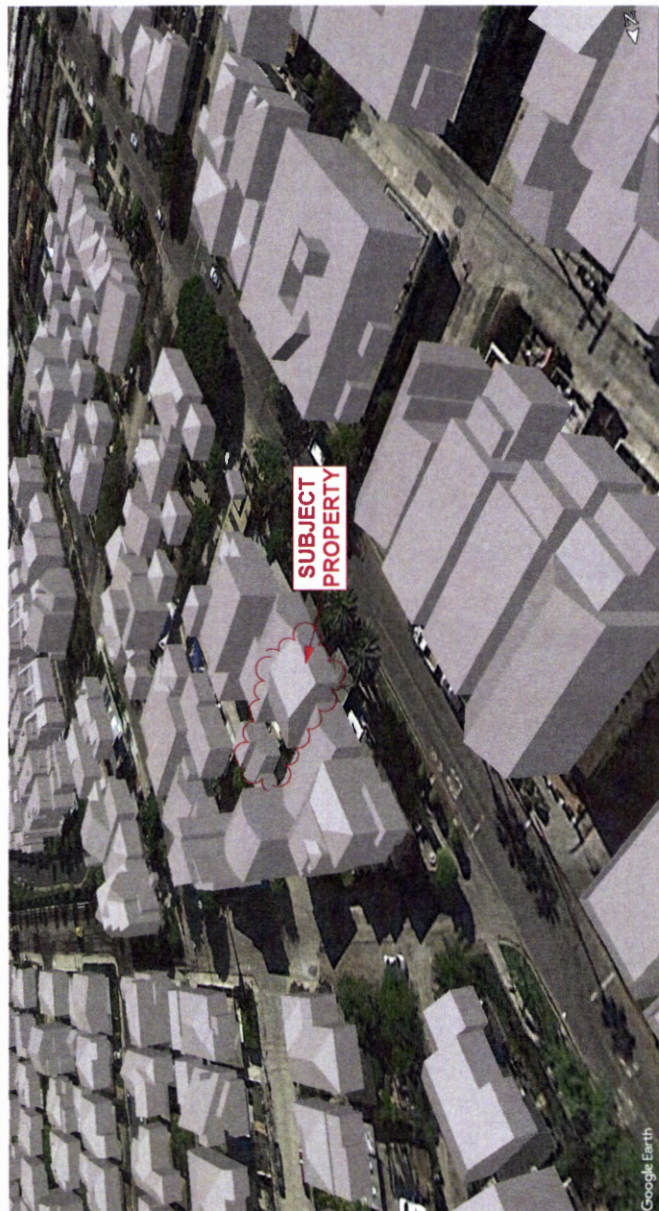
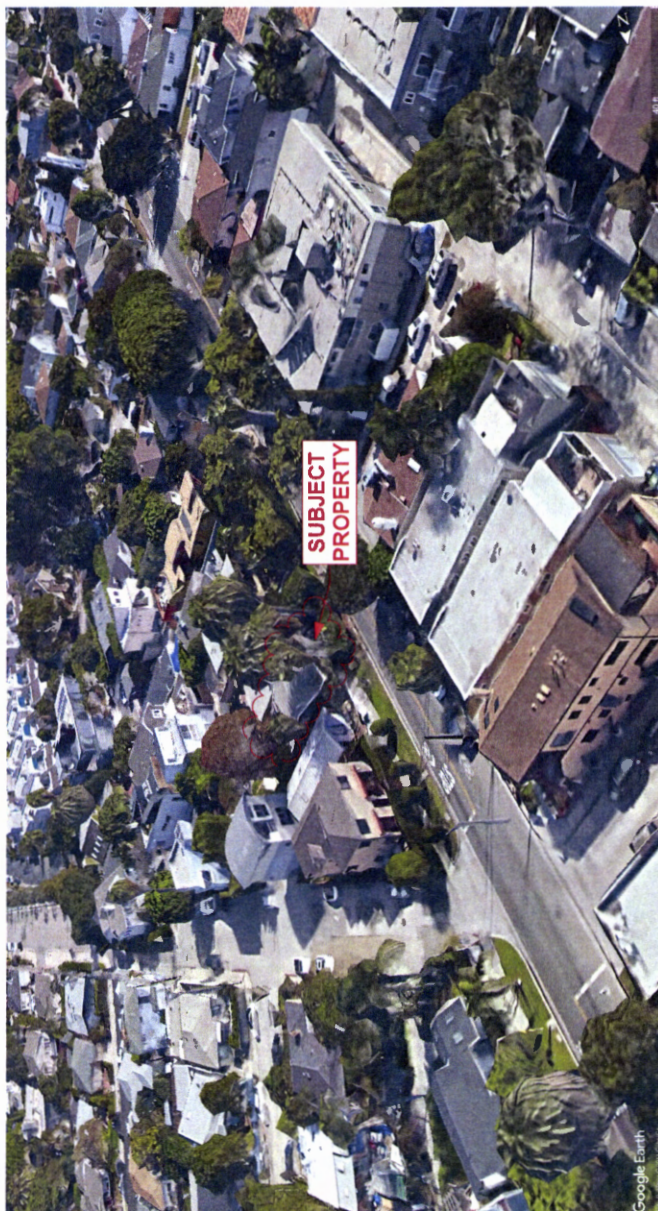
CALIFORNIA
COASTAL COMMISSION




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5

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